

Highlands County, Florida Comprehensive Plan of 1990

Adopted by Ordinance No. 91-1 on January 16, 1991
Amended by Ordinance No. 93-16 on September 15, 1993
Amended by Ordinance No. 94-3 on April 19, 1994
Amended by Ordinance No. 96-29 on November 26, 1996
Amended by Ordinance No. 98-02 on January 27, 1998
Amended by Ordinance No. 99-16 on August 3, 1999
Amended by Ordinance No. 99-40 on December 28, 1999
Amended by Ordinance No. 00-23 on August 22, 2000
Amended by Ordinance No. 00-01-5 on December 19, 2000
Amended by Ordinance No. 00-01-23 on July 24, 2001
Amended by Ordinance No. 02-03-14 on November 26, 2002
Amended by Ordinance No. 03-04-10 on November 25, 2003
Amended by Ordinance No. 05-06-53 on September 12, 2006
Amended by Ordinance No. 07-08-03 on November 27, 2007
Amended by Ordinance No. 07-08-09 on December 18, 2007
Amended by Ordinance No. 07-08-10 on December 18, 2007
Amended by Ordinance No. 07-08-33 on September 2, 2008
Amended by Ordinance No. 08-09-59 on December 23, 2008

BOARD OF COUNTY COMMISSIONERS

BARBARA STEWART, CHAIRMAN

DON BATES

JEFF CARLSON

GUY MAXCY

EDGAR STOKES

Effective March 19, 2008

Table of Contents

Breakdown of Elements, Sub Elements, and Objectives

FUTURE LAND USE ELEMENT TABLE OF CONTENTS

OBJECTIVE 1: GROWTH MANAGEMENT STRATEGY	FLU-1
OBJECTIVE 2: PURPOSE AND INTENT OF FUTURE LAND USE MAP	FLU-27
OBJECTIVE 3: LAND DEVELOPMENT REGULATION AND PROJECT REVIEWS	FLU-45
OBJECTIVE 4: CONCURRENCY CLEARANCE	FLU-48
OBJECTIVE 5: HOUSING REDEVELOPMENT PROGRAM	FLU-50
OBJECTIVE 6: PROTECT GROUNDWATER RESOURCES	FLU-51
OBJECTIVE 7: PROTECT CULTURAL RESOURCES	FLU-51
OBJECTIVE 8: KISSIMMEE RIVER	FLU-52
OBJECTIVE 9: PROTECT NATURAL RESOURCES	FLU-52
OBJECTIVE 10: VESTED RIGHTS	FLU-53
OBJECTIVE 11: SITE SPECIFIC DEVELOPMENTS:	FLU-61
OBJECTIVE 12: SPECIFIC AREA PLANS (SAP)	FLU-98
OBJECTIVE 13: MILITARY BASE ENCROACHMENT	FLU-109

TRANSPORTATION ELEMENT TABLE OF CONTENTS

OBJECTIVE 1: HIGHLANDS COUNTY WILL PROVIDE FOR A SAFE, CONVENIENT AND ENERGY EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM	TE-1
OBJECTIVE 2: HIGHLANDS COUNTY WILL COORDINATE ITS TRANSPORTATION SYSTEM WITH THE FUTURE LAND USE MAP	TE-3
OBJECTIVE 3: THE COUNTY SHALL DEVELOP A COORDINATED TANSPORTATION PLANNING PROCESS	TE-4
OBJECTIVE 4: HIGHLANDS COUNTY WILL ADDRESS THE PROVISION OF EFFICIENT TRANSIT SERVICES	TE-10
OBJECTIVE 5: HIGHLANDS COUNTY WILL PROVIDE FOR PROTECTION OF EXISTING AND FUTURE PUBLIC RIGHTS-OF-WAY	TE-10
OBJECTIVE 6: HIGHLANDS COUNTY WILL COORDINATE THE SITING OF NEW OR EXPANSION OF EXISTING AIRPORTS OR RELATED FACILITIES	TE-11
OBJECTIVE 7: HIGHLANDS COUNTY WILL COORDINATE THE SURFACE TRANSPORTATION ACCESS TO AIRPORTS OR RELATED FACILITIES	TE-11
OBJECTIVE 8: ACCESS MANAGEMENT	TE-12
OBJECTIVE 9: ROADWAY MANAGEMENT AND MAINTENANCE STANDARDS	TE-13
OBJECTIVE 10: DEVELOPMENT STANDARDS FOR UNPAVED ROADS	TE-16
OBJECTIVE 11: SCENIC HIGHWAYS	TE-17
OBJECTIVE 12: IDENTIFY ROADWAY FUNDS	TE-18
OBJECTIVE 13: KISSIMMEE RIVER ANNUAL ISSUES REPORT	TE-18

HOUSING ELEMENT TABLE OF CONTENTS

OBJECTIVE 1: HOUSING PROGRAM STRATEGY	HSG-1
OBJECTIVE 2: PROVIDE AFFORDABLE HOUSING	HSG-1
OBJECTIVE 3: PROGRAMS AND GRANTS FOR AREAS WITH SUBSTANDARD HOUSING	HSG-2
OBJECTIVE 4: IDENTIFY HOUSING SUBSIDY SITES	HSG-3
OBJECTIVE 5: MANUFACTURED HOME TARGET	HSG-3

OBJECTIVE 6: GROUP AND FOSTER CARE HOUSING	HSG-4
OBJECTIVE 7: HISTORIC HOUSING	HSG-4
OBJECTIVE 8: DISPLACEMENT BY GOVERNMENT ACTIONS	HSG-5
OBJECTIVE 9: FARMWORKER HOUSING TARGET	HSG-5

INFRASTRUCTURE ELEMENT TABLE OF CONTENTS

OBJECTIVE 1: SEPTIC SYSTEMS - DENSITY THRESHOLD	INF - 1
OBJECTIVE 2: CENTRAL SEWER SYSTEMS	INF - 2
OBJECTIVE 3: EXPANSION OF CENTRAL SEWER SYSTEMS	INF - 4
OBJECTIVE 4: CORRECT SEWER SYSTEM DEFICIENCIES	INF - 4
OBJECTIVE 5: SEWER SYSTEMS SUPPORT GROWTH	INF - 4
OBJECTIVE 6: MEASURES TO ASSURE DRINKING WATER QUALITY AND PUBLIC HEALTH	INF - 4
OBJECTIVE 7: POTABLE WELL DESIGN AND WATER QUALITY STANDARDS	INF - 8
OBJECTIVE 8: CORRECT WATER SYSTEM DEFICIENCIES	INF - 9
OBJECTIVE 9: WATER SYSTEMS SUPPORT GROWTH	INF - 9
OBJECTIVE 10: CONSERVE POTABLE WATER RESOURCES	INF - 9
OBJECTIVE 11: SOLID WASTE DISPOSAL CAPACITY	INF - 9
OBJECTIVE 12: PREVENT OVER-ALLOCATION OF LANDFILL CAPACITY	INF-10
OBJECTIVE 13: RECYCLING PROGRAM	INF-10
OBJECTIVE 14: PROHIBIT INCINERATION OF CERTAIN WASTES AND THEIR IMPORTS TO LANDFILL SITES	INF-11
OBJECTIVE 15: STORMWATER MANAGEMENT DATA BASE	INF-11
OBJECTIVE 16: CORRECT DRAINAGE FACILITY DEFICIENCIES	INF-12
OBJECTIVE 17: FLOOD CONTROL AND WATER QUALITY	INF-12
OBJECTIVE 18: MAXIMIZE USE OF EXISTING STORMWATER FACILITIES	INF-13
OBJECTIVE 19: PROTECT NATURAL DRAINAGE FEATURES	INF-13
OBJECTIVE 20: PUBLIC SCHOOL SYSTEM	INF-14

NATURAL RESOURCES ELEMENT TABLE OF CONTENTS

OBJECTIVE 1: PRESERVE AND PROTECT CULTURAL RESOURCES	NRE-1
OBJECTIVE 2: CONSERVE SOIL AND MINERAL RESOURCES	NRE-2
OBJECTIVE 3: PROTECT CONSERVATION LANDS	NRE-4
OBJECTIVE 4: PROTECT WETLANDS	NRE-15
OBJECTIVE 5: RESERVED	NRE-17
OBJECTIVE 6: MEET AIR QUALITY STANDARDS	NRE-18
OBJECTIVE 7: PROTECT GROUNDWATER RESOURCES	NRE-18
OBJECTIVE 8: WATER CONSERVATION	NRE-22
OBJECTIVE 9: WATER RESOURCE PROTECTION	NRE-23
OBJECTIVE 10: DEVELOP ENVIRONMENTAL EDUCATION PROGRAM	NRE-24
OBJECTIVE 11: MEASURES TO PROTECT FLOODPLAINS	NRE-24

RECREATION AND OPEN SPACE ELEMENT TABLE OF CONTENTS

OBJECTIVE 1: PARKS AND RECREATION PLANNING STRATEGY	ROS-1
OBJECTIVE 2: PUBLIC ACCESS TO PARKS & LAKES	ROS-2
OBJECTIVE 3: COORDINATE RECREATION PLANS	ROS-3
OBJECTIVE 4: PLAN FOR AN OPEN SPACE SYSTEM	ROS-4

INTERGOVERNMENTAL COORDINATION ELEMENT TABLE OF CONTENTS

OBJECTIVE 1: RECONCILE COMPREHENSIVE PLAN ACTIONS WITH OTHER AGENCY PLANS	ICE-1
OBJECTIVE 2: LEVEL OF SERVICE	ICE-2
OBJECTIVE 3: PLANNING INFORMATION CLEARINGHOUSE	ICE-3
OBJECTIVE 4: COORDINATE FACILITY PLANNING	ICE-3
OBJECTIVE 5: CONFLICT RESOLUTION STRATEGY	ICE-4
OBJECTIVE 6: REGULATORY JURISDICTION	ICE-5
OBJECTIVE 7: JOINT PROCESS FOR POPULATION PROJECTIONS	ICE-5
OBJECTIVE 8: LOCALLY UNWANTED LAND USES	ICE-6
OBJECTIVE 9: JOINT PLANNING AREAS	ICE-6
OBJECTIVE 10: JOINT PROCESSES FOR SCHOOL SITING	ICE-7
OBJECTIVE 11: SOUTH FLORIDA COMMUNITY COLLEGE	ICE-7

ECONOMIC DEVELOPMENT ELEMENT TABLE OF CONTENTS

OBJECTIVE 1: MISSION STATEMENT FOR THE INDUSTRIAL DEVELOPMENT AUTHORITY	EDE-1
OBJECTIVE 2: MAINTAIN AND ENHANCE THE ECONOMIC BASE AND RETAIN AND CREATE NEW JOBS	EDE-2
OBJECTIVE 3: EDUCATION AND TRAINING	EDE-5

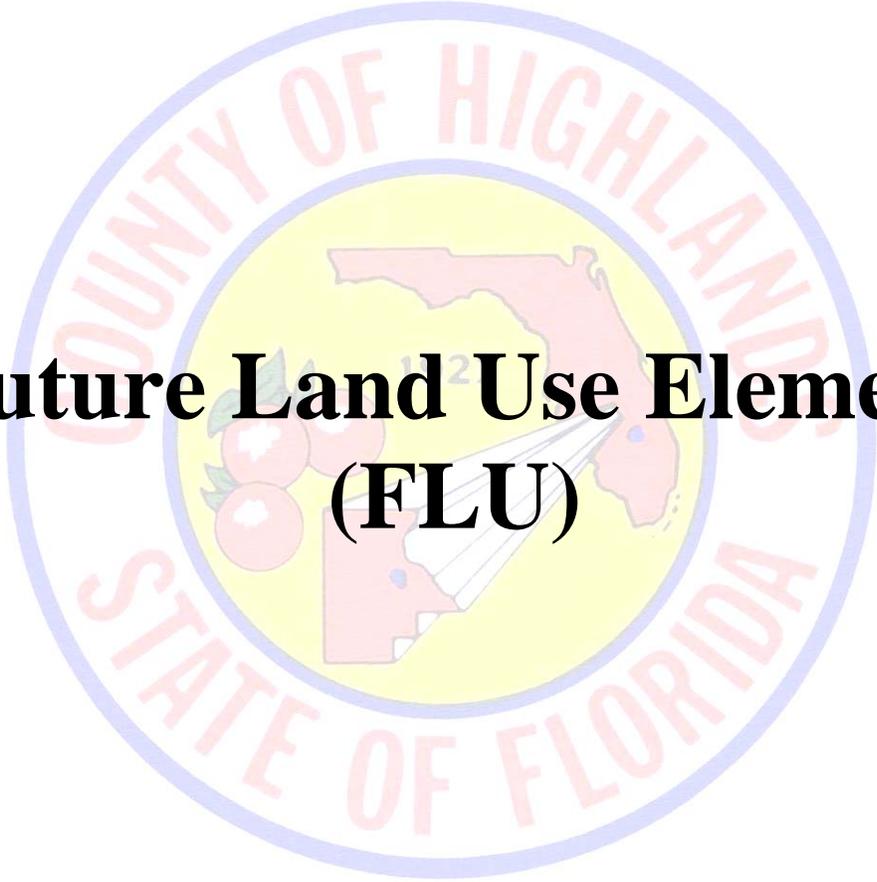
CAPITAL IMPROVEMENTS ELEMENT TABLE OF CONTENTS

OBJECTIVE 1: CIP AND CIE FOR FACILITIES PLANNING	CIE-1
OBJECTIVE 2: OFFSETS FOR DEVELOPMENT IMPACTS	CIE-1
OBJECTIVE 3: CAPITAL IMPROVEMENTS TO SUPPORT GROWTH	CIE-2
OBJECTIVE 4: GROWTH TIED TO FISCAL RESOURCES AND CONCURRENCY	CIE-3
OBJECTIVE 5: CAPITAL IMPROVEMENTS PLANNING FOR PUBLIC SCHOOLS	CIE-6
OBJECTIVE 6: FUNDING SOURCES AND FACILITIES PROVISION	CIE-7
SUMMARY OF TEN -YEAR SCHEDULE OF CAPITAL IMPROVEMENTS	CIE-7
APPENDIX - IMPLEMENTATION OF CAPITAL IMPROVEMENTS ELEMENT	CIE-7
APPENDIX - ADMINISTRATIVE RULES FOR CONCURRENCY CLEARANCE	CIE-11

PUBLIC SCHOOL FACILITIES ELEMENT TABLE OF CONTENTS

GOAL 1: PROVIDE AND MAINTAIN HIGH QUALITY EDUCATION AND FACILITIES	
OBJECTIVE 1.1: ENHANCE COMMUNITY/NEIGHBORHOOD DESIGN	PS - 1
OBJECTIVE 1.2: STANDARDS FOR LOCATION OF SCHOOLS	PS - 2
OBJECTIVE 1.3: SCHOOL SITING STANDARDS	PS - 2
OBJECTIVE 1.4: EXPEDITED SCHOOL SITING PROCESSES	PS - 3
OBJECTIVE 1.5: FACILITIES COORDINATION WITH THE SCHOOL BOARD OF HIGHLANDS COUNTY	PS - 3
GOAL 2: IMPLEMENT SCHOOL CONCURRENCY MANAGEMENT	
OBJECTIVE 2.1: LEVEL OF SERVICE STANDARDS	PS - 5
OBJECTIVE 2.2: HIGHLANDS COUNTY PUBLIC SCHOOL FACILITIES CONCURRENCY SERVICE AREAS	PS - 5

OBJECTIVE 2.3: SCHOOL DISTRICT OF HIGHLANDS COUNTY FIVE-YEAR CAPITAL IMPROVEMENTS SCHEDULE	PS - 6
OBJECTIVE 2.4: SCHOOL CONCURRENCY MANAGEMENT PROCESS	PS - 7
OBJECTIVE 2.5: PROPORTIONATE SHARE MITIGATION	PS - 7
GOAL 3: DEVELOPMENT COORDINATION	
OBJECTIVE 3.1: STRATEGIES FOR COORDINATION WITH DEVELOPMENT	PS - 9

The seal of Highland County, Florida, is a circular emblem. It features a central yellow circle containing a map of Florida in pink, with a white road leading from the bottom towards the state. To the left of the map are three oranges. The outer ring of the seal is light blue and contains the text "COUNTY OF HIGHLAND" at the top and "STATE OF FLORIDA" at the bottom in pink. The year "1822" is faintly visible in the center of the seal.

**Future Land Use Element
(FLU)**

FUTURE LAND USE ELEMENT

GOAL

ENSURE A HIGH QUALITY, DIVERSIFIED LIVING ENVIRONMENT THROUGH THE EFFICIENT DISTRIBUTION OF COMPATIBLE LAND USES AND PROVIDE GUIDANCE FOR THE LOCATION, TYPE AND INTENSITY FOR NEW DEVELOPMENT, WITHIN THE 1998-2010 PLANNING PERIOD.

FUTURE LAND USE ELEMENT TABLE OF CONTENTS	PAGE #
OBJECTIVE 1: GROWTH MANAGEMENT STRATEGY	FLU-1
OBJECTIVE 2: PURPOSE AND INTENT OF FUTURE LAND USE MAP	FLU-27
OBJECTIVE 3: LAND DEVELOPMENT REGULATION AND PROJECT REVIEWS	FLU-45
OBJECTIVE 4: CONCURRENCY CLEARANCE	FLU-48
OBJECTIVE 5: HOUSING REDEVELOPMENT PROGRAM	FLU-50
OBJECTIVE 6: PROTECT GROUNDWATER RESOURCES	FLU-51
OBJECTIVE 7: PROTECT CULTURAL RESOURCES	FLU-51
OBJECTIVE 8: KISSIMMEE RIVER	FLU-52
OBJECTIVE 9: PROTECT NATURAL RESOURCES	FLU-52
OBJECTIVE 10: VESTED RIGHTS	FLU-53
OBJECTIVE 11: SITE SPECIFIC DEVELOPMENTS:	FLU-61
OBJECTIVE 12: SPECIFIC AREA PLANS (SAP)	FLU-98
OBJECTIVE 13: MILITARY BASE ENCROACHMENT	FLU-109

OBJECTIVE 1

GROWTH MANAGEMENT STRATEGY: DEVELOPMENT WITHIN THE COUNTY SHALL BE MANAGED THROUGH THE APPLICATION OF COMPREHENSIVE PLAN POLICIES AND THE IMPLEMENTATION OF THE COUNTY'S LAND DEVELOPMENT REGULATIONS. FOR THE PURPOSE OF IMPLEMENTING COMPREHENSIVE PLAN POLICIES, THE TERM "NEW DEVELOPMENT" DOES NOT REFER TO AN "ONGOING DEVELOPMENT", AS DEFINED UNDER SECTION 163.3167(8), FLORIDA STATUTES.

POLICY 1.1: GENERAL GROWTH MANAGEMENT STRATEGY (*Amended by Ordinance No. 98-02, CPA-95-1 & 95-2, January 27, 1998*) (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*) (*Amended by Ordinance No. 99-39, December 28, 1999, CPA-99-114LS, DCA 99-2ER*) (*Amended by Ordinance No. 05-06-53, Sept 12, 2006, CPA-06-379LS*): The County Commission shall make findings of fact showing how the standards, conditions, and guidelines contained in Policy 1.1 "General Growth Management Strategy" are met. A section in each staff report shall evaluate the impact of each proposed Large Scale Comprehensive Plan amendment against these criteria:

A. The Future Land Use Element shall be used as a common framework to govern land use decisions by the public sector and to guide the development activities of the private sector. Taken as a whole, Future Land Use Policies are intended to promote balanced growth during the 1998-2010 Planning Period through:

1. A land management strategy for future growth adjacent to and around existing centers of urbanization which will serve as a means to control urban sprawl, to make optimum use of existing infrastructure, to provide for orderly commercial development along major arterial roads, to prohibit spot zoning, to project the delivery of public services to growth areas;
2. Compatible infill development wherever properties are already served by public infrastructure, but not utilized at the most suitable density and/or intensity or type of land use in relation to surrounding development;
3. Reflect the existing historical development pattern, within the County, of large subdivisions with small scale commercial uses functioning as neighborhood centers; or, reinforcing certain rural areas of aggregated developments functioning as small rural communities or rural and suburban neighborhoods. These rural villages or communities, rural neighborhoods and suburban neighborhoods are defined in Policy 1.4 below, which includes the applicable land use categories and development densities and intensities;
4. Clustering, planned-unit development, and density bonuses as the primary methods to preserve the open space characteristics of rural areas, whenever such lands are proposed for development;

5. Environmental clearance reviews, clearing-house development review procedures, coordination with other agencies, and land acquisition strategies (including fee purchase, easements, donations and other less than fee mechanisms) as the principal vehicles to protect natural resources; and, (*Amended by Ordinance No. 00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER*)

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

B. Traditional single-family home subdivisions outlying the three Cities of Avon Park, Sebring, and Lake Placid are recognized as the predominant neighborhood living environment for unincorporated Highlands County. The limited establishment of Rural Villages to provide some personal services, convenience shopping, and higher density housing in these outlying neighborhoods and in rural areas is an appropriate recognition of historic development trends and traditional community values operating within the County. For the most part, however, the overall low density, rural and suburban atmosphere of outlying areas should be maintained by large lot zoning, open space preservation, and the continuation of agricultural activities as a primary land use.

C. In general, the outward expansion of urban land uses from the limits of Avon Park, Sebring, and Lake Placid should be gradual and should take advantage of existing infrastructures. In most instances, development decisions should recognize this as a fundamental principle of policies governing future development within Highlands County. Outside these urban centers, the County will restrict land development in keeping with the land use strategies for Rural Villages, Family Homesteads, Clustering, Transfer of Development Rights, Vesting, and other land use provisions herein provided. The County will give preference to:

1. The development of infill sites;
2. Development opportunities which provide permanent jobs and improve the County's revenue base;
3. Well planned development that meets the objectives and policies of this Comprehensive Plan, especially as regards for provision of:
 - a. Sewer and potable water systems;
 - b. Protection or mitigation for environmentally sensitive lands;
 - c. On-site and off-site roadway improvements or traffic enhancements; and
 - d. Affordable priced housing and farm worker housing; and
4. The voluntary re-planning and modernization of older subdivisions.

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

E. **SPRAWL RULE:** It is the goal of Highlands County to build on its historical development pattern as a given point of departure, and to mitigate the forces fostering urban sprawl. Urban sprawl is generally scattered, untimely or poorly planned urban development that occurs in the fringe and rural areas and has occasionally invaded lands important and most suitable for agriculture or environmental and natural resource protection. In order to effect this goal, the primary sprawl indicators that a proposed plan or plan amendment will discourage, as found in 9J-5.006(5)(g), F.A.C., are here listed to function as a sprawl litmus test. The determination of the presence of one or several of these indicators shall consist of an analysis of the proposed plan or plan amendment within the context of features and characteristics unique to the local community in order to determine whether the plan or plan amendment manifests these findings: (*Amended by Ordinance No. 00-23, August 22, 2000, CPA-00-131LS, DCA 00-1ER*)

1. The proposed plan or plan amendment promotes, allows or designates for development substantial areas within the County to develop as low-intensity, low-density, or single-use development or *uses in excess of demonstrated need*.
2. The proposed plan or plan amendment promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while *leaping over undeveloped lands which are available and suitable for development*.
3. The proposed plan or plan amendment promotes, allows or *designates urban development in radial, strip, isolated or ribbon patterns* generally emanating from existing urban developments.

4. As a result of premature or poorly planned conversion of rural land to other uses, the proposed plan or plan amendment *fails to adequately protect and conserve natural resources*, such as wetlands, flood plains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, river, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
5. The proposed plan or plan amendment *fails to adequately protect adjacent agricultural areas* and activities, including silviculture, as well as passive agricultural activities and dormant, unique and prime farmlands and soils.
6. The proposed plan or plan amendment *fails to maximize use of existing public facilities and services*.
7. The proposed plan or plan amendment *fails to adequately plan for maximizing uses of future public facilities and services*.
8. The proposed plan or plan amendment *allows for land use patterns which are premature in their timing which disproportionately increases the cost in providing and maintaining facilities and services*, including roads, potable water, sanitary sewer, storm water management, law enforcement, education, health care, fire and emergency response, and general government.
9. The proposed plan or plan amendment *fails to provide a clear separation between rural and urban uses*.
10. The proposed plan or plan amendment discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
11. The proposed plan or plan amendment *fails to encourage an attractive and functional mix of uses*.
12. The proposed plan or plan amendment results in *poor accessibility among linked or related land uses*.
13. The proposed plan or plan amendment results in the *loss of significant amounts of functional open space*.

The County seeks to implement this goal by: maintaining or establishing a separation between urban and rural sections of the County and basing future growth on the existing growth pattern. Policy 1.4 recognizes the County's existing development pattern by allowing growth in the multiple centers that are developed or are vested for future development.

The multiple centers include the following:

Incorporated

1. The City of Avon Park
2. The City of Sebring
3. The Town of Lake Placid

Unincorporated

4. Sun 'n Lake of Sebring
5. Highlands Park Estates
6. Lakemont
7. Lake Josephine Neighborhood
8. Leisure Lakes
9. Placid Lakes
10. Spring Lake
11. Sun 'n Lakes of Lake Placid
12. the Rural Village of Lorida

F. OTHER MEASURES TO PROMOTE GROWTH MANAGEMENT (*Amended by Ordinance 96-29; CPA-96-034*) (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*): The following measures in addition to implementation of FLU Policy 1.3.A through FLU Policy 13.E. shall be undertaken by the County to encourage orderly growth during the Planning Period, to promote compatible land use patterns, to maintain separation between urban and agricultural land use activities, and to avoid or minimize impacts to the County's environmental resources:

1. Implementation of Future Land Use Maps that express the development capacity and potential use of unincorporated lands in the form of an overall land use pattern for the County;
2. Implementation of planning guidelines and criteria for evaluating land use changes and establishment of a new growth management system that more appropriately addresses rural planning conditions, infrastructure enhancements, future development trends, and community values;
3. Implementation of land development regulations which are consistent with the policies of this Comprehensive Plan;
4. Implementation of a Concurrency Management System to assure that all development and redevelopment adheres to the Level of Service Standards set forth in this Comprehensive Plan;
5. Protection of natural resources against the impacts of development through the establishment of environmental clearance procedures, mitigation procedures, and development standards;

6. Establishment of procedures and criteria to recognize vested rights; and
7. Protection and maintenance of the natural and man-made environment and resources in a manner protective of the water supply.
8. Implementation of the following policies that guide and manage growth:
 - a. FLUE Policy 1.1A through FLUE Policy 1.1D.
 - b. FLUE Policy 1.1.E. "Urban Sprawl Rule."
 - c. FLUE Policy 1.13 "Location Criteria for Industrial Parks and Parks of Commerce."
 - d. FLUE Policy 2.2 "Infill Development."
9. Using Population projections, pursuant to FLUE Policy 1.2. to guide public/private entities in planning for urban development and redevelopment and service delivery.

POLICY 1.2: THE QUANTITY OF FUTURE GROWTH POPULATION PROJECTIONS THROUGH THE YEAR 2010. (Amended by Ordinance No. 98-02, CPA-95-1 & 95-2, January 27, 1998) (Amended by Ordinance No. 99-16, August. 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 02-03-14, November 26, 2002, CPA-02-174LS) (Amended by Ordinance No. 05-06-53, September 12, 2006, CPA-06-379LS). The population projections indicate that the population growth in Highlands County is anticipated to continue within the Planning Period as it has in the past to increase to a total population of 134,605. The projected population is shown in Table 1-2A. These population projections will be amended with the year 2000 census.

Table 1-2.A - Projected Population by the Year 2010			
Year	1990*	2000	2010
Permanent Residents	68,432*	87,366***	110,500
Total Seasonal Residents	14,085**	18,240	24,105
Total Population	82,517	105,606	134,605

*Bureau of the Census, 1990 Census of Population

**Base Document, Future Land Use, Highlands County Comprehensive Plan, extrapolated to 1990

***Year 2000 U.S. Census

POLICY 1.3: LAND USE CATEGORIES, DENSITIES, AND INTENSITIES (Amended by Ordinance No. 97-34: CPA -97-053LS, September. 16, 1997) (Amended by Ordinance No. 96- 29: CPA -96-34LS) (Ordinance No. 98-02, CPA-95-1 & 95-2, January 27, 1998) (Amended by Ordinance No. 99-43, December 28, 1999, CPA-99-022LS)(Amended by Ordinance No. 02-03-14, November 26, 2002, CPA-02-174LS) (Amended by Ordinance No. 05-06-53, September 12, 2006, CPA-06-379LS):

A. OFFICIAL FUTURE LAND USE MAP ESTABLISHED:

1. Land Use Categories shall be depicted on the Future Land Use Map series for all properties in the unincorporated area of Highlands County. This map series shall be part of the Future Land Use Element. Each land use map, of the map series, shall be consistent with the scale of the Zoning Atlas and at other scales as appropriate in order to facilitate cross referencing and identifying inconsistencies. Collectively, the land use maps will constitute the official Future Land Use Map.
2. Each future land use category will be identified on each map by the designations cited in Table 1.3. Those subdivisions and developments currently on the FLUM, those recently covered by a Notice of Intent and the subdivisions and developments in these amendments, acknowledged by DCA's Notice of Intent as being on the FLUM, will be noted with their appropriate land use designation abbreviation. The remaining lands will be in the Agriculture land use category.
3. Where specified by DCA's Notice of Intent, selected vested subdivisions will be noted in outline as an overlay category with Agriculture as the base land use category. A single comprehensive land use map index, illustrating the Future Land Use categories in appropriate colors, shall be provided at 1" = 1 mile in scale and at other scales as appropriate.
4. The official Future Land Use Map shall be located in the Zoning Department and Planning Department. The management and updating of the official Future Land Use Map shall be the responsibility of the Planning

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

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

B. TABLE 1.3 - RELATIONSHIP OF THE FUTURE LAND USE MAP TO THE ADOPTED ZONING MAP
(Amended by Ordinance No. 00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER)(Amended by Ordinance No. 02-03-14, November 26, 2002, CPA-02-174LS):

TABLE 1.3 - Relationship of the Future Land Use Map to the adopted Zoning Map			
Land Use Classification Name	Rural/ Urban	FLUM Abbreviation	Existing Zoning Abbreviation*
Agriculture: (1 du/5 acres)	Rural	AU	AU; RR;** FUD*** & PD***
Low Density Residential: (1 du/acre to 3 du/acre)	Rural	RL	RR; M-1-S; EU; FUD*** & PD***
Medium Density Residential: (4 du/acre to 8 du/acre)	Urban	R	R-1; R-1A; R-2; M-1-S; M-1; M-2; R-3; FUD*** & PD***
High Density Residential: (9 du/acre to 12 du/acre); (Assisted Living Facility: up to 30 units/suites/acre); Small Scale Amendment: Maximum 10 du/ac per §163.3187(1)(c)1f.,F.S.	Urban	RH	R-3; R-3 NC; RV-FUD; CG-1; CG-2; CG-3; M-2 FUD*** & PD***
Commercial: FAR=0.7 (Offices); FAR=0.8 for other commercial uses.	Urban	B	O-1; B-1; B-2; B-3; B-4 ; FUD*** & PD***
Commercial/Industrial: Mixed Use FAR = 0.8	Urban	BI	B-2; B-3; B-4 & I-1; BC-1; BC-2; A-1; FUD*** & PD***
Industrial: FAR = 1.0	Urban	I	I-1; I-2; BC-1; BC-2; A-1; FUD***& PD***
Public\Quasi-Public Facility and Institutional Lands (0.1 to 1.0 du/acre)	Urban	P	PU; A-1
Conservation/ Management Lands (1du/80 acres for public uses, 1 du/lot for vested subdivisions)	Rural	CM	CM
Public Water Supply	Urban	PW	PW
Mixed Use	Urban	MU	TND**** & PD (may also be applied to DRI, FQD, & BL)

TABLE 1.3 - Relationship of the Future Land Use Map to the adopted Zoning Map

Land Use Classification Name	Rural/ Urban	FLUM Abbreviation	Existing Zoning Abbreviation*
Existing Designation	Urban	ED	ED Selected existing land use and their zoning established prior to January 16, 1991
Vested Development	Urban	V	R-1; R-1A; M-1-S; M-1; and R-2 when Single Family Detached Structure

Note: See FLU Policy 1.5.C. for integrating residential uses within residential areas of higher densities and intensities.

No commercial, industrial or residential densities or intensities are allowed except the FAR and impervious surfaces directly related to public water supply. (*Adopted by Ordinance No. 00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER*)

* All applicable zoning districts must comply with the appropriate density standards established in FLU Policy 1.3E. and as designated on the FLUM. (See Land Use Classification column of this table for density ranges. Zoning districts RV-FUD, CG-1, 2, & 3 may require density approval in public hearing.)

** RR (Rural Residential Zoning District): A residential zone to be applied to residential units that have developed in areas designated Agriculture on the FLUM, through Transfer of Development Rights (TDR), clustering (at net densities of 1 unit per acre), vested subdivisions with lots larger than 1 acre but less than 5 acres, and legal lots of record that are 1 acre but less than 5 acres.

*** FUD (Flexible Unit Development Zoning Districts): An overlay zoning district that permits a departure from the typical single lot/single unit layout permitting condominium type units, clustered units, townhouse units or similar layouts with adjusted setbacks, net densities and intensities within the development, at the designated gross density of the FLUM, with the approval of the Board of County Commissioners.

**** TND (Traditional Neighborhood Development district): A district available to a developer wishing to implement Traditional Neighborhood Development practices, which emphasizes mixed uses, pedestrian oriented living environment within the matrix of open spaces and designed to integrate multi-modal transportation facilities. (*Amended by Ordinance No. 02-03-14, November 26, 2002, CPA-02-174LS*)

***** Vested Development is an overlay category that will be applied to the Vested Development category and allow all existing zoning districts to be consistent in this FLUM category.

Note: See FLU Policy 1.5.C. for integrating residential uses within residential areas of higher densities and intensities.

Note: Rounding up to the next whole number is permitted when the remainder is 0.75 or larger in determining dwelling units per gross acre.

C. As a means to allow aquifer recharge, the following maximum site coverage standards for impervious surfaces will apply to the Land Use Categories described in Paragraph "E" below.

D. NONRESIDENTIAL LAND USE CATEGORIES: The intensity of nonresidential development shall recognize natural environmental constraints, traffic and access, the character of surrounding development, and the necessity of potable water and sanitary sewer installations as a prerequisite to development. The intensity to which a property may be developed for the nonresidential land uses described in Paragraph "E" below shall be governed by the indicated site coverage standards and floor area ratios (FAR). The County shall amend its Zoning Ordinance to incorporate these standards and ratios.

E. LAND USE CATEGORIES (*Amended by Ordinance 97-3, CPA-97-053LS*):

1. **AGRICULTURE**: (abbreviation = AU): Predominant land use for the rural areas of Highlands County. Lowest development potential of all land uses. Category encompasses those activities generally associated with rural settlements, active agriculture, and open space.

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

b. **Maximum Density**: 1 unit per 1 acre on receiving parcel when a density transfer is pursuant to a transfer of development rights or clustering; or, 1 unit per 1/2 acre on the receiving parcel when transfer of development rights or clustering is required onsite to protect natural resources on sending parcels as identified on the Conservation Overlay Map. Number of dwelling units transferred is determined by the land use designation of the sending parcel. Other parcels less than 5 acres must be created under the following conditions:

- (1) Parcels created pursuant to the family homestead provisions of the Florida Statutes and zoning code must:

- (a) Have a minimum lot size of one acre;
 - (b) Have direct access to a publicly maintained road; and,
 - (c) Have at least one acre of upland which will be sufficient to accommodate the proposed development, in accordance with wetland and other land protection polices contained in Natural Resource Element Objective 3.
- (2) Parcels other than that created under the family homestead provision at a density greater than one dwelling unit per five acres (less than 5 acres in size) pursuant to either clustering or transfer of development rights are subject to the following provisions:
- (a) Individual lots shall have a minimum lot size of one acre, when resource protection pursuant to NRE Objective 3 is not involved. (Protected resources can not be used as part of this minimum lot size computation); *(Amended by Ordinance No. 00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER)*
 - (b) Must achieve the purposes of FLUE policy 3.3 and/or protect agriculture lands that are being used for farming or achieve the purposes of the land protection objectives of Natural Resource Element Objectives 3 and 4;
 - (c) Must conform to all other requirements of the adopted land development regulations (including platting requirements), zoning code, and comprehensive plan, as applicable to other agriculture properties;
 - (d) Have direct access to a publicly maintained road;
 - (e) Have at least one-half (½) acre of land which will be sufficient to accommodate the proposed development, in accordance with wetland and other land protection polices contained in Natural Resource Element Objectives 3. (Protected resources can not be used as part of this minimum lot size computation); *(Amended by Ordinance No. 00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER)*
 - (f) Must file a legal instrument that acknowledges the receipt and understanding of the provisions of F.S. 823.14, the Florida Right to Farm Act;
 - (g) Must provide a minimum of fifty feet buffer and building setback from any property line between an adjacent agriculture use and any non-agriculture use proposed on the property. This buffer shall be provided by the non-agriculture development;
 - (h) The undeveloped portion of such tracts that is the sending parcel and is used to transfer development density to the receiving parcel, pursuant to the transfer provisions and requirements of the transfer of development rights ordinance, must be reserved in either an agriculture, open space, or conservation easement. The use of the agriculture, open space, or conservation easement for other purposes shall require an equivalent transfer of density from another parcel and the recordation of an equivalent easement that meets identical purposes of FLUE policy 3.3, including protection of agriculture lands that are being used for farming or achieve the purposes of the land protection objectives of Natural Resource Element Objectives 3 and 4; and,
 - (i) The sending parcel's density must be equal or less than the receiving parcel's density. *(Amended by Ordinance No. 00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER)*
- (3) Subdivision development for lots greater than 5 acres shall not be required to follow the clustering or transfer of development rights provisions stated above but shall be required to conform to the platting requirements of the land development code and to all other requirements of the adopted land development regulations, zoning code, and comprehensive plan, as applicable to other agriculture properties.
- (4) New subdivisions in the Agriculture land use category which create more than 20 lots are required to cluster. Such lots should have frontage on a publicly maintained road, and be reasonably accessible to other urban services.
- c. **Maximum Impervious Surface:** Up to 20% for properties that are 40 acres or less, up to 10% for properties that are 40+ to 160 acres, and up to 5% for properties that are over 160 acres in size.
 - d. **Wetland and Flood Plain Density:** A density of 0.10 units/acre (1 dwelling for every 10 acres) shall be assigned to any delineated jurisdictional wetland and flood plain area, within the Agriculture land use category which is depicted on the Future Land Use Map series. (Refer to FLU Policies 1.3.G and 9.3) Any legally created property that is only partially impacted by wetlands or floor plains is exempt from this provisions, as long as development can be achieved on the property maintaining the required setbacks from lot lines and wetland resources and has a minimum of 1 acre of contiguous area for that development that is not impacted by the delineated jurisdictional wetland or flood plain area. *(Amended by Ordinance No.00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER)(Amended by Ordinance No. 05-06-53, September 12, 2006, CPA-06-379LS)*
 - e. **Additional Allowable Uses:** Public schools (Elementary & Middle); to serve the rural population to the greatest extent possible collocated with the following public facilities to the extent possible: public recreational facilities; community centers; public library; museum and gallery. (See FLU Policy 1.12.C.2.b.)
 - f. **Accessory Uses:** The accessory activity and/or its structure: (1) is sub-ordinate in area, extent

and purpose to the principal use; (2) is consistent and contributes to the comfort, convenience or necessity of the principal use; and (3) is located on the same lot or parcel and in the same implementing zoning district as the principal use.

2. **LOW DENSITY RESIDENTIAL:** (abbreviation = RL): A low density residential land use category for properties in the outlying suburbs of the County. This land use classification requires large lots for single-family housing which is typical of estate subdivisions or ranchettes. This land use is primarily utilized as a means to define the transition to agrarian settlement patterns within the County, such as in Rural Villages. It performs the function of an urban/rural threshold around the urban cores. Low Density Residential should be the primary land use option for the development of less accessible lands or less useable lands on the Lake Wales Ridge and for future satellite developments situated along highways beyond the outskirts of urbanization.
- a. **Starting Density:** 1.00 units per acre.
 - b. **Maximum Density:** 3.00 units per acre. (*Amended by Ordinance No 00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER*)
 - c. **Maximum Impervious Surface:** Up to 50% site coverage.
 - d. **Additional Allowable Uses:** Public schools (Elementary & Middle); collocated with the following public facilities to the extent possible: public recreational facilities; community centers; public library; museum and gallery. (*Amended by Ordinance No. 00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER*)
 - e. **Accessory Uses:** The accessory activity and/or its structure: (1) is sub-ordinate in area, extent and purpose to the principal use; (2) is consistent and contributes to the comfort, convenience or necessity of the principal use; and (3) is located on the same lot or parcel and in the same implementing zoning district as the principal use.

3. **MEDIUM DENSITY RESIDENTIAL:** (abbreviation = R): The development pattern for this residential category begins with the traditional development density for single-family lots on unincorporated properties in the County. Generally subdivided into quarter-acre lots, which established the starting density this land use category constituted the primary residential environment for County residents comprising both site-built and mobile homes. Historic development patterns for this land use category favor commuter linkages from satellite subdivisions around Cities and along arterial corridors. Housing service ranges from single-family detached neighborhoods to attached housing complexes, such as duplexes, which offer both ownership and rental opportunities. Vacant infill properties are prime candidates for this land use category. Future projects should emphasize a traditional preference for privacy, visual amenity, and low profile development: one and two story construction, ample separation between buildings, off-street parking, landscape treatments, etc. The upper end of this density range, which includes the Mobile Home Park (max. 8 dus/ac), may be achieved where existing infrastructure and paved roads exist to serve the development site or whenever special taxing districts are created to provide such infrastructure. (*Amended by Ordinance #02-03-14, November 26, 2002, CPA-02-174LS*)

- a. **Starting Density:** 4.00 units per acre.
- b. **Maximum Density:** 8.00 units per acre. (*Amended by Ordinance No. 00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER*)
- c. **Maximum Impervious Surface:** Up to 60% site coverage.
- d. **Additional Allowable Uses:** Public schools (Elementary & Middle); collocated with the following public facilities to the extent possible: public recreational facilities; community centers; public library; museum and gallery. (*Amended by Ordinance No. 00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER*)
- e. Permitted supporting use include portable water and sewer treatment plants.
- f. **Accessory Uses:** The accessory activity and/or its structure: (1) is sub-ordinate in area, extent and purpose to the principal use; (2) is consistent and contributes to the comfort, convenience or necessity of the principal use; and (3) is located on the same lot or parcel and in the same implementing zoning district as the principal use.

4. **HIGH DENSITY RESIDENTIAL:** (abbreviation = RH): Land use with the highest residential development potential. Historically, this has been the predominant residential density for mobile home and attached multiple-family housing projects, although small lot subdivisions are achievable at the low end of this density range.

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

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

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

a. **Starting Density:** 9.00 units per acre.

b. **Maximum Density:** 12.00 units per acre, except that *Assisted Living Facilities* shall be allowed not to exceed 30 units per acre.

Pursuant to §163.3187(1)(c)1f, Florida Statutes, small scale plan amendments for this land use category shall not exceed 10 units per gross acre. (*Amended by Ordinance No. 02-03-14, November 26, 2002, CPA-02-174LS*)

c. **Maximum Impervious Surface:** Up to 70% site coverage.

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

(1) Be within a designated urban services area, once such area is approved;

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

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

(4) Have central water and sanitary sewer or equivalent or comply with the restrictions of F.A.C. 10D-6.

e. **Accessory Uses:** The accessory activity and/or its structure: (1) is sub-ordinate in area, extent and extent and purpose to the principal use; (2) is consistent and contributes to the comfort, convenience or necessity of the principal use; and (3) is located on the same lot or parcel and in the same implementing zoning district as the principal use.

5. **PUBLIC/QUASI-PUBLIC FACILITY AND INSTITUTIONAL LANDS:** (abbreviation = P): This land use category encompasses all lands in public ownership that are used for public airports, recreation, athletic sports, stadiums, high school, college & university campuses, military training and management, flood control, sanitary landfill, public potable water and public waste water treatment plants, civic buildings, and government activities.

Quasi-public uses in this category are properties held by: privately owned institutions for the beneficial use, recreation, education, assembly, or membership of the public, including private schools, church owned land that is used for other than regular worship services (such as retreats, camps, parochial schools), facilities of nonprofit fraternal organizations, cemeteries, hospitals, park facilities, and similar places accessible to the public;

Utility company, railroad, and airport facilities that include such uses as administrative headquarters, corporation storage and repair yards, power stations, electrical substations, primary transmission lines, communication towers, potable water and sewage treatment plants, incinerators, and similar commercially operated facilities are included. (*Amended by Ordinance #02-03-14, November 26, 2002, CPA-02-174LS*)

Airport related uses allowed include all uses normally accessory to an airport in addition to commercial uses, industrial uses and parks of commerce approved by the Board of County Commissioners at a public hearing for an implementing zoning district applied to the airport at an appropriately advertised public hearing, pursuant to Article 3 and 5 of Chapter 12 of the Highlands County Code of Ordinances.

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

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

c. **Maximum Impervious Surface:** Up to 75% site coverage.

d. **Accessory Uses:** The accessory activity and/or its structure: (1) is sub-ordinate in area, extent and extent and purpose to the principal use; (2) is consistent and contributes to the comfort, convenience or necessity of the principal use; and (3) is located on the same lot or parcel and in the same implementing zoning district as the principal use.

6. **CONSERVATION/MANAGEMENT LANDS:** (abbreviation = CM): This land use category includes all public or private-nonprofit organization lands that have been obtained (including acquisition, conservation easements, donations and other less than fee mechanisms) for environmental research, preservation, conservation, mitigation or education purposes. Examples include CARL sites, open space easements, flood and water management lands, native preserves, natural park land, environmental research stations, wildlife management areas, and incidental accessory improvements directly related to these uses and for access improvements, such as boat-ramps, to recreational waters and equestrian camping facilities associated with established or planned trail systems such as the Florida National Scenic Trail, a part of which is along the Kissimmee River, connecting the Chain of Lakes with Lake Okeechobee. The Conceptual Plan

Line (See FLU Policy 2.5) will show proposed CARL (Conservation and Recreation Lands) sites, Water Management District purchases of environmentally sensitive land, the Kissimmee River Restoration project, proposed County purchases, or Save Our River purchases. (Amended by Ordinance No.00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER) (Amended by Ordinance No. 02-03-14, November 26, 2002, CPA-02-174LS) (Amended by Ordinance No. 03-04-10, November 25, 2003, CPA-03-224LS) (Amended by Ordinance 05-06-53, September 12, 2006, CPA-06-379LS)

- a. **Development Capacity:** 1 unit/80 acres, plus facilities and improvements necessary for the intended conservation use or activity.
- b. **Maximum Intensity:** Floor Area Ratio: Up to 0.15 FAR.
- c. **Maximum Impervious Surface:** Limited to that which is necessary to support the intended conservation or management use or activity.
- d. **Additional Uses:** Campgrounds, in association with trails, trailheads and hiking stations for accessing recreation facilities such as boat ramps and equestrian camping facilities, supported by on-site parking facilities, are permitted uses when part of a management plan by a public agency and single family residential uses in vested subdivisions. (Amended by Ordinance No.03-04-10, November 25, 2003, CPA-03-224LS) (Amended by Ordinance No. 05-06-53, September 12, 2006, CPA-06-379LS)
- e. **Accessory Uses:** The accessory activity and/or its structure: (1) is sub-ordinate in area, extent and extent and purpose to the principal use; (2) is consistent and contributes to the comfort, convenience or necessity of the principal use; and (3) is located on the same lot or parcel and in the same implementing zoning district as the principal use.

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

Businesses serving a county-wide or regional market area which provide a variety of trade goods and commodities at retail and wholesale levels. These commercial uses are usually dependent upon highway or arterial intersection locations. Community serving commercial businesses may develop in combination with neighborhood commercial businesses. Examples are large department stores, auto dealerships and repair garages, strip shopping centers, motels, larger restaurants, corporate headquarters, and other retail complexes. Shopping centers and malls over 5 acres in size must be developed under PUD zoning.

Business operations that provide administrative, personal, or professional services to the general public or to other businesses. As a general rule, such uses are not associated with on-site activities common to stock and trade commercial operations, such as the retail sale and display of commodities or fair trade items. Under this heading are assisted living facilities (ALF), offices or studios for doctors, veterinarians, stock brokerages, real estate agencies, attorneys, engineers, architects, accountants, artists, postal services, financial consultants, travel agencies, and similar non-intensive, single purpose businesses.

Commercial uses of a special nature range in character from rural to urban and represent a principal growth factor for the recreation/tourist economy of Highlands County. Commercial recreation businesses and resort recreation facilities which are established for seasonal populations and temporary occupancy should be the primary focus for special commercial use. Because of the specific location, factors related to recreation sport and certain commercial attractions, a special commercial uses should generally be located in proximity to Rural Villages or along a rural highway or close to the recreational feature it serves. Examples of this would be a specialized single purpose commercial use such as a fish camp resort, amusement park, outdoor farmers market, horse racing track, equestrian resort, marina, archery and gun club, golf driving ranges, or a sports complex.

- a. **Maximum Intensity - Floor Area Ratio:** Up to 0.70 FAR for office; Up to 0.80 for other commercial uses.
- b. **Maximum Impervious Surface:** Up to 80% site coverage.
- c. **Accessory Uses:** The accessory activity and/or its structure: (1) is sub-ordinate in area, extent and purpose to the principal use; (2) is consistent and contributes to the comfort, convenience or necessity of the principal use; and (3) is located on the same lot or parcel and in the same implementing zoning district as the principal use.
- d. **Site Specific Criteria of Assisted Living Facilities:** All ALF facilities must meet the following:
 - (1) Be within a designated urban services area, once such area is approved;
 - (2) Have access on or to a traffic collector or arterial road;
 - (3) Have access to on-site or adjacent open space areas or to a County or City Park or recreation area;

and

- (4) Have central water and sanitary sewer or equivalent or comply with the restrictions of F.A.C. 10D-6.

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

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

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

c. **Maximum Impervious Surface:** Up to 80% site coverage.

d. **Accessory Uses:** The accessory activity and/or its structure: (1) is sub-ordinate in area, extent and extent and purpose to the principal use; (2) is consistent and contributes to the comfort, convenience or necessity of the principal use; and (3) is located on the same lot or parcel and in the same implementing zoning district as the principal use.

9. **RURAL COMMERCIAL:** (abbreviation = RC): (*Reserved for future development*).

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

Industrial activities involving corporate offices and light industrial operations (such as small warehouses, assembly operations, distribution and shipping facilities, and like uses) may locate within the designated industrial parks located in rural areas of the County, provided they are developed under industrial PUD zoning regulations.

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

Industrial uses that are a potential endangerment to public health and safety (such as chemical plants, incinerators, waste processing facilities, the manufacture and storage of explosives, electrical generation stations, and primary transmission lines) shall be required in all cases to locate in isolated areas, away from population centers, and generally in the rural areas of the County. Such industrial uses will require a Plan amendment to change the Industrial land use category and a consistency rezone to the appropriate zoning district. Permitted supporting uses include potable water and sewer treatment plants when operated as a commercial activity.

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

b. **Maximum Impervious Surface:** Up to 70% site coverage.

c. **Accessory Uses:** The accessory activity and/or its structure: (1) is sub-ordinate in area, extent and extent and purpose to the principal use; (2) is consistent and contributes to the comfort, convenience or necessity of the principal use; and (3) is located on the same lot or parcel and in the same implementing zoning district as the principal use.

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

12. **MIXED USE:** (abbreviation= MU): This category shall apply to developments that are not singular in their uses but comprised of multiple or mixed uses which require specific or selected land use districts in order to implement them. Fundamental structural elements within the Mixed Use category should be present such as compact development, mixed uses, provision for multiple modes of transportation and responsive to the environmental and cultural attributes of the

development site or community. The implementing districts that may be used are the TND: Traditional Neighborhood Development district, PD: Planned Development district, and any other mixed use patterns evolving out of new urbanism practices that integrates individual land uses of differing densities and intensities. This category will include approved Developments of Regional Impact" (DRI); approved "Florida Quality Developments" (FQD); and, Projects with a "Binding Letter of Interpretation of Vested Rights Status" (BL) from the Florida Department of Community Affairs. *(Amended by Ordinance No. 00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER)(Amended by Ordinance No. 02-03-14, November 26, 2002, CPA-02-174LS)*

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

b. **Accessory Uses:** The accessory activity and/or its structure: (1) is sub-ordinate in area, extent and extent and purpose to the principal use; (2) is consistent and contributes to the comfort, convenience or necessity of the principal use; and (3) is located on the same lot or parcel and in the same implementing zoning district as the principal use.

13. **VESTED DEVELOPMENT**

a. The Vested Development Overlay Category applies to subdivisions or developments that have received vested status by either Highlands County through Future Land Use Objective 10 and Policies 10.1 through 10.6 or by the State of Florida through the Binding Letter process or Development of Regional Impact process.

b. The developments or subdivisions covered by this overlay category include the developments or subdivisions shown in the table in Policy 10.1. Property or land in this category shall be considered consistent with the Vested Category when the zoning is single family residential. All property included in this category shall have as their basic vested property right the development of a single family detached dwelling on at least a lot size of a quarter acre or 10,000 square feet.

14. **CITY:** All the incorporated territory of Avon Park, Sebring and Lake Placid.

15. **WITHDRAWN**

16. **PUBLIC WATER SUPPLY:** (abbreviation PW) This category includes all lands allowing the development of potable water facilities. It is the intent of this district to:

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

(2) Maintain and protect the natural and man-made environment and resources in a manner protective of the water supply;

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

(4) Protect both quantity and quality of groundwater supply and to protect groundwater supplies from potential contamination; and

(5) Safeguard the health, safety, and welfare of the citizens of Highlands County.

a. **Permitted Uses:** Only uses functionally related to the water supply system; and open space; passive recreation, parks with no structures or impervious surfaces except for fencing; active recreation activities with no vehicles; structures or impervious surfaces; and, ballfields or playfields. *(Amended by Ordinance No. 00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER)*

b. **Permitted accessory structures:** Only structures accessory to the permitted principal uses are allowed.

c. **Prohibited Uses:** Uses not functionally related to a water supply system or to the other uses cited in a. above.

(Amended by Ordinance No. 03-04-10, November 25, 2003, CPA-03-224LS) No parking areas, structures, or impervious surfaces, except for those shown as permitted or accessory shall be allowed.

d. **Minimum Lot Requirements:** A minimum lot necessary to provide for the zone of exclusion, as required by Article Five, Section Four, Part A, Paragraph 003(b.) of the Highlands County Land Development Regulations. A smaller lot may be allowed if the use predates the adoption of this ordinance or a special use approval is granted, pursuant to Zoning Code Section 12-91.1, which allows a smaller lot. *(Amended by Ordinance No.00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER)*

e. **Requirements:** An Environmental Clearance Report (ECR) is required pursuant to NRE Policy 3.3.E., and all requirements of Objective 9 of the Natural Resource Element must be satisfied. *(Amended by Ordinance No. 03-04-10, November 25, 2003, CPA-03-224LS)*

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

g. **Applicability:** This land use category and its implementing zoning district shall apply to all potable water facilities that must obtain a Water Use Permit from a Water Management District and have an annual average withdrawal from any source or combined sources greater than or equal to 100,000 gpd. (*Amended by Ordinance No. 03-04-10, November 25, 2003, CPA-03-224LS*)

F. **NONCONFORMITIES:** After the effective date of adoption of this policy, the County shall allow all land use activities made nonconforming by the Comprehensive Plan to continue as nonconforming uses to the extent allowed by County land development regulations governing nonconformance. Without exception, no expansion or reestablishment of a nonconforming use shall be allowed beyond that permitted in the County's land development regulations or vesting order. The guiding principles for preparing the County's land development regulation on nonconformance are expressed below:

1. Nonconforming uses may continue and, under certain conditions, may be expanded, restored, altered, or improved in conformity with character of surrounding uses, for public health and safety, to abate public nuisances or eyesores, to allow the beneficial enjoyment of property in keeping with similar uses or activities allowed to other properties, or to achieve the purposes and intent of Comprehensive Plan policy. Any expansion of nonconforming uses must otherwise be consistent with the provisions of this Plan.
2. Nonconforming structures or uses must have been existing prior to the adoption date of this Comprehensive Plan policy.
3. No future action by County government shall create additional nonconformance or a nonconforming situation.
4. If the nonconforming use is discontinued for a certain period of time prescribed by County regulations, subsequent use or development of the property shall be made to conform to the current zoning district regulation for that property.

G. **DENSITY AND/OR INTENSITY IN WETLANDS:** For the purposes of implementing this policy, a density of 0.10 units/acre (1 dwelling for every 10 acres) shall be assigned to any delineated jurisdictional wetland and flood plain area, within any Agricultural or Residential land use category which is depicted on the Future Land Use Map (FLUM). For non-agricultural or non-residential uses, 25 percent (%) of the FAR for a delineated jurisdictional wetland or flood plain area in any Commercial, Commercial/Industrial Mixed Use and Industrial land use categories depicted on the FLUM shall be assigned, unless a mitigation option is selected from NRE Policy 3.15.1. In the event a property owner wishes to transfer development rights (TDR) from off of the delineated jurisdictional wetland or flood plain, it may be granted only at the starting density of the Agriculture or Residential land use category in which the delineated wetland and flood plain are located. (Example: *Agriculture*; 1 dwelling unit for every 5 acres may be transferred; *Low Density Residential*; 1 dwelling unit for every 1 acre may be transferred; etc., See FLU Policy 1.3, Table B for starting densities.

2. Owners of property that are lots of record, in a district in which dwellings are permitted, may erect a single family residential dwelling and customary accessory buildings pursuant to NRE Policy 3.4 and to the provisions of the land development regulations. (*Amended by Ordinance No.00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER*) (*Amended by Ordinance No. 02-03-14, November 26, 2002, CPA-02-174LS*)

3. Any legally created property that is only partially impacted by wetlands or flood plains is exempt from this provision, as long as development can be achieved on the property maintaining the required setbacks from lot lines and wetland resources, and in the Agricultural land use category, has a minimum of 1 acre of contiguous area for that development that is not impacted by the delineated jurisdictional wetland or floodplain area. In other Residential land use categories, a minimum contiguous area for development that is not impacted by the delineated jurisdictional wetland or flood plain will be pursuant to the development capacity for that category. (*Amendment by Ordinance No. 05-06-53, September 12, 2006, CPA-06-379LS*)

POLICY 1.4: ESTABLISHMENT OF RURAL VILLAGES, NEIGHBORHOODS AND SUBURBAN

NEIGHBORHOODS (*Amended by Ordinance # 98-02, CPA-95-1 & 95-2, January 27, 1998*) (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*) (*Amended by Ordinance No. 05-06-53, September 12, 2006, CPA-06-379LS*):

A. **DEFINITION OF RURAL VILLAGE, RURAL NEIGHBORHOOD AND SUBURBAN NEIGHBORHOOD:** Locales to be designated for Rural Village, Rural Neighborhood or Suburban Neighborhood overlay categories are existing communities identified on the Future Land Use Map series as places where some higher density residential and neighborhood commercial uses may be established through either buildout of existing developments or amendments to both the plan and Zoning Atlas by conforming to the development guidelines in Paragraph B, C, D, E and F below.

Multiple Centers include the following:

1. Sun 'n Lake of Sebring
2. Lakemont
3. Spring Lake
4. Lake Josephine Neighborhood
5. Leisure Lakes
6. Highlands Park Estates
7. Placid Lakes
8. Sun 'n Lakes of Lake Placid
9. Rural Village of Lorida

The Rural Village, Rural Neighborhood and Suburban Neighborhood designation recognizes emerging neighborhood, community or small-town centers in suburban or rural areas of the county which are still in their formative stages of development. The General purpose statements and Planning guidelines expressed in Paragraphs B, C, D, E, and F below are intended to guide future development of these areas. The designated Rural Village is Lorida. The designated Suburban Neighborhoods are Lake Josephine, Lakemont, Leisure Lakes, Placid Lakes, Highlands Park Estates and Sun 'N Lakes of Lake Placid.

1. **RURAL VILLAGE:** The rural village is a small community, usually of historical significance developed over a number of generations and possessing a cultural cohesiveness and place identity. Generally, one or more churches have been established and a central facility is available for social events as well as a common open space for outdoor recreation activities. The village is innately residential in function, but possessing the attributes for mixed uses inasmuch as the early settlement was around a number of commercial/service activities accommodating local residents, local agricultural needs and the traveling public. Currently, the village has become the focus for people preferring to live in a tranquil rural environment, on a larger lot and/or to maintain animals for recreation or consumption. Usually the core of the village is structured by an earlier platted subdivision of small lots from which an accretion of larger lots have occurred over the years that have split from adjacent larger parent parcels resulting in density decreasing outward from the center of the village and affording a variety of housing types.

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

Public facilities such as a potable water system and a sanitary sewer system would be considered future up-grades from existing individual private potable water wells and septic systems. Whether central systems are initiated by the County or by a private developer to accommodate a specific scale of development; or, a combination of both the County and the developer installing the systems through a development agreement, such systems are encouraged by the Comprehensive Plan Infrastructure Policies 1.5, 2.1 & 6.7.

Light industrial uses would be appropriate within the sphere of influence of the village, inasmuch as the comparative advantage in location places the village within centralized positions favorable for serving the agri-business community.

The locale identified and designated as a rural village overlay category is LORIDA. A Plan will be prepared in fiscal year 1998-99 and proposed as an amendment in fiscal year 1999-2000.

2. **RURAL NEIGHBORHOOD:** Historically, the rural neighborhood developed at the junction of several major roads or near major recreation attractions such as Lake Istokpoga and the Kissimmee River. The neighborhood generally started out as a campground, fish camp or mobile home park and emerged as a concentration of platted mobile home and recreation vehicle subdivisions. Commercial facilities were generally limited to a bait and tackle shop, a café or food counter and a service and repair garage for vehicles and small motors. The population within these neighborhoods fluctuated seasonally using the facilities as vacation accommodations.

However, over the years these rural settlements began to accommodate permanent residents beyond the die-hard sporting enthusiasts and year-round management and maintenance residents. Camp and park owners saw the opportunity to attract

permanent residents by providing larger lots to accommodate the larger manufactured homes. This, along with improving the attendant infrastructure, encouraged some to relocate and retire in these rural locations providing the nucleus for the rural neighborhood. However, because of the recreation orientation of these communities, the permanent population will not be as diversified as the rural village because a portion of the residents would remain seasonal. For this reason, commercial facilities will tend to be marginal, scaled to the immediate needs of the resident population, but with the capacity to accommodate the seasonal demand. Therefore, the closest incorporated communities, either in Highlands or Okeechobee Counties, would be expected to provide the more specialized personal services, medical facilities and outlets for consumer products.

Central water and sewer facilities would be available for many of the residents, especially those in the campgrounds and mobile home parks, because these facilities will have been in place to accommodate the seasonal occupants as part of their rental or lease agreements. These facilities would be up-graded or expanded to accommodate subsequent adjacent development, subsidized through hook-up fees. As the rural neighborhood continues to emerge as an alternative location in which to raise a family, some public and personal services found in the rural village will, by necessity, eventually locate in these neighborhoods.

No locales are currently identified and designated as a rural neighborhood overlay category.

3. **SUBURBAN NEIGHBORHOOD:** The largest of the multiple-center developments, outside of the incorporated communities are the suburban neighborhoods. These are the typical large residential developments, created by land development entrepreneurs and characterized by aggressive promotional sales techniques that reach beyond national boundaries. The initial improvements were oriented toward the recreational benefits available within the development for the potential investor, such as an 18-hole golf course, club house, swimming pool and tennis courts. The essential product of these developments was the single family lot for the second home or retirement home buyer. Higher density products were offered such as duplex, villa and small unit condominiums. Commercial facilities were programmed into the overall development plans. These developments were repetitious in street and lot layout, seemingly ignoring the various site characteristics which would normally influence street alignments and lot configurations. Also, public uses such as school sites and neighborhood parks were not seriously considered, perhaps due to the average age of the initial lot buyer being past the normal child bearing ages. The development patterns for these neighborhoods have been established by their respective Plans and all future development will be build-out of these Plans as they were platted.

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

Locales identified and designated as suburban neighborhood overlay categories are:

- Highlands Park Estates
- Lakemont
- Lake Josephine
- Leisure Lakes
- Placid Lakes
- Spring Lake
- Sun 'n Lakes of Lake Placid.

B. **SPECIFIC LAND USE CATEGORIES PURSUANT TO POLICY 1.3:** Land uses within each Rural Village, Rural Neighborhood and Suburban Neighborhood Overlay Category shall be designated with the appropriate land use category.

C. **APPROVAL OF NEW LAND USES WITHIN THE RURAL VILLAGE, RURAL NEIGHBORHOOD OR SUBURBAN NEIGHBORHOOD OVERLAY CATEGORY:** New development or new land uses within the Rural Village, Rural Neighborhood or Suburban Neighborhood are required to obtain both Plan amendments and, where applicable, consistency rezones. Optimal physical standards structuring the spatial characteristics of the multiple center categories mentioned above are as follows:

1. RURAL VILLAGE:

Approximate area: 1200 acres or 1 mile radius from village center

Approximate population: 400 to 2400 persons

Approximate dwelling units: 200 to 1200 D.U.

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

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

Equal to or greater than 2 D.U. per acre up to 4 D.U. per acre with central water and sewer systems and 50% of site in natural open space. (See FLU Policy 1.4E.1 & 2.)

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

2. RURAL NEIGHBORHOOD: (None identified, category reserved)

3. SUBURBAN NEIGHBORHOOD:

Approximate area: Limits of the existing approved subdivisions.

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

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

Density: Established by the existing vesting order or applicable vesting policies in FLUE Objective 10 applied to the subdivision.

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

D. EXISTING AND FUTURE COMMERCIAL DEVELOPMENT FOR RURAL VILLAGES AND SUBURBAN NEIGHBORHOODS: Commercial development will be allowed in the Rural Villages and Suburban Neighborhoods, with limited commercial development in the Rural Neighborhoods when identified. The need for such commercial uses to serve these rural and suburban communities has become more evident as these traditional and often preferred living environments continue to grow in population. The subsequent location of all new commercial uses should relate directly to established commercial uses and to the character of the surrounding noncommercial development. The focus of the commercial development should be to support agricultural activities and to provide the consumer and personal services generally unavailable in these rural and suburban communities.

Commercial uses should be located, preferably in proximity to arterial road intersections or where a pattern of existing commercial uses had been established prior to the adoption of this policy. Small-scale commercial infill proposals are appropriate when the use will reinforce an existing land use pattern that is evolving into a center of business activity for a Rural Village or Suburban neighborhood. Small shopping centers, typical of strip development where off-street parking separates the shops from the street, will be discouraged and the neo-traditional view of town centers reinforced. In other words, commercial/retail facilities offering a variety of consumer goods and services, when appropriately located and designed placing the parking to the rear of the shops and accessed off of side streets, are consistent with the scale of the rural communities. The following criteria shall be used when approving land use amendments for commercial business or office uses in the listed areas.

1. The proposed commercial site is within 1/8 mile of the intersection of roads depicted on the Future Traffic Circulation Maps entitled State Roads and County Roads or is adjacent to an existing commercial use having frontage along an arterial road or highway;
2. The consistency rezone action for the proposed commercial site will assure development of neighborhood scale activities in accordance with Rural Commercial (B-1, B-2 or office/commercial PUD) zoning regulations;
3. The proposed commercial use is consistent with Future Land Use Policy 1.3E.7;
4. The gross floor area of the proposed rural commercial/retail development does not exceed a cumulative cap of 52 square feet per dwelling unit within the immediate rural or suburban community. However, in the event to insure the efficacy of the proposed project because of economies of scale, the additional gross floor area is not to exceed the cumulative commercial gross floor area total representing 125% of the existing dwelling units in the community;
5. The amendment provides conditions to assure that development of the proposed site will be compatible with the character of surrounding established uses and will not create or promote the expansion of a nuisance, hazard or eyesore; and,
6. The proposed commercial use will further the objectives and policies of this Comprehensive Plan.

E. FUTURE RESIDENTIAL DEVELOPMENT: A limited amount of higher residential densities in the rural and suburban communities is appropriate to promote affordable housing with a variety in rental and ownership housing in these areas at all income levels. Criteria for evaluating residential land use proposals in the rural communities are:

1. *Requirements for Rural Villages and Neighborhoods:* Densities shall not be higher than 1 dwelling unit per gross acre, unless a public water and/or sewer system will serve the project site (See FLU Policy 1.4C.1). In the latter instance, density may be allowed up to a maximum of 2 dwelling units per gross acre. Clustered development, which devotes at least 30% of site acreage to natural open space and landscaped buffers, may be allowed. Gross densities may be allowed to exceed 2 dwelling units per acre if 50% of the proposed site is devoted to natural open space and landscaped buffers, but not to exceed 4 dwelling units per gross acre when both public water and sewer systems are available. Whenever the proposed residential site contains or is adjacent to agriculturally zoned land, surface water bodies or listed natural environmental resources, development shall be set back the prescribed distance established in the appropriate land development regulations, from the identified boundaries of these features.
2. *Replanning subdivisions:* Planning alternatives for the larger existing suburban neighborhoods should encourage replanning to spatially achieve environmentally sensitive lot configurations, cluster developments, open space easements and the provision for central sewer and water service and cost-effective deployment of other infrastructures.
3. *Other criteria for approval of higher density residential uses:* The following findings shall be made when approving land use amendments for higher density residential projects:
 - a. The proposed residential site is within ½ mile of an existing Rural Village or community center as mapped on the Future Land Use Map;
 - b. The consistency rezone action for the proposed residential site will assure that clustered development or transfers of development rights, if used, are in accordance with residential FUD/PD zoning regulations, or TDR land development regulations;
 - c. The proposed residential use is consistent with Future Land Use Policy 1.3E. 2;
 - d. The amendment provides conditions to assure that development of the proposed site will be compatible with the character of surrounding established uses and will not create or promote the expansion of a nuisance, hazard or eyesore; and,
 - e. The proposed residential use will further the objectives and policies of this Comprehensive Plan.

POLICY 1.5: PLAN AMENDMENTS AND CONSISTENCY REZONES (*Amended by Ordinance No. 98-02, CPA-95-1 & 95-2, January 27, 1998*) (*Amended by Ordinance No.99-16, August 3, 1999, CPA-99-085LS, 99-1ER*) (*Amended by Ordinance No. 05-06-53, September 12, 2006, CPA-06-379LS*);

- A. Planning analysis shall be conducted within the framework of the following guidelines when determining an appropriate land use category and zoning district for a particular property:
1. Unless otherwise provided for under this Plan, the upper end of a land use range cannot be exceeded on a gross site acreage basis;
 2. The number of units allowed to a residential project shall be based on the gross acreage of the project site contained within a Residential, Agricultural or Public Land Category; and
 3. The starting density of each residential density range will be used as a starting point for determining an appropriate density for a particular site within a Residential Land Use Category. Density above the starting density may be allowed if the project furthers the objectives and policies governing central water and sewer services, the transfer of development rights, family homesteads, affordable housing density bonuses, bonuses for conservation set asides, and other applicable provisions of this Plan.
- B. Analysis of land use and zoning district amendments will consider the following factors:
1. Compatibility with surrounding development and zoning and FLUM patterns;
 2. Natural environmental constraints pursuant to Natural Resources Policy 3.3;
 3. Potential traffic impacts and circulation pattern problems;
 4. Provision of central water and/or sewer lines to the site and the ability to extend such lines to adjacent areas;
 5. Proximity to schools and business and employment centers; and
 6. Project amenities and potential revenue generation for the County.
- C. Residential zoning districts of a lesser density or intensity are allowed to occur in any residential land use category of the FLUM of greater density or intensity. Selected residential zoning districts with densities of 1 dwelling unit per acre or less are permitted to occur within the Agriculture land use category. (See FLU Table 1.3)

D. Approval action on land use amendments and rezones shall contain findings that the approved land use activity is consistent with the County’s Comprehensive Plan, applicable Concurrency and Environmental Clearance requirements, and applicable land development regulations to be adopted pursuant thereto.

E. Whenever a Land Use Amendment makes a property’s zoning district classification inconsistent with its new land use designation, a “Consistency Rezone” action shall be required to bring the property’s zoning district classification into conformance with its land use. It shall be the option of the Board of County Commissioners to process a Consistency Rezone; 1) concurrently with the Land Use Amendment; or, 2) after confirmation from the Florida Department of Community Affairs that the Land Use Amendment has been found in compliance. In accordance with Section 163.3189(2)(a) F.S., however, the effective date of the Land Use Amendment ordinance or the Consistency Rezone ordinance shall be the date when a finding of compliance is issued by the Florida Department of Community Affairs, or when a decision is rendered by the Administration Commission.

F. When a property has a Land Use Category that is inconsistent with the adopted zoning district, Highlands County shall initiate the analysis required in this Policy. If the analysis required in FLU Policy 3.3.E. reveals that the “consistency rezone” process is not appropriate and the FLU Category is required to be changed, Highlands County may initiate a “Consistency Comprehensive Plan” action to bring the property’s FLU Category into compliance with the zoning or with the actual use of the property. There shall be three categories of “Consistency Comprehensive Plan” amendments:

1. Those Comprehensive Plan amendments that are “Small Scale” amendments under the Section 163.3187(1)(c), F.S. definition of small scale amendment; or
2. Those Comprehensive Plan amendments that are “Large Scale” amendments under the F.S. 163.3187; or
3. Those zoning changes or Comprehensive Plan amendments that should have no action. In inconsistent areas where development may appear to be premature, or not correctly located under current development patterns, and would best be left in an inconsistent status until the owner makes application for development, no action will be taken.

G. Errors of omission, or boundary adjustments due to scrivener’s errors (which can be documented by reference to records of official action) on the Future Land Use Map series, shall be verified by the Planning Department and confirmed by the Board of County Commissioners. Any Plan amendment to correct such mistakes will be by the County at no cost to the affected party.

POLICY 1.6: EXISTING DESIGNATION CATEGORIES INCLUDED ON THE FUTURE LAND USE MAP

(Amended by Ordinance No. 98-02, CPA-95-1 & 95-2, January 27, 1998) (Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER):

TABLE 1.6

#	Map	Location	STRAP	Subdivision	Existing Use	Present Zoning	Size of Site
1	10B	8880 W. Josephine Rd.	C-06-36-28-A00-0030-0000	None	Industrial	AU	10 Acres
2	50C	4700 SR 66	C-23-35-28-A00-0011-0000	None	Light Manufacturing	I-2	2 Acres
3 – Reserved							
4	85A	5176 CR 64 East	C-03-33-29-A00-0031-0000	None	11 Stores, 1 story	B-2	1 Acre
5	85A	5660 CR 64 East	C-03-33-29-A00-0060-0000	None	Mobile Homes	M-2	20.75 Acres
6	85D	2063 N. McCollough Rd.	C-10-33-29-010-0010-0100 C-10-33-29-010-0010-0101	River Ridge Ranches-Unrec.	2 Single Family	M-1-S	4.34 Acres
7	86C	36 S. Riverdale Rd.	C-21-33-29-010-0260-00AA	River Ridge Estates	6 Houses,336 Vacant lots	R-1	11.88 Acres
8	87B	E. Sylvan Shores Rd,S. Marion Rd. Hibiscus, E. Avon Pines Rd.	C-28-33-29-010-various	Avon Pines, Avon Vista	8 Single Family,29Vacant Lots	R-1	40 Acres
9	85A	SR 64 & Arbuckle Rd.	C-03-33-29-010-A000-0000 C-03-33-29-020-AA00-0000	Horseshoe Sub,Horseshoe Sub 2nd Ed.	30 Mobile Homes.50lots Vacant	M-1-S	30 Acres

#	Map	Location	STRAP	Subdivision	Existing Use	Present Zoning	Size of Site
10	106A	7269 & 7255 E. Horse Hammock Rd.	C-01-33-29-010-0010-0330 C-01-33-29-010-0010-0350	Riverside Estates Sec.1	Single Family, Vacant	R-1	14.24 Acres
11	86C	250 North Riverdale Rd.	C-21-33-29-020-0180-0060	River Ridge Ranches, Unrec	Vacant Residential	R-2	7.42 Acres
12	50C	4750 SR 66	C-23-35-28-A00-0050-0000	None	Vacant	M-2	36.5 Acres
13	50C	4750 SR 66	C-23-35-28-A00-0050-0000	None	Vacant	B-3	4.15 Acres
14	197D	East Shore of Lk. Istokpoga	C-20-35-31-010-0000-0000	Sunset Shores	Residential	R-1	15 Acres(52 lots)
15	198A	East Shore of Lk. Istokpoga	C-29-35-31-020-0000-0000	Istokpoga Shores	Single Family	R-1	22.9 Acres(62 lots)
16	215B	Sebring RanchettesPB 8 Pg 51	C-16-35-31-010-0000-0000	Sebring Ranchettes	Few Single Family Res.	R-1	100 Acres
17	216C	Lake & Ranch Club PB 8 Pg 29	C-33-35-31-010,011,020,030-0000-0000	Lake and Ranch Club	Single Family Res	R-1	10 Acres
18	216C	3225 Evergreen Rd.3219 Evergreen Rd.	C-33-35-31-A00-00K0,00K1-0000	None	2 Single Family Res.	R-1	1.5 Acres
19	215B	Mossey Cove Fish Camp	C-16-35-31-010-0040-0010	Mossy Cove Fish Camp	Camp	CG-3	40 Acres
20	214C	Bluff Hammock Estates	C-09-35-31-010-A000-0000	Bluff Hammock Estates	Mobile Homes. Vacant Res.	M-1-S	14 Acres(49 lots)
21	214C	3724 Irish Drive3108 Irish Drive	C-09-35-31-A00-0028-0010C-09-35-31-A00-0028-0000	None	Single Family, Vacant	R-2	10 Acres(2 lots)
22	180D	Eagles Nest Estates	C-36-36-30-010-0000-0000	Eagles Nest Estates	Single Family Res, Vacant	R-1-A	13 Acres(44 lots)
23	156C	35 Henderson Rd	C-33-35-30-A00-0030-0000	Hendersons Fish Camp	Camp, MH Sites	CG-2	5.89 Acres
24	156C	Paradise Cove, Section 2	C-33-35-30-020-0000-0000	Paradise Cove, Sec 2	Single Family Res.	M-1-S	20 Acres
25	156C	Paradise Cove	C-33-35-30-010-0000-0000	Paradise Cove	Single Family Res.	R-1	10 Acres
26	134D	Istokpoga Park	C-20-35-30-010-0000-0000	Istokpoga Park	Mobile Homes	M-1	40 Acres
27	155C	Istokpoga ManorPB 14 Pg 28	C-21-35-30-050-AAAA-0000	Istokpoga Manor	Mobile Homes /Single Family	M-1-S	8 Acres
28	135A	Ewing Sub. Unrec/ Morris Sub.	C-29-35-30-010-0000-0000C-29-35-30-020-0000-0000C-29-35-30-030-0000-0000	Ewing Unrec,W.S. Ewing Morris Sub	Mobile Homes, Single Family Res.	M-1-S, M-2	25 Acres
29	135A	Ewing Sub. UnrecMorrie Sub.	C-29-35-30-A00-0130-0000	Reas Tract Unrec, Diaco-Earley	Single Family Res. & Mobile Homes	M-1-S, M-1	30 Acres

#	Map	Location	STRAP	Subdivision	Existing Use	Present Zoning	Size of Site
				Unrec,McCustion Manor. Quail Hollow. Istokpoga Manor			
30	183A	1764 CR 29	C-25-37-30-A00-0040-0000	None	2 Mobile Homes	M-1-Scu	4.82 Acres
31	143C	Nicholas AcresPB 12 Pg 57	C-19-38-30-010-A000-0000	Nicholas Acres	Single Family, Mobile Homes, Vacant	M-1-S	80 Acres
32	104C	54 Shepperd Rd.	C-21-39-29-A00-0161-0000	None	Venus Haven General Store	B-3	8 Acres
33	105B	VenusPB 2 Pg 72	C-28-39-29-010-0000-0000	Venus Plaza	Vacant	R-1	80 Acres
34	104C	1433 CR 731	C-21-39-29-A00-0000-0050	None	Commercial Building	B-1	1.5 Acres
35	125D	CR 731PB 2 Pg 46	C-24-39-29-010-0000-0000	Venus Palm Heights	Vacant	R-1	40 Acres
36	126A	VenusPB 2 Pg 158	C-25-39-29-010-0000-0000	Venus City Annex Sub.	Vacant	R-1	21.85 Acres
37	146A	3 U.S. Hwy 27 S.	C-17-39-30-A00-0030-0000	None	Post Office	B-3	33.91 Acres
38	146A	3 U.S. Hwy 27 S.	C-17-39-30-A00-0030-0000	None	Vacant-Pasture	M-2	33.91 Acres
39	125B	288 Old SR R , Venus	C-14-39-29-A00-0060-0000	None	Vacant	B-3	2 Acres
40	163C	1857 U.S. Hwy 27 S. Venus	C-09-38-30-A00-0050-0000	None	Groves	I-1	9.02 Acres
41	165B	830 U.S. 27 N840 U.S. 27 N.860 U.S. 27 N.900 U.S. 27 N.101 Hickory Branch Rd.	C-28-38-30-A00-0070-0000C-28-38-30-A00-0071-0000C-28-38-30-A00-0072-0000C-28-38-30-A00-0073-0000C-28-38-30-A00-0090-0000	None	Signs & Ted Rows Diesel Serv.	B-3	25 Acres
42	165C	Leisure LanePB 9 Pg 62	C-33-38-30-020-0000-0000	Holiday Acres 1st Ad	Mobile Homes	M-1-S	50 Acres
43	145A	Venus	C-05-39-30-A00-0010-0000	None	Vacant	I-2	15 Acres
44		480 U.S. 27 N, Venus	C-04-39-30-010-0000-0060	None	Old South Auto Salvage	I-1cu	12 Acres
45	166B	500 US 27 NorthPB 8 Pg 39	C-04-39-30-010-0000-0000	Placid Highlands Comm. Park	Vacant	B-3	5 Acres
46 – Reserved							
47	166B	Hwy 27	C-04-39-30-A00-0061-0000C-04-39-30-A00-0070-0000	None	Diesel Service	I-2	1.74 Acres
48	146D	Hwy 27	C-20-39-30-A00-0010-0000	Highland Hills	Vacant	B-1	40 Acres
49	114C	Lake Lynn DrivePB 13 Pg 25	C-35-35-29-010-A000-0000	Lake Lynn Shores	Single Family, Groves	R-1-A	40 Acres
50	196A	Arbuckle Creek Road	C-05-35-31-A00-0131-0000C-05-35-31-A00-	None	Vacant	M-1-S	58 Acres

#	Map	Location	STRAP	Subdivision	Existing Use	Present Zoning	Size of Site
			0130-0000				
51	44A	Fox Lake Road	C-13-33-28-A00-0274-0000C-13-33-28-A00-0275-0000	None	Single Family	R-1	1.23 Acres
52	44A	1400 St. Rd. 17A	C-13-33-28-020-0000-00A0	Bible Covenant Comm.	Mobile Homes	M-2	20 Acres
53	73B	Grand Concourse	C-03-36-29-120-A000-0000	Sebring Lakes Acres	Vacant	B-3	1 Acre
54	73B		C-06-36-29-A00-0010-0000	Sebring Lakes Acres	Vacant	I-1	20 Acres
55	73B		C-06-36-29-A00-0010-0000	Sebring Lakes Acres	Vacant	I-2	20 Acres
56	73B		C-03-36-29-100-A000-0000	Sebring Lakes Acres	Vacant	B-2	6.24 Acres
57	258D	11808 US 98, Lorida	C-34-35-323-AOO-0060-0000, C-34-35-32-AOO-0080-0000	Riverview Fish Camp	Camps, Restaurant	B-3, M-1-S	39 Acres
58 & 59 – RESERVED							
60	272A	964 CR 721, Lorida	C-17-36-33-A00-0013-0000,C-17-36-33-A00-0020-0000	Hidden Acres Campground	Camps & Mobile Homes	M-2, CG-3	20 Acres
61	271D, 272A	Basin St., Lorida	C-17-36-33-020	Kissimmee River Shores	Mobile Home Subdivision	M-1	27 Acres
62	278C	Tut & We Rd., Lorida	C-33-37-33-010	M & E Fish Camp	Camp	R-1, CG-1	4 Acres
63	282A	17300 SR 70 West	C-27-37-33-010	Town of Harding	Single Family & Mobile Home Sub.	M-1-S	76 Acres
64	285B	200 NW Riverside Rd.	C-26-37-33-010	Riverside Subdivision	Mobile Homes	M-1-S	6.5 Acres
65	285B	16720 SR 70 West	C-26-37-33	Kissimmee River Estates (Vacated)	Vacant	M-1-S	123 Acres
66	285B	15601 SR 72 West	C-25-37-33-A00-0010-0000	Kissimmee River Fishing Resort	Camps	M-2	60 Acres
67	28C	655 Vaughn Rd.	C-9-35-28-A00-0010-0000	None	Vacant	CG-1	40 Acres
68	100B	3000 SR 70 East	C-4-38-29-A00-0010-0000	None	Vacant	B-2, M-2	60 Acres
69	163-B	537 SR 70 East	C-04-38-30-A00-0012-0000	Country Oaks	Vacant	B-3, CG-3;I-2 CU	22.95 Acres
70	67C	2887 SR 17 South	C-7-34-29-A00-0290-0000	None	Veterinarian Office	B-3	5 Acres
71	90B	1117 Weigle Ave.1108 Weigle Ave.1008 Weigle Ave.	C-28-34-29-040-1430-0150 thru C-28-34-29-040-1430-0180- and C-28-34-29-040-1470-0020 thru C-28-34-29-040-1470-0120	None	Industrial Hollenberg & Wolf	I-2	2.5 Acres
SUMMARY = 1671.51 ACRES							

Note: See Policy 1.3.E.11 for defining Existing Designation

POLICY 1.7: NEW LAND FILL SITE (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*): Within the Planning period, the County will continue to operate a land fill site providing compatibility with adjacent land uses and having a capacity to accommodate all the solid waste needs of the County. Incorporated within the County-wide solid waste plan, the following programs will be continued and expanded:

- A. County-wide solid waste collection system to discourage littering and illegal dumping; and,
- B. Explore new recyclable material markets, especially those involving plastics, metals, paper and glass.

POLICY 1.8: PROPER SITING OF UTILITIES (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*):

- A. Utility distribution lines shall be permitted in all of the land use classifications in accordance with County land development regulations. The design of such facilities shall be subject to the approval of the County Engineer.
- B. Utility primary transmission lines and appurtenant installations shall be located in existing transmission line easements away from arterial rights-of-way where feasible and where all State and local requirements can be met.
- C. Within the Planning period, the County shall revise its Zoning Ordinance and land development regulations to include provisions for the location of primary electric transmission lines, natural gas transmission lines and substation facilities. These regulations shall address affected utility lines or facilities locating within 500 feet of a residential zoning district. The required Utility Use Permit for any lines or facilities having a capacity above the stated threshold shall be approved by the Board of County Commissioners. (*Amended by Ord. No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER*)
- D. Within the Planning Period, the County will establish and implement a process for local review and comment to the appropriate agency for power plant siting and transmission corridor projects (gas and power) proposed to be located in the County. (Relocated ICE Policy 4.11)

POLICY 1.9: POWER GENERATION FACILITIES (*Amended by Ord. No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Utility facilities used to generate power are only allowed in the Public/Quasipublic Facilities and Institutional Lands use category, subject to the preparation of an Environmental Impact Report in accordance with Natural Resources Policy 3.3.

POLICY 1.10: RIGHT TO FARM: The County shall continue to promote right to farm precepts pursuant to Florida Statute 823. Agricultural lands shall be protected from encroachment by urban uses through:

- A. Requirements for open space buffers pursuant to Future Land Use Policy 3.5;
- B. Clustering in rural areas pursuant to Future Land Use Policy 3.3; and,
- C. The ability to transfer development rights from agricultural lands to other lands appropriately situated for new development pursuant to Future Land Use Policies 1.3 and 3.2.

POLICY 1.11: RESERVED

POLICY 1.12: PUBLIC SCHOOLS (*Ordinance # 96-29, CPA-95-013, November 26, 1996*) (*Amended by Ordinance No. 99-43, December 28, 1999, CPA-99-022LS*): The County shall facilitate the adequate and efficient provision of public schools by:

- A. Encouraging public schools for consideration in appropriate locations for suitable Future Land Use categories. The land use categories in which schools are an allowable use and the appropriate location criteria to guide the collocation of other public facilities such as community centers, parks and libraries, to the extent possible, adjacent to existing school sites shall include Agriculture (to serve the rural population to the greatest extent possible), Low Density Residential, Medium Density Residential and Public/Quasi-Public Facility categories. Land Development Regulations (LDRs) shall address conditions including, but not limited to the following:
 - 1. Proximity to major overhead high voltage transmission lines;
 - 2. Proximity to major gas transmission lines;
 - 3. Proximity to water and wastewater treatment plants;
 - 4. Proximity to known landfills;
 - 5. Location within one hundred year floodplain unless compensating storage is provided on site;
 - 6. Proximity to high congestion or impact areas such as limited access highway interchanges, active railway crossings, heavy access used by emergency vehicles and traffic arteries or interchanges with four or more lanes in any one direction (including turn lanes);

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

Within the confines of the LDRs, any disagreement shall be first resolved by staff and if not resolved at that level shall be resolved by joint meeting of the Board of County Commissioners and the Highlands County School Board as provided in Policy 20.1.

B. Addressing public school facilities pursuant to the provisions of Sections 163.3161(3), 163.3164(24), and 163.3177(10)(h), Florida Statutes.

C. Cooperating with the School Board in its efforts on school planning, site selections and construction; and coordinating with the School Board in development approval pursuant to Chapter 235, Florida Statutes.

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

- a. Elementary School - 12 acres.
- b. Middle School - 25 acres.
- c. High School - 35 acres.

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

- a. Consideration of issues cited in 1. above;
- b. Minimize average home-to-school travel distances by locating elementary and middle schools as close as practical to existing and planned residential neighborhoods;
- c. Direct access to elementary and middle schools should be, at a minimum, off a collector road that does not direct traffic to and from the school through the residential neighborhood;
- d. Avoid locating elementary and middle schools adjacent to railroad rights-of-way or within the path of flight approaches to any airport;
- e. Consistent for elementary, middle and high schools, properties adjacent to or within the range of existing and potential land use and users producing ambient noise, odor or other disturbances that would likely interfere with educational programs should be avoided;
- f. Grant priority status to those potential future sites, possessing the above attributes, that are within the service areas of centralized water, sewer and fire protection consistent with the Infrastructure Element Policies 5.1 and 9.1;
- g. Seek to collocate public facilities such as parks, libraries and community centers with schools to the extent possible.
- h. Land use planning coordination with the School Board includes:
 - (1) The School Board shall be represented by its designee, on the County's Predevelopment Conference Committee (PCC) and the Development Review Committee (DRC) which reviews all development order requests set by the chairman's agenda;
 - (2) As a member of the PCC and DRC, the School Board's designated representative shall receive communications, staff reports, relevant data and information pertaining to Comprehensive Plan implementation and County-wide development activity;
 - (3) The School Board may use either the PCC or the DRC or others to convey to the County its planning and programming proposals pertaining to §235.193, F.S., coordination of planning with local bodies; and,
 - (4) The County may use either the PCC or the DRC as one of the several avenues it may use to implement Intergovernmental Coordination Element Policy 3.4: Public Schools.

D. Maintaining, for public review, a listing of capacity-deficient public schools and the School Board's Educational Plan Survey and Capital Improvements Program.

POLICY 1.13: LOCATION CRITERIA FOR INDUSTRIAL PARKS AND PARKS OF COMMERCE (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*): The County shall encourage the location and clustering of major commercial and industrial activities to enhance the comparative advantage of these uses to develop in Highlands County over areas outside the County. Location criteria, subject to site specific circumstances, determined by tested experience within the industry nation-wide shall include:

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

2. Adjacent vacant lands available for potential future expansion. (i.e., earmarked site not surrounded by urban development)
3. The location will not have negative impact on the adjacent community if industrial processes produce smoke, noise, vibrations, ambient light, etc.
4. Effect upon the community or natural environment, if the site has extensive natural vegetative cover that will be required to be removed to accommodate the industry.
5. Have in place or preparation being made to put in place, water, sewer, power and gas with sufficient capacity to accommodate the potential demands of the industry.
6. Sufficiently served by fire, police and refuse collection.
7. Utility easements crossing the site do not negatively impact lot layout or other factors on this list.
8. Sites of sufficient size, 100 acres or larger, preferably capable of expansion to at least 300 acres.
9. Sites within the industrial subdivision or park should range in size from ½ acre to 5 acres...in relatively simple shapes (preferably square)...capable of being combined to create parcels of 25 to 50 acres or more if needed.
10. All access to the sites should be fully improved, preferably arterials or major collectors, with the industrial sites having direct access.
11. Each site sufficiently designed or configured to accommodate at least 2 separate access points, employees by car and truck entrances for loading and unloading. A third preferable access would be rail depending upon the industry's requirements.
12. Performance standards should be in place informing the industry of its responsibility to conduct an orderly and acceptable operation that will reflect a positive image for the community, which includes on site landscape considerations.

POLICY 1.14: COMPREHENSIVE PLAN AMENDMENTS (*Adopted by Ordinance No. 00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.*): An amendment to the Comprehensive Plan may either be a change to the text, e.g., the goals, objectives and policies of the Plan; or, a change in the land use designation shown on the Future Land Use Map.

A. *Amendment Review:* The basis for review of a proposed Plan amendment is the same as the basis for the adoption of the Comprehensive Plan, which includes:

1. A review of data and analysis in support of the Plan amendment;
2. An analysis of the impact of the amendment on public facility Levels of Service; and,
3. An analysis of the need for the proposed amendment in relation to the existing development of the County and of the future of the County as expressed in the goals, objectives and policies of the Comprehensive Plan.

B. *Frequency of Amendments:* The Comprehensive Plan may only be amended twice each calendar year as large scale Plan amendments, however, small scale Plan amendments, the criteria for which is detailed in Section 163.3187(1)(c), F.S., are exempt from this limitation. The submission requirements for small scale amendments are listed below. Large scale Plan amendments are approved by the Board of County Commissioners (Board) for transmission to the Florida Department of Community Affairs (DCA) for their review before they are adopted. Small scale Plan amendments may be adopted by the Board before transmission and sent to the DCA. Generally small scale Plan amendments are not reviewed by the DCA, and are defined by Florida Statute as:

1. Encompassing the use of 10 or fewer acres of any land use category;
2. Residential densities are limited to 10 or fewer units per acre;
3. Does not involve the same property more than once per year;
4. Does not involve the same owner's property within 200 feet of property granted a land use change within the past 12 months;
5. Does not include any text change to the Plan's goals, objectives and policies;
6. Is not located within an area of critical state concern; and,
7. The local government can approve the amendment without exceeding its yearly maximum of 80 acres of small scale amendments.

C. *Applications for all Amendments:* All requests for Plan amendments shall be submitted by application to the Development Services Department, together with applicable fees that are established by resolution of the Board of County Commissioners on forms developed and provided by the Development Services Department and shall contain the following:

1. A description of the proposed Plan amendment,
2. Which Goals, Objectives, or Policies in the Plan support or justify the amendment.
3. A legal description of the property, if applicable.
4. A concurrency analysis of public facilities and services cited in D.3.e. & f. below, that would be impacted by the proposed amendment for which a Level of Service has been established in the Comprehensive Plan.

D. *Additional Contents of the Application for Amendments to the Future Land Use Map:* Applications for amendments affecting the Future Land Use Map shall contain the following:

1. Large Scale Comprehensive Plan shall require an application that contains those items listed in paragraph (3) below and shall also include a preliminary traffic analysis.
2. Small Scale Comprehensive Plan amendments shall submit an application that contains only those items listed in paragraph (3a) through (3e) below.
3. Plan amendment applications shall contain the following, where required:
 - a. The size of the property; A description of the property; Type of vegetation on the site (map); and, Existence of any flood-plains on the site (map).
 - b. The type of soils present on the site and in the area (map); an analysis of the limitations for construction of each type of soil; and, an absorption rate for septic fields.
 - c. Identification of habitats present on the site as indicated by the soil types; and inventory of any threatened or endangered plant and animal species (mammal, birds and reptiles listed by the State or federal agencies) on the site (see NRE Policy 3.1)
 - d. Inventory and analysis of land uses and map(s). Location of the site within the County; the existing land use; the existing adjacent land uses, the existing FLUM and zoning designations; and, all county and municipal boundaries within 500 feet.
 - e. Inventory of public facilities. Based on the maximum buildout allowed by the proposed amendment:
 - (1) Location of existing sanitary central sewer service and potable water facilities that will serve the site with their capacities, including existing built and committed developments, and future demand associated with the proposed development.
 - (2) An analysis of recreation land and facilities needs generated by the proposed land use classification.
 - (3) An analysis of solid waste and/or hazardous waste generation, storm shelter space needs (mobile homes and RVs), the presence or potential for historic and archaeological resources and storm water management.
- f. Preliminary traffic analysis including:
 - (1) The functional classification of roads serving the area with an estimation (only if data is not available as measured by FDOT or the County) of daily traffic volumes and pm-peak hour volumes
 - (2) A preliminary analysis detailing the estimate of future volumes (only if data is not available as measured by FDOT or the County) and their effect on roadway levels of service, including existing built and committed developments.

OBJECTIVE 2

PURPOSE AND INTENT OF FUTURE LAND USE MAP

A. The primary intent of the Future Land Use Map is to guide future development to those locations where the servicing requirements and impacts of urbanization can be efficiently and cost effectively managed. The intended effect is to establish a direction and order for future development within unincorporated Highlands County by discouraging those activities and actions which have promoted urban sprawl in the past. Development of lands situated in the rural areas of the County will only be allowed in accordance with the policies of this Comprehensive Plan.

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

1. Establish a rational, defensible basis for decisions regarding public or private investments in new infrastructure and in upgrading existing infrastructure;
2. Provide a sufficient inventory of land that can be made available for urban uses in order to accommodate anticipated growth;
3. Balance environmental impacts with human needs;
4. Encourage growth patterns which foster traditional neighborhood values and resources;
5. Reduce the cost of publicly funded infrastructure by encouraging more compact growth patterns;
6. Avoid burdening the existing tax base with the costs of future growth;

7. Reduce uncertainty in private sector investment decision making; and,
8. Create the possibility for centralized water and sewer systems.

POLICY 2.1 EVALUATION AND APPRAISAL REPORT: *(Amended by Ord. No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 05-06-53, September 12, 2006, CPA-06-379LS)(Amended by Ordinance 07-08-03, November 27, 2007, SSA) :* As part of the next Evaluation and Appraisal Report (EAR) for the Highlands County Comprehensive Plan, the County shall evaluate establishment of a planning strategy to guide future comprehensive plan requests toward a logical, compact area, that builds upon the pattern of existing development, ensures that urban sprawl is discouraged, is supported by adequate existing and planned public facilities and protects natural resources. The planning strategy evaluation shall be based on the following components:

- A. An inventory of the vacant, developable land currently available to accommodate the population anticipated within the long-term planning time-period;
- B. A methodology for determining the need for additional land to accommodate the population anticipated within the long-term planning period;
- C. Identification of areas appropriate to accommodate projected growth during the long-term planning period. These future growth areas should represent a logical extension of existing urban patterns, be environmentally suitable, have public facilities either existing or planned and be included in the adopted comprehensive plan;
- D. Policies to discourage comprehensive plan amendments outside of the future urban growth areas;
- E. Design guidelines for commercial nodes;
- F. A standard methodology for assessing transportation and public facility impacts for evaluation of proposed amendments to the comprehensive plan;
- G. Policies to encourage an attractive and functional mix of uses within the future urban area, create an interconnected network of roads and guide location of community facilities such as schools, police, parks and fire stations; and
- H. A platted lands strategy.

POLICY 2.2: INFILL DEVELOPMENT *(Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER):*

- A. Consistent with the policies of this Plan to promote development opportunities within the County, priority shall be given to infilling existing urbanized areas. However, this development should not be at the expense of existing environmentally sensitive natural resources obtaining on any parcels considered for infill development. Therefore, in order to encourage the utilization of existing infrastructure; to ensure that quality environmental resources are integrated into any development program; and, to provide for the orderly development of isolated parcels within the urbanized areas of the County, the following guidelines will be used to determine if a land use amendment and/or rezoning proposal may be considered as infill development:
 1. The infill property must be in one ownership and proposed under one development plan;
 2. The infill development must be consistent with or less than the prevailing land use densities or intensities of use on adjacent built-up properties;
 3. The infill site must share a common property line or in close proximity with built-up properties.
 4. The infill development must 1) be served by an existing public road -or- 2) guarantee construction of a public road built to County specifications prior to issuance of a Final Development Order;
 5. The infill development must meet the concurrency requirements of Future Land Use Policy 4.1 in particular and be consistent with other applicable policies of this Comprehensive Plan;
 6. The infill development must be proposed as a Cluster Development whenever the infill site contains natural resources specified under Natural Resources Policies 3.2A and 3.3B; and,
 7. The infill development is within 1/4 mile of central urban services, such as water and sewer and /or immediately adjacent to an incorporated community where these services may be acquired.
- B. Where necessary to execute infill development plans, an amendment to the Future Land Use Map and a Consistency Rezone shall be required. As part of the infill processing application, the applicant shall submit a land use suitability analysis describing how the proposed project is compatible with adjacent land uses and satisfies Comprehensive Plan policies pertaining to any natural resources if they exist.
- C. For purposes of implementing this policy, infill shall be considered new development and must satisfy all concurrency requirements.

POLICY 2.3: INCLUSION OF EXISTING AND VESTED DEVELOPMENTS, SITES, PARCELS AND USES ON THE FUTURE LAND USE MAP WITH THE APPROPRIATE CATEGORY *(Amended by Ordinance # 98-02, CPA-95-1 & 95-2, January 27, 1998):*

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

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

POLICY 2.4: CONCEPTUAL PLAN LINE (CPL) *(Amended by Ordinance No. 98-02, CPA-95-1 & 95-2, January 27, 1998):* Certain future activities, or development plans will be shown on the Future Land Use Map through the Conceptual Plan Line. The overall purpose of the CPL will be to inform citizens of future proposed actions by the federal, state, county or private individuals. The application of the CPL will implement an objective or policy contained in this Plan. Each objective or policy will contain the parameters concerning how the CPL will be applied. The application of the Conceptual Plan Line does not confer or take land use of property rights on the properties where the CPL is applied. The application of the CPL will not prejudice any development order that may be requested for any parcel of land or building.

POLICY 2.5: APPLICATION OF CONCEPTUAL PLAN LINE (CPL) *(Amended by Ordinance No. 98-02, CPA-95-1 & 95-2, January 27, 1998) (Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER):* The Conceptual Plan Line will show proposed CARL sites, Water Management District purchases of environmentally sensitive land and the Kissimmee River Restoration project, proposed County purchases and any Save Our Rivers purchases, Greenway Corridors, trails, parks and future road rights-of-way.

POLICY 2.6: DENSITY ACCOUNTING THROUGH FLUM AMENDMENTS *(Adopted by Ordinance No. 00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER) (Amended by Ordinance No. 05-06-53, September 12, 2006, CPA-06-379LS):* Pursuant to the Growth Management policies of the Highlands County Comprehensive Plan, the objective of this policy is to determine the impact of the various land use amendments on available densities and intensities concomitant with the demands of the current and anticipated population. Densities and intensities have been increased through Plan amendments. Conversely, densities and intensities have been reduced or even removed through Plan amendments where the lands were withdrawn from urban development and placed in permanent easements or in public ownership. Whatever the final disposition of these amendments, the objective of the above stated policy is directed toward determining and reallocating these respective disengaged urban densities and intensities elsewhere within the urban areas of the County concomitant with the demands of future population growth. Reallocation of this disengaged or excess approved density will be pursuant to the provisions and reviews required by §163.3184, F.S. as is required for any other future land use amendment. The factoring units will be in residential dwelling units and floor area ratios (FAR) which will be reincorporated into the Plan wherever subsequent population growth manifests itself with requests for the urbanization of additional lands. The following amendment categories, containing these densities and intensities, are listed here as well as cited in Table 2.6. The following are givens that govern the use of this policy:

A. Lands affected by amendments beginning with then Stipulated Settlement Agreement adopted on December 28, 1999 by Ordinance No. 99-42 for DCA 96-2 (DOAH Case No. 97-07070GM);

B. Lands currently being considered for amendment since August 22, 2000, adopted by Ordinance No. 0023, CPA-00-131, DCA No. 00-1ER;

C. Lands increasing or decreasing densities by changes to other urban uses or to Agriculture;

1. Incorporating all future Plan amendments subsequent to the adoption date of this policy; and,

2. This shall not apply to future amendments changing the land use to Conservation/Management under actual public ownership or easements in the County's favor.

D. Applying the Conservation/Management land use designation and equivalent implementing zoning district to areas within the mega-parcel subdivisions that have over 50% public ownership.

E. Lands annexed into the incorporated communities of Avon Park, Sebring and the Town of Lake Placid.

**FLU TABLE 2.6 DENSITY/INTENSITY ACCOUNTING THROUGH FLUM AMENDMENT
JANUARY 1998 TO PRESENT**

FLUM Amendment 1998 thru present plus the Settlement of 96-2 represents a reduction of 2,516 dwelling units

FLU TABLE 2.6 DENSITY/INTENSITY ACCOUNTING THROUGH FLUM AMENDMENTS						
Amendment	Zoning		FLUM		Acres	Density Change DU's
	From	To	From	To		
CPA-96-002LS (Settlement Agreement)	Various	Various	Various	Various	3,426	-2,902
CPA-98-078SS (Bus Garage)	AU	PU	AU	P	9.89	+9
CPA-98-079SS (Brown/Roth)	DENIED					0
CPA-98-080LS (Highlands Ridge)	AU	R-1 FUD	AU	RL	53.128	+96
CPA-98-081SS (Abraham)	Withdrawn					0
CPA-98-082SS (Salazar)	AU	R-1&B-4	AU	R & B	2.5, 2.5	+15
CPA-98-083SS (Vance)	B-2& R-3	B-3	R	B	4.00	-24
CPA-98-084LS (Catfish Road)	AU	R-1A	AU	R	3.233	+19
CPA-98-085LS (County-EAR Text)	EAR Text Amendment					0
CPA-98-086LS (County- FLUM)	AU	CM	AU	CM	1,510.52	-283
CPA-98-087SS (County Property)			AU	P	3.33	+3
CPA-98-088SS (County Property)			AU	P	2.9	+3
CPA-98-089SS (County Property)			AU	P	4.75	+5
CPA-98-090SS (County Property)			R & AU	P	5.3	+4
CPA-98-091SS (County Property)	Withdrawn					0
CPA-98-092SS (County Property)			B	P	.72	+1
CPA-98-093SS (County Property)			AU	P	7.79	+7
CPA-98-094SS (County Property)			R	P	.25	-1
CPA-98-095SS (County Property)			R	P	.52	-2
CPA-98-096SS (County Property)			R	P	.32	-1
CPA-98-097LS (County Wellfields)	Deleted					0
CPA-98-098LS (County Conceptual Plan Map Amendment)	Deleted					0

FLU TABLE 2.6 DENSITY/INTENSITY ACCOUNTING THROUGH FLUM AMENDMENTS						
Amendment	Zoning		FLUM		Acres	Density Change DU's
	From	To	From	To		
CPA-099SS (Brown)	Cancelled					0
CPA-99-100LS (County-Highlands VFD)	Cancelled					0
CPA-99-101SS (Tropical Harbor)	M-1-S	M-2	R	RH	1.11	+7
CPA-99-102SS (Tomkins)	B-3	B-3	AU	B	1.96	0
CPA-99-103SS (Carafano)	B-3	B-3	AU	B	9.62	-2
CPA-99-104SS (Seb. Pk of Comm)	AU	B-3&I-2	AU	B& I	95.97	-19
CPA-99-105LS (Batts)	Withdrawn					0
CPA-99-106SS (Wohl)	M-2	R-3 FUD	R	RH	9.92	+10
CPA-99-107SS (Desmeules)	AU	CG-1	AU	R	5.0	+29
CPA-99-108SS (Sun Ridge Bapt.)	R-1	B-3	R	B	.0935	-1
CPA-99-109SS (Coleman Group)	M-1	B-3	RH	B	.03	-1
CPA-99-110LS (County EAR-Based 2 nd Round)	EAR based Text Amendments					0
CPA-99-111LS (Public Water)	Text Amendment					0
CPA-99-112SS (Kiker)	Void					0
CPA-99-113SS (Greg Harris)	B-2	B-3	ED	B	8.22	0
CPA-99-114LS (Wellfields FLUM)	Various		Various	PW	44.82	-50
CPA-99-115SS (Mr.& Mrs. Seb.)	B-3	AU	ED	AU	3.96	+1
CPA-99-116LS (County- Phase 1 & 2 inconsistencies)					104.7	-408
CPA-99-117SS (Brown)	R-1	B-3	R	B	.69	-3
CPA-99-118SS (Te Ama, Inc.)	Denied					0
CPA-99-119SS (Creed Family)	AU	B-3	AU	B	9.9	-1
CPA-99-120SS (Saxon Groves)	AU	M-2	AU	R	9.59	+57

FLU TABLE 2.6 DENSITY/INTENSITY ACCOUNTING THROUGH FLUM AMENDMENTS						
Amendment	Zoning		FLUM		Acres	Density Change DU's
	From	To	From	To		
CPA-99-121LS (Co. Inconsistencies)	Void					0
CPA-99-122LS (School Board)- Collocation	Text Amendment, School Site Requirements					0
CPA-99-123LS (Life Long Lrng)	Packet incomplete					0
CPA-99-124SS (Backus, Ross)	R-1& I-1	B-3	RH	B	5.87	-70
CPA-99-125SS (Salazar)	No Change/ Easement Only					0
CPA-99-126SS (Rehig/Daycare)	R-1A	R-3	MDR	HDR	3.23	+20
CPA-99-127LS (Wolf Creek)	PD (615 dus)		AU	RL	638	+487
CPA-99-128SS (Newby)	B-2	R-1	B	R	2.0	+12
CPA-99-129LS (Vizcaya Lakes)	PD (591 dus)		AU	RL	616	+468
CPA-99-130SS (Steve & Susan Parker) Ord. No. 2000-2	B-3CU	R-1	AU	MDR	4.57	36
CPA-00-131LS (HC 3 rd Rd EAR amend) Ord. No. 2000-23	Text amendments					
CPA-00-132SS (Charles R. Kenner) Ord. No. 2000-6	B-3	R-1A	AU	MDR	3.05	24
CPA-00-133LS (HC. Fall '00) Ord. No. 00-01-7	M-1-S AU AU	M-1-S AU AU	HDR MDR RL	MDR AU AU	1.87 42.92 109.05	- 7 - 335 - 305
CPA-00-135LS (L.P. Holding Co.) Ord. No. 00-01-6	R-1	AU	CM	AU	19.87	0
CPA-00-136SS (Sam Battle, et.al.) Ord. No. 2000-9	AU	B-2	AU	COM	1.2	0
CPA-00-137SS (William S. Hortos Jr.) Ord. No. 2000-10	B-2	R-1A	COM	MDR	7.5	60
CPA-00-138LS (Lake Francis Landing) Ord. No. 00-01-5	AU	PD	AU	RL	325	910
CPA-00-140SS (Brian Yacoboni) Ord. No. 2000-12	B-2	B3	MDR	COM	1.04	-8

FLU TABLE 2.6 DENSITY/INTENSITY ACCOUNTING THROUGH FLUM AMENDMENTS						
Amendment	Zoning		FLUM		Acres	Density Change DU's
	From	To	From	To		
CPA-00-141SS (Dan Barr) Ord. No. 2000-15	R-1A	AU	MDR	AU	3.58	-28
CPA-00-142SS (Marguerite Murray) Ord. No. 2000-14	EU	B-3	M/HD	COM	0.57	0
CPA-00-143SS (Ben Hill Griffin III) Ord. No. 2000-16	AU	B-1	AU	COM	1	0
CPA-00-144SS (Moheidin Hanafi) Ord. No. 2000-24	AU	B-3	AU	COM	0.87	0
CPA-00-145SS (Robert Mielke) Ord. No. 2000-17	AU	B-3	AU	COM	0.9	0
CPA-00-147SS (Carl G. Canevari) Ord. No. 00-01-4	B-2	B-3	MDR	COM	1.25	-10
CPA-00-148SS (Julien Sapp) Ord. No. 00-01-9	AU	B-3	AU	COM	0.92	0
CPA-00-149SS(Ole South Auto Salvage) Ord. No. 00-01-10	AU	I-2	AU	I	9.42	-1
Total Density Change for Yr 2000						-350
CPA-01-150LS (HC Spring '01) Ord. No. 00-01-23	AU CM	CM AU	AU CM	CM AU	2,401.27 10,296.36	0
CPA-01-152SS (Rick Whidden) Ord. No. 00-01-14	AU	B-3	AU	COM	5	-1
CPA-01-154SS (Richard Wagner) Ord. No. 00-01-19	R-1	B-2	AU	COM	2	0
CPA-01-155LS (Brian Paul Ind Park) Ord. No. 01-02-25	AU	BC-2	AU	BI	186	-37
CPA-01-157SS (Highlands Ridge VII) Ord. No. 00-01-22	AU	R-1 FUD	AU	RL	9.9	29
CPA-01-160SS (Andrew Crivello Jr) Ord. No. 00-01-28	R-3/I-2 R-3FUD	B-3	MDR HDR	COM	6.93 3.00	-55 -36
CPA-01-161SS (Danette Ripper) Ord. No. 00-01-29)	EU	B-3	RL	COM	4.27	-13

FLU TABLE 2.6 DENSITY/INTENSITY ACCOUNTING THROUGH FLUM AMENDMENTS						
Amendment	Zoning		FLUM		Acres	Density Change DU's
	From	To	From	To		
CPA-01-162SS (Kathryn Beard) Ord. No. 00-01-30	R-1	B-3	HDR	COM	4.32	-52
CPA-01-163SS (Jimenez Cayetano) Ord. No. 00-01-31	M-1-S	B-3	MDR	COM	0.53	-4
CPA-01-164SS (Sun-Lite Citrus Co.) Ord. No. 00-01-32	AU	B-3	AU	COM	5	-1
CPA-01-165SS (Caloosa Youth Support) Ord. No. 01-02-1	CG-2	EU	P	RL	9.6	29
CPA-01-167SS (HC - William Young) Ord. No. 01-02-3	AU	B-3	MDR	COM	0.23	0
CPA-01-168LS (Robert Sharp) Ord. No. 01-02-26	AU	B-3	HDR	BI	15.15	-182
CPA-01-169SS (James Harrison) Ord. No. 01-02-4	B-2	B-4	MDR	COM	1	-8
CPA-01-170SS (Virginia Fryman) Ord. No. 01-02-10	R-1/R-2/B-3	R-3 FUD	MDR	HDR	10	40
Total Density Change for Yr 2001						-
293						
CPA-02-173LS (S'N L of Sebring) Ord. No. 01-02-27	Densities remain the same per Binding Letter cap. Amendment matched land use designations to existing densities					
CPA-02-174LS (HC Spring '02) Ord. No. 02-03-14			AU AU RL R B	CM City City City City	3,033.62 57.80 48.00 23.40 15.00	0 -11 -144 -187 0
CPA-02-175SS (HC Dan Hosek) Ord. No. 01-02-14	B3CU	AU	COM	AU	4.21	0
CPA-02-177SS (Norman Sutton) Ord. No. 01-02-13	AU	B-3	AU	COM	6.41	-1
CPA-02-179LS (Picerne)	See CPA-01-170SS					
CPA-02-182SS (Freeland) Ord. No. 01-02-15	AU/ R-2	R-1	AU	MDR	2.5	20

FLU TABLE 2.6 DENSITY/INTENSITY ACCOUNTING THROUGH FLUM AMENDMENTS						
Amendment	Zoning		FLUM		Acres	Density Change DU's
	From	To	From	To		
CPA-02-183SS (Leucadia) Ord. No. 01-02-16	AU/ R-2	R-1	AU	MDR	2.31	18
CPA-02-184LS (HC 12 sites) Ord. No. 02-03-15	R-3	R-3	HDR	HDR	40.31	0
CPA-02-185SS (Michael Shield) Ord. No. 01-02-19	B-2	B-2	MDR	COM	0.53	-4
CPA-02-187SS (Richard Wagner) Ord. No. 01-02-24	R-1	B-3	AU	COM	2.78	0
CPA-02-188LS (Parson, Matthews, et al) Ord. No. 02-03-11	AU	R-3	RL	HDR	21.12	190
CPA-02-189LS (Woodlands of LP) Ord. No. 02-03-	CG-3	CM	AU	CM	16	3
CPA-02-190SS (Woodlands of LP) Ord. No. 01-02-21	B-3	B-3	AU	COM	4	0
CPA-02-191LS (Joseph Rowley) Ord. No. 02-03-12	AU	RVFUD	AU	HDR	10.4	123
CPA-02-192LS (Creed Family Ltd) Ord. No. 02-03-16	AU/ B-3	I-1 I-2	AU	I	23.9	-4
CPA-02-193SS (Country RV, Inc.) Ord. No. 01-02-22	RV-FUD	B-4	HDR	COM	9.1	-109
CPA-02-194LS (Moss Hammock, Inc) Ord. No. 02-03-13	AU AU	R-1 B-2	AU AU	MDR COM	29.0 2.95	2270
CPA-02-195LS (Leucadia) Ord. No. 02-03-17	AU/ R-2	R-1	AU	MDR	22.1	172
CPA-02-197SS (J. Reed Family) Ord. No. 02-03-4	AU	I-2	MDR	I	9.16	-73
CPA-02-198SS (Ted Walker) Ord. No. 02-03-5	AU	AU	RL	AU	5.04	-14
CPA-02-199SS (Dr. W. Anderson - Vet) Ord. No. 02-03-6	AU	B-3	AU	COM	2.1	0

FLU TABLE 2.6 DENSITY/INTENSITY ACCOUNTING THROUGH FLUM AMENDMENTS						
Amendment	Zoning		FLUM		Acres	Density Change DU's
	From	To	From	To		
CPA-02-201SS (Bruce Enders) Ord. No. 02-03-8	M-1	M-1-S	E	MDR	1.38	0
CPA-02-202SS (Kelly Springs) Ord. No. 02-03-25	AU	PW	AU	PW	9.9	-1
CPA-02-204SS (John Breau) Ord. No. 02-03-10	B-3	B-3	MDR	COM	0.25	-2
CPA-02-206SS (James Nelson) Ord. No. 02-03-21	AU	EU	AU	RL	4.65	14
CPA-02-207SS (Ronnie Waldron) Ord./ No. 02-3-22	AU	B-3	AU	COM	1.97	0
Total Density Change for Yr 2002						-96

CPA-96-022LS **-2,902**
 1998 Comprehensive Plan Amendments **- 149**
 1999 Comprehensive Plan Amendments **+ 535**
 2000 Comprehensive Plan Amendments **-350**
 2001 Comprehensive Plan Amendments **-293**
 2002 Comprehensive Plan Amendments **+96**

Total reduction in dwelling units through Comprehensive Plan Amendments **-3,063**
(Amended by Ordinance No. 03-04-10, November 25, 2003, CPA-03-224LS)

Appended FLU Table 2.6 for amendments in years 2003, 2004 and 2005

AMENDMENT	ZONING FROM	ZONING TO	FLUM FROM	FLUM TO	ACRES	DENSITY CHANGE DU'S	COMMENTS
2003							
CPA-03-209LS (Landings Sub) Ord/No. 02-03-36	EUPD	AU	RL	AU	238.60	-668	
CPA-03-210LS (SNLID)						0	Subdivision vested by BLIVD, no net change to approved density
CPA-03-211LS (Trails Map) Ord/No. 02-03-37						0	Greenway and Trails Map
CPA-03-212LS (Mr Jones, Sun'n Lake) Ord/No. 02-03-38	R3	R3	RL	RH	7.87	24	

AMENDMENT	ZONING FROM	ZONING TO	FLUM FROM	FLUM TO	ACRES	DENSITY CHANGE DU'S	COMMENTS
CPA-03-213SS (Woolworth) Ord/No. 03-02-23	AU	B3	AU	B	2.31	0	
CPA-03-214LS (Leisure Lake) Ord/No. 02-03-39						0	Subdivision vested by BLIVD, no net change to approved density
CPA-03-215 (County Boat Ramp) Ord/No. 02-03-40	AU,CG1	CG1	AU	RH	6.02	71	
CPA-03-216LS (Sun'n Lake -LP) Ord/No. 02-03-41	B2	R1	AU	RH	72.00	0	
CPA-03-217SS (Wenzel) Ord/No. 02-03-27	AU	R1FUD	AU	RH	5.96	48	
CPA-03-218SS						0	Denied
CPA-03-219SS (Wohl) Ord/No. 02-03-24	R3FUD,M2	R3FUD	RL	RH	2.54	10	
CPA-03-220SS (Sebring Water Plant) Ord/No. 02-03-28	AU	PW	R,AU	PW	4.47	-9	
CPA-03-221SS						0	Denied
CPA-03-222SS (Heartland Water) Ord/No. 02-03-34	AU	AU	AU	PW	7.89	-1	
CPA-03-223SS (Rhoads) Ord/No. 02-03-33	B3	I2	BI	I	3.84	0	
CPA-03-224LS						0	Text Amendment
CPA-03-225LS						0	Text Amendment
CPA-03-226LS (Lagrow) Ord/No. 03-04-11	AU	I2	AU	I	11.81	-2	
CPA-03-227LS						0	Withdrawn
CPA-03-228 (Windy Point Park) Ord/No. 03-04-12	AU,M2,M2CU	PW	R	PW	36.66	-239	
CPA-04-229LS (EEEE Fish Camp)	CG1,M2	CM	E	CM	37.36	-400	
CPA-03-230LS (CR 621 Comm) Ord/No. 03-04-13	R1	B3	R	B	26.00	-105	

AMENDMENT	ZONING FROM	ZONING TO	FLUM FROM	FLUM TO	ACRES	DENSITY CHANGE DU'S	COMMENTS
CPA-03-231SS (Sebring Water Plant)	AU	PW	AU	PW	0.19	0	
CPA-03-232SS (Virginia Ave Comm) Ord/No. 02-03-42	B2	B2	R	B	1.30	-10	
CPA-03-233SS (Lake McCoy Apts.) Ord./No. 02-03-46	B3	R3	R	RH	0.71	3	
CPA-03-234SS (LP Water Bottle Plant) Ord/No. 02-03-47	AU	B4	AU	B	3.39	0	
CPA-03-235SS (Mendez) Ord/No. 03-04-03	B3	B3	AU	B	6.00	-1	
CPA-03-236SS (Animal Hospital) Ord/No. 03-04-04	AU	B3	AU	B	3.50	0	
CPA-03-237SS (Red Beach Dev) Ord/No. 03-04-07	R1A	R1A	RL	RH	9.43	47	
CPA-03-238SS (Quilt Shop) Ord/No. 03-04-08	AU	B2	AU	B	1.50	0	
CPA-03-239SS (SNLID Church) Ord/No. 03-04-09	I2	R2	BI	R	6.00	0	
						-1,232	
2004							
CPA-04-240LS (District 3) 53 lots Consistency	Various	Various	Various	Various		236	
CPA-04-241LS						0	Withdraws
CPA-04-242LS						0	Withdraws
CPA-04-243LS						0	Denied
CPA-04-244LS (District 5) 563 lots Consistency	Various	Various	Various	Various		-92	
CPA-04-245LS (District 6) 878 lots Consistency	Various	Various	Various	Various		829	
CPA-04-246SS (Sebring Lakes) Ord/No. 03-04-19	B2	B2	AU	B	8.93	-1	
CPA-04-247SS (L&S Family) Ord/No. 03-04-17	AU,R1	EU	R	RL	9.51	-48	

AMENDMENT	ZONING FROM	ZONING TO	FLUM FROM	FLUM TO	ACRES	DENSITY CHANGE DU'S	COMMENTS
CPA-04-248LS (District 7 Consistency)	Various	Various	Various	Various		-268	
CPA-04-249SS (Kajfasz) Ord/No. 03-04-20	B2	M1S	B	RL	4.18	17	
CPA-04-250SS						0	Withdraws
CPA-04-251SS (Roller) Ord/No. 03-04-21	B2	B2	AU	B	9.91	-1	
CPA-04-252SS (Fisher) Ord/No. 03-04-22	AU,M1S	B3,R1	RL	B,R	4.00	11	
CPA-04-253SS (Klepinger) Ord/No. 03-04-24	AU	AU	I	AU	5.00	1	
CPA-04-254SS (Designer Homes) Ord/No. 03-04-25	B2	R3	B	RH	0.80	9	
CPA-04-255SS (Pickarski) Ord/No. 03-04-27	P	R1A	P	R	0.96	4	
CPA-04-256LS (Davis) Pending						0	
CPA-04-257LS (Davis) Ord/No.04-05-7	AU	R1A,R3	AU	R,RH	139.24	956	Subject to North Sebring Specific Area Plan
CPA-04-258LS (Davis) Ord/No.04-05-8	AU	B3,R1	AU	B		0	Subject to North Sebring Specific Area Plan
CPA-04-259LS (Davis) Ord/No. 04- 05-9	AU	B3,R1	AU	B	9.05	0	
CPA-04-260LS (Chaney)						0	Withdrawn
CPA-04-261LS (Saxon) Pending						0	
CPA-04-262LS (Saxon) Pending						0	
CPA-04-263LS (Saxon) Pending						0	

AMENDMENT	ZONING FROM	ZONING TO	FLUM FROM	FLUM TO	ACRES	DENSITY CHANGE DU'S	COMMENTS
CPA-04-264LS (Saxon) Pending						0	
CPA-04-265SS (Saxon) Ord/No. 03-04-28	B1,R3	B3	R	B	8.23	-66	
CPA-04-266LS (Crutchfield)Ord/No. 04-05-15	AU	R1A	AU	R	409.00	1,334	Subject to North Sebring Specific Area Plan
CPA-04-267LS (Crutchfield) Ord/No. 04-05-16	AU	EU	AU	RL	19.40	32	Subject to North Sebring Specific Area Plan
CPA-04-268LS (Crutchfield)						0	Withdrawn
CPA-04-269LS (Crutchfield) Ord/No. 04-05-17	AU	R3	AU	RH	12.00	144	Subject to North Sebring Specific Area Plan
CPA-04-270LS (Crutchfield)						0	Withdrawn
CPA-04-271LS (Crutchfield) Pending						0	
CPA-04-272LS (Crutchfield) Pending						0	
CPA-04-273LS (Crutchfield) Pending						0	
CPA-04-274LS (Gapway) Ord/No. 04-05-22	AU	R1A	AU,RL	R	323.00	1,292	Subject to North Sebring Specific Area Plan
CPA-04-275LS (Hancock) Ord/No. 04-05-23	AU	EU	AU	RL	59.36	75	
CPA-04-276LS (Hayes) Ord/No. 04- 05-24	AU	R1A	AU	R	318.00	750	
CPA-04-277LS (Wade) Pending						0	
CPA-04-278LS (Gose) Pending						0	

AMENDMENT	ZONING FROM	ZONING TO	FLUM FROM	FLUM TO	ACRES	DENSITY CHANGE DU'S	COMMENTS
CPA-04-279LS (Phypers) Pending						0	
CPA-04-280LS (Phypers) Pending						0	
CPA-04-281LS (Barben)						0	Withdrawn
CPA-04-282LS (Sapp) Pending						0	
CPA-04-283LS (Lake Placid Groves)						0	Withdrawn
CPA-04-284LS (Lake Placid Groves)						0	Withdrawn
CPA-04-285LS (Lake Placid Groves)						0	Withdrawn
CPA-04-286LS (Lake Placid Groves)						0	Withdrawn
CPA-04-287LS (Lake Placid Groves)						0	Withdrawn
CPA-04-288LS (Lake Placid Groves)						0	Withdrawn
CPA-04-289LS (Barben) Pending						0	
CPA-04-290LS (Gurganus) Ord/No. 04-05-31	AU	R1A	AU	R	34.54	150	
CPA-04-291LS (Reynolds) Pending						0	
CPA-04-292LS (Reynolds) Pending						0	
CPA-04-293LS (Reynolds)						0	Withdrawn
CPA-04-294LS (Reynolds) Pending						0	
CPA-04-295LS (Reynolds) Pending						0	

AMENDMENT	ZONING FROM	ZONING TO	FLUM FROM	FLUM TO	ACRES	DENSITY CHANGE DU'S	COMMENTS
CPA-04-296LS (Kahn) Ord/No. 04-05-36	AU	R3	AU	RH	19.43	233	Subject to North Sebring Specific Area Plan
CPA-04-297LS (Kahn) Ord/No.04-05-52	AU	B3	AU	B	8.00	0	Subject to North Sebring Specific Area Plan
CPA-04-298LS (Crews) Pending						0	
CPA-04-299LS (Crews) Ord/No. 04-05-38	AU	R1A,R3	AU	R,RH	296.00	1,315	
CPA-04-300LS (Crews) Ord/No. 04-05-41	AU	R1A	RL	R	175.51	572	
CPA-04-301LS (Crews) Ord/No. 04-05-39	AU	R1A	AU	R	75.02	245	
CPA-04-302LS (Crews) Ord/No. 04-05-40	AU,I	R1A,I	AU	R,I	184.00	587	
CPA-04-303LS (Crews)						0	Withdrawn
CPA-04-304LS (Crews)						0	Withdrawn
CPA-04-305LS (Crews) Pending						0	
CPA-04-306LS (Crutchfield) Pending						0	
CPA-04-307LS-B & 307LS-C Ord/No. 04-05-50 & 04-05-51						0	Text Amendments
CPA-04-308SS (Raz Properties) Ord/No. 03-04-29	B2	R3	B	RH	1.82	21	
CPA-04-309LS (Maxcy) Pending						0	
CPA-04-309SS (Pardee) Ord/No. 03-04-33	CG1	B3	AU	B	5.20	-1	
CPA-04-310SS (Tidwell) Ord/No. 03-04-31	R3FUD	R3FUD	AU	RH	1.83	21	

AMENDMENT	ZONING FROM	ZONING TO	FLUM FROM	FLUM TO	ACRES	DENSITY CHANGE DU'S	COMMENTS
CPA-04-311SS (Fryman) Ord/No. 03-04-32	R2	B3	R	B	5.38	-43	
CPA-04-312SS							Denied
CPA-04-313SS (Lagrow) Ord/No. 03-04-34	AU	R1	AU	R	3.50	28	
CPA-04-314LS (McNorton et.al.) Ord/No. 04-04-44	AU	B3	AU	B	11.55	-2	
CPA-04-314SS (Wicker) Ord/No. 04-05-01	AU	EU	AU	RL	0.96	1	
CPA-04-315SS (Cabrera) Ord/No. 03-04-02	M1S	M1S	RL	R	0.90	5	
CPA-04-316SS (Wilson) Ord/No. 04-05-03	AU	B3	AU	B	6.58	-1	
						8,345	
2005							
CPA-05-317SS (Chen) Ord/No. 04-05-53	AU	R1A	AU	R	8.65	68	
CPA-05-319SS (Asmussen) Ord/No. 04-05-54	B3	B3	AU	B	4.26	0	
CPA-05-320SS (Reed) Ord/No. 04-05-55	M1S	M1S	RL	R	2.57	12	
CPA-05-321SS (Choquette) Ord/No. 04-05-56	AU	B3	AU	B	2.57	0	
CPA-05-322SS (Leza Aircraft Corp) Ord/No. 04-05-57	R3	R3	B	RH	6.15	73	
CPA-0--323LS Parcel A (Lake Placid Groves) Pending					20.87	0	
CPA-0--323LS (Lake Placid Groves)						0	Denied
CPA-05-324LS (Dasher) Pending						0	
CPA-05-325LS (Hauptmann) Ord/No. 04-05-72	AU	EU	AU	RL	19.37	10	
CPA-05-327SS (Amvets)	B3	BE	AU	B	1.40	0	

AMENDMENT	ZONING FROM	ZONING TO	FLUM FROM	FLUM TO	ACRES	DENSITY CHANGE DU'S	COMMENTS
CPA-05-329LS (Kahn) Pending						0	
CPA-05-330SS (Phoenix Two) Ord/No. 04-05-81	R3,B2	B3	R	B	1.00	0	
CPA-05-331(Parkera) Ord/no. 04-05-59	M1S	M1S	E	R	0.29	0	
CPA-05-332SS (Grand Placid Resorts) Ord/No. 04-05-61	R3FUD	R1A	RH	R	2.45	-9	
CPA-05-333SS (Sebring land Limited Partnership) Ord/No. 04-05-60	M2CU	R3FUD	R	RH	9.99	39	
CPA-05-334SS (Becerra)						0	Rescinded
CPA-05-336SS (Reed Family) Ord/No. 04-05-63	AU	B3	R	B	4.92	-39	
CPA-05-337LS (District 10 Consistency) Pending						0	
CPA-05-338LS (District 8 Consistency) Pending						0	
CPA-05-341LS (Wells) Pending						0	
CPA-05-340SS (Syeda) Ord/No. 04-05-78	AU	EU	AU	RL	8.85	16	
CPA-05-341SS (Spires) Ord/No. 04-05-67	AU	B3	R	B	2.63	-21	
CPA-05-342SS (Jones) Ord/No. 04-05-68	R1	R3FUD	RL	R	0.81	4	
CPA-05-343LS (EMW Associates)Pending						0	
CPA-05-344LS (Sun,n Lake Enterprises) Pending						0	
CPA-05-345LS (Wava Howard) Pending						0	
CPA-05-347LS (Lost Lake Groves)						0	

AMENDMENT	ZONING FROM	ZONING TO	FLUM FROM	FLUM TO	ACRES	DENSITY CHANGE DU'S	COMMENTS
Pending							
CPA-05-348SS (Star-Lite Pools) Ord/No. 04-05-68	B2	B2	AU	B	2.23	0	
CPA-05-352SS (Fox) Ord/No. 05-06-3	AU	EU	AU	RL	5.18	9	
CPA-05-354SS (Indigo Builders Tomoka Heights) Ord/No. 04-05-74	R3FUD	R2FUD	I	R	3.73	29	
CPA-05-355LS (Highlands County Sun,n Lake Acres)						0	Withdrawn
CPA-05-356LS (Highlands County)						0	Text Amendment
						191	
APPROVED DWELLING UNITS LOST THRU ANNEXATION							
CPA-00-138LS (Lake Francis Landing) Ord. No. 00-01-5						-910	Annexed by the City of Sebring
CPA-99-127LS (Wolf Creek)						-615	Annexed by the City of Sebring
CPA-99-129LS (Viscaya Lakes)						-591	Annexed by the City of Sebring
						-2,116	

1998 through 2002 -3,063
2003 Comprehensive Plan Amendments..... -1,232
2004 Comprehensive Plan Amendments (to date).....+8,345
2005 Comprehensive Plan Amendments (to date)..... +191
Approved Dwelling Units lost thru Annexation.....-2,116
Density Bank thru December 30, 2005.....+ 2,128

OBJECTIVE 3

LAND DEVELOPMENT REGULATION AND PROJECT REVIEWS: AS THE COMPREHENSIVE PLAN IS AMENDED, THE COUNTY SHALL REVISE AFFECTED LAND DEVELOPMENT REGULATIONS WITHIN 1-YEAR OF THE ADOPTION DATE OF THESE PLAN AMENDMENTS (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*)

- A. ENSURE THE COMPATIBILITY OF ADJACENT LAND USE ACTIVITIES THROUGH THE APPLICATION OF ZONING AND SUBDIVISION REGULATIONS AND BY THE COORDINATION OF THESE FUNCTIONS DURING DEVELOPMENT ORDER REVIEWS;
- B. PROVIDE FOR SAFE AND HEALTHFUL LIVING ENVIRONMENTS FOR ALL INCOME LEVELS AND HOUSEHOLD TYPES THROUGH ZONING REGULATIONS, DEVELOPMENT STANDARDS, AND BUILDING CODES;
- C. ASSURE THAT ROADS, SERVICES, AND INFRASTRUCTURE ARE IN PLACE TO SERVE NEW DEVELOPMENT AND REDEVELOPMENT CONCURRENT WITH THE IMPACTS OF SUCH DEVELOPMENT THROUGH THE APPLICATION OF CONCURRENCY REVIEW;
- D. PROTECT NATURAL RESOURCES, ESTABLISH SETBACK REQUIREMENTS FOR NATURAL FEATURES AND ATTRIBUTES, AND CREATE URBAN LANDSCAPES THROUGH APPROPRIATE ZONING, SUBDIVISION, LANDSCAPE, AND ENGINEERING DESIGN STANDARDS;
- E. REGULATE THE SUBDIVISION OF LAND AND LAND CLEARING IN ACCORDANCE WITH THE COMPREHENSIVE PLAN;
- F. ESTABLISH DESIGN CONTROLS AND DEVELOPMENT STANDARDS FOR SIGNAGE, FLOOD PRONE AREAS, INFRASTRUCTURE, PARKING AND LOADING, AND OTHER REQUIRED IMPROVEMENTS TO LAND; AND,
- G. PROMOTE THE EFFICIENT USE OF LAND AS A REVENUE BASE FOR THE COUNTY'S AGRICULTURAL SECTOR, RESIDENTIAL NEIGHBORHOODS, COMMERCIAL ACTIVITY, INDUSTRIAL ENTERPRISE, AND PUBLIC FACILITIES BY THE IMPLEMENTATION OF ZONING AND SUBDIVISION REGULATIONS WHICH ARE CONSISTENT WITH THE COMPREHENSIVE PLAN.

POLICY 3.1: PREREQUISITES FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT *(Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER)*

- A. Upon adoption, final development orders for commercial or industrial projects shall require the provision of a sanitary sewer system, an operable potable water supply, and solid/hazardous waste containment facilities at the site. Such installations shall be operable and shall have obtained required permits prior to the issuance of the County's Certificate of Occupancy for the project.
- B. The County will review and, where necessary, revise its Zoning Ordinance to provide adequate standards for commercial and industrial use permits.

POLICY 3.2: SPECIAL MEASURES FOR AGRICULTURAL LANDS *(Amended by Ordinance No. 94-16; CPA 94-005) (Amended by Ordinance. No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER)*

- A. As part of the program to implement the Comprehensive Plan, the County will consider other land use or development options for agricultural land owners, especially as concerns properties made nonconforming by the 5-acre minimum lot size requirement of the Agricultural land use category. The issues to be considered are the following:
 - 1. The right to rebuild agricultural residences and structures in the event of their destruction in accordance with the County's nonconforming regulations and building codes;
 - 2. The provision of safe and healthful farm worker housing in accordance with Housing Element objectives and policies; and,
 - 3. Other uses or measures that are consistent with the Comprehensive Plan.
- B. The County shall continue to administer land development regulations allowing Family Homesteads pursuant to 163.3179 of Florida Statutes.

POLICY 3.3: CLUSTER/PUD DEVELOPMENT/TDRs:

A. The County will institute policies and land development regulations and other regulations including clustering, planned unit developments, conservation easements and transfer of development rights to achieve the land protection objectives of the Natural Resource Element and the objective of protecting farmland included in the Future Land Use Element. Cluster PUDs, transfer of development rights, and other procedures will allow higher net densities where deemed appropriate for the protection of agricultural activities, the separation of urban and rural uses, the limitation of urban sprawl, the promotion of well-planned rural development, and the protection of natural resources (such as wetlands or scrub). As a general rule of thumb, PUD developments in the rural areas of the County should cluster density to 50% or less of the PUD project's total site area.

B. Among the development controls and standards to be considered in the land development regulations and other regulations mentioned in Policy 3.3A. above are:

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

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

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

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

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

Development occurs in accordance with PUD zoning district regulations; and,

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

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

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

POLICY 3.4: SUNSETTING DEVELOPMENT ORDERS (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*): As part of the LDR program to be implemented under Objective 3, the County will continue to administer Land Development Regulations which include provisions relating to the expiration of development approvals, including the following:

A. Final development orders and permits (excepting building permits) shall expire within four (4) years if no substantial improvements have been undertaken at the affected project site -or- unless a Development Agreement executed by the Board of County Commissioners allows otherwise;

B. Procedures for the Board of County Commissioners to authorize an extension of time for the maximum period of 12 months from the four-year expiration date specified in subparagraph 1 above; and

C. Affected County actions shall include the expiration date as a condition of approval.

POLICY 3.5: BUFFERING STANDARDS FOR LDRs (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*): Within the Planning period, the County shall continue to administer provisions in its Land Development Regulations which require:

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

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

POLICY 3.6: FLOOD ELEVATION DESIGN REQUIREMENTS: Upon adoption, development orders and permits for new development or redevelopment shall be issued for construction in floodplain areas only if the development meets the building elevations identified in the Flood Insurance Rate Maps (FIRM). Prior to the issuance of a final development order, the County shall continue to require 100-year storm event data for a project's proposed finished floor elevations (based on the flood elevations identified on the Flood Insurance Rate Maps). Additionally, the County shall require mitigation of displaced flood waters through project design or through on-site or off-site ponding areas.

POLICY 3.7: DISASTER SHELTERS (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*): The County shall continue to administer and monitor for adjustment to existing land development regulations for disaster shelter, establishing a minimum standard of usable shelter space for each site occupied by a mobile home, a manufactured home (including park models), or a recreational vehicle. The County shall review and recommend appropriate precautionary measures to ensure public safety during hurricanes or other natural emergencies. These measures may include specific new provisions for:

1. Tie downs to stabilized ground anchors;
2. Shut off valves/switches for all lateral connections at each of the aforementioned sites; and,
3. A requirement that shelters be constructed to maintain structural integrity within a 120 mile per hour wind.

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

POLICY 3.8 (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*) **RESERVED**

POLICY 3.9: DEVELOPMENT AGREEMENTS (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*): Upon adoption, final development orders for cluster/PUD projects pursuant to Future Land Use Policy 3.3, Rural Village developments pursuant to Future Land Use Policy 1.4, and Infill projects pursuant to Future Land Use Policy 2.2 may be executed by a binding development agreement pursuant to the County's Development Agreement Enabling Ordinance.

POLICY 3.10: PUBLIC SCHOOLS LDRs (*Ordinance No. 96-29, CPA-95-013, November 26, 1996*) (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*): As part of the LDR revision program, within the Plan period, and consistent with FLU Policy 1.12, the County and School Board shall coordinate and cooperate in developing language regarding: the location of future schools, school citing criteria, acceptable sites for school locations (purchasing, leasing and dedication), student transportation issues related to new residential development (bus stops, sidewalks and walking students), and residential development approvals.

- A. Implementation of the LDR revisions shall be achieved by:
1. Seeking to provide consistency with relevant School Board Policies and procedures; and,
 2. Providing specific coordination and cooperation mechanisms.

POLICY 3.11: FLOOD AND HURRICANE HAZARD USE MITIGATION/PLANNING (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*): Within the Planning period the County will continue to update its Comprehensive Emergency Management Plan, which includes shelter assistance assignments.

OBJECTIVE 4

CONCURRENCY CLEARANCE: (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*)

WITHIN THE PLANNING PERIOD, THE COUNTY SHALL CONTINUE TO ADMINISTER ITS LAND DEVELOPMENT REGULATIONS AND CONCURRENCY MANAGEMENT SYSTEM SO THAT DEVELOPMENT

ORDERS OR PERMITS FOR NEW DEVELOPMENT OR REDEVELOPMENT SHALL BE ISSUED ONLY IF PUBLIC FACILITIES AND SERVICES NECESSARY TO MEET THE COUNTY'S ADOPTED LEVEL OF SERVICE STANDARDS ARE AVAILABLE CONCURRENT WITH THE IMPACTS OF THE DEVELOPMENT, OR THE DEVELOPMENT ORDER OR PERMIT IS SPECIFICALLY CONDITIONED ON THE AVAILABILITY OF THE FACILITIES AND SERVICES NECESSARY TO SERVE THE PROPOSED DEVELOPMENT. FINAL DEVELOPMENT ORDERS WILL NOT BE REVOKED ON THE BASIS OF FUTURE CONCURRENCY REQUIREMENTS IF THE PROJECT HAS MET CONCURRENCY REQUIREMENTS AT THE TIME THE FINAL DEVELOPMENT ORDER WAS APPROVED.

POLICY 4.1: DEVELOPMENT ORDER FINDINGS FOR CONCURRENCY (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*)

- A. For purposes of determining whether public facilities and services meet the County's adopted level of service standards and prior to the issuance of a development order or permit, the County shall make the following findings:
1. That the development meets or exceeds the level of service standards established under;
 2. Infrastructure Policies 17.1 and 17.5 regarding the quantity and quality of storm water run-off;
 3. Infrastructure Policy 7.1 regarding potable water supply; and
 4. Infrastructure Policy 2.1A regarding sewage treatment; and
- B. That traffic generation attributable to the development will not reduce the level of service for roadway below that which is established by Transportation Policy 9.1;
- C. That the development will provide on-site parking capacity and landscaping commensurate with the requirements of County ordinances;
- D. That affected utility companies have confirmed the availability of electric, natural gas (optional), and phone service to the development site in the capacity sufficient enough to serve the entire project;
- E. That there are adequate recreation areas provided by the development to maintain a County-wide standard of 22.5 acres per 1,000 population;
- F. That there is adequate County landfill capacity to dispose of 5.21 pounds or more of solid waste per person per day which can be attributable to the development;
- G. Final development orders for all development will require that private sewer systems connect to a publicly owned sewer system whenever the public system's major distribution lines are installed within 1/4 mile of the boundaries of the development; and (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*)
- H. If Infrastructure Policy 6.7 does not apply to a proposed development, the final development order for the affected development will require that the project's private water system connect to a publicly owned water system whenever the public system's major distribution lines are installed within 1/4 mile of the boundaries of the development.

POLICY 4.2: CONCURRENCY CLEARANCE PROCEDURE (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*)

- A. Upon adoption, all future development and redevelopment shall meet the concurrency requirements established in the Comprehensive Plan and pursuant to the County's Concurrency Management Ordinance.
- B. Any new development or redevelopment shall submit the following information about the project with the first application for a County development order which is not a land use amendment. Figures shall be tabulated for build-out according to each different use or type of occupancy and for each phase of development, as applicable.
1. Traffic generation (utilizing the Institute of Traffic Engineer's handbook as the accepted reference);
 2. Potable water demand capacity for the project;

3. Fire suppression capacity for the project;
4. Sanitary sewer demand capacity for the project;
5. Projected school enrollments from the project; and,
6. Drainage system demand capacity of the project.

C. Within the Planning Period, the County shall develop *de minimus* standards that are consistent with State law in order to evaluate the concurrency impacts of typical small scale development or redevelopment proposals. (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*)

D. Information about how the new development or redevelopment project proposes to:

1. Connect to existing sanitary sewer, potable water, and drainage systems; and
2. Utilize existing fire protection services and public rights-of-way shall be provided with the development order application. Such information shall also indicate whether the operator or provider has the capacity to serve the project and whether the operator or provider has given preliminary consent to serve the project in accordance with the proposed development plan.

E. The County shall compare this information to existing infrastructure capacities and service levels to assess the development and fiscal impacts of the new development or redevelopment proposal. Where surplus capacity exists for County-operated systems or services, the County shall reserve this capacity in favor of the proposed project. Whenever project impacts surpass existing capacities or levels of service, the County shall require appropriate concurrency mitigation measures in the final development order.

F. All reservations of capacity for system or service by any operator or provider and all impact mitigation measures for a project shall be executed pursuant to the County's Development Agreement Enabling Ordinance.

POLICY 4.3: EXEMPTION FOR DE MINIMUS IMPACT (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*): Effective with the adoption of this policy, a proposed development deemed to have a *de minimus* impact, as defined and applied by Florida Statutes, shall be exempt from concurrency requirements.

OBJECTIVE 5

HOUSING REDEVELOPMENT PROGRAM: WITHIN THE PLAN PERIOD, THE COUNTY WILL IMPLEMENT A PROGRAM TO ELIMINATE DEFICIENCIES IN INFRASTRUCTURE AND HOUSING IN ONE OR MORE OF THE AREAS IDENTIFIED AS IN NEED OF REDEVELOPMENT. (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*)

POLICY 5.1: JOINT TARGETING OF REDEVELOPMENT NEEDS (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*): Joint redevelopment action, including grants, should occur when mutually beneficial for both Municipalities and the County.

POLICY 5.2: COUNTY INITIATED REDEVELOPMENT (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*): In the event joint redevelopment action, including grants, is not beneficial for both the municipalities and the County, the County will submit an application to DHUD designed to provide infrastructure, drainage, storm water, and other needs to the County's area(s) in need of redevelopment (Reference Housing Policy 3.2).

POLICY 5.3: COUNTY REDEVELOPMENT AREAS: (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*) (*Amended by Ordinance No. 00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER*): Within the Plan Period, the County will propose redevelopment in certain neighborhoods, including strategic redevelopment programs for the neighborhoods with the highest concentration of deteriorating housing. The proposed areas for redevelopment are in unincorporated East Sebring (Hillcrest Heights, Valencia Hillview Area, Highland View and Lincoln Heights Area), Lacey Hills, Highway Park Area, Jonesville and DeSoto City Area.

POLICY 5.4: COUNTY GRANT APPLICATIONS (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*)

- A. Community Development Block Grants and appropriate state and federal funds shall be pursued to address the housing or infrastructure deficiencies in one or more blighted areas identified by the County. Should these funds not be made available to the County within the Plan Period, the County will develop a program to identify, prioritize, and address these deficiencies as part of its mandated 5-year Comprehensive Plan update program and will employ measures for corrective action when federal or state funds are obtained for these purposes. All such funding shall be included and tracked through the Capital Improvements Project budget.
- B. The County will apply for CDBG funds and other grant applications every funding cycle, where eligible, pursuant to Housing Policy 3.2.
- C. The County shall support self-help housing, pursuant to Housing Policy 3.3.

OBJECTIVE 6

PROTECT GROUNDWATER RESOURCES: THE COUNTY SHALL UNDERTAKE MEASURES TO PROTECT GROUNDWATER AND DESIGNATED AQUIFER RECHARGE AREAS FROM CONTAMINATION AND DEPLETION. (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*) (*Amended by Ordinance No. 99-39, December 28, 1999, CPA-99-114LS, DCA 99-2ER*)

POLICY 6.1: MEASURES TO PROTECT POTABLE WATER AND AQUIFERS (*Amended by Ordinance No. 00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER*) Consistent with the policies of the Comprehensive Plan, the County shall implement measures for the protection of potable water and aquifers from contamination and depletion by restricting or prohibiting certain land use activities according to the applicable objectives and policies expressed in the Future Land Use Element; the Natural Resource Element; the Infrastructure (Sanitary Sewer, Potable Water, Solid Waste and Drainage) Element; and, land development regulations adopted pursuant thereto.

POLICY 6.2: MAP WELL AND GROUNDWATER INFORMATION ON FUTURE LAND USE MAP CONSERVATION OVERLAY (*Amended by Ordinance No. 00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER*) As information becomes available by coordinating with the two water management districts to develop water resource protection strategies and criteria utilizing their mapping pertaining to ground water recharge areas the County shall amend its Future Land Use Map or Future Land Use Map series to include the location of public potable water wells which meet the provisions of Infrastructure Policies 6.3 and 6.4C, and public wellfields, designating them as Public Water Supply. Delineated areas of groundwater contamination will be mapped on the Conservation Overlay Map series, as that information becomes available.

OBJECTIVE 7

PROTECT CULTURAL RESOURCES: THE COUNTY SHALL WITHIN THE PLANNING PERIOD, UNDERTAKE MEASURES TO PREVENT LOSS OF ITS CULTURAL RESOURCES. (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*)

POLICY 7.1: MEASURES TO PROTECT CULTURAL RESOURCES (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*): The County shall continue to implement measures within the Planning period, to identify, preserve, and protect cultural resources according to the applicable objectives and policies expressed here and in the Natural Resources Element. The term "Cultural Resources" shall encompass archaeological and historic sites, artifacts, or structures.

POLICY 7.2: LDRs AND CONSERVATION OVERLAY MAP INFORMATION FOR ARCHAEOLOGICAL AND HISTORICAL RESOURCES (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*):

- A. Within the Planning period, the County shall continue to implement LDRs, pertaining to archaeological sites listed in the Florida Master Site File and mapped on the Archaeological Sensitive Area Map of the Conservation Overlay Map

series for the purpose of identifying and protecting significant archaeological finds from any land use activity which has the potential to degrade or destroy such resources.

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

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

D. Within the Planning Period, historic sites and structures will be mapped, as identified through previous surveys; and, land development regulations will be prepared providing private owners directions and incentives to sustain and/or preserve the historic significance attributed to these sites and structures from land use activity having the potential to devalue or destroy such resources.

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

OBJECTIVE 8

KISSIMMEE RIVER: THE COUNTY WILL CONTINUE TO COORDINATE WITH THE KISSIMMEE RIVER RESOURCE PLANNING AND MANAGEMENT COMMITTEE AND ANY OTHER GOVERNMENTAL AGENCIES.

POLICY 8.1: SPECIAL MEASURES FOR KISSIMMEE RIVER FLOOD PLAIN (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*): The County shall, within the Plan Period, continue to implement measures for water quality, flood control protection, habitat conservation, and cultural resource protection within the Kissimmee River's 100-year flood plain according to the applicable objectives and policies expressed in this element; the Natural Resources Element; the Infrastructure Element; and, the Intergovernmental Coordination Element.

POLICY 8.2: CONSISTENCY WITH KISSIMMEE RIVER PLAN (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*): The County will ensure that proposed land use activities within the Kissimmee River's 100-year flood plain are in compliance with the stated goals of the applicable Resource Management Plan prepared pursuant to Chapter 380 F.S.

OBJECTIVE 9

PROTECT NATURAL RESOURCES: CONSERVE, PROTECT, OR PRESERVE NATURAL RESOURCES, AS DEPICTED ON THE CONSERVATION OVERLAY MAP SERIES IN ACCORDANCE WITH COMPREHENSIVE PLAN POLICIES, PARTICULARLY THOSE APPLICABLE POLICIES OF THE NATURAL RESOURCES ELEMENT.

POLICY 9.1: MEASURES TO ASSESS IMPACTS ON NATURAL RESOURCES (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*)

A. The County shall, within the Planning Period, continue to implement the environmental clearance measures of Natural Resource Policies 3.1, 3.2, and 3.3 to ascertain the appropriate level of restriction on land use activities and the adequate level of performance that is necessary to avoid or mitigate impacts to natural resources. Such measures shall be applied through the project or permit review process in accordance with the policy frameworks of this element; the Natural Resources Element; the Infrastructure Element; and, the Intergovernmental Coordination Element. Basic measures for implementing this policy include the following:

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

2. Land development regulations and standards which require certain performance whenever natural resources are encountered;
3. Clearing house procedures to solicit input from jurisdictional agencies prior to the issuance of County development orders or permits; and,
4. Delineation of natural resources on the Conservation Overlay Map, including continual updates as new information becomes available.

POLICY 9.2: LDRs FOR SEPTIC TANK LOCATIONS (*Amended by Ordinance No. 9-16, August 3, 1999, CPA-99-085LS, 99-1ER*): In order to protect the water quality of State wetlands and surface water bodies the County shall continue to enforce LDRs which prohibit the installation of septic tanks within 75-feet of a wetland or the mean high water line or line of mean annual flood of a lake, river, or creek.

POLICY 9.3: (*Amended by Ordinance No. 02-03-14, November 26, 2002, CPA-02-174LS*) **RESERVED**

POLICY 9.4: NRAC TO IDENTIFY FLOODPLAIN PARCELS FOR PUBLIC ACQUISITION: As part of the mission objectives expressed in Natural Resources Policy 3.18 and 3.19, the Natural Resources Advisory Committee shall recommend to the Board of County Commissioners larger tracts of undeveloped, flood prone lands which should be acquired under the Conservation and Recreation Lands (CARL) and the Save Our Rivers programs of the State. The scope of investigation shall be limited to the Kissimmee River, Arbuckle Creek, Fisheating Creek, Jack Creek, Charlie Bowlegs Creek, and Hickory Branch Creek, including their tributaries and associated freshwater marshes.

POLICY 9.5: (*Amended by Ordinance No. 00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER*) **RESERVED**

POLICY 9.6: NATURAL RESOURCES OF REGIONAL SIGNIFICANCE, IDENTIFIED AND MAPPED BY THE STATE, ARE TO BE USED AS AN ADJUNCT AND REFERENCE TO THE CONSERVATION OVERLAY MAP SERIES (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*) Lands that are recognized by the State (187.201(10)(a), F.S.) and by the Central Florida Regional Planning Council (Regional Goal 1.6 & 1.8) as Natural Resources of Regional Significance. (NRRS) using data from the Florida Natural Areas Inventory (FNAI), and mapped as Natural Systems and Planning and Management Areas. (NSPMA), are to be used as an adjunct to the Conservation Overlay Map Series for planning reference only (186.803, F.S.). These maps are not to be adopted as part of the Future Land Use Map (FLUM) series.

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

OBJECTIVE 10

VESTED RIGHTS: THE COUNTY SHALL PROTECT PRIVATE PROPERTY RIGHTS AND SHALL RECOGNIZE THE EXISTENCE OF LEGITIMATE AND OFTEN COMPETING PUBLIC AND PRIVATE INTERESTS IN LAND USE REGULATIONS AND OTHER GOVERNMENT ACTION. IT IS THE INTENT OF THE COUNTY THAT NOTHING IN THIS COMPREHENSIVE PLAN OR THE LAND DEVELOPMENT REGULATIONS, WHICH ARE ADOPTED OR AMENDED TO BE CONSISTENT WITH AND TO IMPLEMENT THIS COMPREHENSIVE PLAN, BE APPLIED OR CONSTRUED IN A MANNER THAT: (*Amended by Ordinance No. 98-02, CPA-95-1 & 95-2, January 27, 1998*) (*Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER*)

- Abrogates the vested rights of a property owner under Florida Statute 163.3167(8);
- Abrogates the vested rights of a property owner under Florida Statutes or the common law of the State of Florida; or,
- Constitutes a taking of property or otherwise violates the Federal or Florida Constitutions.

To effectuate this intent, the County will continue to administer, within the Planning Period, a "Vested Rights Ordinance" identifying the procedures and criteria for determining whether or not lands within the County have "vested rights" to complete development, notwithstanding the impact of the Local Governmental Comprehensive Planning and Land Development Regulation Act (the "Act"), including, but not limited to, this Comprehensive Plan.

POLICY 10.1: STANDARDS FOR DETERMINATION OF VESTED RIGHTS (*Amended by Ordinance No. 98-02, CPA-95-1 & 95-2, January 27, 1998*) The following standards are established and require demonstration rights that are vested under the standards of this paragraph. The burden shall be, at all times, on the applicant to establish entitlement to the vested rights claimed. The vested rights determination shall allow completion of the development determined to be vested up to and through issuance of appropriate certificates of occupancy, subject to the limitations set forth in this policy and subject to compliance with such laws and regulations against which the development is not vested.

A. **Certain projects vested (Chapter 380, F.S.):** Developments of Regional Impact, which are authorized under Chapter 380.06, Florida Statutes, pursuant to a valid, unexpired Binding Letter of Interpretation of Vested Rights (BLIVR) issued by the state planning agency, including approved modifications to such Binding Letter of Vested Rights (the The Binding Letter), are vested, as set forth in the Binding Letter, from the Highlands County Comprehensive Plan, from the Land Development Regulations adopted to implement the Plan, and from Concurrency. Such vesting shall continue until development approval in the Binding Letter is complete or until the expiration or invalidation of the Binding Letter, whichever occurs first. A proposed change to a development vested hereunder shall be reviewed pursuant to the substantial deviation or change criteria provided for in Chapter 380.06, Florida Statutes. Any substantial deviation after January 25, 1991, shall cause those development rights that are subject of such deviation to become subject to the Plan, the Land Development Regulations adopted to implement the Plan, and Concurrency.

B. **Certain development orders vested:** A development that has been issued a local development order and has commenced and is continuing in good faith is vested, to the extent of the development permitted by such local development order from the Highlands County Comprehensive Plan, from the Land Development regulations adopted to implement the Plan, and from Concurrency as provided in this paragraph. Possession of a valid unexpired local development order shall vest the development approved under such permit for the purposes of the Plan if issued prior to January 25, 1991; if issued prior to the effective date thereof, for purposes of the land development regulations adopted to implement the Plan and Concurrency; and, if issued prior to the effective date of any Plan amendments for purposes of such amendments.

C. **Common law vesting:** Consistent with the common law of the United States and the State of Florida, a property owner may also establish vested rights by proving that he has reasonably relied in good faith upon some act or omission of the County, and has made such a substantial change in position or has incurred such extensive obligations and expenses, that it would be highly inequitable or unjust to destroy the rights he has acquired. In making this determination, Highlands County may consider a number of factors, including but not limited to whether construction or other development activity has commenced and is continuing in good faith and whether the expense or obligation incurred cannot be substantially utilized for a development permitted by Highlands County's Comprehensive Plan and land development regulations.

D. **Certain lots-of-record vested:** Construction or reconstruction of single-family residential units and related structures upon legal lots-of-record existing prior to the adoption of the Highlands County Comprehensive Plan are vested against the use or intensity provisions of the Highlands County Comprehensive Plan when necessary to provide the property owner a reasonable and economically viable use of the property. The determination of vested rights shall allow the issuance of development orders and permits for such construction and reconstruction.

E. **Certain subdivisions vested:** The lands within the boundaries of subdivisions are vested if:

1. Plats were approved and recorded according to law on or before January 25, 1991; and,
2. The subdivisions contain roads which had been accepted by the County or State for maintenance or which are maintained by a special benefit district; and,
3. The subdivisions contain many property owners with a diverse geographic pattern of ownership.

All other provisions of federal, state and local laws, rules, and regulations as in effect from time to time shall govern the development of all lands within those platted subdivisions.

F. **Certain existing uses of structures, existing uses of the land, or existing buildings vested:** Any property owner wishing to expand, rebuild, or change an existing use of structures, buildings, or land that, while inconsistent with the Comprehensive Plan Future Land Use Map complied with the zoning regulations when built or commenced and obtained all required building permits when developed, built, or established shall have the right to continue that use of the structure or use of the land until that use is discontinued and may be permitted to expand, rebuild, or change that use if such expansion, rebuilding or change in use is allowed by the zoning district regulations currently in effect for the property. All other land development regulations, concurrency, and other County ordinances then in effect shall govern the permitting of the expansion, rebuilding or change in use.

TABLE 10.1: LIST OF VESTED DEVELOPMENTS (Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER)

Area/Subd.	Total Area	Platted Lots	Existing Units	Vesting Date	Vesting Authority	MapNumber	Zoning
Avacado Park	115	348	42	June 94	R-94-23-1	49B	R-1A
Avon Acres	313	72	33	Dec. 94	R-94-23-2	85C	AU
Avon Prk Ests	2,531	1408	25	June 94	R-94-23-1	2C	EU/AU
Avon Park Lks (1)	2,400	13,047 (1)	2,611	Dec. 94	R-94-23-2	2B, C, D, 3A, B, C, D	R-1
Bluff Hammock Estates	54	49	25	June. 94	R-94-23-1	214 C	M-1-S
Breezy Cove	5	22	6	June 94	R-94-23-1	117A	R-1A
Breezy Pt Pk	41	111	44	June 94	R-94-23-1	96A	R-1A
Buttonwood Bay	131	964	927	Dec. 94	R-94-23-2	93B	M-1, M-2, CG-3
Carva Hills	41	216	84	Dec. 94	R-94-23-2	92A	R-1
Citrus Lakes Colony	22	77	64	June 94	R-94-23-1	116B	M-1-S
Clearview Mobile Estates	5	31	7	Apr. 95	R-94-23-3	48C	M-1
Cormorant Pt	70	198	177	July 91	V-91-010	27D	R-3 FUD
Country Clb of Sebring	493	275	113	Dec. 91	R-91-18	28C	R-1A,R-3
Country Walk	40	90	34	Dec. 94	R-94-23-2	95B	R-1
Covered Bridge (aka Venetian Village)	75	413	223	Dec. 94	R-94-23-2	95A	M-1 FUD
Creek Side	10	9	6	June 94	R-94-23-1	118C	R-1
Crestview Shrs	9	18	11	Dec. 94	R-94-23-2	93C	R-1
Dee Ann Lakefront Ests.	3	1	70	Apr. 95	R-94-23-3,	161C	R-3 FUD
Deer Lake RV Resort	52	399	399	Apr. 95	R-94-23-3	22B	RV FUD
DeSoto City	151	339	74	Dec. 94	R-94-23-2	92A, D	R-1, R-3, R-1A, B-2
DeSoto City Second Subd.	340	763	132	June 94	R-94-23-1	91D, 92A	R-1, AU
Douglas Estates	16	69	44	Dec. 94	R-94-23-2	90B	R-1
Fairway Lk Ests	36	65	20	Dec. 94	R-94-23-2	49A	R-1
Fransvilla	53	139	76	June 94	R-94-23-1	95A	R-1
Golf Hammock	533	534	371	July 91	V-91-010	27D	R-1
Gran-lore Rnchts/1st Add	190	38	27	Apr. 95	R-94-23-3	53D, 54A	AU

Area/Subd.	Total Area	Platted Lots	Existing Units	Vesting Date	Vesting Authority	MapNumber	Zoning
Harder Hall Country Clb	121	261	42	Dec. 94	R-94-23-2	49A, B	R-1
Harris' Sun'n Lake Mobile Estates	14	30	24	Apr. 95	R-94-23-3	162A	M-1
Highlands Lake	365	595	0	Apr. 94	V-91-057	70C	R-1A, R-2
Highlands Pk Ests	4,228	8,734	521	Sept. 78	BLIVR 78-002	158A,B,C,D, 159A,B,C	R-1, R-3
Highlands Ridge	498	373	112	Apr. 94	V-91-057	67D, 88C	R-1, M-2
Hillside Lk Ests	620	275	126	June 94	R-94-23-1	94A, D, 115B,C	AU
Holiday Acres & 1st Add	141	98	60	June 94	R-94-23-1	114D, 165C	M-1-S
Holiday Country Club-SNL LP	185	266	35	Dec. 94	R-94-23-2	162B	R-3 FUD
Holiday Country Club - Villas, I	2	1	16	Dec. 94	R-94-23-2	162B	R-3
Holiday Hills	388	87	46	Dec. 94	94-23-2	110B, C	AU
Holiday Lk Ests	309	246	113	June 94	R-94-23-1	196D, 197A	M-1-S
Horseshoe Sub. Add.	20	29	17	Apr. 95	R-94-23-3	85A, 106B	M-1-S
Horseshoe Sub.	13	21	17	Apr. 95	R-94-23-3	85A, 106B	M-1-S
Horton's Landing	29	41	32	Apr. 95	R-94-23-3	96A	R-1A
Istokpoga Shores	43	119	77	June 94	R-94-23-1	198A	R-1
Josephine Nature Land	20	16	12	Apr. 95	R-94-23-3	93C	AU
Knotts Landing MHP	38	226	0	Feb. 94	V-91-035	159D	M-2
Lago Vista	13	30	28	June 94	R-94-23-1	48A	R-1A
Lake Angelo Hts	16	23	16	June 94	R-94-23-1	44D	R-1A
Lake Bonnet Campgrounds	42	190	61	May 94	V-93-161,V-93-162	67A	M-2
Lake Haven Ests	660	827	300	June 94	R-94-23-1	49A,D	R-1A
Lk Josephine Heights	35	128	120	June 94	R-94-23-1	93C	R-1
Lk Josephine Shrs	15	35	15	Apr. 95	R-94-23-3	93C	R-1
Lk Josephine Sub., #2	90	61	36	Apr. 95	R-94-23-3	72D, 93C	R-1
Lk Josephine Sub	110	70	53	Apr. 95	R-94-23-3	72D, 93C	R-1A
Lake Lillian	458	742	185	Apr. 95	R-94-23-3	22B,C	R-1
Lake Placid Camp Florida	116	400	400	Apr. 94	V-93-153	140A	RV FUD, CG-3
Lake Seb Ests	97	231	90	Dec. 94	94-23-2	46D	R-1
Lakewood Terr	77	833	408	June 94	R-94-23-1	49A, B	R-1A
Lebanon Hts 1, 2, & 3	41	89	20	May 95	V-95-185	92C	R-2
Leisure Lakes	4,961	11,975	401	Dec. 94	R-94-23-2	74A,B,D, 75A,B,D,	R-1

Area/Subd.	Total Area	Platted Lots	Existing Units	Vesting Date	Vesting Authority	MapNumber	Zoning
						95A,B,C, 96 B,C	
Loquatt Terrace	6	8	3	Dec. 94	94-23-2	49B	R-1A
Lorida Acres	27	22	22	June 94	R-94-23-1	196D	M-1-S
Lotela Gardens	25	1	0	June 94	R-94-23-1	44D, 45A	AU
Maranatha Vlg	168	253	253	Apr. 94	V-92-117	89B,C	R-3, M-2
Martha Estates	36	84	49	June 94	R-94-23-1	71B	R-1A
Mossey Cove Fish Camp	10	27	27	Apr. 95	R-94-23-3	218B	CG-3
Northside	170	591	118	June 94	R-94-23-1	91D, 92A	AU, R-1
Oak Beach Colony	65	182	76	Dec. 94	R-94-23-2	72D	R-1
Orangewood Acres	32	86	52	Dec. 94	R-94-23-2	22D	R-2 FUD
Orange Blossom	3,955	6,919	478	Sept. 92	V-91-002,V-91-003,V-91-002	29A, 49B,C, 50A,B, 71B,C, 72B,C, 52A	R-1, R-1A, R-3
Orange Villa Ests	9	33	9	Dec. 94	R-94-23-2	91C	R-2
Palm Haven Est.	4	16	9	June 94	R-94-23-1	49B	R-1A
Paradise Cove	14	47	42	June 94	R-94-23-1	156C	R-1,M-1-S
Persimmon Cove	7	10	1	Dec. 94	R-94-23-2	95A	R-1 CU
Pine Haven Estates	2	6	2	Dec. 94	R-94-23-2	49D	R-1A
Pinecrest Lks	289	125	87	June 94	R-94-23-1	45A,C,D	R-1A,R-1, R-3
Pine Ridge Park	43	407	407	June 94	R-94-23-1	163B	CG-3
Placid Lakes	3,467	4,126	600	Nov. 75	BLIVR 76-012	97C,D, 98A,D, 118C, 119A,B,C,D	R-1A
Placid Parkland	490	97	40	June 94	R-94-23-1	121B,C	AU
Quail Cove	34	41	7	Dec. 94	R-94-23-2	96A	R-1A
Red Hill Farms Resub	65	337	21	Apr. 95	R-94-23-3	2B,C,D	AU, R-1
Red Water Terrace	7	9	2	Mar. 91	V-91-004	46D	M-1-S
Ridgewood Estates	21	64	45	Dec. 94	R-94-23-2	90B	M-1-S
Ridgewood Estates Unit II	11	32	32	Apr. 95	R-94-23-3	90B	M-1-S
River Greens	15	22	21	Dec. 94	R-94-23-2	22A	R-3
River Ridge Ests & Replat	177	186	13	Apr. 95	R-94-23-3	86C	M-1-S, AU
Sebring Acres	260	205	31	Apr. 95	R-94-23-3	8A	AU
Sebring Highlands	2,760	2,154	5	June 94	R-94-23-1	87C,D, 88A,B,C,D, 89A, 109C	AU
Sebring Lakes	201	717	76	Dec. 94	R-94-23-2	72C, 73A,B,C, 94A,B	R-1
Sebring Manor	41	222	168	Dec. 94	R-94-23-2	91B	M-1
Sebring Oaks	58	168	26	Dec. 94	R-94-23-2	91B,C	R-1

Area/Subd.	Total Area	Platted Lots	Existing Units	Vesting Date	Vesting Authority	MapNumber	Zoning
Seb Ranchettes, Replat	75	223	1	Apr. 95	R-94-23-3	215B,C	R-1
Seb Ranchettes, Sect. A	201	339	16	Apr. 95	R-94-23-3	215B,C	R-1
Sebring Ridge (A-G)	328	1,248	417	Apr. 95	R-94-23-3	25D, 46B,C,D	R-1
Seminole Shores MHP	33	188	0	June 95	V-91-033	197B	M-2
Settler's Landing	66	241	0	July 94	V-93-148	93B	M-2
Silver Fox Ranch	640	147	94	Apr. 95	R-94-23-3	29D, 50C	AU
Sommervale Downs	320	46	30	June 94	R-94-23-1	51C	AU
Spring Lake	3,338	2,666	702	Oct. 78	BLIVR 78-015	154B, 155B, 176B,C, 175C,D	R-1
Suburbia	52	54	35	June 94	R-94-23-1	113B,C	R-1, B-3
Sun 'n Lks Acres	1,102	427	113	June 94	R-94-23-1	162A,D	AU
Sun 'n Lks LP	2,250	3,878	704	June 74	BLIVR 74-170	160B,C, 161A,B,C,D, 162A	R-1
Sun 'n Lks Seb	7,110	15,609	1,033	May 88	BLIM 88-001, BLIR 88-001	4A,B,C,D 5A,B,25A,B,C,D, 26A,B	R-1, R-3
Sun'n Lake Turf & Beach Club LP	36	170	7	Apr. 95	R-94-23-3	159D	R-3 FUD, R-2
Sylvan Shrs	488	928	284	June 94	R-94-23-1	138A	R-1
Temple Terrace	50	153	74	July 94	V-93-152	116D	R-1A
The Palms Estates of Highlands Cty	46	171	61	Apr. 94	V-92-074	197B	M-2 FUD
Tomoka Heights, Sec. 1-8	154	323	180	Apr. 95	R-94-23-3	117A	R-3 FUD
Tradesmen Commons	16	17	3	Nov. 96	V-91-056	92D, 93A	B-3
Twin Lakes Ests	67	148	92	Dec. 94	R-94-23-2	116B	R-1
Vacation Estates	60	150	35	Apr. 95	R-94-23-3	138A	R-1, R-1A
Vantage Pointe	20	54	103	Apr. 95	R-94-23-3	27A	R-2 FUD
Vantage Pointe, Phase II	20	56	4	Apr. 95	R-94-23-3	27A	R-2 FUD
Village Green	7	12	1	Dec. 94	R-94-23-2	22A	R-3
W Sebring Ests	670	1,586	81	Dec. 94	R-94-23-2	28A	R-1
Walton	17	3	3	Sept. 92	V-91-045	62C	AU
Welz-Harvey Ests	5	5	2	Apr. 95	R-94-23-3	53D	AU
Willow Gate	18	81	27	Apr. 95	R-94-23-3	27A	R-1 FUD
Totals	51,136	86,586	15,808				

(1) Two platted lots are required to meet the minimum lot size for 1 single family dwelling within its land use designation of Medium Density Residential and R-1: Residential zoning district classification.

VESTING AUTHORITY: Highlands County Board of County Commissioners Resolution No. 94-23; May 3, 1994
R-94-23-1- Subdivision Vesting List No. 1; June 27, 1994
R-94-23-2- Subdivision Vesting List No. 2; December 23, 1994
R-94-23-3- Subdivision Vesting List No. 3; April 11, 1995
V-Individual Vesting determinations

POLICY 10.2: LIMITATIONS ON DETERMINATION OF VESTED RIGHTS (*Amended by Ordinance No. 98-02, CPA-95-1 & 95-2, January 27, 1998*)

- A. A determination of vested rights will not relieve a property owner from the application of any future County impact fee ordinance.
- B. Except as otherwise expressly provided herein, vesting determinations shall be limited to use, density and intensity against the Comprehensive Plan, but not against the adopted Highlands County Land Development regulations, Zoning regulations, other requirements of this Comprehensive Plan, or other regulations as may be applicable.
- C. Except as otherwise expressly provided, a determination of vested rights will not relieve a property owner from responsibility of complying with the County's adopted concurrency ordinance.
- D. Notwithstanding anything in this section to the contrary, a vested rights determination may be revoked upon a showing by the County of a peril to public health, safety or general welfare of the residents of Highlands County unknown at the time of approval.

POLICY 10.3: VESTED RIGHTS ORDINANCE: The "Vested Rights Ordinance" shall include procedures and processes by which property owners may apply for a determination of "vested rights" and the criteria upon which determinations shall be made. At a minimum, the Vested Rights Ordinance shall include provisions for:

- A. Use of a hearing officer or board;
- B. Minimum period of two years from the date of the adoption of the County's Comprehensive Plan in which to apply for a vesting determination;
- C. Minimum criteria for vesting as provided under Section 163.3167(8) of the Florida Statutes being substantially as follows: the development:
 - 1. Has been authorized as a development of regional impact pursuant to Florida Statutes Chapter 380; or Has been issued a final local development order and development has commenced and is continuing in good faith;
- D. Minimum criteria for vesting under the common law of the State of Florida being substantially as follows - the property owner:
 - Has relied in good faith;
 - Upon some act or omission of the government; and
 - Has made such a substantial change in position, or has incurred such extensive obligations and expenses, that it would be highly inequitable or unjust to destroy the rights he has acquired. Consistent with the common law of the State of Florida, the mere existence of zoning contrary to this Comprehensive Plan will not be deemed to vest rights under the minimum criteria for common law vesting;
- E. Minimum criteria as may be necessary to prevent the application of this Comprehensive Plan or the land development regulations adopted or amended to be consistent with and to implement this Comprehensive Plan from constituting a temporary or permanent taking of property or otherwise violating the State or Federal Constitutions;
- F. Criteria to determine the extent of vesting as it relates to use, density, intensity, and concurrency, where applicable;
- G. Allowing the issuance of development orders and permits for the construction and reconstruction of single-family residential units and related structures upon legal lots-of-record existing prior to the adoption of this Comprehensive Plan which do not meet the use, density, or intensity provisions of this Comprehensive Plan when allowing such construction or reconstruction is necessary to provide the property owner a reasonable and economically viable use of the property;
- H. The fact that a determination of vested rights will not relieve a property owner from the application of any future County Impact Fee Ordinance;

- I. Criteria for recognizing the continuation of existing uses rendered nonconforming by this Comprehensive Plan and providing for the maintenance, rebuilding, and repair of existing structures in keeping with the existing use of the property and allowing expansion of existing single-family residential structures in keeping with the existing use of the property; and,
- J. Except as otherwise provided in Section 163.3167(8), F.S., vesting determinations shall be limited to use, density, and intensity and all other requirements of this Comprehensive Plan must be met.

POLICY 10.4 (Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER) **RESERVED**

POLICY 10.5: CONSISTENCY REQUIREMENT: No development orders shall be issued which are inconsistent with the Highlands County Comprehensive Plan, except where a positive determination of vested rights has been made.

POLICY 10.6: VESTED PROPERTIES DEEMED CONSISTENT: Properties determined to be vested shall be considered consistent with the Future Land Use Element. Such properties shall be allowed to develop to the extent of their vesting determination and in accordance with the uses, densities, and intensities permitted under the land development regulations in existence at the time of the adoption of the County's Comprehensive Plan.

POLICY 10.7: REZONING AND REPLATTING VESTED PROPERTY: In order to encourage modernization, replanning, and improvement of vested projects, a subdivision which has received a positive determination of vested rights may, subject to County approval, rezone and replat portions of the subdivision and not affect its vested status or require a Future Land Use Map amendment, provided that:

- A. Net residential density for that portion of the subdivision is not increased; and that,
- B. The total net acreage and intensity for any commercial and industrial land uses are not increased; and that,
- C. The re-zoned or re-platted portions comply with the County's current subdivision regulations.

OBJECTIVE 11

SITE SPECIFIC DEVELOPMENTS:

POLICY 11.01: SITE SPECIFIC DEVELOPMENTS - PHASING DEVELOPMENT BY AREA (Amended by Ordinance 07-08-03, November 27, 2007, SSA) The development phasing of Highlands County amendments cycles 04-1, 04-2, 05-1, 05-2, 06-1 and 06-2 shall be controlled by the total density and intensity of all amendments within an established geological area. Individual amendments may exceed the individual amendment density and intensity phasing limits for development established in the site specific conditions for that amendment if the cumulative amount of density and intensity by all amendments within the same geographic area during that phase is not exceeded. If the total density and intensity within the area exceeds the total allowed for the development within the area during a phasing period then amendment development must stop until the next phasing period.

Project	Applicant	Proposed Use	Maximum Phased 2010 Dwelling Units	Maximum Phased 2010 Sq.Ft. of Commercial Industrial	Maximum Phased 2015 Dwelling Units	Maximum Phased 2015 Sq.Ft. of Commercial Industrial	Total Adopted Dwelling Units	Total Adopted Sq.Ft. of Commercial Industrial
NORTH								
CPA-04-256	Davis	Single Family House	49	0	49	0	49	0
CPA-04-261	Saxon	Single Family House	75	0	75	0	75	0
CPA-04-262	Saxon	Single Family House	49	0	49	0	49	0
CPA-04-263	Saxon	Commercial	0	90,060	0	225,151	0	450,302
CPA-04-278	Gose Groves	Single Family	37	0	37	0	37	0
CPA-04-289A	Barden	Warehousing	0	136,482	0	272,964	0	545,929
CPA-04-289B	Hancock	Warehousing	0	188,476	0	376,951	0	753,901

Project	Applicant	Proposed Use	Maximum Phased 2010 Dwelling Units	Maximum Phased 2010 Sq.Ft. of Commercial Industrial	Maximum Phased 2015 Dwelling Units	Maximum Phased 2015 Sq.Ft. of Commercial Industrial	Total Adopted Dwelling Units	Total Adopted Sq.Ft. of Commercial Industrial
CPA-04-298	Crews	Mixed Ind/Apts	86	136,012	216	340,030	432	680,059
CPA-04-305	Crews/Davis	Industrial	0	374,606	0	936,540	0	3,746,160
CPA-06-366	Mark, Inc (Sapp)	Mixed Units	396	0	792	0	792	0
CPA-06-395	Feit Management	Single Family	355	0	355	0	355	0
Total North Area Density and Intensity by Phase			1,047	925,636	1573	2,151,636	1789	6,176,351
CENTRAL								
CPA-04-272	Crutchfield	Commercial	0	76,034	0	190,085	0	380,170
CPA-04-273	Crutchfield	Mixed Commercial	0	167,017	0	369,527	0	707,017
CPA-04-306	Arya	Commercial	0	75,435	0	226,305	0	754,350
CPA-04-309	Maxcy	Industrial	0	1,000,000	0	2,000,000	0	2,000,000
CPA-06-359	Sebring Airport Auth	Industrial Park	0	500,000	0	1,000,000	0	2,090,880
CPA-06-378	Sandy Ridge Grove	Townhouses	313	0	313	0	313	0
CPA-06-394	Varela Construction	Apartments	319	0	319	0	319	0
CPA-05-397	Bob Paul	Warehouse	0	43,560	0	87,120	0	174,240
CPA-06-399	Kito	Commercial	0	62,639	0	125,278	0	250,557
CPA-06-403	O.C. Farms	Single Family	260	0	521	0	738	0
Total Central Area Density and Intensity by Phase			832	1,924,685	1,153	3,998,315	1,370	6,357,214
SOUTH								
CPA-04-277	Wade	Mixed SF / Commercial	49	50,000	49	50,000	49	50,000
CPA-04-279	Phypers	Single Family	49	0	49	0	49	0
CPA-04-280	Phypers	Single Family	127	0	254	0	507	0
CPA-04-291	Reynolds	Mixed Com/Apartments	96	85,569	192	427,847	192	855,693
CPA-04-292	Ravosa	Single Family	72	0	144	0	144	0
CPA-04-294	Reynolds	Single Family	30	0	30	0	30	0
CPA-04-295	Reynolds	Single Family	63	0	127	0	127	0
CPA-05-323	Lake Placid Groves	Commercial	0	36,364	0	90,910	0	181,819
CPA-06-380	Chain-of-Lakes	Mixed Res. Units	327	0	327	0	327	0
Total South Area Density and Intensity by Phase			813	171,933	1,172	568,757	1,425	1,087,512

The County will monitor development by the issuance of building permits and provide an annual update of the phasing status to applicants and the Department of Community Affairs.

POLICY 11.1: SITE SPECIFIC DEVELOPMENTS (*Amended by Ordinance No. 05-06-53, September 12, 2006, CPA-06-379LS, Amended by Ordinance 07-08-03, November 27, 2007, SSA*): Developments possessing specific attributes raising specific issues requiring specific solutions are individually provided for by this Plan:

1. The 67.5 acre parcel located south of Little Lake Jackson, in section 6, Township 35 south, Range 29 east, the south ½ of Tract 43 (C-06-35-29-A00-0430-0000) shall be designated Low Density Residential on the Future Land Use map and shall be developed with central potable water and sanitary sewer facilities at a density not more than two (2) units per acre, and subject to other applicable land development regulations within the County. (*Ordinance No. 97-25, CPA-96-026, June 24, 1997*)

2. The 27.7 acre parcel located on the west shore of Lake Grassy, east of U.S. Highway 27, in section 17, Township 37 South, Range 30 East (C-17-37-30-A00-0130-0000), south of the Town of Lake Placid, shall be designated Low Density Residential on the Future Land Use Map (FLUM), and shall be developed with a central potable water system and a septic sewer system capable of hooking up to a future central sewer intercept when it becomes available within 1/4 mile of the parcel, through pre-existing dry lines that will be installed at the time road improvements are made. The development will not exceed two (2) units per gross acre, and will be subject to all other applicable land development regulations within the County. (*Ordinance No. 98-21, CPA-97-067LS, December 16, 1998*)

3. **CPA-04-256LS:** (Davis Enterprises) Approximately 40.0 acres in Section 34, Township 33S, Range 28E, generally located on the south shore of Lake Glenada off of Davis Citrus Road, adjacent to Lake Glenada Mobile Home Park and has been adopted by the BCC changing the land use from “Agriculture” to “Medium Density Residential” on the Future Land Use Map. The Applicant proposes development of 49 single family homes.

Site Specific Conditions:

1. The 40.0 acre development shall have a maximum of 49 lots/dwelling units.
2. The eastern six (6) lots (100 feet of frontage each on Davis Citrus Road) may have individual driveway accesses to Davis Citrus Road, and the remainder of the lots will not have driveways onto Davis Citrus Road.
3. One-half of the additional right-of-way needed to meet the 80 foot Functional Classification System requirements for Davis Citrus Road future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDR’s.
4. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
5. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County’s concurrency requirements.
6. Central potable water is required for development of this site. All dwelling units constructed on this site shall be required to connect to a central potable water system prior to the issuance of a building permit.
7. The development shall have a minimum lot size of ½ acre and a 75 foot setback for all septic tank drain fields from Lake Glenada or utilization of performance-Base Treatment Systems.
8. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County’s concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

4. **CPA-04-257LS:** Approximately 139.24 acres in Section 18, Township 34S, Range 29E, generally located on the east side of the juncture of the Sebring Parkway, and indicated on the Future Land Use Map, as 78.0 acres designated “Medium Density Residential” on the north side of Biltmore Road, and 61.24 acres designated “High Density Residential” on the south side of Biltmore Road, shall be developed as follows:

1. The 139.24 acre development shall have the single family area with 78.0 acres for a total 235 lots/dwelling units, and 61.24 acres multiple dwelling area for a total of 734 dwelling units for a total of 959 dwelling units on both properties.
 2. One-half of the additional right-of-way needed to meet the 150 foot Functional Classification System requirements for S.R. 17 future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5, of the Land Development Regulations for that portion of the property that fronts S.R.17 on only one side.
 3. One-half of the additional right-of-way needed to meet the 80 foot Functional Classification System requirements for Ben Eastman Road future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the Land Development Regulations for that portion of the property that fronts Ben Eastman Road on only one side.
 4. No more than three access points will be permitted from S.R. 17.
 5. Property to be part of and subject to the conditions and recommendations of the North Sebring Area plan adopted by the County Commission, prepared with the participation of the property owner, similar to the plan done for the US 98, Albritton, and Rancho area with recommendations how to develop the area to its appropriate density and provide suitable roads to allow the density proposed in P&Z Cases # 1702, # 1703, # 1711, # 1712, # 1713, # 1714, and # 1719 and the areas adjacent and contiguous to these cases and CR17 and the Sebring Parkway, when those conditions and recommendations are approved by the County Commission as Comprehensive Plan amendments.
 6. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.
 7. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
 8. Central potable water and sanitary sewer systems are required for development of this site. All dwelling units constructed on this site shall be required to connect to a central potable water system prior to the issuance of a building permit for the twenty-first (21st) dwelling unit, and all additional dwelling units constructed on the site thereafter shall be required to connect to a central potable water system prior to the issuance of a certificate of occupancy. All dwelling units constructed on this site shall be required to connect to a central sanitary sewer system prior to the issuance of a building permit for the thirty-first (31st) dwelling unit, and all additional dwelling units constructed on this site thereafter shall be required to connect to a central sanitary sewer system prior to the issuance of a certificate of occupancy.
5. **CPA-04-258LS:** Approximately 26.89 acres in Section 24, Township 33S, Range 28E, generally located on the NW, SW and SE corners of the intersection of S.R.17 and Downing Road, designated "Commercial" on the Future Land Use Map, shall be developed as follows:
1. Commercial building floor area on this property shall not exceed 468,531 sq. ft. (FAR 0.40).
 2. One-half of the additional right-of-way needed to meet the 150 foot Functional Classification System requirements for S.R. 17 future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5, of the Land Development Regulations for that portion of the property that fronts S.R.17 on only one side. All the additional ROW needed to meet the 150 foot Functional Classification System requirements for S.R.17 future ROW, will be provided under the same LDR article for that portion of the property which fronts S.R.17 on both sides.
 3. One-half of the additional right-of-way needed to meet the 100 foot Functional Classification System requirements for Downing Avenue future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5, of the Land Development Regulations for that portion of the property which fronts Downing Avenue on only one side. All of the additional ROW needed to meet the 100 foot Functional Classification System requirements for Downing Avenue future ROW will be provided under the same LDR article for that portion of the property which fronts Downing Avenue on both sides.
 4. Frontage roads and internal circulation required.
 5. Property to be part of and subject to the conditions and recommendations of a North Sebring Area plan adopted by the County Commission, prepared with the participation of the property owner, similar to the plan done for the US 98, Albritton, and Rancho area with recommendations how to develop the area to its appropriate density and provide suitable roads to allow the density proposed in P&Z Cases # 1702, # 1703, # 1711, # 1712, # 1713, # 1714, and # 1719 and the areas adjacent and contiguous to these cases and CR17 and the Sebring Parkway, when those conditions and recommendations are approved by the County Commission as Comprehensive Plan amendments.
 6. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation

is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

7. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
8. Central potable water and sanitary sewer systems are required for development of this site.

6. **CPA-04-259LS:** Approximately 9.05 acres in Section 24, Township 33S, Range 28E, generally located on the southeast corner at the intersection of C.R.64 and C.R.17A, designated "Commercial" on the Future Land Use Map, shall be developed as follows:

1. Commercial building floor area on this property shall not exceed 157,687 sq. ft. (FAR = .40).
2. One access point off C.R. 17A and one access point off Avon Park's Main Street (C.R. 64).
3. One-half of the additional right-of-way needed to meet the 100 foot Functional Classification System ROW requirements for that portion of the property which fronts C.R.17A for approximately 621 feet immediately south of Avon Park's Main Street (C.R. 64), will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the Land Development Regulations. One-half of the additional right-of-way needed to meet the 80 foot Functional Classification System requirements for that portion of the property that fronts S.R. 64 will be provided under the same LDR article.
4. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.
5. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
6. Central potable water and sanitary sewer systems are required for development of this site.

7. **CPA-04-261LS:** (Saxon Groves) Approximately 116.816 acres in Section 33, Township 33S, Range 28E, generally located on the west side of U.S. 27, south of Reflections on Silver Lake Mobile Home Park, changing from "Agriculture" to "Medium Density Residential" on the Future Land Use Map. The applicant proposes development of 75 Single Family Dwelling Units.

Site Specific Conditions:

1. The 116.84 acre development shall have a total 75 lots/dwelling units and one acre minimum lot sizes.
2. Two access points are required, if the number of units exceeds seventy-five (75) with a distance separation on U.S. 27 in compliance with rule 14-97 FAC.
3. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
4. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
5. Central potable water system is required for development of this site. All dwelling units constructed on this site shall be required to connect to a central potable water system prior to the issuance of a building permit.
6. This amendment applies to only the revised legal description of 113.816 acres submitted by the applicant, and not to the 116.84 acres originally applied for.
7. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

8. **CPA-04-262LS:** (Saxon Groves) Approximately 52.11 acres in Sections 28 & 33, Township 33S, Range 28E, generally located on the west side of U.S.27, and adjacent to Silver Lake Wildlife and Environmental Area, changing from "Agriculture" to "Low Density Residential" on the Future Land Use Map. The Applicant proposes development of 49 single family homes.

Site Specific Conditions:

1. The 52.1 acre development shall a total 49 lots or dwelling units on one-half acre or greater lots.
2. Two access points for the development shall be required.
3. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
4. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
5. Central potable water system is required for development of this site. All dwelling units constructed on this site shall be required to connect to a central potable water system prior to the issuance of a building permit.
6. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

9. **CPA-04-263LS:** (Saxon Groves) Approximately 41.35 acres in Sections 28 & 33, Township 33S, Range 28E, generally located on the west side of U.S.27 north of the entrance to the Reflections on Silver Lake Mobile Home Park, changing from "Agriculture" to "Commercial" on the Future Land Use Map. The Applicant proposes a development of 450,302 sq.ft. of commercial floor area.

Site Specific Conditions:

1. Commercial building floor area on this property shall not exceed 450,302 sq.ft..
2. Access to the site is limited to Garrett Road and Sachsenmaier Boulevard. There will be no curb cuts on U.S. 27.
3. Continue improvements on Garrett Road to property access.
4. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
5. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
6. Central potable water and sanitary sewer systems are required for development of this site.
7. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Commercial Floor Area	90,060	225,151	450,302

8. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

10. **CPA-04-264LS:** Approximately 9.91 acres in Section 34, Township 33S, Range 28E, in the northeast quarter of the intersection of College Drive and U.S. Highway 27, between College Drive and Martin Street, designated as “Commercial” on the Future Land Use Map shall be developed as follows:
 1. The maximum square feet for commercial building floor area on this site is 172,671 sq. ft. (FAR 0.40)
 2. Access will be limited to Martin Street and College Avenue, with appropriate internal circulation.
 3. Improvements on Martin Street will be required.
 4. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.
 5. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County’s concurrency requirements.
 6. Central potable water and sanitary sewer systems are required for development of this site.

11. **CPA-04-266LS:** Approximately 409.0 acres in Sections 7, Township 34S, Range 29E, generally located east of S.R.17, north of Arbuckle Creek Road, and surrounding Basket Lake, designated “Medium Density Residential” on the Future Land Use Map, shall be developed as follows:
 1. The 409.0 acre development shall have a total 1,334 lots/dwelling units.
 2. One-half of the additional right-of-way needed to meet the 150 foot Functional Classification System requirements for Arbuckle Creek Road future right-of-way will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5, of the Land Development Regulations for the portions of the property that front Arbuckle Creek Road on one side.
 3. Additional right-of-way needed to meet the 150 foot Functional Classification System requirements for Powerline Road future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5, of the Land Development Regulations for the portions of the property which fronts Powerline Road on both sides.
 4. Reverse the frontage for all lots on the major collectors so that no driveways will access the collectors.
 5. Provide inter-connectivity between all phases of the development by means of stub-outs to adjacent phases so that internal circulation is possible throughout the development without going out to a collector to reach another area within the community.
 6. Property to be part of and subject to the conditions and recommendations of a North Sebring Area plan adopted by the County Commission, prepared with the participation of the property owner, similar to the plan done for the US 98, Albritton, and Rancho area with recommendations how to develop the area to its appropriate density and provide suitable roads to allow the density proposed in P&Z Cases # 1702, # 1703, # 1711, # 1712, # 1713, # 1714, and # 1719 and the areas adjacent and contiguous to these cases and CR17 and the Sebring Parkway, when those conditions and recommendations are approved by the County Commission as Comprehensive Plan amendments.
 7. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.
 8. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County’s concurrency requirements.
 9. Central potable water and sanitary sewer systems are required for development of this site.

12. **CPA-04-267LS:** Approximately 19.4 acres in Section 34, Township 33S, Range 28E, generally located on both sides of S.R.17, north of Downing Road and south of Power Line Road, with 19.4 acres designated “Low Density Residential”, on the Future Land Use Map, shall be developed as follows:
 1. The 19.4 acre development shall have a total 32 lots/dwelling units.
 2. Property to be part of and subject to the conditions and recommendations of the North Sebring Area plan adopted by the County Commission, prepared with the participation of the property owner, similar to the plan done for the US 98, Albritton, and Rancho area with recommendations how to develop the area to its appropriate density and provide suitable

roads to allow the density proposed in P&Z Cases # 1702, # 1703, # 1711, # 1712, # 1713, # 1714, and # 1719 and the areas adjacent and contiguous to these cases and CR17 and the Sebring Parkway, when those conditions and recommendations are approved by the County Commission as Comprehensive Plan amendments.

3. One-half of the additional right-of-way needed to meet the 150 foot Functional Classification System requirements for S.R. 17 future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the Land Development Regulations for the portions of the property that front S.R.17 on only one side.

4. One-half of the additional right-of-way needed to meet the 150 foot Functional Classification System requirements for Powerline Road future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5, of the Land Development Regulations for the portions of the property that front Powerline Road on only one side.

5. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

6. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

7. Central potable water and sanitary sewer systems are required for development of this site.

13. **CPA-04-269LS:** Approximately 12.0 acres in Section 18, Township 34S, Range 29E, generally located on the west side of S.R.17, at its intersection with Arbuckle Creek Road designated "High Density Residential" on the Future Land Use Map, shall be developed as follows:

1. The 12.0 acre development shall have a total 144 dwelling units.

2. One-half of the additional right-of-way needed to meet the 150 foot functional classification system for S.R.17 future ROW will be provided under Article %, Section 4, Part B, paragraph 00.5.A.5 of the LDRs for that portion of the property which fronts on S.R.17.

3. Vehicular connectivity shall be provided to the North and South (stub-outs at a minimum for future connections) and will be discussed at the time of platting.

4. Property to be part of and subject to the conditions and recommendations of the North Sebring Area plan adopted by the County Commission, prepared with the participation of the property owner, similar to the plan done for the US 98, Albritton, and Rancho area with recommendations how to develop the area to its appropriate density and provide suitable roads to allow the density proposed in P&Z Cases # 1702, # 1703, # 1711, # 1712, # 1713, # 1714, and # 1719 and the areas adjacent and contiguous to these cases and CR17 and the Sebring Parkway, when those conditions and recommendations are approved by the County Commission as Comprehensive Plan amendments.

5. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

6. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

7. Central potable water and sanitary sewer systems are required for development of this site.

14. **CPA-04-271LS:** Approximately 1.93 acres, comprising specifically lots 6 through 11, of Town of DeSoto City, PB 1, PG 39, located in Section 22, Township 35S, Range 29E, on the southwest corner of the intersection of C.R.17 with U.S. 98, designated "Commercial" on the Future Land Use Map, shall be developed as follows:

1. Commercial building floor area on this property shall not exceed 33,628 sq. ft (FAR 0.40)

2. Access off of U.S. Highway 98, depends on the driveway permit applications and approval.

3. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

4. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
5. Central potable water and sanitary sewer systems are required for development of this site.

15. **CPA-04-272LS:** (Crutchfield) Approximately 34.91 acres in Sections 15 & 22, Township 35S, Range 29E, with approximately 19.0 acres located within the southwest quarter of the intersection of U.S. Highways 27 & 98, with the remaining 15.91 acres located at the intersection of U.S.27 with Sixteenth Street in DeSoto City, changing from "Agriculture" to "Commercial" on the Future Land Use Map. The Applicant proposes development of 380,170 sq.ft. of commercial floor area.

Site Specific Conditions:

1. Commercial building floor area on this property shall not exceed 380,170sq.ft.
2. Access points off of U.S. Highway 27 and U.S. Highway 98 will be determined by F.D.O.T.
3. Frontage roads will be required, with stub-outs for frontage road extensions north and south, into adjacent properties as required by the Land Development Regulations and the Comprehensive Plan.
4. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
5. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
6. Central potable water and sanitary sewer systems are required for development of this site.
7. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Commercial Floor Area	76,034	190,085	380,170

8. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

16. **CPA-04-273:** (Crutchfield Groves) Approximately 41.68 acres in Section 16, Township 35S, Range 29E, generally located in the northwest corner of U.S. Highway 27 and S.R/66, changing the land use from "Agriculture" to "Industrial" for 38.74 acres, with the residual 2.94 acres fro "Agriculture" to "Commercial" on the Future Land Use Map. The Applicant proposes development of 707,017 sq.ft. of commercial floor area.

Proposed Site Specific Conditions:

1. The maximum square feet for commercial/industrial building floor area on this site is 707,017 sq.ft.
2. Internal circulation is to be provided for the industrial and with access to the B-3 Commercial internally and with right-turn in-out only for the B-3 Commercial on U.S. Highway 27.
3. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
4. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
5. Central potable water and sanitary sewer systems are required for development of this site.

6. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Commercial Floor Area	167,017	369,527	707,017

7. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

17. **CPA-04-274LS:** Approximately 323.0 acres in Sections 12 and 13, Township 34S, Range 28E, generally located on both sides of Scenic Highway, east of Lake Sebring and immediately south of Little Redwater Lake, designated "Medium Density Residential" on the Future Land Use Map, shall be developed as follows:

1. The 323.0 acre development shall have a total of 1,292 dwelling units or lots.

2. One-half of the additional right-of-way needed to meet the 100 foot Functional Classification System requirements for Scenic Highway future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5, of the LDRs for that portion of the property which fronts Scenic Highway on only one side. All the additional ROW needed to meet the 100 foot Functional Classification System requirements for that portion of the property which fronts on Scenic Highway will be provided under the same LDR article for that portion of the property that fronts on both sides.

3. One-half of the additional right-of-way needed to meet the 100 foot Functional Classification System requirements for Downing Road future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5, of the LDRs for that portion of the property which fronts Downing Road on only one side.

4. Major entrances into the residential communities will be required where internal circulation will access all the lots with no individual lot having access to Scenic Highway or Downing Road access points and will be determined at the time of development.

5. Property to be part of and subject to the conditions and recommendations of the North Sebring Area plan adopted by the County Commission, prepared with the participation of the property owner, similar to the plan done for the US 98, Albritton, and Rancho area with recommendations how to develop the area to its appropriate density and provide suitable roads to allow the density proposed in P&Z Cases # 1702, # 1703, # 1711, # 1712, # 1713, # 1714, and # 1719 and the areas adjacent and contiguous to these cases and CR17 and the Sebring Parkway, when those conditions and recommendations are approved by the County Commission as Comprehensive Plan amendments.

6. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

7. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

8. Central potable water and sanitary sewer systems are required for development of this site.

9. Stub outs shall be provided to the properties east in order to connect with future development pursuant to TE Policy 8.7, if required by the area plan.

10. New rights-of-way be provided for Ben Eastman Road extension to CR SR17 and Sunset Street extension from Scenic to Ben Eastman, if required by the area plan.

18. **CPA-04-275LS:** Approximately 59.36 acres in Sections 10 and 11, Township 33S, Range 28E, generally located along both sides of Oak Park Avenue, north of Snyder Road on Lake Pioneer, designated "Low Density Residential" on the Future Land Use Map, shall be developed as follows:

1. The 59.38 acre development shall have a total of 75 dwelling units with a minimum of one-half acre lot size.

2. Stub outs to the west and north shall be provided as connections with future development and will maintain a Local Street Functional Classification.

3. Lots along C.R.17A shall only have access internally, with no direct access to CR 17A.
 4. Provision for the right-of-way requirements of C.R.17A, at a maximum of 30 feet, of additional right-of-way, be provided.
 5. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.
 6. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
 7. Central potable water is required for development of this site. All dwelling units constructed on this site shall be required to connect to a central potable water system.
 8. All dwelling units constructed on this site shall be required to connect to a central sanitary sewer system if the service is available and within one-quarter of a mile, in which event service must be connected at the time of development.
19. **CPA-04-276LS:** Approximately 318.0 acres in Section 2, Township 33S, Range 28E, generally located on Lake Pythias, designated "Medium Density Residential" on the Future Land Use Map, shall be developed as follows:
1. The 318.0 acre development shall have a total of 750 dwelling units.
 2. Internal circulation shall be provided, consistent with the incorporated design objectives of the genre, with no individual lot access on C.R. 627.
 3. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.
 4. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
 5. Central potable water and sanitary sewer systems are required to be installed for development of this site. All dwelling units constructed on this site shall be required to connect to the pre-installed central potable water system subsequent to the issuance of a building permit for the forty-ninth (49th) dwelling unit, and to the central potable water system prior to the issuance of a certificate of occupancy. All dwelling units constructed on this site shall be required to connect to the central sanitary sewer system subsequent to the issuance of a building permit for the forty-ninth (49th) dwelling unit, and all additional dwelling units constructed on this site thereafter shall be required to connect to the central sanitary sewer system prior to the issuance of a certificate of occupancy.
20. **CPA-04-277LS:** (Wade) Approximately 79.33 acres in Section 28, Township 37S, Range 30E, generally located on the east side of U.S. 27 and south of Sun'N Lake Golf Course, changing from "Agriculture" to 39.86 acres designated "Low Density Residential" and 39.44 acres designated "Commercial" on the Future Land Use Map. The Applicant proposes development of 49 single family homes and 50,000 sq.ft. of Holistic Learning Center floor area.
- Proposed Site Specific Conditions:*
1. The 39.86 acre portion of the development shall have a total not to exceed 49 dwelling units. The remaining 39.44 acres shall not exceed 50,000 sq.ft. of commercial development.
 2. Connectivity with Palm Beach Street to the east shall be provided, consistent with the land development regulations for two points of access, which may be gated.
 3. Internal circulation shall be provided with no individual lot access to US 27.
 4. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
 5. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

6. Central potable water and sanitary sewer systems are required for development of this site.
7. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Commercial Floor Area	50,000	50,000	50,000
Maximum Residential Units	49	49	49

8. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

21. **CPA-04-278LS:** (Gose Groves) Approximately 20.0 acres in Section 27, Township 33S, Range 28E, generally located on the north shore of Lake Lelia off of Garrett Road, changing from "Agriculture" to "Medium Density Residential" on the Future Land Use Map. The Applicant proposes development of 37 single family homes.

Proposed Site Specific Conditions:

1. The 20.0 acre development shall have a total not to exceed 37 dwelling units.
2. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
3. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
4. Central potable water and sanitary sewer systems are required for development of this site.
5. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

22. **CPA-04-279LS:** (Phypers) Approximately 34.0 acres on Lake Simmons, in Section 24, Township 36S, Range 29E, generally located on the east side of C.R.17, just north of its intersection with U.S.27, changing from "Agriculture" to "Low Density Residential" on the Future Land Use Map. The Applicant proposes development of 49 single family homes.

Proposed Site Specific Conditions:

1. The 34.0 acre development shall have a total not to exceed 49 dwelling units on a minimum one-half acre lot.
2. The conveyance of the right-of-way on C.R.17 required by the County's Land Development Regulations at the time of recording of the plat.
3. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
4. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency regulations.
5. Individual wells are allowed for provision of potable water.

6. The development shall have a 75 foot setback for all septic tank drain fields from Lake Simmons or utilization of Performance-Based Treatment Systems.
7. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County’s concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

23. **CPA-04-280LS:** (Phypers) Approximately 253.5 acres in Section 18, Township 37S, Range 30E, generally located between Old State Road 8 and the east shore of Lake Placid, changing from “Agriculture” to “Low Density Residential” on the Future Land Use Map. The Applicant proposes development of 507 single family homes.

Proposed Site Specific Conditions:

1. The 253.5 acre development shall have a total not to exceed 507 dwelling units.
2. Internal circulation shall be provided with no individual lot access to Old State Road 8. A ring road concept is encouraged.
3. Cul-de-sacs over 1000 feet in length shall not be utilized in the platting
4. At least two access points from Old State Road 8 shall be provided, with the appropriate automated RR crossing apparatus.
5. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
6. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County’s concurrency requirements.
7. Central potable water and sanitary sewer systems are required for development of this site.
8. The development is allowed an on-site package plant as a temporary facility. The System shall be connected to the Town, County or a regional provider that is acceptable to the County once the Town, County or regional provider extends a wastewater system to the site. In addition, the developer or owner will be required to dedicate the plant, which has been constructed to County standards, to either the Town, County or to the County approved regional provider.
9. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County’s concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Residential Units	127	254	507

10. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County’s concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

ANNEXED INTO THE CITY OF SEBRING. CPA-04-282LS: Approximately 21.83 acres in Section 21, Township 35S, Range 28E, generally located north of Skipper Road, west of its intersection with U.S. 27, designated “Low Density Residential” on the Future Land Use Map, shall be developed as follows:

1. The 21.83 acre development shall have a total not to exceed 36 dwelling units on a minimum one-half acre lot.
2. Stub outs shall be provided to the west and east to provide connectivity with future development.
3. Single family development only on Lot 37.
4. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits

will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.

5. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
6. Central potable water system is required for development of this site.

24. **CPA-04-289A LS:** (Barben) Approximately 31.35 acres in Sections 28 and 33, Township 33S, range 28E, generally located west of U.S.27, north of the Reflections on Silver Lake Mobile Home Park, changing from "Agriculture" to "Commercial" on the Future land Use Map. The Applicant proposes development of 545,929 sq.ft. of industrial floor area.

Proposed Site Specific Conditions:

1. Internal circulation shall provide for connectivity with the commercial development to the east.
2. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
3. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
4. Central potable water and sanitary sewer systems are required for development of this site.
5. Commercial development on this property shall not exceed 545,929 sq.ft.
6. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Commercial Floor Area	136,482	272,964	545,929

10. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

25. **CPA-04-289B LS:** (Hancock) Approximately 43.25 acres in Sections 28 and 33, Township 33S, Range 28E, generally located west of U.S.27 North of Reflections on Silver lake Mobile Home Park, changing from "Agriculture" to "Commercial" on the Future Land Use Map. The Applicant proposes development of 753,901 sq.ft. of industrial floor area.

Proposed Site Specific Conditions:

1. Internal circulation shall provide for connectivity with the commercial development to the east.
2. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
3. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
4. Central potable water and sanitary sewer systems are required for development of this site.
5. Commercial development on this property shall not exceed 753,901 sq.ft.
6. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum

			Site Development
Maximum Commercial Floor Area	188,476	376,951	753,901

7. Payment for transportation impacts shall be required prior to beginning development as follows:
- The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County’s concurrency review process.
 - Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

26. **CPA-04-290LS:** Approximately 34.54 acres in Section 14, Township 33S, Range 30E, generally located east of the City of Avon Park on the north side of Winthrop Road at Lotelia Street, designated “Medium Density Residential” on the Future Land Use Map, shall be developed as follows:

- The 34.54 acre development shall have a total not to exceed 150 dwelling units.
- Access to the north, south, east, and west shall be discussed at the time of development for connectivity with future development.
- One-half of the additional ROW needed to meet the Functional Classification System Requirement for Lotelia and Winthrop future ROWs will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDR’s, for the portions of the property which front on Lotelia and Winthrop on only one side.
- Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.
- The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County’s concurrency requirements.
- Central potable water and sanitary sewer systems are required for development of this site.

27. **CPA-04-291LS:** (Reynolds) Approximately 73.11 acres in Section 4, Township 38S, Range 28E, generally located in the southeast quarter of the intersection of U.S.27 with S.R.70, changing from “Agriculture”, with 24.0 acres designated “Medium Density Residential” and the remaining 49.11 acres designated “Commercial” on the Future Land Use Map. The Applicant proposes development of 192 mobile homes and 855,693 sq.ft. of commercial floor area.

Proposed Site Specific Conditions:

- Commercial building floor area on this property shall not exceed 855,692sq.ft. Residential development will not exceed 192 mobile homes.
- The required right-of-way to be provided on the south side of S.R. 70 to meet the 100 foot Functional Classification System requirements on S.R. 70 under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDR’s.
- Internal circulation will be provided with no individual lot access to US 27 or SR 70.
- Access shall be limited to one point on SR 70 and two points on US 27 at a separation in compliance with rule 14-97 FAC
- Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
- The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County’s concurrency requirements.
- Central potable water and sanitary sewer systems are required for development of these sites.
- The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County’s concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
--	-----------------------------	-----------------------------	---

Maximum Commercial Floor Area	85,569	427,847	855,693
Maximum Residential Units	96	192	192

9. Payment for transportation impacts shall be required prior to beginning development as follows:
- The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County’s concurrency review process.
 - Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

28. **CPA-04-292LS:** (Ravossa) Approximately 36.93 acres in Section 26, Township 37S, Range 29E, generally located on the west side of Placid View Drive, South of Jersey Street, changing from “Agriculture” to “Low Density Residential” on the Future Land Use Map. The Applicant proposes development of 144 single family homes.

Proposed Site Specific Conditions:

- The 36.93 acre development shall have a total not to exceed 144 dwelling units.
- A stud out to the west shall provide connectivity with Tobler Street to the west.
- Stub outs to the south will be discussed or investigated to connect with future development at the time of development.
- No individual lot access to Placid View Drive shall be provided.
- The developer in cooperation with The Town of Lake Placid shall investigate alternatives to on-site wastewater septic tank systems pursuant to the Comprehensive Plan and the Land Development Regulations
- Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
- The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County’s concurrency requirements.
- Central potable water is required for development of these sites.
- The development shall have a 75 foot setback for all septic tank drain fields from Lake Placid.
- The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County’s concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Residential Units	72	144	144

- The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County’s concurrency review process.
- Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

29. **CPA-04-294LS:** (Reynolds) Approximately 26.0 acres in Section 20, Township 36S, Range 31E, located between C.R.621 and the southeast shore of Lake Istokpoga, changing from “Agriculture” to “Low Density Residential” on the Future Land Use Map. The Applicant proposes development of 30 single family homes.

Proposed Site Specific Conditions:

- The 26.0 acre development shall have a total not to exceed 30 dwelling lots/units.
- Platting shall utilize a shared driveway pattern with at least two dwelling sharing the same access with no than 15 driveways. In the alternate, no individual lot access to CR 621 and a frontage road should be developed.
- Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm

water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

4. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

5. The 26.0 acre development shall have a minimum lot size of ½ acre per lot, and utilize Performance-Based Treatment Systems, which will be on-site treatment disposal systems that can obtain a treatment standard of 10 milligrams per liter of phosphorus.

6. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

30. **CPA-04-295LS:** (Ian and Leigh Anne Taylor, Reynolds Properties, CL Reynolds, Terry Reynolds, Reynolds Farms and Barbara Bullard) Approximately 253.57 acres in Sections 14 and 15, Township 36S, Range 29E, generally located on both sides of Lake Francis Road, south of Lake Persimmon, changing the land use from "Agriculture" to "Low Density Residential" on the Future Land Use Map. The Applicant proposes development of 127 single family homes

Proposed Site Specific Conditions:

1. The 253.57 acre development shall have 2.0 acre lots for a maximum of 127 lots/dwelling units.

2. Internal circulation shall be provided with no individual lot access to Lake Francis Drive, but allowing individual lot access to Green Leaf Drive.

3. One-half of the additional POW needed to meet the Functional Classification System Requirement for Lake Francis Drive future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDRs, for the portions of the property which front on Lake Francis Drive only one side, and for those portions that front on both sides.

4. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

5. Sufficient rights-of-way shall be provided on this property for connecting Lake Francis Drive with Northern Blvd., the exact location of the ROW to be determined at time of platting or at time of the County's acquisition of the ROW.

6. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

7. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

8. Central potable water is required for development of this site. Individual septic systems are allowed.

9. The 253.57 acre development shall have 2.0 acre lots. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Residential Units	63	127	127

10. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

31. **CPA-04-296LS:** Approximately 19.43 acres in Section 13, Township 34S, Range 28E, generally located on the east side of Scenic Highway, north of the Sebring Parkway, designated "High Density Residential" on the Future Land Use Map, shall be developed as follows:

1. The 19.43 acre development shall have a total not to exceed 233 dwelling lots/units.
2. One-half of the additional ROW needed to meet the 100 foot Functional Classification System Requirement for Scenic Highway future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDRs, for that portion of the property which fronts on Scenic Highway on only one side.
3. Pedestrian and bicycle access shall be provided to the properties to the south.
4. Stub outs shall be provided to the north and east to connect with future development.
5. Property to be part of and subject to the conditions and recommendations of a North Sebring Area plan adopted by the County Commission, prepared with the participation of the property owner, similar to the plan done for the US 98, Albritton, and Rancho area with recommendations how to develop the area to its appropriate density and provide suitable roads to allow the density proposed in P&Z Cases # 1702, # 1703, # 1711, # 1712, # 1713, # 1714, and # 1719 and the areas adjacent and contiguous to these cases and CR17 and the Sebring Parkway, when those conditions and recommendations are approved by the County Commission as Comprehensive Plan amendments.
6. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.
7. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
8. Central potable water and sanitary sewer systems are required for development of this site. All dwelling units constructed on this site shall be required to connect to a central potable water.

32. **CPA-04-297LS:** Approximately 8.0 acres in Section 13, Township 34S, Range 28E, generally located on the northeast corner of the intersection of the Sebring Parkway with Scenic Highway, designated "Commercial" on the Future Land Use Map, shall be developed as follows:

1. Commercial building floor area on this property shall not exceed 139,392 sq. ft. (FAR 0.40).
2. Internal circulation shall be provided with no individual lot access to The Sebring Parkway.
3. The internal circulation pattern will be designed to extend east and connect with future development.
4. Pedestrian and bicycle access will be provided for the properties to the north.
5. One-half of the additional ROW needed to meet the 100 foot Functional Classification System Requirement for Scenic Highway future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDRs, for that portion of the property which fronts on Scenic Highway on only one side.
6. Property to be part of and subject to the conditions and recommendations of the North Sebring Area plan adopted by the County Commission, prepared with the participation of the property owner, similar to the plan done for the US 98, Albritton, and Rancho area with recommendations how to develop the area to its appropriate density and provide suitable roads to allow the density proposed in P&Z Cases # 1702, # 1703, # 1711, # 1712, # 1713, # 1714, and # 1719 and the areas adjacent and contiguous to these cases and CR17 and the Sebring Parkway, when those conditions and recommendations are approved by the County Commission as Comprehensive Plan amendments.
7. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.
8. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
9. Central potable water and sanitary sewer systems are required for development of this site.

33. **CPA-04-298LS:** (Crews) Approximately 75.03 acres in Section 4, Township 33S, range 28E, generally located on the east side of U.S.27, south of the Sunpure Plant, of which 39.03 acres on the north side of Linden Street shall be designated "Industrial" and the remaining 36.0 acres on the south side of Linden Street shall be designated "High Density Residential" on the Future Land Use Map, and shall be developed as follows: The Applicant proposes development of 432 apartment units and 680,059 sq.ft. of industrial floor area.

Proposed Site Specific Conditions:

1. Residential development shall have a total not to exceed 432 dwelling units. Industrial development shall not exceed 680,059 sq.ft. of floor area.
2. Industrial access will be from Sunpure Rd.
3. High density residential access will be from Linden St. In cooperation with the County, Linden Street will be extended southwest to the intersection of US 27 and Highlands Ave. The street will be designed to provide join access with River Greens Golf Course Area.
4. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
5. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
6. Central potable water and sanitary sewer systems are required for development of this site.
7. The 75.03 acre development shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Industrial Floor Area	136,012	340,030	680,059
Maximum Residential Units	86	216	432

8. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

34. **CPA-04-299LS:** Approximately 296.0 acres in Sections 25, 35 and 36, Township 33S, Range 28E, generally located to the east and south of the Pinecrest Golf Course between the Lakes Lotela, Letta and Little Bonnet, of which 40.0 acres between Lakes Letta and Little Bonnet are designated "High Density Residential" and the remaining 256 acres designated "Medium Density Residential" on the Future Land Use Map, shall be developed as follows:

1. The 256.0 acre portion of the development shall have a total not to exceed 835 dwelling units, and the 40.0 acre portion shall have a multiple dwelling area not to exceed 480 dwelling units.
2. Sufficient right-of-way for the 150 feet SR17 Functional Classification System requirement shall be provided.
3. No individual lot access will be provided for on SR 17.
4. Only existing access points on SR 17 will be utilized.
5. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.
6. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
7. Central potable water and sanitary sewer systems are required for development of this site.

35. **CPA-04-300LS:** Approximately 175.51 acres in Sections 24 and 25, Township 33S, Range 28E, generally located on both sides of S.R.19 between Lake Angelo and the City of Avon Park corporate limits, designated as "Medium Density Residential" on the Future Land Use Map, shall be developed as follows:

1. The 175.51 acre development shall have a total 572 lots/dwelling units.

2. Determination of providing stub outs will be provided to the north to accommodate future development and will be decided at the time of development with application to the County Engineer's Office in accordance with the Comprehensive Plan and Land Development Regulations.
 3. One-half of the additional ROW needed to meet the Functional Classification System Requirement for S.R.17 ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDRs, for the portions of the property which front on S.R.17 on only one side and for portions of the property that may front on both sides.
 4. Only one new access to the north and one new access to the south will be provided for on S.R.17.
 5. All transportation improvements shall be subject to a single purpose developer's agreement.
 6. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.
 7. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
 8. Central potable water and sanitary sewer systems are required for development of this site.
36. **CPA-04-301LS:** Approximately 75.02 acres in Sections 14 and 15, Township 33S, Range 28E, generally located between the south shore of Lake Viola and the City of Avon Park corporate limits, designated "Medium Density Residential" on the Future Land Use Map, shall be developed as follows:
1. The 75.02 acre development shall have a total not to exceed 245 lots/dwelling units.
 2. Platting shall provide connectivity with the existing surrounding street pattern.
 3. Platting shall provide for pedestrian and bicycle access ROW and construction to Park Elementary School.
 4. No individual lot access will be provided for on Highlands Avenue.
 5. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.
 6. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
 7. Central potable water and sanitary sewer systems are required for development of this site.
37. **CPA-04-302LS:** Approximately 184.0 acres in Section 35, Township 33S, Range 28E, generally located north of Lake Denton and south of Phase 3 of the Sebring Parkway, of which 4.0 acres are designated "Industrial" and the remaining 180.0 acres designated "Medium Density Residential" on the Future Land Use Map, shall be developed as follows:
1. The 180 acre portion of the development shall have a total not to exceed 587 lots/dwelling units.
 2. At the time of development the Owner/Applicant will discuss with the County the possibility of providing right-of-way if there is an East/West collection road at that time.
 3. No individual lot access will be provided on Sebring Parkway Phase 3 or Memorial Drive.
 4. Stub outs will be provided to the south to accommodate future development, but this will be deferred until the time of platting.
 5. Access to Sebring Parkway will be limited to one point on the west, and two points on the east.
 6. The industrial site currently zoned I-2 will be used for parking of agricultural equipment to include citrus trucks and trailer
 7. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.
 8. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.

9. Central potable water and sanitary sewer systems are required for development of this site.

38. **CPA-04-305LS:** (Crews, Letta-Bonnet Groves, and Davis Enterprises) Approximately 215.25 acres in Section 28, Township 33S, Range 28E, generally located immediately south of the Avon Park Airport, changing the land use from “Agriculture” to “Industrial” on the Future Land Use Map. The Applicant proposes development of 1,910,542 sq.ft. of industrial floor area and 1,835,618 sq.ft. of commercial floor area.

Proposed Site Specific Conditions:

1. Central potable water and sanitary sewer systems are required for development of this site.
2. Access may be from McRae Street. A new northern connection to S.R. 64 through the airport by means of Oleander extended, or through a route that would connect this property with SR 64 to the west by circumventing the airport around the south and to the west aligning with Anderson Road and connecting to S.R.64 via Landry Road, that would avoid major impact upon surrounding residential areas, should be explored with the City working in conjunction with the County to determine feasibility.
3. No access will be provided for on Montsdeoca Street or Self Street.
4. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County’s concurrency requirements.
5. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
6. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County’s concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Industrial Floor Area	374,616	936,540	3,746,160

7. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County’s concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

39. **CPA-04-306LS:** (Arya) Approximately 69.27 acres in Section 16, Township 35S, Range 29E, generally located in the southwest quarter of the intersection of U.S.27 with S.R.66 and has been adopted by the BCC as “Commercial” on the Future Land Use Map. The Applicant proposes development of 754,350 sq.ft. of commercial floor area.

Site Specific Conditions:

1. Commercial building floor area on this property shall not exceed 754,350 sq.ft.
2. Frontage Roads and/or Back Roads will be required.
3. Internal circulation to access all proposed internal parcels which encompass Item #2
4. Access off of S.R. 66 and U.S. Highway 27 to be determined in accordance with the Comprehensive Plan, Land Development Regulations, and F.D.O.T. at time of development.
5. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
6. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County’s concurrency requirements.
7. Central potable water and sanitary sewer systems are required for development of this site.
8. The property shall be developed in Phases as follows with the approved Traffic Study submitted through the County’s concurrency review process prior to development in each phase.

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Commercial Floor Area	75,435	226,305	754,350

9. Payment for transportation impacts shall be required prior to beginning development as follows:
- The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County’s concurrency review process.
 - Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

40. **CPA-04-309LS:** (Latt Maxcy Corp.) Approximately 300 acres in Section 27, Township 35S, Range 29E, generally located on the east side of U.S.27, south of Skipper Road, changing the land use from “Agriculture” to “Industrial” on the Future Land Use Map. The Applicant proposes development of 2,000,000 sq.ft. of industrial floor space.

Proposed Site Specific Conditions:

- Internal connectivity shall be affected with all parts within the Park.
- One-half of the additional POW needed to meet the Functional Classification System Requirement for Skipper Road, Twitty Road and C.R.17 future ROW’s will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDR’s, for the portions of the property which front on Skipper Road, Twitty Road and C.R.17 on only one side, and for portions of the property that front on both sides of either of these roads.
- One major access point (formal entrance) off of U.S. Highway 27, and corresponding access off Skipper Road and C.R.17, and in the event Twitty Road punches through to U.S. Highway 27, not to exceed two on any one road.
- The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County’s concurrency requirements.
- Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
- The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County’s concurrency requirements.
- Central potable water and sanitary sewer systems are required for development of this site.
- The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County’s concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Industrial Floor Area	1,000,000	2,000,000	2,000,000

9. Payment for transportation impacts shall be required prior to beginning development as follows:
- The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County’s concurrency review process.
 - Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

41. **CPA-04-314LS:** Approximately 11.55 acres in Section 20, Township 35S, Range 29E, generally located on the southwest corner of S.R.66 and Sparta Road, designated as “Commercial” on the Future Land Use Map, shall develop as follows:

- The maximum square feet for commercial building floor area on this site is 201,247 sq. ft. (FAR 0.4)
- One-half of the additional ROW needed to meet the Functional Classification System Requirement for S.R.66 and Skipper Road S.R ROWs will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDRs, for the portions of the property which front on S.R.66 and Skipper Road on only one side.

3. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
4. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.
5. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.
6. Central potable water and sanitary sewer systems are required for development of this site.

42. **CPA-05-323LS:** (Lake Placid Groves) Approximately 20.87 acres in Section 33, Township 37S, Range 30E, generally located on the north side of S.R.70, approximately 1,760 feet west of U.S.27, changing the land use from "Agriculture" to "Commercial" on the Future Land Use Map. The Applicant proposes development of 181,819 sq.ft. of commercial floor area.

Proposed Site Specific Conditions:

1. Central water and central sewer are to be required for development of this site.
2. To provide accommodation for the future functional classification ROW requirements that may be applied to S.R.70 at the time of improvements. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements to the planning period 2010.
3. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
4. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Commercial Floor Area	36,364	90,910	181,819

5. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

43. **CPA-05-324LS:** (Dasher Groves) Approximately 120.4 acres (initial area 122.5 acres) in Section 7, Township 37S, Range 30E, generally located immediately west of U.S. Highway 27 between Lake Pearl and Mirror Lake Drive, and encompassing a large portion of Lake Mirror, changing the land use from "Agriculture" to "Low Density Residential" on the Future Land Use Map. The Applicant proposes development of 197 single family homes.

Proposed Site Specific Conditions:

1. Central potable water and sanitary sewer systems are required for development of this site.
2. To provide accommodation for the future functional classification ROW requirements that may be applied to Lake Drive at the time of subdivision improvements and developed to county standards. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements to the planning period 2010. Access to U.S. Highway 27 will be limited to Dasher/Stidham Road. All other access will be off of Mirror Lake Road and Lake Road.
3. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm

water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

4. Total dwelling units shall not exceed 197.

5. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

44. **CPA-05-341LS:** (Lawrence Bruce Wells Sr.) Approximately 37.52 acres on the west shore of Lake Grassy, in Section 29, Township 37S, Range 30E, approximately ½ mile north of the intersection of U.S.27 and Sun'N Lake Boulevard of Lake Placid, changing the Future Land Use from "Agriculture" to "High Density Residential". The Applicant proposes development of 150 multiple family dwelling units.

Proposed Site Specific Conditions:

1. Central water and central sewer are to be provided from off-site sources.

2. The maximum density is twelve (12) dwelling units per acres times the developable acreage, which will be determined by the amendment to the FEMA flood plain maps (FIRM), as approved by the Board of County Commissioners. In any case the density is not to exceed 150 dwelling units.

3. Amend the FEMA flood plain maps (FIRM) as approved by FEMA

4. Adequate right-of-way is provided for the improvement to US 27 to 6 lanes.

5. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

6. All development will be directed away from wetlands.

7. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

45. **CPA-05-343LS:** (EMW Associates, LLC) Approximately 75.81 acres on the west side of U.S. Highway 27, in Section 34, Township 35S, Range 29E, approximately ¼ mile south of the intersection of Lake Josephine Drive with U.S.27, changing the Future Land Use Map from "Agriculture" to "Low Density Residential". The Applicant proposes development of 75 single family homes.

Proposed Site Specific Conditions:

1. Central potable water is required for development of this site.

2. Adequate Right-of-way is provided for the improvement to US 27 to 6 lanes.

3. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

4. Development is limited to 75 lots, a minimum lot size of ½ acre per lot, and a 75 foot setback for all septic tank drain fields from Josephine Creek or utilization of Performance-Based Treatment Systems.

5. Payment for transportation impacts shall be required prior to beginning development as follows:

a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

46. **CPA-05-344LS:** (Sun'N Lake Enterprise, Inc.) Approximately 154.16 acres on the south side of Moon Glow Avenue and east of Golfview Drive in Sun'N Lakes of Lake Placid, in Section 28, Township 37S, Range 30E. Approximately ¼ mile east of U.S.27, changing the Future Land Use Map from "Agriculture" to "Low Density Residential". The Applicant proposes development of 288 dwelling units.

Proposed Site Specific Conditions:

1. Central water and central sewer are required for development of this site.
2. Connectivity with existing developments to the north, east and west to be provided.
3. The number of dwelling units shall be limited to no more than 288.
4. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
5. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

47. **CPA-05-347LS:** (Lost Lake Groves, Inc.) Approximately 350 acres in Section 12, Township 37S, Range 29E, north of Placid View Drive and west of Lake Street on the south side of the Town of Lake Placid, changing the Future Land Use Map from "Agriculture" to "Medium Density Residential". The Applicant proposes development of 1,050 single family homes.

Proposed Site Specific Conditions:

1. Central water and central sewer are to be provided, either by the Town of Lake Placid or on site. If an on-site package plant is used as a temporary facility it shall be constructed and maintained at no cost to the County in accordance with standards approved by Highlands County. The system shall be connected to the Town, County or a regional provider that is acceptable to the County once the Town, County or regional provider extends a wastewater system to the site. In addition, the developer or owner will be required to dedicate the plant that has been constructed to County standards to either the Town, County or to the County approved regional provider.
2. The number of dwelling units shall be limited to no more than 1,050.
3. Infrastructure on the parcel shall be planned and approved as a single development..
4. Connectivity with existing developments to the north, east, and west may be provided at time of development.
5. Adequate right of way of 100 feet is to be provided for a two lane extension of Lake Groves Road. If there are transportation impact fees in existence at the time actual development commences, and if the transportation impact fee ordinance allows for right-of-way to be credited, than a proportionate credit shall be provided.
6. The location of an EMS substation shall be jointly considered by the Applicant and staff.
7. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
8. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

48. **CPA-06-357LS:** (Hometruster Group) Approximately 25.18 acres located in Section 24, Township 35S, Range 29E, on the east side of farm Road at its intersection with Plantation Drive, changing the land use from "Agriculture" to "Low Density Residential" on the Future Land Use Map. The Applicant proposes to develop 25 single family homes.
Proposes Site Specific Conditions:

1. Central water is to be provided in addition to a water and sewer commitment letter and the property will accept central wastewater when wastewater is available per the Highlands County Comprehensive Plan. Until central wastewater service is available, development is limited to 25 lots, a minimum lot size of ½ acre per lot, and a 75 foot setback for all septic tank drain fields from wetlands or utilization of Performance Based Treatment Systems.
2. A traffic study shall be required using Highlands County approved methodology for Comprehensive Plan amendments. The applicant or the applicant's traffic consultant or agent shall discuss the methodology with both the County Planning and Engineering staff before proceeding with development of the study.
3. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manuel, and the Capital Improvement Program at the time of development.
4. The maximum density is 25 dwelling units.
5. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
6. Wetlands on the property shall be protected by recording of a restrictive conservation easement.
7. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

49. **CPA-06-359LS:** (Sebring Airport Authority) Approximately 120.0 acres located in the southeast corner of the Sebring Airport Authority complex, changing the land use from "Public/Quasi-Public" to "Industrial". The proposed land use amendment will facilitate the Airport Authority to effectively administer the Airport's Master Plan and to more clearly describe the environment and the uses that are allowed.

Proposed Site Specific Conditions:

1. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
2. A traffic study shall be required using Highlands County approved methodology for Comprehensive Plan amendments. The applicant or the applicant's traffic consultant or agent shall discuss the methodology with both the County Planning and Engineering staff before proceeding with development of the study.
3. Central water and sewer are required.
4. Industrial uses not allowed will be the same as those not allowed in the A-1 Zoning District. A restrictive easement will be recorded in favor of the Board of County Commissioners restricting the industrial uses.
5. The maximum industrial development shall be limited to 2,090,880 sq.ft. (FAR 0.4)
6. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Industrial Floor Area	500,000	1,000,000	2,090,880

7. Payment for transportation impacts shall be required prior to beginning development as follows:
- The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County’s concurrency review process.
 - Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

50. **CPA-06-366LS:** (Arlan Sapp / Mark, Inc.) Approximately 66.0 acres generally located in Section 27, Township 33S, Range 28E. on the east shore of Lake Anoka between South Lake Blvd. and Marble Avenue (Garrett) extended, changing the land use from “Agriculture” to “High Density Residential”.

Proposed Site Specific Conditions:

- Development shall not exceed 792 dwelling units.
- Central water and central sewer are to be provided in addition to a water and sewer commitment letter from the providing agency.
- A traffic study shall be required using Highlands County approved methodology for Comprehensive Plan amendments. The applicant or the applicant's traffic consultant or agent shall discuss the methodology with both the County Planning and Engineering staff before proceeding with development of the study.
- The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvement Program at the time of development.
- The property shall be considered as a single project for purposes of development review and approval for all purposes under County codes.
- At the time of development, provided the City of Avon Park agrees that the installation of re-use lines is suitable, then re-use lines shall be installed.
- The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County’s concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Industrial Floor Area	396	792	792

8. Payment for transportation impacts shall be required prior to beginning development as follows:
- The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County’s concurrency review process.
 - Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

51. **CPA-06-378LS:** (Sandy Ridge) The amendment proposes to change approximately 39.15 acres currently in citrus cultivation (Agriculture) for the purpose of developing a multiple family residential neighborhood (Medium Density Residential).

Proposed Site Specific Conditions:

- Central potable water and central wastewater treatment services shall be provided to the development by a public entity.
- The number of units shall be capped at 313 dus.
- A traffic study shall be required using Highlands County approved methodology for Comprehensive Plan amendments. The applicant or the applicant's traffic consultant or agent shall discuss the methodology with both the County Planning and Engineering staff before proceeding with development of the study.
- Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits

will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

5. The Applicant shall dedicate additional rights-of way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvement Program at the time of development.
6. The property shall be considered as a single project for purposes of development review and approval for all purposes under County Codes.
7. The applicant shall submit a zoning change application to amend the zoning to R-2 PD (Planned Development)
8. A minimum of Type "A" transitional yard shall be included on the north and east side of the development.
9. Effluent reuse lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.
10. Water supply capacity, in excess of that needed for irrigation shall be transferred to the City of Sebring or Highlands County prior to development within the project in accordance with all Water Management District rules and regulations.
11. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

52. **CPA-06-380LS** (Chain-of-Lakes, Inc.) Approximately 70.45 acres located in Section 4, Township 36S, Range 29E., south of Lake Francis Road, east of Red Water Lane, west of U.S.27 or north of Little Red Water Lake, changing the land use from "Agriculture" to "Medium Density Residential" for 54.45 acres and to "High Density Residential" for 16.0 acres. The Applicant proposes development of 135 single family homes and 16 acres of high density residential development.

Proposed Site Specific Conditions:

1. Central water and central sewer are to be provided in addition to a water and sewer commitment letter will be provided for transmittal to DCA
2. The maximum number of units in the Medium Residential area is 135. The total number of multiple family dwelling units shall not exceed 192.
3. The Applicant shall dedicate additional rights-of way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvement Program at the time of development.
4. The property shall be considered as a single project for purposes of development review and approval for purposes under County Codes.
5. A zoning change application to R-3 FUD or R-3 PD will be submitted for the 16 acres of High Density Residential.
6. Property owner agrees to limit the development to one dock and boat house for each lakefront lot, one dock for the clubhouse and no boat ramp.
7. A traffic study shall be required using Highlands County approved methodology for Comprehensive Plan amendments. The applicant or the applicant's traffic consultant or agent shall discuss the methodology with both the County Planning and Engineering staff before proceeding with development of the study.
8. At the time of development, provided the central water provider agrees that the installation of re-use lines is suitable, then re-use lines shall be installed.
9. If an on-site package plant is used as a temporary facility it shall be constructed and maintained at no cost to the County in accordance with standards approved by Highlands County. The system shall be connected to the City, County or a regional provider that is acceptable to the County once the City, County or regional provider extends a wastewater system to the site. In addition, the developer or owner will be required to dedicate the plant that has been constructed to County standards to either the City, County or to the County approved regional provider.
10. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.

b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

53. **CPA-06-381LS:** (H&M Properties) Approximately 38.52 acres located in Section 17, Township 37S, Range 30E., east of U.S.27, south of Shoreline Drive, north of Lake Ridge Drive, or west of Lake Grassy, changing the land use from "Agriculture" to "High Density Residential". The Applicant proposes to development 231 dwelling units.

Proposed Site Specific Conditions:

1. Central water and central sewer are to be provided in addition to a water and sewer commitment letter.
2. The Applicant shall dedicate additional rights-of way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvement Program at the time of development.
3. The number of units is to be capped at 231 dus.
4. A traffic study shall be required using Highlands County approved methodology for Comprehensive Plan amendments. The applicant or the applicant's traffic consultant or agent shall discuss the methodology with both the County Planning and Engineering staff before proceeding with development of the study.
5. A complete site plan must be provided.
6. Environmental clearance for impacted xeric uplands (scrub) is required.
7. Environmental clearance, if required, of impacts to Wetlands and Cutthroat Grass Seeps will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
8. The Property will not be developed under the CG-3 zoning district regulations. An application will be submitted for a zoning change to R-3 FUD as the implementing zoning district. Prior to making the zoning change, an environmental study of the complete 38.52 acre site will be conducted.
9. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

54. **CPA-06-382LS:** (Whittington) An approximate 39.46 acre parcel located at 8500 Twitty Road, Sebring, south of Skipper Road, on the east side of Twitty Road and north of East Twitty Road, in Section 27, Township 36S., Range 29E., changing the land use from "Agriculture" to "Industrial".

Proposed Site Specific Conditions:

1. Central water and central sewer are to be provided in addition to a water and sewer commitment letter.
2. Internal connectivity shall be effected within all parts of the park. The property shall be considered as a single project for purposes of development review and approval for all purposes under County Codes. No billboards will be allowed on the site.
3. One major access point (formal entrance) off Twitty Road but not to exceed two on any one road.
4. A traffic study is required using Highlands County approved methodology for Comprehensive Plan amendments. The applicant or the applicant's traffic consultant or agent shall discuss the methodology with both the County Planning and Engineering staff before proceeding with development of the study. Sufficient rights-of way to accommodate the functional classification requirements for Twitty Road will be required.
5. The Applicant shall dedicate additional rights-of way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvement Program at the time of development.
6. A restrictive covenant in favor of the Board of County Commissioners shall be recorded by the applicant, which prohibits the use of the property or structures for any uses described in the Highlands County Zoning Code I-2 Zoning District, other than; (a) Manufacture of asphalt, brick, tile, cement, block, plaster, concrete or products there of, and (b) Any uses permitted in the I-1 Zoning District other than, (i) Those allowed in the B-3 and B-4 Zoning Districts by special exception, and (ii) those allowed in the B-1 or B-2 Zoning Districts, as amended from time to time. In addition, the

restrictive covenant shall limit access to Twitty Road and not allow access from adjacent properties to the north, east and south through the property.

7. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

55. **CPA-06-394LS:** (Varela Construction) This amendment proposes to change approximately 37.89 acres currently in citrus cultivation (Agriculture) for the purpose of establishing a multi-family (High Density Residential) neighborhood. *Proposed Site Specific Conditions:*

1. The project shall be limited to a maximum of 319 units, to include two rows of singlefamily residential buffer on the east and south side of the property.
2. Central potable water and central wastewater treatment services shall be provided to the development by a public entity.
3. The property shall be considered as a single project for purposes of development review and approval under County Codes.
4. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvements Program at the time of Development.
5. A traffic study will be required using Highlands County approved methodology for Comprehensive Plan Amendments.
6. The Applicant will implement the development by either a FUD or PD.
7. Effluent reuse lines shall be installed by the developer within the development r unless the wastewater service provider determines they are not required.
8. Water supply capacity in excess of that needed for irrigation within the project shall be transferred to the City of Sebring or Highlands County prior to development in accordance with all Water Management District rules and regulations.
9. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

56. **CPA-06-395LS:** (Feit Management) This amendment proposes to change approximately 58.0 acres currently in citrus cultivation (Agriculture) for the purpose of developing a single family residential neighborhood (Medium Density Residential).

Proposed Site Specific Conditions:

1. Central potable water and wastewater treatment services shall be provided to the development by a public entity.
2. The property shall be considered as a single project for purposes of development review and approval under County Codes.
3. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvements Program at the time of Development.
4. The project shall be limited to a maximum of 355 units
5. A traffic study will be required using Highlands County approved methodology for Comprehensive Plan Amendments.
6. The Applicant will implement the development with a Planned Development Zoning District (PD).
7. Effluent reuse lines shall be installed by the developer within the development unless the wastewater service provider determines they are not required within the project.
8. Water supply capacity in excess of that needed for irrigation within the project shall be transferred to the City of Avon Park or Highlands County prior to development in accordance with all Water Management District rules and regulations.

9. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

57. **CPA-06-397LS:** (Bob Paul) This amendment proposes to change approximately 10.0 acres currently in citrus cultivation (Agriculture) to (Commercial).

Proposed Site Specific Conditions:

1. Use of the site for self-storage under B-3 will be limited to self-storage/storage and no other business shall be operated from the self-storage operation.
2. Central potable water services are to be provided to the property by the City of Sebring. Any future development beyond one self-storage/storage facility will require provision of central wastewater service from a public provider.
3. The property shall be considered as a single project for purposes of development review and approval under County Codes.
4. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvements Program at the time of development.
5. A traffic study will be required using Highlands County approved methodology for Comprehensive Plan Amendments.
6. Water supply capacity in excess of that needed for irrigation shall be transferred, from time to time, to the City of Sebring or Highlands County, in accordance with all Water Management District rules and regulations.
7. Development shall be limited to a total of 174,240 sq.ft. of floor area (FAR 0.4)
8. The property shall be developed in phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Industrial Floor Area	43,460	87,120	174,240

9. Payment for transportation impacts shall be required prior to beginning development as follows:
 - a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

58. **CPA-06-399LS:** (Kito, Inc.) This amendment proposes to change approximately 14.38 acres currently divided between citrus cultivation and undeveloped lands (Agriculture) for the purpose of developing (Commercial) uses within the U.S.27/U.S.98/S.R.66 commercial node that is coalescing through previous amendments.

Proposed Site Specific Conditions:

1. Central potable water and wastewater treatment services shall be provided to the development by a public entity.
2. The property shall be considered as a single project for purposes of development review and approval under County Codes.
3. Additional rights-of-way may be required consistent with the functional classifications assigned to the streets to accommodate the additional traffic generated by the proposed development. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvements Program at the time of development.
4. A traffic study will be required using Highlands County approved methodology for Comprehensive Plan Amendments.
5. Development shall be limited to 250,557 sq.ft. of floor area (FAR 0.40)
6. The property shall be developed in phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum
--	-----------------------------	-----------------------------	----------------------------

			Site Development
Maximum Industrial Floor Area	62,639	125,278	250,557

7. Payment for transportation impacts shall be required prior to beginning development as follows:
- The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County’s concurrency review process.
 - Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

59. **CPA-06-402LS:** (Nat Granit) This amendment proposes to change approximately 1.58 acres currently undeveloped in its natural habitat (Agriculture) for the purpose of developing a multiple family residential neighborhood (High Density Residential)

Proposed Site Specific Conditions:

- Central potable water and wastewater treatment services shall be provided to the development by a public entity.
- The property shall be considered as a single project for purposes of development review and approval under County Codes.
- The Applicant shall dedicate drainage easements and additional rights-of-way, including Marble Avenue, as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvements Program at the time of development.
- Payment for transportation impacts shall be required prior to beginning development as follows:
 - The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County’s concurrency review process.
 - Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

60. **CPA-06-403LS:** (O.C. Farms) This amendment proposes to withdraw approximately 147.69 acres currently in citrus cultivation (Agriculture) for the purpose of developing a single family residential neighborhood (Medium Density Residential).

Proposed Site Specific Conditions:

- Central potable water and central wastewater treatment services shall be provided to the property by a public entity.
- Development shall not exceed 738 dwelling units.
- The property shall be considered as a single project for purposes of development review and approval under County Codes.
- The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvements Program at the time of development. The Applicant shall dedicate additional right-of-way to allow development of a Team Track along the railroad track on the southwest side of the property prior to the effective date of this Comprehensive Plan amendment.
- Density shall be limited to a maximum of 5 units per acre
- A traffic study will be required using Highlands County approved methodology for Comprehensive Plan Amendments.
- Effluent reuse lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.
- Water supply capacity in excess of that needed for irrigation within the project shall be transferred to the City of Sebring or Highlands County prior to development in accordance with all Water Management District rules and regulations.
- The property shall be developed in phases as follows with an approved Traffic Study submitted through the County’s concurrency review process prior to development in each phase:

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Industrial Floor			

Area	260	521	738
------	-----	-----	-----

10. Payment for transportation impacts shall be required prior to beginning development as follows:
- a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County’s concurrency review process.
 - b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.

61. **CPA-08- 453LS:** (Davis) This amendment proposes to change approximately 50.76 acres, changing the land use from “Agriculture” to “Medium Density Residential” (*amended by Ordinance No. 07-08-34*).

Site Specific Conditions:

1. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area Policy Plan, as previously adopted by the Board of County Commissioners.
2. Central water and wastewater shall be provided to the site by a public entity.
3. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.
4. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvements Program at the time of development.
5. Density shall be limited to single family residences or 152 dus.
6. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.
7. The development shall meet the County’s recreation LOS through one of the following options: a) provide a public park on site; b) make a payment in-lieu of dedication of park land (with the approval of the Board of County Commissioners); or c) dedicate park land to the County (with the approval of the Board of County Commissioners).

62. **CPA-08- 454LS:** (Davis) This amendment proposes to change approximately 20.61 acres, changing the land use from “Agriculture” to “Medium Density Residential” (*amended by Ordinance No. 07-08-35*).

Site Specific Conditions:

1. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area Policy Plan as previously adopted by the Board of County Commissioners.
2. Central water and wastewater shall be provided to the site by a public entity.
3. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvements Program at the time of development.
4. Density shall be limited to 62 single family residences.
5. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.
6. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.
7. The development shall meet the County’s recreation LOS through one of the following options: a) provide a public park on site; b) make a payment in-lieu of dedication of park land (with the approval of the Board of County Commissioners); or c) dedicate park land to the County (with the approval of the Board of County Commissioners).

63. **CPA-08- 455LS:** (Davis) This amendment proposes to change approximately 17.61 acres, changing the land use from “Agriculture” to “Medium Density Residential” (*amended by Ordinance 07-08-36*).

Site Specific Conditions:

1. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area Policy Plan as previously adopted by the Board of County Commissioners.
2. Central water and wastewater shall be provided to the site by a public entity.
3. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvements Program at the time of development.

4. Density shall be limited to 52 single family residences.
5. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.
6. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.
7. The development shall meet the County's recreation LOS through one of the following options: a) provide a public park on site; b) make a payment in-lieu of dedication of park land (with the approval of the Board of County Commissioners); or c) dedicate park land to the County (with the approval of the Board of County Commissioners).

64. **CPA-08- 456LS:** (Justine and Davis) This amendment proposes to change approximately 13.93 acres, changing the land use from "Agriculture" to "Medium Density Residential" (*Amended by Ordinance No. 07-08-37*).

Site Specific Conditions:

1. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area Policy Plan as previously adopted by the Board of County Commissioners.
2. Central water and wastewater shall be provided to the site by a public entity.
3. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvements Program at the time of development.
4. Density shall be limited to 41 single family residences.
5. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.
6. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.
7. The development shall meet the County's recreation LOS through one of the following options: a) provide a public park on site; b) make a payment in-lieu of dedication of park land (with the approval of the Board of County Commissioners); or c) dedicate park land to the County (with the approval of the Board of County Commissioners).

65. **CPA-08- 457LS:** (Davis) This amendment proposes to change approximately 60.12 acres, changing the land use from "Agriculture" to "Medium Density Residential" (*Amended by Ordinance No. 07-08-38*).

Site Specific Conditions:

1. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area Policy Plan as previously adopted by the Board of County Commissioners.
2. Central water and wastewater shall be provided to the site by a public entity.
3. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvements Program at the time of development.
4. Density shall be limited to 180 single family residences.
5. A traffic study shall be required using Highlands County approved methodology.
6. Effluent re-use lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.
7. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.
8. The development shall meet the County's recreation LOS through one of the following options: a) provide a public park on site; b) make a payment in-lieu of dedication of park land (with the approval of the Board of County Commissioners); or c) dedicate park land to the County (with the approval of the Board of County Commissioners).

66. **CPA-08- 458LS:** (Davis) This amendment proposes to change approximately 28.54 acres, changing the land use from "Agriculture" to "High Density Residential" (*Amended by Ordinance No. 07-08-39*).

Site Specific Conditions:

1. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area Policy Plan as previously adopted by the Board of County Commissioners.
2. Central water and wastewater shall be provided to the site by a public entity.

3. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvements Program at the time of development.
4. Density shall be limited to 342 dwelling units.
5. A traffic study shall be required using Highlands County approved methodology.
6. Effluent re-use lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.
7. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.
8. The development shall meet the County's recreation LOS through one of the following options: a) provide a public park on site; b) make a payment in-lieu of dedication of park land (with the approval of the Board of County Commissioners); or c) dedicate park land to the County (with the approval of the Board of County Commissioners).

67. **CPA-08- 459LS:** (Thurston Realty) This amendment proposes to change approximately 35.37 acres from "Agriculture" to "Commercial" and "High Density" (*Amended by Ordinance No. 07-08-40*).

Site Specific Conditions:

1. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area Policy Plan as previously adopted by the Board of County Commissioners.
2. Provide a connection with the internal east-west access road provided by the commercial development to the immediate west, connecting Scenic Highway to Ben Eastman Road, and complete the connection to the multiple purpose pathway established by the multiple family development (Sea Breeze) to the immediate west.
3. Central water and wastewater shall be provided to the site by a public entity.
4. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvements Program at the time of development.
5. Density shall be limited to 212 multiple family dwelling units.
6. Intensity shall be limited to 230,000 sf. GFA of retail commercial.
7. A traffic study shall be required using Highlands County approved methodology, and addressing the following concerns of the FDOT:
 - a. Provide the short and long term analysis for U.S.27 with service volumes based on generalized LOS tables.
 - b. The traffic study should show that the pass-by trips do not exceed 10% of the background trips of the adjacent roadways.
8. Effluent re-use lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.
9. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.
10. The development shall meet the County's recreation LOS through one of the following options: a) provide a public park on site; b) make a payment in-lieu of dedication of park land with the approval of the Board of County Commissioners; or c) dedicate park land to the County with the approval of the Board of County Commissioners.

68. **CPA-08- 460LS:** (Jones Groves) This amendment proposes to change approximately 67.32 acres, changing the land use from "Agriculture" to "Medium Density Residential" (*amended by Ordinance No. 07-08-41*).

Site Specific Conditions:

1. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area Policy Plan as previously adopted by the Board of County Commissioners.
2. Provide a multiple purpose pathway, on the western edge of the development, to connect with an established multiple purpose pathway provided by the multiple family developments to the south, which connect with the adjacent commercial uses.
3. Central water and wastewater shall be provided to the site by a public entity.
4. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvements Program at the time of development.

5. Density shall be limited to 174 dwelling units.
6. A traffic study shall be required using Highlands County approved methodology.
7. Effluent re-use lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.
8. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.
9. The development shall meet the County's recreation LOS through one of the following options: a) provide a public park on site; b) make a payment in-lieu of dedication of park land (with the approval of the Board of County Commissioners); or c) dedicate park land to the County (with the approval of the Board of County Commissioners).
69. **CPA-08-461LS:** (Afton-Ranchero Road) This amendment proposes to change approximately 80.47 acres, changing the land use from "Industrial" to "Agriculture", "Commercial/Industrial Mixed Use", and "Low Density Residential" (*amended by Ordinance No. 07-08-44*).

Site Specific Conditions:

1. Dedication of additional right-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvements Program, shall be made at the time of development.
2. Central water and central wastewater service shall be provided by a public entity to Parcels # 1 and # 6A (the Commercial/ Industrial Mixed Use (BI) parcels) prior to or at the time of development.
3. The 30 foot transitional protective yard buffer of the existing vegetation on Parcel 6A shall not be cleared prior to the establishment of the final Transitional Protective Yard Type B buffer.

70. **CPA-08- 467LS:** (Baxter Griffin Troutman) This amendment proposes to change approximately 43.25 acres, changing the land use from "Agriculture" to "Medium Density Residential" and "High Density Residential" (*amended by Ordinance No. 07-08-42*).

Site Specific Conditions:

1. Central water and wastewater services shall be provided by the City of Avon Park.
2. The property on the west side of North Lake Damon Road (multiple-family) shall be considered as a single project for purposes of the development review and approval under County Codes.
3. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvements Program at the time of development.
4. A traffic study will be required using Highlands County approved methodology.
5. Effluent reuse lines shall be installed within the project by the developer unless the City of Avon Park determines they are not required.
6. Agricultural water supply capacity in excess of that needed within the project shall be transferred to Avon Park prior to land clearing and development in accordance with all Water Management District rules and regulations.
7. The developments shall meet one of the County's recreation LOS through one of the following options: (1) Provide public parks on site, (2) Make a payment in-lieu of dedication of park land (with the approval of the Board of County Commissioners), or (3) Dedicate park land to the County (with the approval of the Board of County Commissioners).
8. The 35.75 acres of High Density Residential Land Use designated site shall have a density of no more than 10 dwelling units per acre. Furthermore, the 35.75 High Density Residential Land Use designated site shall be developed under the Planned Development Zoning Category.
9. The 7.5 acres of Medium Density Residential would have a maximum number of 35 dwelling units and would be developed under the County's Planned Development Zoning Category.

71. **CPA-08- 468LS:** (Crews and Griffin) This amendment proposes to change approximately 183 acres, changing the future land use from "Agriculture" to "Industrial" (*amended by Ordinance No. 07-08-43*).

Site Specific Conditions:

1. Central water and wastewater services shall be provided by a public entity.
2. The property shall be considered a single project for purposes of development review and approval under County Codes.

3. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvement Program at the time of development, including sufficient rights-of-way to accommodate the functional classification requirements of Skipper Road and C.R. 17, will be required.
4. Internal connectivity will be affected with all parts within the Park. No advertising by off-site users will be allowed on the property.
5. A traffic study will be required using Highlands County approved methodology.
6. Effluent reuse lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.
7. Agricultural water supply capacity in excess of that needed within the project shall be transferred to the public provider of wastewater services prior to land clearing and development in accordance with all Water Management District rules and regulations.
8. One major access point (formal entrance) for each site off either C.R. 17 or Skipper Road, and a corresponding access off the opposite road, but not to exceed two on any one road.
9. The floor area ratio shall be limited to 0.34.

72. **CPA-05-325LS** (Hauptmann-Thompson Company, Inc.): Approximately 19.37 acres in Section 11, Township 33S, Range 28E, generally located on the south shore of Lake Pythias, on Shockley Drive, changing the land use from "Agriculture" to "Low Density Residential" on the Future land Use Map, and shall be developed as follows: (*amended by Ordinance No. 04-05-72*)

1. Central water and sewer are not to be provided
2. To provide accommodation for the future functional classification ROW requirements that may be applied to Shockley Road at the time of subdivision improvements and developed to county standards. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements to the planning period 2010. Driveways onto Shockley are not to exceed 10 connections.
3. Environmental clearance is required for impacts on wetlands and xeric uplands (scrub) prior to development. No development order or permit shall be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
4. Total dwelling units shall not exceed 13, with minimum lot size of 1 acre.

73. **CPA-05-329LS** (Kahn): Approximately 6.24 acres in Section 13, Township 34S, Range 28E, generally located on the north side of Sebring Parkway at Scenic Highway, changing the land use from "Agriculture" to "Commercial" (*amended by Ordinance No. 05-06-06*)

Site Specific Conditions:

1. Central water and sewer are to be provided.
2. Commercial development intensity is to be capped at a Floor Area Ratio (FAR) of 0.4.
3. Property to be part of and subject to the conditions and recommendations of an area plan adopted by the County Commission, prepared with the participation of the property owner, similar to the plan done for the US 98, Albritton, and Rancho area with recommendations how to develop the area to its appropriate density and provide suitable roads and public infrastructure and the areas adjacent and contiguous to these cases and CR17 and the Sebring Parkway, when those conditions and recommendations are approved by the County Commission as Comprehensive Plan amendments.
4. Environmental clearance is required for impacts on wetlands and prior to development. No development order or permit shall be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

74. **CPA-05-345LS** (Williams): Approximately 127 acres in Section 11, Township 33S, Range 28E, generally located on the East shore of Lake Pioneer, West of CR 627 and South of Shockley Road, changing the land use from "Agriculture" to "High Density Residential" (*amended by Ordinance No. 05-06-12*).

Site Specific Conditions:

1. Central water and central sewer are to be provided.
2. The Applicant will apply and utilize a planned development district. The site plan will include providing connectivity to off-site developments, within the vicinity of this proposed development. If Highlands Avenue is vacated an alternative replacement will be provided by the developer to provide connectivity.
3. The number of dwelling units shall be limited to no more than 635.
4. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.

75. **CPA-07-377LS** (EMW Associates) Approximately 23.93 acres located in Sections 33 & 34, Township 35S, Range 29E., south of Lake Josephine or on both sides of Josephine Creek, changing the land use from "Agriculture" to "Estate District" (*amended by Ordinance No. 05-06-48*).

Site Specific Conditions:

1. Must adhere to the conditions adopted by the Board of County Commissioners on December 27, 2005 for the adjacent plan amendment (CPA-05-343LS), with the conditions being the requirement of central water and septic tanks, and that the septic tank drain fields be set back 150 feet from Josephine Creek. The proposed amendment is a continuation of project referenced in CPA-05-343LS.
2. The number of units is to be capped at 20 DU's.
3. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
4. Prior to development an archaeological reconnaissance survey shall be performed.

76. **CPA-06-386LS** (Joo) Approximately 18.39 acres located in Section 26, Township 34S, range 28E and generally located on the east side of US 27, south of the intersection with Thunderbird Road, changing the land use from "Medium density Residential" to "High Density Residential" (*amended by Ordinance No. 05-06-52*).

Site Specific Conditions:

1. Central water and central wastewater service are to be provided in addition to a water and sewer commitment letter.
2. A traffic study shall be required using Highlands County approved methodology for Comprehensive Plan amendments. The applicant or the applicant's traffic consultant or agent shall discuss the methodology with both the County Planning and Engineering staff before proceeding with development of the study.
3. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvement Program at the time of development.
4. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, sanitary sewer, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.
5. A buffer shall be placed on the Southside of the property and the Eastside of the property beginning at the corner of the motel on the Southside and ending at the Northeast corner of the property. This buffer shall be 15 feet in width and shall be landscaped per the County LDR's. In the middle of the landscape buffer or yard there shall be a 6 foot in height masonry wall located on an approximately 2 foot in height berm. The construction and maintenance of the landscape buffer shall be the responsibility of the owner or his successor.
6. The property shall be considered as a single project for purposes of development review and approval for all purposes under County Codes.
7. The R-3 uses shall be limited to residential per the R-3 Code.

8. Storm water received from off site shall receive the same treatment and flood control hence development as existed per-development.
9. The applicant will petition to vacate the plat and all roads shown thereof.
10. A restrictive easement signed by the owners of the property in favor of the Board of County Commissioners shall be filed that prohibits access from the property to the east into the adjacent neighborhood.
11. The applicant shall apply for a zoning change to R-3 CU, restricting the use for multiple family development only.

77. **CPA-07-425LS** (Lucas) : Approximately 15.14 acres located in Section 4, Township 33S, range 28E and generally located west of River Greens Golf Course on the south side of Sunpure Road, changing the land use from "Agriculture" to "High density Residential" (*adopted by Ordinance No. 07-08-07*).

Site Specific Conditions:

1. Central potable water and central wastewater services shall be provided by a public provider.
2. The property shall be considered as a single project for purposes of development review and approval under County Codes.
3. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvements Program at the time of development.
4. The development program shall be limited to a maximum of 146 units
5. A traffic study will be required using Highlands County approved methodology.
6. Effluent reuse lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.
7. Agriculture water supply capacity in excess of that needed within the project shall be transferred to the Highlands County prior to land clearing and development in accordance with all Water Management District rules and regulations.
8. The development shall meet the County's recreation LOS through one of the following options: (1) Provide public parks on site, (2) Make a payment in-lieu of dedication of park land (with the approval of the

78. **CPA-07-426LS** (George) Approximately 36.2 acres located in Section 23, Township 36S, Range 29E., located east of Cloverleaf Road at the east end of Pine Ridge Drive, north of Lake June, changing the land use from "Agriculture" to "Low Density Residential" (*adopted by Ordinance No. 07-08-08*).

Site Specific Conditions:

1. Central potable water and central wastewater treatment services shall be provided to the property by a public entity.
2. The property shall be considered as a single project for purposes of development review and approval under County Codes.
3. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvements Program at the time of development.
4. The development program shall be limited to a maximum of units
5. A traffic study will be required using Highlands County approved methodology.
6. Effluent reuse lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.
7. Agriculture water supply capacity in excess of that needed within the project shall be transferred to Highlands County prior to land clearing and development in accordance with all Water Management District rules and regulations.
8. The development shall meet the County's recreation LOS through one of the following options: a) Provide public parks on site, b) Make a payment in-lieu of dedication of park land (with the approval of the County Commission), c) Dedicate park land to the County (with the approval of the County Commission).

79. **CPA-07-427LS** (Sunbelt Homes) Approximately 49± acres located in Section 3, Township 35S, Range 29E., on the south side of Mike Kahn Road, between DeSoto City Road and CR 17S, changing the land use from "Agriculture" to "Medium density Residential" (amended by Ordinance No. 06-07-36).

Site Specific Conditions:

1. Central potable water and central wastewater treatment services shall be provided to the property by a public entity.
2. The property shall be considered as a single project for purposes of development review and approval under County Codes.

3. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvements Program at the time of development.
4. Density shall be limited to a maximum of 196 units
5. A traffic study will be required using Highlands County approved methodology.
6. Effluent reuse lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.
7. Water use permits and withdrawal facilities for permitted quantities in excess of that needed for irrigation within the project shall be transferred prior to development of the project, without charge, to the local government which will provide potable water service to the project, in accordance with all Water Management District rules and regulations.
8. The development shall meet the County's recreation LOS through one of the following options: a) Provide public parks on site, b) Make a payment in-lieu of dedication of park land (with the approval of the County Commission), c) Dedicate park land to the County (with the approval of the County Commission).

80. **CPA-08- 473LS:** (Bonnie Boney) This amendment proposes to change the land use for approximately 20.202 acres, from "Agriculture" to "Public\Quasi-Public Facility and Institutional Lands"(amended by Ordinance No. 08-09-60).
Site Specific Conditions:

1. The Applicant shall purchase, or control absolute in a legal manner, an additional extension for the northern end of the property which shall be at least eight hundred feet (800') wide and one hundred feet (100') in depth which shall be used for landscaping, for visual screening, for noise suppression and security purposes.
2. The applicant shall execute a Declaration of Unity of Title to comply with the condition of landscaping, for visual screening, for noise suppression and security purposes.

81. **CPA-08- 475LS:** (Crutchfield) This amendment proposes to change approximately 31 acres, changing the land use from "Agriculture" to "Medium Density Residential" (amended by Ordinance No. 08-09-55).

Site Specific Conditions:

1. Central water and central wastewater services are to be provided to the properties, consistent with FLU Policy 12.1.6
2. Dedication of additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvements Program shall be required at the time of development, consistent with FLU Policy 12.1.3.
3. A major Land Development Traffic Assessment (LDTA) is required.
4. Land or assessment will be provided to meet the minimum recreation requirements based upon the number of build-out dwelling units and the population generated.
5. All applicable policies of the North Sebring Area Plan will be followed.
6. Density would be a maximum of four (4) dwelling units per acre.
7. Any development other than single family residential will require the applicant to make an application for PD or FUD zoning.
8. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.
9. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.
10. The property shall be treated as one project for review and permitting.

82. **CPA-08- 476LS:** (Crutchfield Groves Inc.) This amendment proposes to change approximately 12 acres, changing the land use from "Agriculture" to "Medium Density Residential" (amended by Ordinance No. 08-09-56).

Site Specific Conditions:

1. Central water and central wastewater services are to be provided to the properties, consistent with FLU Policy 12.1.6
2. Dedication of additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvements Program shall be required at the time of development, consistent with FLU Policy 12.1.3.
3. A major Land Development Traffic Assessment (LDTA) is required.

4. Land or assessment will be provided to meet the minimum recreation requirements based upon the number of build-out dwelling units and the population generated.
5. All applicable policies of the North Sebring Area Plan will be followed.
6. Density would be a maximum of four (4) dwelling units per acre.
7. Any development other than single family residential will require the applicant to make an application for PD or FUD zoning.
8. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.
9. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.
10. The property shall be treated as one project for review and permitting.

83. **CPA-08- 477LS:** (Henry Crutchfield Inc.) This amendment proposes to change approximately 9 acres, changing the land use from “Agriculture” to “Medium Density Residential” (amended by Ordinance No. 08-09-57).

Site Specific Conditions:

1. Central water and central wastewater services are to be provided to the properties, consistent with FLU Policy 12.1.6
2. Dedication of additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvements Program shall be required at the time of development, consistent with FLU Policy 12.1.3.
3. A major Land Development Traffic Assessment (LDTA) is required.
4. Land or assessment will be provided to meet the minimum recreation requirements based upon the number of build-out dwelling units and the population generated.
5. All applicable policies of the North Sebring Area Plan will be followed.
6. Density would be a maximum of four (4) dwelling units per acre.
7. Any development other than single family residential will require the applicant to make an application for PD or FUD zoning.
8. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.
9. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.
10. The property shall be treated as one project for review and permitting.

84. **CPA-08- 478LS:** (Henry Crutchfield Inc.) This amendment proposes to change approximately 30 acres, changing the land use from “Agriculture” to “Medium Density Residential” (amended by Ordinance No. 08-09-58).

Site Specific Conditions:

1. Central water and central wastewater services are to be provided to the properties, consistent with FLU Policy 12.1.6
2. Dedication of additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvements Program shall be required at the time of development, consistent with FLU Policy 12.1.3.
3. A major Land Development Traffic Assessment (LDTA) is required.
4. Land or assessment will be provided to meet the minimum recreation requirements based upon the number of build-out dwelling units and the population generated.
5. All applicable policies of the North Sebring Area Plan will be followed.
6. Density would be a maximum of four (4) dwelling units per acre.
7. Any development other than single family residential will require the applicant to make an application for PD or FUD zoning.
8. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.
9. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.

10. The property shall be treated as one project for review and permitting.

85. **CPA-08- 479LS:** (Gloria S. Crutchfield) This amendment proposes to change approximately 14 acres, changing the land use from “Agriculture” to “Medium Density Residential” (amended by Ordinance No. 08-09-59).

Site Specific Conditions:

1. Central water and central wastewater services are to be provided to the properties, consistent with FLU Policy 12.1.6
2. Dedication of additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvements Program shall be required at the time of development, consistent with FLU Policy 12.1.3.
3. A major Land Development Traffic Assessment (LDTA) is required.
4. Land or assessment will be provided to meet the minimum recreation requirements based upon the number of build-out dwelling units and the population generated.
5. All applicable policies of the North Sebring Area Plan will be followed.
6. Density would be a maximum of four (4) dwelling units per acre.
7. Any development other than single family residential will require the applicant to make an application for PD or FUD zoning.
8. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.
9. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.
10. The property shall be treated as one project for review and permitting.

OBJECTIVE 12

SPECIFIC AREA PLANS (SAP): DIRECTING URBAN DEVELOPMENT WITHIN HIGHLANDS COUNTY WILL BE FACILITATED BY THE USE OF SPECIFIC AREA PLANS THAT ARE PROVIDED TO GUIDE SITE SPECIFIC DEVELOPMENTS WITHIN AREAS OF THE COUNTY THAT ARE CURRENTLY, PREDOMINATELY IN AGRICULTURAL USES AWAITING TO BE DEVELOPED IN AN ORDERLY MANNER CONSISTENT WITH URBAN CONCURRENCY REQUIREMENTS FOR A MIXTURE IN RESIDENTIAL TYPES, SERVICED WITH APPROPRIATE RETAIL USES, INCORPORATING ADEQUATE UTILITIES, SUPPORTED WITH CULTURAL AND SOCIAL FACILITIES, SUSTAINED WITH SUFFICIENT EMERGENCY SERVICES AND CONNECTED BY A FUNCTIONAL TRANSPORTATION SYSTEM.

SPECIFIC AREA PLANS

Preface: Recent external pressures have impacted Highlands County resulting in an unprecedented movement to withdraw productive agricultural lands and to convert them into urban lands. Global markets, within the free trade provisions, are affecting the citrus industry, and state-wide political movements pressing to implement the use of the referendum to effect land use changes, have together positioned the grove owners to consider re-trenchment plans. Investment capital, flowing in from the high-value real estate markets of the urban east and west coasts of Florida, have focused upon the apparently under-valuated properties of Highlands County, wherein bidding has occurred for the finite buildable lands on the Lake Wales Ridge and inflated their values. These pressures are tempting the grove owners on the Ridge to capitalize their citrus investments.

Currently, the traditional population growth, and estimated population projections will not provide the sufficient numbers of people to absorb these new urban lands, in keeping with the controls provided through growth management practices. However, indicators suggest that a vanguard of population migration from the coasts may be manifesting itself as congestion, living costs and seasonal weather, endemic to both coasts, are pushing them to south-central Florida. If this proves to be the case, the traditional growth patterns in Highlands County will become moot, and these newly converted urban lands will appear to be a prescience of this growth. Therefore, it is prudent to anticipate the mind-set of the grove owners and plan for their properties, where appropriate, into the broader urban patterns, which is the purpose of the Specific Area Plans.

An essential ingredient within the Specific Area Plans will be the inter-local or inter-governmental coordination that will be required between the County and the cities, because the Plans will overlap both the incorporated and unincorporated portions of the County. This new FLU Objective establishes the precedent for preparing Specific Area Plans (SAP) within the County. The proposed OBJECTIVE does not establish criteria that is already cited in §163.3245, F.S. “Optional Sector Plans.” The intent, is to “promote better integrated planning” through the use of inter-local agreements guided by the SAP, with the potential to implement the directives of §163.3245(1), F.S., or to implement the SAP through the provisions cited in §163.3184 and §163.3189(2), F.S.

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

1. The vitality of a community is its inhabitants, fostered by adequate housing. Therefore, a **housing strategy** will exist that will provide a broad inventory of new single-family residential units and multiple family residential units, which fosters home ownership. The housing strategy will accommodate a diverse population of various incomes consistent with the policies cited in the Housing Element of the Comprehensive Plan for affordable housing and rental units for start-up families.
2. All developments within any Specific Area Plan, are to be **interconnected** with developments within the Plan area and, where applicable, to adjacent development to the Specific Area, to accommodate both vehicle and pedestrian access, assuring unlimited access for emergency services and that community services, both commercial and public, are within walking distance, if that mode is preferred.
3. Each Plan will have at least **one community or neighborhood center** which concentrates the bulk of the commercial services within that specific area, and where appropriate, public services will also locate for easy identity and access. Opportunities for mixed uses will be facilitated whenever requested consistent with good planning practices.
4. **Street trees and sidewalks** will be an integral part of all public streets regardless of their functional classification, with at least one multiple-purpose path within the rights-of-way of streets greater than 60 feet in width in the event bike lanes are not provided adjacent to the vehicular lanes. (See Street Cross-Sections)
5. **Proposed new road alignments** will be facilitated, where applicable, in each Specific Area Plan when required as part of the broader County-wide Long Range Transportation Plan. Mutual efforts by both the City of Sebring and Highlands County will develop and implement multi-nodal transportation design standards for sidewalks, multi-purpose paths, trails and roadways to accommodate pedestrians, bicycles, bus service and vehicles.
6. **Central potable water** systems are to be provided for all developments, residential and non-residential, whenever they occur within the Specific Area Plans.
7. **Central wastewater treatment** systems are to be provided for all developments, residential and non-residential, whenever they occur within the Specific Area Plans.
8. **Neighborhood parks and connecting greenways** are to be integrated into the individual developments, and where appropriate to connect directly with any public school that may be located within the specific area.
9. **Environmentally sensitive areas** will be incorporated into the Specific Area’s greenway systems.
10. The **adjacent municipality and Highlands County will cooperate fully** in facilitating the goals and objectives of this Plan by mutually coordinating all reviews and jurisdictional decisions pertaining to the Plan’s stated policies and their respective implementing land development regulations, wherever they may differ. Each development will be implemented through a development order (DO) addressing the responsibilities of both the developer and the respective local government.

FLU POLICY 12.1: NORTH SEBRING AREA POLICY: (*Adopted by Ordinance No. 07-08-09, CPA-07-439LS, December 18, 2007*) The specific area being considered for this policy guide, known as the North Sebring Area Policy, is generally bounded on the north by Lake Redwater and the CSX Railroad ROW, on the east by Power Line Road, on the south by Arbuckle Creek Road and the Sebring Parkway, and on the west by Lake Sebring and the City of Sebring City limits. The area comprises in part 972.98 acres which were adopted and determined to be in compliance by the Florida Department of Community Affairs in 2004, and which forms the core for establishing the future land use pattern for the remaining 741 acres, for a total 1,714 acres. A portion of this total area was annexed into the City of Sebring, which will continue to impact the overall urban services required for the delineated area of the policy.

TABLE 12.1: ADOPTED PROPERTIES WITHIN THE NORTH SEBRING AREA DETERMINED TO BE IN COMPLIANCE BY THE FDCA

Property Owner	Ord. No	Area	Dus	Land Use	Density	GFA Area	FAR
----------------	---------	------	-----	----------	---------	----------	-----

CPA Number			Adopted			@ 0.4 FAR	
Crutchfield CPA-04-266LS	04-05-15	409.00 Ac	1,334	R	3.26du/ac		
Crutchfield CPA-04-267LS	04-05-16	19.42 Ac 10.00 Ac	32	RL B	1.6 du/ac	174,240 sf	0.4
Crutchfield CPA-04-269LS	04-05-17	12.00 Ac	144	RH	12 du/ac		
Davis CPA-04-257LS	04-05-7	78.00 Ac 61.00 Ac	235 734	R RH	3.0 du/ac 12 du/ac		
Davis CPA-04-258LS	04-05-8	26.89 Ac		B		468,531sf	0.4
Gapway CPA-04-274LS	04-05-22	323.00 Ac	1,292	R	4 du/ac		
Kahn CPA-04-296LS	04-05-36	19.43 Ac	233	RH	12 du/ac		
Kahn CPA-04-297LS	04-05-52	8.00 Ac		B		139,392sf	0.4
Kahn CPA-05-329LS	05-06-6	6.24 Ac		B		108,726sf	0.4
Total		972.98 Ac	4004 dus			890,889 sf	0.4

FLU POLICY 12.1.1: HOUSING STRATEGY: A housing strategy is to be established that will provide a broad inventory of new single-family residential units and multiple-family residential units which fosters home ownership. The housing strategy shall also address a diverse population of various incomes consistent with the policies cited in the Housing Element of the comprehensive plan with a target of 600 affordable housing and rental units for start-up families.

FLU POLICY 12.1.2: INTERCONNECTIVITY: Developments within the area are to be interconnected, where appropriate and, where applicable, to adjacent developments outside the area to accommodate both vehicular and pedestrian access, assuring access for emergency services and community services, both commercial and public. This does not, however, preclude gated communities which are permissible development types. Interconnectivity between developments may utilize one or a combination of the following methods:

1. Conveyance of rights-of-way between initial developments and future adjacent developments providing internal connectivity.
2. Road connections just outside the Area or that may extend beyond Area to future connections.
3. Cross access easements between similar land uses.
4. Shared ingress/egress access.
5. Interconnected parking areas to adjacent commercial uses.

FLU POLICY 12.1.3: NEW ROAD ALIGNMENTS: Consistent with the County-wide Long Range Transportation Plan, existing road rights-of-way enhancements and proposed new road alignments will be provided to accommodate established road classification standards. All road improvements will implement multi-modal transportation design standards for sidewalks, multi-purpose paths, trails and roadways to accommodate pedestrians, bicycles, bus service and vehicles. (See road cross-sections from the Highlands County Technical Standards manual.)

TABLE 12.1.3: NORTH SEBRING SAP ROAD FUNCTIONAL CLASSIFICATION

NORTH SEBRING ROADWAY SYSTEM*		
ROADWAY NAME	FUNCTIONAL CLASSIFICATION	REQUIRED ROW
Local Street	Local Street w curbs	60 Feet
Ben Eastman Road	Minor Collector	80 Feet
Powerline Road	Minor Collector	80 Feet
Manatee Avenue	Minor Collector	80 Feet
Scenic Road	Minor Collector	80 Feet
Arbuckle Creek Road	Major Collector	100 Feet

Avon Park Parkway	Major Collector	100 Feet
Sebring Parkway	Minor Arterial	150 Feet
S.R.17	Major Collector	100 Feet

FLU POLICY 12.1.4: COMMERCIAL CENTER OR NODE: Commercial uses should be concentrated at a major vehicular intersection and prohibited from stripping out from that commercial center or node. It would not be appropriate to capture every major or minor intersection as potential locations for commercial, but to limit development to projected need. This policy is to establish the factor of 66.8sq.ft. of general commercial needs per person, using the Floor Area Ratio (FAR) of 0.4. Of the three currently adopted commercial nodes within the area, the concentration of commercial at the intersection of S.R.17 and Manatee Drive is to function as the community’s commercial center.

FLU POLICY 12.1.5: SCHOOLS: Initial adopted residential land uses and anticipated additional residential uses within the Policy Area will impact the need for an additional elementary school, with the possibility for a middle school. A location for a future school site shall be addressed and may be reserved by the School District. If the anticipated need for a school does not materialize, any site selected shall be released for other urban development after a reasonable period of time. The established school size criteria set by the Highlands County School District is:

K-5 Elementary School:	20 acres
Middle School	40 acres
High School	80 acres

FLU POLICY 12.1.6: NORTH SEBRING URBAN SERVICE AREA (USA): The urban service area will coincide within the area delineated as described in FLU Policy 12.1. Central potable water and central wastewater treatment services shall be required within the USA consistent with the levels of service cited in the comprehensive plan, which are:

- Potable Water: 120 gpd per person.
- Wastewater Treatment: 120gpd per person

FLU POLICY 12.1.7: PARKS AND GREENWAYS: Comprehensive Plan ROS Policy 1.1 establishes criteria for the various levels of urban parks within the County, based upon the population generated by new residential development. A community sized park of approximately 18 acres should collocate next to a school site. Local neighborhood parks, of approximately 4 acres each may be distributed through out the Policy Area. The North Sebring Area Policy establishes a greenway system that will connect all residential developments to a school site, the community park, the various neighborhood parks, as well as to the community’s commercial center at the intersection of S.R.17 and Manatee Drive. The greenway system may align with public rights-of-way or between developments as a common edge when a road does not intersect the developments.

FLU POLICY 12.1.8: AESTHETICS: The North Sebring Area Policy establishes a street tree program that requires that all local and collector roads shall have street trees within their rights-of-way, with only broad leaf evergreen species allowed. Deciduous trees (annual leaf defoliation), palms and coniferous trees (needles or scales as leaves) are not permitted as street trees. A suggested list of trees are cited in Section 12.11.103 of the land development regulations, which do not however, differentiate the trees that are broad leafed evergreens. (For tree locations, see road cross-sections from the Highlands County Technical Standards Manual.) No off-premise signs (bill-boards) are permitted in the North Sebring Area.

FLU POLICY 12.2: HIGHWAY PARK SPECIFIC AREA POLICY PLAN (SAP). (*Adopted by Ordinance No. 07-08-10, CPA-07-440LS, December 18, 2007*) Development within the Highway Park Specific Area Plan shall occur consistent with the land use policies cited below and consistent with the associated land development regulations prepared for this SAP and by reference the County land development regulations.

FLU POLICY 12.2.1: STRENGTHS, CONCERNS & VISION: The following strengths and issues were articulated by the residents of Highway Park toward laying the foundation for a desired image or *vision* for the community.

Strengths of the Community that can cause the Neighborhood to Grow and Revitalize: The Highway Park community enjoys unique strengths that are readily manifested, providing the cohesiveness necessary for the community to grow and revitalize. The more readily expressed strengths from the community are:

- There is a sense of family in the neighborhood.

- People are friendly and concerned with the welfare of their neighbors.
- Many people see the neighborhood as both their home and their community.
- Many people like/enjoy living in the neighborhood and consider it a nice place to live.
- There are many churches in the neighborhood.
- There are businesses close enough to provide for the commercial and personal needs of the neighborhood.
- It is inexpensive to live in the neighborhood.
- Many people, if they could, would build a new house in the neighborhood.

Existing concerns that needed to be addressed: While there are many strengths, there were also concerns and issues, which were raised as being vital to a comprehensive program and plan for securing a livable community. The following concerns were considered as a beginning in evaluating the present conditions within the community.

- There is the existing unpleasant urban surroundings caused by trash litter and abandoned junk cars.
- Existence of dilapidated and vacant mobile homes.
- There is a lack of an adequate inventory of available livable housing.
- Negligible new home construction.
- There is little opportunity for home ownership as an alternative to rental housing.
- Existing lot sizes do not meet the county's minimum lot size standards for single family.
- There is the continual vehicular and pedestrian congestion at the entrance to Vision Street off of U.S. Highway 27.
- There is a need for playgrounds for the many children who now play in the streets.
- The need to slow down traffic throughout the community.
- The difficulty in securing central water and sewer at a reasonable price.
- No incentives for investment in the community.
- Insufficient street lighting to heighten the sense of security within the community
- Little interest in the visual appearance of the community through landscape improvements.
- The need to resolve drug use issues.

Community Vision: Distilling and then merging the strengths with suggested mitigation measures for the expressed concerns, the following vision evolved:

THE COMMUNITY WILL, THROUGH THE CONCERTED INTERNAL EFFORTS OF THE HIGHWAY PARK RESIDENTS, WORKING TOGETHER, WILL HAVE FORGED A NEW COMMUNITY SPIRIT THAT WILL RESULT IN FOSTERING A CLEAN AND ORDERLY URBAN ENVIRONMENT IN WHICH FAMILY FORMATION MAY BE NURTURED, MOTIVATED BY A PRIDE IN HOME OWNERSHIP OFFERED THROUGH AN ADEQUATE DIVERSITY OF HOUSING, WITH ACCESS TO SUFFICIENT COMMUNITY SERVICES AND UTILITIES CONSISTENT WITH OTHER SIMILAR COMMUNITIES, ENHANCED BY LOCAL EMPLOYMENT OPPORTUNITIES THAT ARE BENEFICIAL TO THE COMMUNITY UNFETTERED WITH THE CONCERNS OF SECURITY ISSUES, FORGED BY A DETERMINATION TO NOT TOLERATE ANTI-SOCIAL BEHAVIOR WITHIN THE LOCAL NEIGHBORHOOD, A NEIGHBORHOOD THAT IS RECOGNISED AS A PART OF THE LARGER LAKE PLACID COMMUNITY.

FLU POLICY 12.2.2: FINDINGS OF EXISTING CONDITIONS: This inventory summary gives insight into the areas that need to be addressed for securing adequate housing within the community.

EXISTING RESIDENTIAL INVENTORY				
Number of Parcels & Uses		Number of Parcels	Percent	Available for Development
Vacant Parcels		163	34 %	Available*
Parcels with Dilapidated Structures		53	11 %	Available*
Dilapidated Site Built Structures	36	68 %		
Dilapidated Mobile Homes	17	32 %		

EXISTING RESIDENTIAL INVENTORY			
Number of Parcels & Uses	Number of Parcels	Percent	Available for Development
Parcels with Site Built Homes	167	35 %	
Parcels with Mobile Homes	94	20 %	
TOTALS	477	100 %	

* Note: Vacant parcels and parcels with dilapidated structures, when properly cleared, are available for development. These are number of lots only and do not include the large undeveloped, unplatted parcels.

1) The table indicates that fully 45% of all the platted parcels within the community are available for development or redevelopment, because of being vacant or having dilapidated structures on them.

2) Over half (167) of the existing livable dwellings are site built, setting the precedence for the preferred type of residential construction in the future.

3) The inventory data supports the collective consensus that the Highway Park community does not wish to be perceived as a mobile home community, but as a community of permanent dwellings. Based on this consensus, the community has expressed its willingness to begin by prohibiting the moving in of deteriorated pre-owned mobile homes into the neighborhood and to actively support the removal of all existing deteriorated mobile homes, and to designate specific areas within the community where new mobile homes may be located.

4) Demographically, the Highway Park community is part of a larger census tract that includes lake side residences, which statistically skew the averages. It is estimated that approximately 730 persons reside within the community. Taking the 193.78 acres within the planning area subject to this Plan, the population density is approximately 3.8 persons per gross acre. Discounting the larger undeveloped parcels totaling 56.16 acres, the average density increases to 5.3 persons per gross acre. Given just the lands that are designated for residential use, or 82.4 acres, and discounting the non-residential acres out of the total, the density increases to 8.8 persons per gross acre.

5) Based upon the Yr 2000 Census, approximately 95% of the residents in Highway Park are African- American, and the remaining 5% are either white or of another race. The age distribution is similar to that of the County where the age group 65 years and older comprise 33+% of the population.

EXISTING GENERAL LAND USES			
Land Use		Acres	Percent
Residential	Undeveloped	56.16	71.0
	Developed	82.40	
Commercial	Local	4.50	11.0
	Highway	17.04	
Churches		5.87	3.0
Public		14.17	7.3
	Recreation	13.67	
	Utility	0.50	
Industrial		15.10	7.7
TOTAL		195.24	100.0

1) The existing land use summary indicates that in addition to the existing vacant parcels on which new units may be constructed and the parcels where dilapidate homes may be replaced, there are 56.16 acres of undeveloped land that can receive residential units.

2) The major portion of the commercial uses is on the frontage road adjacent to U.S. Highway 27. Within the commercial inventory, there exists a grocery store in the traditional commercial area on Vision Street and another grocery store fronting on U.S. Highway 27. The grocery store on Vision Street services a walk-in business, but is incased in high security devices as well as the grocery store fronting on U.S. Highway 27 services a drive-in business. The safeguards exercised by the store on Vision Street are in response to the liquor store and its night time activities that is in the immediate vicinity.

3) There are approximately nine established churches in the community with perhaps several other smaller groups that may meet elsewhere within the community. These religious organizations provide, in addition to their religious activities, meeting places for neighborhood gatherings and out-reach programs for ministering to the community.

4) Highway Park has its own potable water system located at the corner of Oliver and Williams streets. The County installed this water system to meet the critical need for safe potable water and to phase out old wells and failing septic drain systems.

6) In the center of the community is a 4.8 acre recreation area with a ball field and court games. A converted fire station is used as a community center for community meetings and day school activities. A boat ramp exists at the end of Anderson Street on Lake Huntley, with sufficient space to enlarge the area into a quality lake side park.

FLU POLICY 12.2.3: PLAN RECOMMENDATIONS AND POLICIES:

A. LAND USES AND COMMUNITY ENLARGEMENT: The existing land uses within the Community are to be enhanced. The Plan also proposes to enlarge the community by expanding into adjacent larger undeveloped parcels, bringing the total area of the planning area from approximately 150.0 acres to approximately 195.0 acres.

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

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

FLU POLICY 12.2.3.1: All vacant residential parcels and residential parcels with existing dilapidated structures are to be earmarked as in-fill development and available for residential construction with the opportunity of qualifying for housing assistance for an individual homeowner, or the opportunity of accelerated or fast tract permitting for a developer that considers constructing multiple parcels of individual residences.

FLU POLICY 12.2.3.2: Single family, site-built residential units are to be the preference within the areas of the community where the single family structure is the norm. Duplex units are allowed if their designs mimic the single family vernacular.

FLU POLICY 12.2.3.3: Multiple family units are encouraged for the larger undeveloped parcels for the purpose of providing sufficient density to accommodate affordable housing. These multiple family units may be provided on the basis of, either fee simple, lease or rental. The opportunity for accelerated or fast tract permitting will be made available for a developer that considers constructing affordable multiple-unit residences.

FLU POLICY 12.2.3.4: The community has determined that the site-built residence is to be the preferred residential structure, whether for single family or multiple family and are not to be mixed with mobile homes. The mobile home, if selected as the residence of choice, is to be located to a specific area within the community as cited on the Plan. All

existing mobile homes outside of the specific area delegated for mobile homes are to be legally non-conforming and are not to be replaced once they have been determined no longer viable by their owner.

FLU POLICY 12.2.3.5: Inasmuch as mobile homes are a matter of residential choice and the consensus of the community is not to mix mobile homes with permanently constructed residences, the Council determined that the community needed a specific area for mobile homes. The selected area includes Taylor Street and the parcels immediately to the south and east.

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

The Sheriff has been deeply concerned and has been active in pursuing a solution to the congestion and the activity that fosters it. One of the recommendations of the Sheriff is to apply an urban design solution coupled with strictly enforced off-street parking requirements, in the event removing the source of the congestion is not attainable. This would be an appropriate next step in the implementation of this Plan.

Given the current population estimate of 730 persons, and using the 66.8 sq.ft. per person multiplier for commercial generation, and an FAR of 0.4, (730 persons x 66.8 sq.ft. = 48,764 sq.ft. GFA x 2.5 (0.4 FAR) = 121,910 sq.ft.) 2.8 acres of commercial will be required to accommodate the current population. In addition, assuming that the undeveloped 56.16 acres are developed as multiple-units at 9 dus/ac (505 dus x 2.3 persons per household = 1,162 persons x 66.8 sq.ft. = 77,622 sq.ft. x 2.5 = 194,055 sq.ft.) 4.45 acres of additional commercial will be needed. Therefore, the anticipated demand for commercial acreage at build out would be approximately (2.8 ac + 4.45 ac) 7.25 acres, which would be more than satisfied by including the 17.04 acres fronting on U.S. Highway 27.

FLU POLICY 12.2.3.6: The generating factor for determining the amount of commercial use in Gross Floor Area (GFA) is 66.8 sq.ft. person within the anticipated population. Using a Floor Area Ratio (FAR) of 0.4 to determine the size of the site area, the factor is 2.5 x the GFA divided by the size of an acre in sq.ft.

FLU POLICY 12.2.3.7: Reinforce the clustering of commercial on Vision Street into a integrated design consistent with the land development regulations (LDRs) of Highlands County, allowing those commercial uses pursuant to the zoning district and the scale of a neighborhood commercial center.

FLU POLICY 12.2.3.8: Providing sufficient off-street parking within the Vision Street Commercial Center consistent with the requirements of the specific commercial uses as required by the LDRs, and prohibits all on-street parking within the Vision Street commercial area.

FLU POLICY 12.2.3.9: Provide sidewalks in front of all commercial uses on Vision Street for easy pedestrian access.

FLU POLICY 12.2.3.10: The commercially designated lands fronting on U.S. Highway 27 are to be improved to safely accommodate the transient market, using accepted access management policies prescribed by the Florida Department of Transportation, and to provide sufficient access to the residents of Highway Park by means of Crestmore Street (Old Highway 8).

PUBLIC: The County's potable water plant, comprising approximately 0.5 acres, is located at the intersection of Carver Street and Williams Street. The facility was provided to bring safe potable water to the community and to eventually close down many of the high risk private wells because of contamination due to failing septic drain fields. Currently, a converted fire station is used as a community center, which functions as a facility for evening meetings and for day-time community out-reach programs. The facility is very small and inadequate for some types of uses that require community-wide participation. It needs to be augmented with a larger facility that will be multi-functional and equipped to meet the

needs of an active community, apart from the religious activities peculiar to the various local denominational creeds, and which are accommodated by the individual congregations and their facilities.

FLU POLICY 12.2.3.11: Provide safe potable water at reasonable prices to the residents of Highway Park.

FLU POLICY 12.2.3.12: Pursue the implementation of a funding or incremental taxing district to establish and provide wastewater treatment within the Highway Park community.

FLU POLICY 12.2.3.13: Provide for a community center that will be multi-functional in meeting the public, social and recreational needs of the community, with associate off-street parking.

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

FLU POLICY 12.2.3.14: Provide a new site-plan and activity program for the central park that will more efficiently reposition the multiple recreational uses to optimize the limited site area. Stabilize and upgrade the off-street parking on Williams Street, and the off-street parking for the STAR Center along Josephine Street. Selectively screen the residences along the southeast boundary of the park.

FLU POLICY 12.2.3.15: Secure the approximately 8+ acres at the end of Anderson Street, including the strip of vegetative buffer on the north side of Anderson Street as an integrally programmed and designed County lake-front park, including the boat-ramp and off-street parking.

FLU POLICY 12.2.3.16: Provide a fishing pier in conjunction with the boat ramp for those without boats.

B. ACCESS AND CIRCULATION: Starting from the initial meetings with the community, one of the outstanding issues consistently raised was the continual vehicular and pedestrian congestion at the entrance off U.S. Highway 27 into the community on Vision Street where loitering and compromising social conditions exist at certain times of the day, requiring frequent visits from the Sheriff's deputies. Another issue was the speed which some in the community drive their vehicles on the local streets. The majority of the streets are narrow and do not have sidewalks, thereby creating concern on the part of the pedestrian when using the street to walk from one location to another.

TRAFFIC MANAGEMENT: Concerns about increasing traffic and speeds are prevalent throughout the neighborhood. Some Highway Park residents feel that drug trafficking has led to excessively high traffic volumes and erratic drivers on their streets. Therefore, a plan to manage neighborhood traffic has become necessary for the area. The consensus of the Council is that managing neighborhood traffic flow and speed will enhance safety and preserve community character in the Highway Park.

FLU POLICY 12.2.3.17: Develop and implement a neighborhood traffic management program/plan in conjunction with the Highlands County Engineering Department and the Florida Department of Transportation.

FLU POLICY 12.2.3.18: Use three entrances, Vision Street, Carver Street and Anderson Street, to facilitate access into the community. Crestmore Street, a fourth and southern entrance into the community providing direct access into the industrial area and the highway commercial, should be heavily landscaped, but not necessarily signed as an entrance.

FLU POLICY 12.2.3.19: In cooperation with the Florida Department of Transportation enhance the available entrances into the community within their rights-of-way pertaining to acceptable access management practices as they might affect deceleration or acceleration lanes.

FLU POLICY 12.2.3.20: Implement traffic calming practices to encourage neighborhood traffic to proceed at appropriate speeds.

FLU POLICY 12.2.3.21: Review and evaluate each local street to determine its adequacy and appropriate right-of-way functional classification. Where deficiencies occur, estimate the cost to correct the deficiencies and schedule the improvements in the next Capital Improvements Schedule.

FLU POLICY 12.2.3.22: Assure that all appropriate traffic control signage are in place and all applicable paving striping and markers, such as cross walks, etc., have been applied.

FLU POLICY 12.2.3.23: Provide sidewalks within the right-of-way of each local street, designed consistent with the County's land development regulations.

FLU POLICY 12.2.3.24: Provide street lights at the intersections of all local streets and augment where necessary with necessary street lights between the intersections where required based up on applicable established street lighting standards.

C. AESTHETICS: Aesthetics has been of concern for the residents of Highway Park evidenced by a number of "clean-up" campaigns have been conducted with positive results. Using this momentum and aspirations from the community, the Plan proposes to address beautification projects throughout the community.

FLU POLICY 12.2.3.25: Community Environmental and Aesthetic Review Committee (CEARC): The committee is appointed by the Council from the local residents to direct compliance with the stated environmental and aesthetic policies established by the community or inferred by this Plan.

FLU POLICY 12.2.3.26: Abandoned vehicles are to be removed from the community at the owner's expense. These vehicles are determined abandoned one year after the last registered year cited on their license plats.

FLU POLICY 12.2.3.27: Annual clean-up campaigns are to be scheduled at the pleasure of the CEARC, with the approval of the Council.

FLU POLICY 12.2.3.28: A street tree program is to be initiated to supplement the installation of new sidewalks within the community. Because of the restricted street rights-of-way widths, the trees are to be placed in back of the new sidewalks and located so as to not be in conflict with new street lighting. Because of these constraints, the property owners are encouraged to accommodate the trees on their properties by assuring maintenance.

FLU POLICY 12.2.3.29: An urban design plan for the Vision Street commercial area, incorporating the recommendations of the Sheriff's Department pertaining to traffic control and pedestrian movements, shall be prepared to unify future improvements and encourage streetscape elements comprising attractive paving, street furniture and plant materials.

FLU POLICY 12.2.3.30: A streetscape design shall be prepared and implemented along the length of Crestmore Street, adjacent to the U.S. Highway 27 right-of-way, providing an attractive image for the community. An attractive, distinctive entrance sign shall be provided announcing the arrival into the community at the entrance of the community's choice be it Vision Street, Carver Street or Anderson Street.

FLU POLICY 12.2.3.31: Secure a grant from the Florida Department of Transportation to implement a landscape design for that portion of U.S. Highway 27 right-of-way fronting on Highway Park beginning at C.R. 29 and extending north to the existing highway landscape improvements in the Town of Lake Placid.

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

CRIME PREVENTION: The primary objective is to develop and implement strategies specifically for the Highway Park neighborhood that prevent crime and victimization by addressing their root causes at the local level. To achieve this, it is essential that strategies for community strengthening be developed. The results are intended to facilitate community

participation in all phases of crime prevention. Using a proactive social development approach, this community will be provided with the tools, knowledge, and support they need to deal with the root causes of crime at a local level.

FLU POLICY 12.2.3.32: Develop Crime Prevention Partnership Program. The program's focus will be to create partnerships. These partnerships will include key County departments, such as law enforcement, fire, parks, and neighborhood services-departments that are involved with safety issues on a daily basis. The partnership will also include departments involved with review of site plans and enforcement of neighborhood-preservation ordinances, as well as County departments responsible for providing housing for low-income residents. The program will also encourage the involvement of non-governmental organizations that can contribute to community crime prevention through the development of information, tools, and resources. These entities will work with the local community to design strategies for deterring crime and enhancing quality of life by enabling the Highway Park community to help themselves to develop solutions to public safety problems and to strengthen leadership to implement and sustain those solutions.

FLU POLICY 12.2.3.33: Host/Facilitate seminars to improve crime prevention in the home and/or business. These seminars will focus on strategies that homeowners, business owners, service organizations, social service providers, and law enforcement agencies can use to prevent crime and victimization in the Highway Park community.

FLU POLICY 12.2.3.34: Investigate target-hardening techniques (the use of devices to block unauthorized access or entry or the removal of uses that generate unlawful behavior).

FLU POLICY 12.2.3.35: Investigate and introduce SafeScape and/or CEPTD concepts. SafeScape is a concept that advocates that planners and design professionals can do their part to fight crime by making physical environments safer. SafeScape takes the concepts incorporated in the widely accepted CPTED (Crime Prevention Through Environmental Design) principles but goes a step further by placing a greater emphasis on the key role that the community plays in reducing crime.

FLU POLICY 12.2.4: IMPLEMENTATION: To realize effectuation of the listed policies cited within the Plan requires a program for implementation. There are various means by which a program may be implemented. The following actions are applicable to Highway Park:

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

FLU POLICY 12.2.4.1: The new implementing district, HPR (Highway Park Residential), is created to accommodate all existing platted residential lots within the community, giving them the same opportunities available to legal minimum lot sizes outside the community.

FLU POLICY 12.2.4.2: The HPR district establishes the precedence for new lot creation of similar lot sizes to capture the opportunities in new housing products and to sustain the small town ambiance.

FLU POLICY 12.2.4.3: The FUD overlay district may be applied to the HPR district accompanied by a site plan consistent with Sec. 12.05.291 of the land development regulations.

B. PRO-ACTIVE CODE ENFORCEMENT: The community has recognized the need for pro-active code-enforcement, setting dates for planned phased programs of community-wide involvement, with the assistance of county code enforcement officers for the more difficult cases of compliance.

FLU POLICY 12.2.4.4: Code enforcement will assure that compliance with regulations will be consistent across the community, providing incentives for neighborhood improvements with confidence that the results will be neighborhood enhancement and private property evaluation.

FLU POLICY 12.2.4.5: Code Enforcement will work through the Council to disseminate enforcement objectives, as needed, before action is initiated, giving the community time to correct the issues of concern pertaining to Code requirements before citations are given.

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

OBJECTIVE 13

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

POLICY 13.1: MILITARY AIRPORT ZONES (MAZ): Land development Regulations will be adopted to implement the funding of a Joint Land Use Study (JLUS). Upon completion of the Joint Land Use Study (JLUS), the County will consider adopting amendments for the following:

- A. The County will establish Military Airport Zones (MAZ) that will serve as overlay districts, within which growth management policies and regulatory techniques shall guide land use activities and construction in a manner compatible with the long-term viability of airports and military installations and the protection of public health and safety.
- B. For Avon Park Air Force Range, the MAZ boundaries will encompass all Air Installation Compatible Use Zones (AICUZ) and noise zones adopted by the military installation.
- C. MAZ boundaries will appear on the Future Land Use Map Series.

POLICY 13.2: FUTURE LAND USE MAP AMENDMENTS AND REZONINGS:

- A. The County shall review Comprehensive Plan amendments for compatibility with the Air Installation Compatible Use Zone program and the proposed Joint Land Use Study. The Highlands County Board of County Commissioners may deny a petition for a Comprehensive Plan amendment if determined that such amendment is incompatible with the AICUZ program or the Joint Land Use Study (JLUS).
- B. Agricultural Land Uses are preferred within all MAZ's.
- C. Within all other MAZ's, Future Land Use Map amendments and rezonings that would allow for increased gross residential densities shall conform to the findings of the Joint Land Use Study (JLUS) and AICUZ.
- D. When a proposed rezoning is necessary in order to amend a zoning designation for a parcel that is inconsistent with the zoning of adjacent properties, such rezoning shall not adversely affect military operations. It is the intent of this policy that those exceptions be rare.

POLICY 13.3: ENVIRONMENTALLY SENSITIVE LANDS, CONSERVATION, AND AGRICULTURE USES ADJACENT TO MILITARY AIRFIELDS: Conservation and agriculture uses adjacent to military airfields provide a buffer between the airfield and incompatible development; therefore, the County will, whenever feasible, support efforts to purchase conservation lands, conservation easements, or agriculture easements, and will encourage the establishment of conservation or agriculture easements as part of development plans.

POLICY 13.4: ESTABLISHMENT OF A LAND ACQUISITION PROGRAM: The County will consider adoption of a land acquisition program along with the establishment of a fund to reduce encroachment, protect environmentally sensitive land, and preserve agricultural areas of the County once the JLUS is complete.

POLICY 13.5: COMPATIBLE COMMERCIAL AND INDUSTRIAL USES: The County shall condition the location of compatible commercial and industrial uses adjacent to or within MAZ boundaries at locations where roads, water, and sewer are available and such uses will be consistent with the findings of a JLUS and AICUZ.

POLICY 13.6: LOCATION OF TELECOMMUNICATIONS TOWERS: The location of a telecommunications tower within the vicinity of a military installation will require written evidence that the tower meets the approval of the appropriate local Department of Defense officials and Air Installation Compatible Use Zones.

POLICY 13.7: RESEARCH AND NEW TOOLS: The County will explore the use of tools, such as Transfer of Development Rights (TDR), to promote compatibility with the military aviation facilities and to preserve and protect the public health, safety, and welfare.

POLICY 13.8: INTERGOVERNMENTAL COORDINATION:

- A. The County shall further protect the current and long-term viability of military installations and airports through effective coordination and communication with the appropriate federal and state agencies pertaining to military operation.
- B. All applications for site plan or subdivision review, variances, conditional uses and special exceptions located within an MAZ and proposed amendments to the Land Development Code or Comprehensive Plan shall be referred to the appropriate local military installation base commander or Department of Defense officials for review and comment.
- C. The Local Planning Agency will include, as an ex-officio member, an appropriate local Department of Defense representative to advise on land use issues with the potential to impact military facilities or operations.

POLICY 13.9: COORDINATION WITH LOCAL UTILITIES: The County will establish a formal coordination process/information exchange with utility providers in the area and the Florida Department of Transportation (FDOT) by 2008. The purpose is to explore the growth inducing impacts of utility expansion and infrastructure improvements within the MAZ overlay areas in relation to the JLUS recommendations, in order to report the findings annually.

POLICY 13.10: ECONOMIC DEVELOPMENT COORDINATION: The County will coordinate with the Department of Defense representatives regarding the County's economic development program.

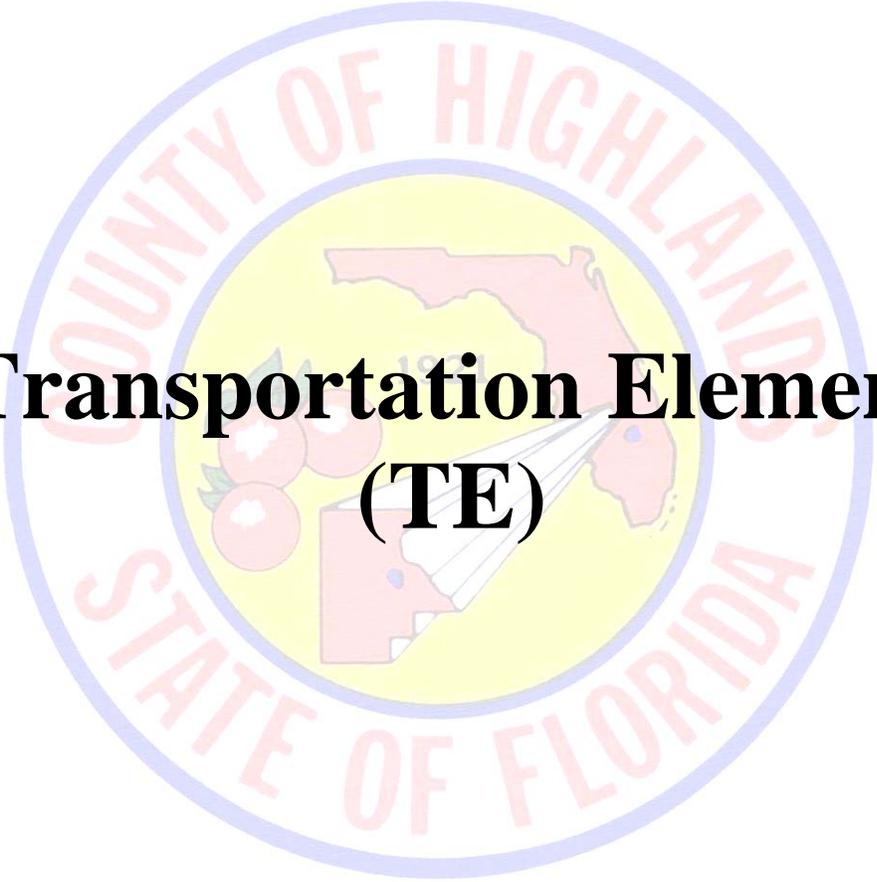
POLICY 13.11: PUBLIC DISCLOSURE:

- A. Within MAZ's, all real estate transactions shall include a disclosure regarding the proximity of property to the military airfield. This should occur at the earliest possible stage of any land sales activity, preferably affixed to all listing agreements, sales and rental contracts, subdivision plats and other marketing materials.
- B. The County will facilitate the provision of information to the public regarding the location of military airfields and impacts typically associated with these facilities through such means as posting maps on the County's website, installing signage near airfields where appropriate, and requiring MAZ, Accident Potential Zone (APZ), AICUZ and noise zone information on site plans and subdivision plats.

DEFINITIONS: The following definitions describe special zones within, adjacent to or near a military airport. These special zones are used to protect specific airspace areas or specific ground areas within the military airport environ.

- A. **Accident Potential Zone:** Accident Potential Zone (APZ) is an area beyond the clear zone that exhibits a measurable potential for accidents relative to the clear zone. The APZ may curve to follow flight tracks.
- B. **Military Airport Zone (MAZ):** The Military Airport Zone (MAZ) is an overlay district providing regulatory measures and zoning standards to achieve land use compatibility and protection of public health and safety in the areas exposed to impacts generated by military flight or ground activities occurring at, near, or above military airports.
- C. **Military Airport Notification Zone:** Military Airport Notification Zones are those areas within which notification of airfield proximity is required when property is sold or leased.
- D. **Noise contour:** A line connecting points of similar day-night average sound levels measured from a specific noise source.

END FUTURE LAND USE ELEMENT

The seal of Highland County, Florida, is a circular emblem. It features a central yellow circle containing a map of Florida in pink, with a white road leading from the bottom left towards the state. To the left of the map are three oranges. The outer ring of the seal is light blue and contains the text "COUNTY OF HIGHLAND" at the top and "STATE OF FLORIDA" at the bottom in pink capital letters.

Transportation Element (TE)

TRANSPORTATION ELEMENT

TRANSPORTATION GOALS, OBJECTIVES AND POLICIES:

GOAL

HIGHLANDS COUNTY SHALL IMPLEMENT A SAFE, BALANCED, EFFICIENT AND COMPREHENSIVE MULTI-MODAL TRANSPORTATION SYSTEM THAT ADEQUATELY SERVES THE CURRENT AND PROJECTED TRANSPORTATION NEEDS OF ALL RESIDENTS AND VISITORS, WITHIN THE 2000 - 2010 PLANNING PERIOD. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS)

TRANSPORTATION ELEMENT TABLE OF CONTENTS	PAGE #
OBJECTIVE 1: HIGHLANDS COUNTY WILL PROVIDE FOR A SAFE, CONVENIENT AND ENERGY EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM	TE-1
OBJECTIVE 2: HIGHLANDS COUNTY WILL COORDINATE ITS TRANSPORTATION SYSTEM WITH THE FUTURE LAND USE MAP	TE-3
OBJECTIVE 3: THE COUNTY SHALL DEVELOP A COORDINATED TRANSPORTATION PLANNING PROCESS	TE-4
OBJECTIVE 4: HIGHLANDS COUNTY WILL ADDRESS THE PROVISION OF EFFICIENT TRANSIT SERVICES	TE-10
OBJECTIVE 5: HIGHLANDS COUNTY WILL PROVIDE FOR PROTECTION OF EXISTING AND FUTURE PUBLIC RIGHTS-OF-WAY	TE-10
OBJECTIVE 6: HIGHLANDS COUNTY WILL COORDINATE THE SITING OF NEW OR EXPANSION OF EXISTING AIRPORTS OR RELATED FACILITIES	TE-11
OBJECTIVE 7: HIGHLANDS COUNTY WILL COORDINATE THE SURFACE TRANSPORTATION ACCESS TO AIRPORTS OR RELATED FACILITIES	TE-11
OBJECTIVE 8: ACCESS MANAGEMENT	TE-12
OBJECTIVE 9: ROADWAY MANAGEMENT AND MAINTENANCE STANDARDS	TE-13
OBJECTIVE 10: DEVELOPMENT STANDARDS FOR UNPAVED ROADS	TE-16
OBJECTIVE 11: SCENIC HIGHWAYS	TE-17
OBJECTIVE 12: IDENTIFY ROADWAY FUNDS	TE-18
OBJECTIVE 13: KISSIMMEE RIVER ANNUAL ISSUES REPORT	TE-18

OBJECTIVE 1:

HIGHLANDS COUNTY WILL PROVIDE FOR A SAFE, CONVENIENT AND ENERGY EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM FOR ITS RESIDENTS AND VISITORS. (Rule 9J-5.019(4)(b)1., F.A.C.)(Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)

POLICY 1.1: Multi-Modal Transportation System (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): Within the Planning Period, have in place a Multi-Modal Transportation System that will consider:

1. The potential for a public transit system serving the population centers within the County and connecting those within the population, who do not have access to the automobile, an opportunity to participate effectively with access to the major commercial, cultural and government centers.
2. A motor vehicle circulation system that will balance the distribution of roadways throughout the County achieving the appropriate ratio of local, collector and arterial roadways consistent with the Highway Functional Classification, Concepts, Criteria and Procedures developed by the Federal Highway Administration.
3. The potential for establishing a regional commuter airline serving south-central Florida connecting with the international and domestic airlines in Tampa, Orlando and West Palm Beach, by endorsing efforts by the Airport Authority to secure essential improvements in runways and ancillary facilities.

4. The potential for establishing a regional high speed rail corridor through Highlands County with operational ancillary support facilities and station development, which will provide timely, efficient access to services, jobs markets and regional attractions.
5. The development of strategies to address inter-modal terminals and access to air, rail and bus transportation facilities.
6. Promoting bicycle and pedestrian transportation by incorporating facilities for their accommodation into the existing and future traffic circulation system.

POLICY 1.2: Bicycles and Walking. The County shall plan and provide strategies to promote the use of bicycles and walking, within all FLUM designated land uses. (Rule 9J-5.019(4)(c)5., F.A.C.) (*Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.*)

- A. Establish and maintain a safe system of bicycle lanes and pedestrian walkways in conjunction with the existing and planned roadways.
- B. Funding for constructing bicycle and pedestrian ways on minor collectors or greater, as needed, shall be included within the CIP as incidental costs of roadway reconstruction (multi-laning and/or widening) and resurfacing projects.
- C. Where design criteria allow and safe operation will occur, separate bicycle and pedestrian travel ways from vehicle travel ways.
- D. Access should be provided between neighborhoods, higher density complexes, shopping and employment centers, educational facilities, parks and other destination facilities.
- E. Encourage Traditional Neighborhood Development (TND) by facilitating its implementation through appropriately applied land development regulations within specific land use designations supporting the utilization of mixed uses at every scale of urban development, especially within areas adjacent to identified transit corridors.

POLICY 1.3: Blueways,/Greenways, Trails and Bikeways Master Plan. The County shall, within the Planning Period, consistent with other multi-modal transportation policies, continue to implement its adopted plan for a County-wide blueway/greenway, trails and bikeways system, within existing rights-of-way, as a means to diversify the community's options for providing alternatives to transportation as well as meeting recreational needs. The Plan addresses the following active elements (*Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.*):

- A. **Separate Bikeways:** Where unsafe circumstances exist on arterials or collectors, due to heavy vehicular volumes, provision shall be considered for separating the recreational biker, in-line skater or walker away from the vehicular lanes. Provision would be made to construct a pathway adjacent, but separated from the vehicular lanes, by a planted buffer of sufficient width. This would not preclude the serious biker, participating in rallies, from using the vehicular lanes consistent with the provisions of law.
- B. **Shared Bikeways:** These bikeways are immediately adjacent to the vehicular lanes and are delineated and separated by a painted white strip on an expanded paved shoulder of the roadway of sufficient width. This bikeway is intended to be exclusively used by the bicyclist, and is not intended to be a pedestrian way or skating path.
- C. **Blueways/Greenways:** Within the County there are creeks and streams, that are navigable by shallow draft vessels, such as the canoe or kayak which, when provided access to, become available as a destination for recreation. In addition, these blueways also provide an opportunity along-side for hiking or for bird watching enthusiasts and as corridors for linking together facilities for recreation or other activities. Greenways, not necessarily adjacent to permanent or seasonal navigable waterways, are open or wooded corridors used by hikers and equestrians functioning as linkages to other recreational facilities or activities.

POLICY 1.4: Identify Unsafe Pedestrian Routes (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): Within the Planning Period, the County shall complete a study which determines pedestrian routes to schools and recreation areas where safety is an issue; and, prepare a remedial program for correcting any unsafe facilities as an adjunct to a broader pedestrian route plan.

POLICY 1.5: Land Development Regulations For Bikeways and Sidewalks. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): Within the Planning Period the County will continue to enforce land development regulations requiring new development to install sidewalks and/or bike paths, where pedestrian traffic exists, along major arterial and collector roads, as defined on the Future Vehicular Traffic Circulation Map; and, by January 31, 2001, incorporate the data and analysis generated by TE Policies 8.1 and 8.2 into the Future Vehicular Traffic Circulation Plan.

POLICY 1.6: Land Development Regulations For Parking (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): Within the Planning Period, the County will continue to monitor or modify, where necessary, land development regulations which establish requirements for new developments to provide on-site vehicular and non-vehicular (bicycle) parking facilities, which include the elimination of vehicles backing into the public rights-of-way.

OBJECTIVE 2:

HIGHLANDS COUNTY WILL COORDINATE ITS TRANSPORTATION SYSTEM WITH THE FUTURE LAND USE MAP AND ENSURE THAT EXISTING AND PROPOSED POPULATION DENSITIES, HOUSING AND EMPLOYMENT PATTERNS, AND LAND USES ARE CONSISTENT WITH THE TRANSPORTATION MODES AND SERVICES PROPOSED TO SERVE THESE AREAS. (Rule 9J-5.019(4)(b)2., F.A.C.) (Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)

POLICY 2.1: Traffic Circulation System Consistent With the Future Land Use Map (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): Correlate the Transportation System, with the land uses shown on the Future Land Use Map tying transportation planning to the functional characteristics and generating attributes of the various land uses pertaining to new vehicular and non-vehicular circulation facilities or expansion of existing circulation facilities, consistent with the adopted levels of service standards planned for in the FDOT 5 year work programs. Electronic modeling, utilizing FDOT programs where applicable such as FSUTMS and ULAM, will be utilized and adapted to augment concurrency managements. (Rule 9J-5.019(4)(b)2., F.A.C.)

POLICY 2.2: FDOT Plans to Address Environmental Impacts. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): By way of written request to the FDOT beginning July 1, 1999, the County will annually review FDOT's 5-year work program, pertaining to vehicular circulation, to ensure that planned improvements are constructed to protect the natural environment in Highlands County, and to avoid or minimize any impacts to environmentally sensitive areas.

POLICY 2.3: Roadway Guidelines for Resource Protection. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): The County Engineering Department will continue to provide guidelines for constructing roadways in Highlands County consistent with the protection of the natural environment, and to avoid or minimize any impacts to environmentally sensitive areas.

POLICY 2.4: Protecting the Operational Integrity of Airports. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): Within the Planning Period, have in place specific land use area plans and implementing land development regulations protecting the operational integrity of Commercial airports in Sebring and Avon Park from the encroachment of incompatible land uses and activities inconsistent with airport master plans and State and Federal navigable airspace

systems, and to establish the applicable land use policies necessary to make airport expansion possible. (Rule 9J-5.019(4)(c)21, F.A.C.)

POLICY 2.5: Public Transportation Corridors. (Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)

Within the Planning Period, initiate an exploratory analysis of compatible land uses within the population centers of the County that would support a public transportation system within designated public transportation corridors. (Rule 9J-5.019(4)(c)12, F.A.C.)

POLICY 2.6: Continual Maintenance of the Traffic Model (FSUTMS). (Ordinance No. 00-01-23, July 24, 2001,

CPA-01-150LS.) The County will continually revise and update the Florida Standard Urban Transportation Model Structure model, facilitated by the Urban Land Use Allocation Model (ULAM), as empirical data and local government policies require, and consistent with the changing land use patterns established through the comprehensive plan future land use amendments.

OBJECTIVE 3:

THE COUNTY SHALL DEVELOP A COORDINATED TRANSPORTATION PLANNING PROCESS, INTEGRATING ALL STATE, REGIONAL AND LOCAL AGENCIES WITH JURISDICTION OR CONCERN, FOR THE COUNTY'S TRANSPORTATION OR VEHICULAR CIRCULATION NETWORK, INCLUDING ANY APPLICABLE METROPOLITAN PLANNING ORGANIZATION (MPO), THE FLORIDA TRANSPORTATION PLAN AND THE FLORIDA DEPARTMENT OF TRANSPORTATION ADOPTED WORK PROGRAM. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)(Rule 9J-5.019(4)(b)3., F.A.C.) (Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)

POLICY 3.1 Annual Review. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): The County will review the Transportation Element once each year to determine its consistency with the Florida Department of Transportation's Five-Year Transportation Plan, and make appropriate recommendations to the FDOT regarding proposed projects that will correct design deficiencies on its major thoroughfares.

POLICY 3.2: Solve SR 17 and Other State Route Deficiencies. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): By way of written request, prior to the annual adoption of the CIP, and continuing on an annual basis, the County shall address the capacity deficiencies on SR 17 and other state routes for resolution by the FDOT.

POLICY 3.3: Determining Road Deficiencies Through the Annual Crash Report. (Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): On an annual basis, beginning with the effective date of this amended policy, the County Engineer, supported by the Sheriff's Department, shall monitor and evaluate identified crash-prone intersections and road segments by tracking traffic violation citations and crashes along all State and County Roads. The County will seek the proper approvals for improvements from the FDOT.

POLICY 3.4: Coordinate Traffic Improvements. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): Improvements to traffic circulation facilities will be coordinated with FDOT, the Regional Planning Council, and the municipalities of Avon Park, Sebring and Lake Placid as they occur on an annual basis.

POLICY 3.5: MPO: (Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.) Should a metropolitan transportation planning organization be established that includes Highlands County, the County will participate in its efforts.

POLICY 3.6: Alternate Vehicular Routes. (Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)

Within the Planning Period, establish strategies to facilitate local (vehicular) traffic to use alternatives (vehicular routes) to the Florida Intrastate Highway System to protect its inter-regional and intrastate functions. (Rule 9J5.019(4)(c)13, A.C.)

POLICY 3.7: Annual Concurrent Review of the TE, CIE and CIP: (Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.) The County shall annually review the Transportation Element(TE), concurrently with the Capital Improvements Element (CIE) and its Capital Improvements Program (CIP), for consistent evaluation of capital improvement needs pertaining to establishing priorities in achieving balanced, sustainable urban growth in Highlands County.

POLICY 3.8: Roads Determined as Highest Priorities: (Amended by Ordinance No. 07-08-03, November 27, 2007, SSA.) Land use amendments impose traffic impacts on the existing state and county road systems that require up-grade improvements to accommodate the increased volumes of traffic generated by these new urban uses. The status of the existing state and county systems shall be evaluated annually by the Long Range transportation Committee and priorities established as a pre-requisite to determining the five-year Capital Improvements Schedule and the ten-year Capital Financial Strategy. The following roads have been evaluated County-wide for the years 2010, 2020 and 2030 and are projected to either fall short in providing sufficient traffic volume capacity or are experiencing failure and are here assigned their priority of improvements.

Priority	Project Name	From	To	Improvement Type
	State Roads			
1	US 27	New Landings Road	SR 66 / US 98	4LD to 6LD
2	US 27	Stryker Road	Polk CL	4LD to 6LD
3	US 27	Lake Isis	Stryker Road	4LD to 6LD
4	SR 64	Cortez (Ext.) (CR 635)	US 27	2L to 4LD
5	US 98	US 27	Airport Road	2L to 4LD
6	SR 66	CR 635	US 27	2L to 4LD
	County/Local Roads			
1	Sebring Parkway	Arbuckle Creek Rd.	CR 17A	2L to 4LD
2	Avon Park Parkway	Sebring Parkway/College Drive	Main Street	New 4LD
3	Avon Park Parkway	Main Street	Stryker Road	New 4LD
4	Stryker Road	US 27	Avon Park Pkwy.	2L to 4LD
5	Hammock Road	Lakewood Rd.	US-27	2L to 4LD
6	CR 635 (Ext.) Phase I	Hammock Road	Schumacher Road	New/Imp 2L
7	Schumacher Road	US 27	CR 635/Cortez	2L to 4LD
8	Lakewood Rd. (Ext).	SR 66	Bassage Road Ext.	New 2L
9	Howey Road	Heron Rd	US-27	Imp. 2L
10	New Landings Road	Cloverleaf Rd.	US 27	New 2L
11	Lakewood Rd. (Ext).	Hammock Road	Howey Rd.	New 2L
12	CR 635 (Ext.) (Cortez Blvd) Phase I	Schumacher Road	End of SnL	New 2L
13	CR 635 (Ext.) Phase I	End of SnL	SR 64	Imp 2L
14	Lake Groves Rd. (Ext)	Washington Blvd.	Lake Mirror Dr.	New 2L
15	New Development Access Road	CR 17A	Sebring Parkway	New 2L
16	West Interlake Blvd. (Lake Placid)	Catfish Creek Road	Lake Rachard Drive	2L to 3L

Priority	Project Name	From	To	Improvement Type
17	Schumacher Road (Ext.) Phase I	CR 635/Cortez	Hardee CL	New 2L
18	New Development Access Road	US 27	CR 17A	New 2L
19	Daffodil St. (Ext.)	Lake Groves Rd. W	Lake Crews Ave	New 2L
20	Tangerine DR. (Lake Placid)	West Interlake Blvd.	Pendarvis Rd.	Imp 2L
21	Tangerine DR. (Lake Placid)	Marquata Dr.	West Interlake Blvd.	New 2L
22	Sparta Road	SR 66	US 27	2L to 4L

POLICY 3.9: County-Wide Road Needs as Determined Through the Annual Assessment by the Long Range Transportation Plan Committee: (Amended by Ordinance No. 07-08-03, November 27, 2007, SSA.) In addition to the roads determined as high priority for improvements due to the lack of sufficient capacity to accommodate further increase in traffic volumes, other existing roads and proposed new roads within the county-wide transportation system have been identified as necessary in order to achieve a balanced traffic circulation system. The status of the existing state and county systems shall be evaluated annually by the Long Range Transportation Committee and roadway selection for inclusion in the Road Needs as a pre-requisite to determining the five-year Capital Improvements Schedule and the ten-year Capital Financial Strategy. These road needs are here listed and are to be moved to the higher priority roads listing as each high priority road is completed or additional funding sources are found.

Facility	From	To	Improvement	Functional Classification
State Roads				
SR 17	CR 64	CR 17A	Imp. 2L	Major Collector
SR 17	CR 17A	Arbuckle Creek Road (Ext)	Imp. 2L	Major Collector
SR 64	Hardee CL	Cortez (Ext.) (CR 635)	2L to 4LD	Minor Arterial
SR 64	Cortez (Ext.) (CR 635)	US 27	2L to 4LD	Minor Arterial
SR 66	Hardee CL	CR 635	Exist 2L	Minor Arterial
SR 66	CR 635	US 27	2L to 4LD	Minor Arterial
SR 70	Desoto CL	US 27	2L to 4LD	Minor Arterial
SR 70	US 27	Okeechobee CL	2L to 4LD	Minor Arterial
US 27	Highlands/Glades CL	SR 70	Exist 4LD	Major Arterial
US 27	SR 70	CR 29	4LD to 6LD	Major Arterial
US 27	CR 29	New Landings Road	4LD to 6LD	Major Arterial
US 27	New Landings Road	SR 66 / US 98	4LD to 6LD	Major Arterial
US 27	SR 66 / US 98	Highlands Ave (CR 17A)	Imp. Exist 6LD	Major Arterial
US 27	Highlands Ave (CR 17A)	Howey Road	Imp. Exist 6LD	Major Arterial
US 27	Howey Road	Schumacher Road	Imp. Exist 6LD	Major Arterial
US 27	Schumacher Road	SR 64	Exist 6LD	Major Arterial
US 27	SR 64	Stryker Road	4LD to 6LD	Major Arterial

Facility	From	To	Improvement	Functional Classification
US 27	Stryker Road	Polk CL	4LD to 6LD	Major Arterial
US 98	US 27	Airport Road	2L to 4LD	Minor Arterial
US 98	Airport Road	Spring Lake Blvd.	2L to 4LD	Minor Arterial
US 98	Spring Lake Blvd.	Arbuckle Creek Road	2L to 4LD	Minor Arterial
US 98	Arbuckle Creek Road	Okeechobee CL	2L to 4LD	Minor Arterial
Westside Connection (Highlands)	US 27	SR 70	New 4LD LA	Major Arterial
Westside Connection (Highlands)	SR 70	CR 635 (Ext.)	New 4LD LA	Major Arterial
Westside Connection (Highlands/Hardee)	CR 635 (Ext.)	SR 66	New 4LD LA	Major Arterial
Westside Connection (Hardee)	SR 66	SR 64	New 4LD LA	Major Arterial
Westside Connection (Hardee/Polk)	SR 64	US 27	New 4LD LA	Major Arterial
County/Local Roads				
Apple Rd (Ext.)	Apple Rd	Lake Have Blvd	New 2L	Minor Collector
Airport Road	Kenilworth Blvd	CR 17	2L to 4LD	Minor Collector
Airport Road	CR 17	Airport Entrance	2L to 4LD	Minor Collector
Airport Road	Airport Entrance	US 98	2L to 4LD	Minor Collector
Airport Road (Ext)	Highlands Ave	Kenilworth Blvd	New 4LD	Minor Collector
Arbuckle Creek Road	US 98	Riverdale Rd.	2L to 4LD	Minor Collector
Arbuckle Creek Road	Riverdale Rd.	Sebring Parkway	2L to 4LD	Minor Collector
Arbuckle Rd (Ext.)	SR 17	Sebring Pkwy.	New 4LD	Major Collector
Avon Park Parkway	Sebring Parkway/College Drive	Main Street	New 4LD	Minor Collector
Avon Park Parkway	Main Street	Stryker Road	New 4LD	Minor Collector
Avon Pines / Riverdale Connection	CR 64	Arbuckle Creek Road	Imp. 2L	Minor Collector
Balboa Blvd	Granada Blvd	Schumacher Rd	New 2L	Minor Collector
Bassage Road (Ext.)	CR 635	Sparta Road	New and Imp. 2L	Minor Collector
Bassage Road (Ext)	Sparta Road	US 27	New 2L	Minor Collector
CR 17	US 27 (N. of Lake Placid)	US 98	Imp. 2L	Minor Collector
CR 17	US 98	Airport Road	Imp. 2L	Minor Collector
CR 17 (Main Street in Lake Placid)	US 27	Lake June Road (at US 27)	Imp. 2L	Minor Collector

Facility	From	To	Improvement	Functional Classification
CR 17A (Memorial Drive)	Fairmont Drive	SR 17	Imp. 2L	Minor Collector
CR 17A (Memorial Drive)	CR 64	Avon Park Pkwy	2L to 4LD	Minor Collector
CR 29	CR 619	SR 70	2L to 4LD	Minor Collector
CR 619	CR 621	CR 29	2L to 4LD	Minor Collector
CR 621	US 27	CR 619	2L to 4LD	Minor Collector
CR 635	SR 66	Hammock Rd.	2L to 4LD	Major Collector
CR 635 (Ext.)	Westside Connection	SR 66	New 4LD	Major Collector
CR 635 (Ext.) (Nogales Ave) Phase I	Schumacher Road	End of SnL	New 2L	Major Collector
CR 635 (Ext.) (Nogales Ave) Phase II	Schumacher Road	End of SnL	2L to 4LD	Major Collector
CR 635 (Ext.) (Olivia Dr)	SR 64	Stryker Road	New 4LD	Major Collector
CR 635 (Ext.) Phase I	Hammock Road	Schumacher Road	New and Imp. 2L	Major Collector
CR 635 (Ext.) Phase I	End of SnL	SR 64	Imp 2L	Major Collector
CR 635 (Ext.) Phase II	Hammock Road	Schumacher Road	2L to 4LD	Major Collector
CR 635 (Ext.) Phase II	End of SnL	SR 64	2L to 4LD	Major Collector
CR 64 (Main Street)	US 27	End of Boulevard	Exist 4LD	Major Collector
CR 64 (Main Street)	End of Boulevard	CR 17A	2L to 4LD	Major Collector
CR 64 (Main Street)	CR 17A	Avon Pines	2L to 4LD	Major Collector
Daffodil St. (Ext.)	Lake Groves Rd. W	Miller Road	New and Imp. 2L	Minor Collector
Desoto City Road (Ext.)	Airport Road	Arbuckle Creek Road	New 2L	Minor Collector
Desoto Rd	Sebring Pkwy	Airport Rd	New and Imp. 2L	Minor Collector
Eastside Connection	US 27	US 98	New 4LD	Minor Collector
George Blvd (Ext.)	US 27	Tractor Rd	New 2L	Minor Collector
Granada Blvd (Ext)	Ponce De Leon	US 27	New 2L	Minor Collector
Hammock Road	CR-635	Lakewood Rd.	2L to 4LD	Major Collector
Hammock Road	Lakewood Rd.	US-27	2L to 4LD	Major Collector
Heartland Blvd	Tangerine Dr.	Main St.	New 2L	Minor Collector
Heartland Blvd Phase I	US 27	Main St	Imp. 2L	Minor Collector
Heartland Blvd Phase II	US 27	Main St	2L to 4L	Minor Collector
Howey Road	Heron Rd	US-27	Imp. 2L	Minor Collector
Howey Road (Ext)	CR 635 (Ext)	Heron Rd.	New 2L	Minor Collector
Lake Groves Rd. (Ext)	Westside Connection	Daffodil St. (Ext.)	New 2L	Minor Collector

Facility	From	To	Improvement	Functional Classification
Lake Groves Rd.	Daffodil St. (Ext.)	East end	Imp. 2L	Minor Collector
Lake Groves Rd. (Ext) Phase I	East end	Lake Mirror Dr.	New 2L	Minor Collector
Lake Groves Rd. (Ext) Phase II	East end	Lake Mirror Dr.	2L to 4L	Minor Collector
Lake Mirror Dr	Lake Groves Rd (Ext.)	US 27	2L to 4L	Minor Collector
Lakewood Rd.	Bassage Rd. Ext.	Hammock Rd.	Imp. 2L	Minor Collector
Lakewood Rd. (Ext).	SR 66	Bassage Road Ext.	New 2L	Minor Collector
Lakewood Rd. (Ext).	Hammock Road	Howey Rd.	New 2L	Minor Collector
Lincoln Connection	Eastside Connection	Virginia Ave	Imp/New 2L	Minor Collector
Marquata Dr	Tangerine Dr.	Main St	New and Imp. 2L	Minor Collector
New Development Access Road	US 27	CR 17A	New 2L	Minor Collector
New Development Access Road	CR 17A	Sebring Parkway	New 2L	Minor Collector
New Development Access Road	Sebring Parkway	SR 17	New 2L	Minor Collector
New Landings Road	Cloverleaf Rd.	US 27	New 2L	Minor Collector
Northern Blvd. (Ext.)	Westside Connection (CR 635 Ext)	US 27	Imp/New 2L	Minor Collector
Plumosa St	Main St	US 27	Imp. 2L	Minor Collector
Ponce De Leon (Ext)	Granada Blvd	Schumacher Rd	New 2L	Minor Collector
Schlosser Road (Ext)	Sparta Road	US 27	New 2L	Minor Collector
Schumacher Road	US 27	CR 635/Cortez	2L to 4LD	Major Collector
Schumacher Road (Ext) Phase I	CR 635/Cortez	Hardee CL	New 2L	Major Collector
Schumacher Road (Ext) Phase II	CR 635/Cortez	Hardee CL	2L to 4LD	Major Collector
Sebring Parkway	Highlands Ave.	SR 17	New 4LD	Major Collector
Sebring Parkway	SR 17	Arbuckle Creek Rd.	New 4LD	Major Collector
Sebring Parkway	Arbuckle Creek Rd.	CR 17A	2L to 4LD	Major Collector
Sparta Road	SR 66	Bassage Rd.	2L to 4LD	Minor Collector
Sparta Road	Bassage Rd.	US 27	2L to 4LD	Minor Collector
Stryker Road	CR 635 (Ext.)	US 27	2L to 4LD	Major Collector
Stryker Road	US 27	Avon Park Pkwy.	2L to 4LD	Major Collector
Sun'n Lake Blvd	Columbus Ave	CR 635 (Ext.) (Nogales Ave)	2L to 4LD	Major Collector
Tangerine Ave (Ext) (Sebring)	End of Tangerine Ave.	Desoto Rd.	New 2L	Minor Collector
Tangerine Ave (Sebring)	Highlands Ave	End of Tangerine Ave.	Imp. 2L	Minor Collector
Tangerine Dr. (Lake Placid)	Marquata Dr.	Interlake Blvd	New 2L	Minor Collector
Tangerine Dr. (Lake Placid)	Interlake Blvd	Heartland Blvd.	Imp 2L	Minor Collector

Facility	From	To	Improvement	Functional Classification
Tractor Road (Ext)	US 27	Airport Road	Imp/New 2L	Minor Collector
Valerie Blvd	US 27	Memorial Hwy (CR 17A)	Imp. 2L	Minor Collector
West Interlake Blvd. (Lake Placid)	Catfish Creek Road	Lake Rachard Drive	2L to 3L	Minor Collector
Youth Care Ln	Sebring Pkwy	Airport Rd	New and Imp. 2L	Minor Collector

OBJECTIVE 4:

HIGHLANDS COUNTY WILL ADDRESS THE PROVISION OF EFFICIENT TRANSIT SERVICES BASED UPON EXISTING AND PROPOSED MAJOR TRIP GENERATORS AND ATTRACTORS, SAFE AND CONVENIENT PUBLIC TRANSPORTATION TERMINALS, LAND USES AND ACCOMMODATION AND THE SPECIAL NEEDS OF THE TRANSPORTATION DISADVANTAGED. (Rule 9J-5.019(4)(b)4., F.A.C.) *(Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)*

POLICY 4.1: Transportation Services for the Transportation Disadvantaged. *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No.00-01-23, July 24, 2001, CPA-01-150LS.):* Identify extent of demand and provide access to transportation services for transportation disadvantaged residents in the County, coordinating existing transportation disadvantaged services currently provided, into an integrated program meeting 50% of the demand beginning January 1, 2000.

POLICY 4.2: Development Within Public Transit Corridors. *(Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)* When deemed necessary, establish land use, site and building design guidelines for development within exclusive transit corridors to assure the accessibility of new development to public transit.

OBJECTIVE 5:

HIGHLANDS COUNTY WILL PROVIDE FOR THE PROTECTION OF EXISTING AND FUTURE PUBLIC RIGHTS-OF-WAY FROM BUILDING ENCROACHMENT. (Rule 9J-5.019(4)(b)5., F.A.C.) *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS; (Amended by Ordinance No. 05-06-53, September 12, 2006, CPA-06-379LS.)*

POLICY 5.1: Rights-of-way Protection. *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS; (Amended by Ordinance No. 05-06-53, September 12, 2006, CPA-06-379LS.)* Within the Planning Period, the County will continue to evaluate rights-of-way needs, acquire new rights-of-way, and protect existing rights-of-way from building encroachments. The County will by January, 2008, consider adoption of a Transportation Corridor Management Ordinance providing for protection of right-of-way requirements as depicted on the Highlands County Thoroughfare Map. (Rule 9J-5.019(4)(c)4., F.A.C.)

POLICY 5.2: R.O.W. Needs Plan. *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)* The County shall continue to amend a Right-of-Way Needs Plan, as required, which establishes specific rights-of-way to be reserved and dedicated by new development to implement the Future Traffic Circulation Plan. (Rule 9J-5.019(4)(c)4, F.A.C.)

POLICY 5.3: LDR Setbacks for Major Roads. *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)* The County will continue to implement land development regulations establishing building setbacks adjacent to designated vehicular arterial and collector streets that will facilitate right-of-way acquisition for future widening projects.

POLICY 5.4: Thoroughfare Map for Future R.O.W. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.) (Amended by Ordinance No. 05-06-53, September 12, 2006, CPA-06-379LS) The County will, by January 2008, develop and adopt a Highlands County Thoroughfare Map. This map will be used as a tool to designate new rights-of-way for proposed road extension, realignments, and R.O.W. expansions as needed, for vehicular and non-vehicular requirements. (Rule 9J-5.019(4)(c)4., F.A.C.)

POLICY 5.5: Future Traffic Circulation Map. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.) (Amended by Ordinance No. 05-06-53, September 12, 2006, CPA-06-379LS) Within the Planning Period, prepare and adopt a County-wide Future Traffic Circulation Rights-of-Way Map into the Comprehensive Plan, pursuant to Subsection 163.3177(6)(b), and 337.273(6), Florida Statutes.

POLICY 5.6: Future Transit Corridors. (Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.) Within the Planning Period, initiate studies addressing potential reservation of future public transit rights-of-way and exclusive public transit corridors. (Rule 9J-5.019(4)(c)16., F.A.C.)

OBJECTIVE 6:

HIGHLANDS COUNTY WILL COORDINATE THE SITING OF NEW OR EXPANSION OF EXISTING, AIRPORTS OR RELATED FACILITIES WITH THE FUTURE LAND USE AND CONSERVATION ELEMENTS. (Rule 9J-5.019(4)(b)6., F.A.C.) (Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)

POLICY 6.1: Coordinate With Other Elements of the Plan. All transportation facilities, be they vehicular, rail, air or water will be coordinated with the objectives and policies of the Future Land Use, Capital Improvements and Natural Resources Elements. (Rule 9J-5.019(4)(c), F.A.C.) (Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)

POLICY 6.2: Protection of Adjacent Natural Resources. Within the Planning Period, establish mitigation policies for adverse structural and non-structural impacts from ports, airports and related facilities upon adjacent natural resources and land issues. (Rule 9J-5.019(4)(c)18, F.A.C.) (Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)

POLICY 6.3: Protection of On-Site Natural Resources. Within the Planning Period, and to the extent jurisdictional limits permit, the County will enforce the protection and conservation of natural resources within, airports and related facilities, through its land development regulations. (Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)

OBJECTIVE 7:

HIGHLANDS COUNTY WILL COORDINATE THE SURFACE TRANSPORTATION ACCESS TO, AIRPORTS OR RELATED FACILITIES WITH THE TRAFFIC CIRCULATION MAPS OR MAP SERIES. (Rule 9J-5.019(4)(b)7., F.A.C.) (Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)

POLICY 7.1: Transportation System Management. Within the Planning Period, establish transportation management strategies as appropriate to improve the system's efficiency and enhance safety. (Rule 9J-5.019(4)(c)7., F.A.C.) (Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)

POLICY 7.2: Roadway and Transit Service Improvements. Within the Planning Period, evaluate the findings of TE Policy 5.5 pertaining to coordination strategies for roadway and transit service improvements with the future needs of vehicular, rail, air and other related public transportation facilities. (Rule 9J-5.019(4)(c)8., F.A.C.) (Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)

POLICY 7.3: Intergovernmental Coordination. Within the Planning period, evaluate the priority of needs for establishing strategies, agreements and other mechanisms with applicable local governments, regional and state agencies to implement the transportation, land use, parking and other provisions of the Transportation Element. (Rule 9J-5.019(4)(c)11., F.A.C.)_(Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)

OBJECTIVE 8:

ACCESS MANAGEMENT: THROUGH THE PLANNING PERIOD 2000-2010, THE COUNTY WILL CONTINUE TO COORDINATE WITH FDOT IN THE REFINEMENT OF THE COUNTY'S EXISTING ACCESS MANAGEMENT STANDARDS AS MEANS TO MAXIMIZE TRANSPORTATION EFFICIENCY, SAFETY AND ROADWAY CAPACITY. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.) (Amended by Ordinance No. 05-06-53, September 12, 2006, CPA-06-379LS)

POLICY 8.1: Frontage Street Plan. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): Within the Planning Period, the County will prepare a map identifying appropriate locations for frontage streets and combined driveways. The County will adopt, in its land development regulations, specific language to minimize access points on arterial and major collectors to maintain their adopted LOS.

POLICY 8.2: LDRs for Commercial Intersections. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): Within the Planning Period, the County will incorporate specific language into its land use and land development regulations, addressing the location of commercial development and other high traffic generators near the intersections of arterial/arterial or arterial/collector streets, while ensuring that access does not interfere with normal traffic flow at these intersections.

POLICY 8.3: Mandatory Traffic Studies. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)

Through the Planning Period, the County will continue to maintain its land development regulation provisions that require development applications, subject to Board of County Commission approval or the site plan review process, be accompanied with a traffic study which identifies the impacts the development will create. The County Engineer shall use the Institute of Transportation Engineer's Trip Generation Manual to evaluate traffic impacts associated with the proposed project. Should the impacts fall within the category of small-scale development, as defined within the County's Land Development Regulations, such project will be subject to a Minor Traffic Review or exempt from providing formal traffic impact studies.

POLICY 8.4: de minimis Exemption for Traffic Study: (Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): Effective with the adoption of this policy, a proposed development deemed to have a de minimis impact, shall be exempt from the traffic study requirement in securing concurrency clearance as required by 9J-5.0055(3)(c) F.A.C. The following conditions must be present to be determined to have de minimus impact:

a. The development proposal is for an increase in density or intensity of less than or equal to twice the density or intensity of the existing development, or for the development of a vacant parcel of land, at a residential density of less than four dwelling units per acre, or, for nonresidential uses, at an intensity of less than 0.1 floor area ratio. Isolated vacant lots in predominantly built residential areas where construction of a single family house would be the most suitable use, may be developed for single family residential under the *de minimis* exception even if smaller than one quarter acre in size.

b. The transportation impact of the proposed development alone does not exceed 0.1 percent of the maximum service volume at the adopted level of service standard for the peak hour of the affected transportation facility.

c. The cumulative total transportation impact from the *de minimis* exemptions does not exceed three percent of the maximum service volume at the adopted level of service standard of the affected transportation facility if the facility does not meet the minimum level of service standard.

POLICY 8.5: Access Control to Roadways. Coordinating with the FDOT, the County will continue to enforce the control of connections and access points of driveways and local roads to collector and arterial roadways, through its land development regulations. (Rule 9J-5.019(4)(c)2., F.A.C.) (*Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.*)

POLICY 8.6: On-Site Vehicular Traffic Control. The County will continue to require provisions for safe and convenient on-site vehicular and non-vehicular traffic circulation, and implementing the requirements for adequate on-site parking through the adopted land development regulations. (Rule 9J-5.019(4)(c)15., F.A.C.) (*Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.*)

POLICY 8.7: Connectivity Between Neighborhoods. The County shall, within the Planning Period, initiate an analysis of all subdivisions and neighborhoods to determine where alternate routes may be created, between these subdivisions and neighborhoods that would facilitate reducing vehicle miles traveled within the community by reducing the use of collector and arterial routes for effecting internal access. (*Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.*)

POLICY 8.8: Connectivity Through Cross Access Between Major Destination Facilities. The County shall, within the Planning Period, initiate an analysis of existing major vehicular traffic generators for the option to create cross access provisions, such as easements, for vehicles and pedestrians achieving, in a small part, a reduction in the immediate vehicular volumes on the collector or arterial road. (*Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.*)

OBJECTIVE 9:

ROADWAY MANAGEMENT AND MAINTENANCE STANDARDS: THE COUNTY SHALL MAINTAIN MAXIMUM TRANSPORTATION EFFICIENCY BY UTILIZING LEVELS OF SERVICE AND MAINTENANCE STANDARDS FOR ITS MAJOR ROADWAY SYSTEM. (*Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.*)

POLICY 9.1: Roadway Level of Service Standards: (*Amended by Ordinance No. 00-23, August 22, 2000, CPA-00-131LS, DCA No. 00-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.*)(*Amended by Ordinance No. 05-06-53, September 12, 2006, CPA-06-379LS*) Highlands County shall continue to establish and monitor level of service standards, at peak hours, for roads and public transit facilities within the local government's jurisdiction. Pursuant to s.338.001, Florida Statutes, for facilities on the Strategic Intermodal System and the Florida Intrastate Highway System, Highlands County shall adopt the level of service standards established by the Florida Department of Transportation by rule. For all other facilities on the future vehicular traffic circulation map, Highlands County shall adopt adequate level of service standards. These levels of service standards shall be adopted to assure that adequate facility capacity will be provided to serve the existing and future land uses as demonstrated by the supporting data and analysis in the comprehensive plan. The level of service shall be established by utilizing the FDOT LOSPLAN software or the FDOT Generalized Q/LOS Table for Areas Transitioning into Urbanized Areas or Areas over 5,000 not in an Urbanized Area, State Two-way Arterials chart. Therefore, Highlands County adopts the following level-of-service for all County roadway segments: (Rule 9J-5.019(4)(c)1,F.A.C.)

Peak-Hour/Peak-Season

Functional Classification	Level of Service
Principal Arterial	C
Minor Arterial	C
Major Collector	C
Minor Collector	C

A roadway level of service is determined as the ratio of the traffic volume on a roadway and the roadway capacity. Rather than reduce the level of service from C to D on all County roadways and all State roadways that are not part of the SIS or FIHS a definition of how capacity is determined will achieve the assurance of an adequate level of service. The County is proposing to amend TE Policy 9.1 to define how a level of service is established and to stipulate that either the FDOT LOSPLAN software or the FDOT Generalized Q/LOS Table for Areas Transitioning into Urbanized Areas or Areas over 5,000 not in an Urbanized Area, State Two-way Arterials chart be utilized.

Using the State Two-way Arterial portion of the chart rather than the non-state roadway portion of the chart achieves the same results as a reduction in level of service and is more reflective of the actual capacities of the County road network. The difference in LOS is illustrated by excerpts from the FDOT Generalized Q/LOS Table:

Lanes	Divided	LOS A	LOS B	LOS C	LOS D	LOS E
Uninterrupted Flow Highways						
2	Undivided	2,100	6,900	12,900	18,200	24,900
4	Divided	18,600	30,200	43,600	56,500	64,200
6	Divided	27,900	45,200	65,500	84,700	96,200
State Two-way Arterials						
Class I (>0.00 to 1.99 signalized intersections per mile)						
2	Undivided	**	4,000	13,100	15,500	16,300
4	Divided	4,600	27,900	32,800	34,200	***
6	Divided	6,900	42,800	49,300	51,400	***
Class II (2.00 to 4.50 signalized intersections per mile)						
2	Undivided	**	**	10,500	14,500	15,300
4	Divided	**	3,700	24,400	30,600	32,200
6	Divided	**	6,000	38,000	46,100	48,400
Class III (more than 4.50 signalized intersections per mile)						
2	Undivided	**	**	5,000	11,800	14,600
4	Divided	**	**	11,700	27,200	30,800
6	Divided	**	**	18,400	42,100	46,300
Non-State Roadways						
Major City/County Roadways						
2	Undivided	**	**	7,000	13,600	14,600
4	Divided	**	**	16,400	29,300	30,900
6	Divided	**	**	25,700	44,100	46,400
Other Signalized Roadways (signalized intersection analysis)						
2	Undivided	**	**	4,400	9,400	12,000
4	Divided	**	**	10,300	20,200	24,000

Source: Florida Department of Transportation, Systems Planning Office

POLICY 9.2: Annual LOS and CIP Review for Roads. (Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.) The County will continue to ensure that road capacity is protected by annually re-evaluating existing levels of service and transportation capital improvement priorities.

POLICY 9.3: Concurrency Review Clearance for Traffic Impacts (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No.00-01-23, July 24, 2001, CPA-01-150LS.) The County will continue to administer a Concurrency Management System. This system will:

- a. Ensure that the goals, objectives and policies of the Transportation Element are consistent with the goals, objectives and policies of the other elements of this Comprehensive Plan; and,

b. Be developed and implemented as a monitoring method to assure that proposed development impacts do not degrade adopted levels-of-service.

POLICY 9.4: LOS Based on Traffic Count. (Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.) The County will continue to utilize traffic counters to obtain average daily and peak-hour traffic counts for all thoroughfare segments and critical intersections on County roads with State roads, through the year 2010 and will project levels of service based on these counts. The County will coordinate with adjacent Counties in projecting levels of service on inter-county maintained roads.

POLICY 9.5: Road Construction, Reconstruction and Resurfacing Target. (Amended by Ordinance No. 99-16, August 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): The County will continue to resurface approximately 45 miles or more per year of County-maintained roads and streets, in accordance with the Future Land Use Map, where the location of the roads are not within Conservation/Management Lands, and when funds are available; and, in the event new road construction is determined, that the location, extension, or alignment of the new road is consistent with the adopted Vehicular Traffic Circulation Map and policies of the Transportation Element mitigating urban sprawl.

a. Consistent with the above references in the comprehensive plan policies established by the Board of County Commissioners, the following levels of road improvements will receive paving:

1. New road construction (5+ miles per year);
2. Existing road reconstruction (10+ miles per year); and
3. Existing road resurfacing (25+ miles per year)

See this policy for non-paved County maintained roads that may be paved, and TE Policy 10.2 for non-paved roads that may be accepted for new maintenance. See TE Policy 10.2 for roads the County may determine to require to be made passable for service vehicles, at less than operational standards.

POLICY 9.6: Evacuation Routes. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): Consistent with Subsection 163.3177 (6)(j) 6. Florida Statutes, and Chapter 3 of the Central Florida Regional Planning Council (CFRPC) Strategic Regional Policy Plan (SRPP), all federal and state inter-state and intra-state highways are regionally significant and considered appropriate hurricane evacuation routes.

a. The County will continue to cooperate with the Florida Department of Transportation (FDOT) to effect the safe and orderly evacuation of the Coastal population prior to an impending natural disaster on the following routes within the County:

1. U.S. 27, from Glades County line to Polk County line;
2. U.S. 98, from Okeechobee County line to U.S. 27;
3. S.R. 64, from Hardee County line to U.S. 27;
4. S.R. 66, from Hardee County line to U.S. 27;
5. S.R. 70, from Okeechobee County Line to U.S. 27; and
6. S.R. 70, from DeSoto County line to U.S. 27.

POLICY 9.7: Bridges Along the Evacuation Routes. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): Consistent with Policies 3.1.3 and 3.1.4 of the Central Florida Regional Planning Council's Strategic Regional Policy Plan, the County will, within the Planning Period, cooperate with the FDOT, as it establishes priorities for:

a. The repair and replacement of bridges, especially those that restrict the flow of traffic on hurricane evacuation routes; and,

b. The construction of road drainage projects for regionally significant highways that are designated hurricane evacuation routes and are susceptible to flooding.

POLICY 9.8: Intersection Level of Service Standards. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): Within the Planning Period, the County will continue to study selected intersections within the County, as necessary, to determine appropriate levels of service for formulating safe and efficient functional design standards and circulation management controls.

POLICY 9.9: Transportation Demand Indicators. (Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.) Within the Planning Period, the County shall establish, as determined by analysis, numerical indicators against which the achievement of the mobility objectives of the community can be measured, such as modal splits, annual transit trips per capita and automobile occupancy rates. (Rule 9J-5.019(4)(c)10., F.A.C.)

OBJECTIVE 10:

DEVELOPMENT STANDARDS FOR UNPAVED ROADS. THE COUNTY WILL IMPLEMENT POLICIES FOR COUNTY MAINTAINED PUBLIC RIGHTS-OF-WAY. (Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)

POLICY 10.1: Building Permits Issued On Roads Not County Maintained. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): The issuance of building permits for private properties fronting on roads not maintained by the County does not commit nor obligate the county to accept the road for maintenance, nor to repair the road if it becomes impassable. Policy 10.2 must be satisfied for the County to accept any road for maintenance that is currently not maintained.

POLICY 10.2: County Maintained Unpaved Roads. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): The County may, within the Planning Period, accept for maintenance un-paved roads, within public rights-of-way, according to the following criteria established by the Board of County Commissioners:

- a. Criteria for determining what unpaved roads that will be maintained:
 1. A minimum 50 foot right-of-way;
 2. A minimum density of 2 homes per tenth of a mile (528 feet) measured from the nearest city, county or state maintained road;
 3. The public right-of-way is reasonably free of obstacles;
 4. No major drainage problems requiring substantial improvements;
 5. Driveway culverts are the responsibility of the homeowners fronting on the road to be maintained; and,
- b. The road segment being accepted for maintenance must be adjacent to and an extension of an existing maintained road.
- c. Under conditions determined by the Road and Bridge Superintendent, non-maintained roads may be made passable by the County, using minimum standards, in order that service vehicles such as school buses, mail delivery, emergency vehicles and garbage collection trucks may have access for the purpose of achieving more efficient routes.

POLICY 10.3: County Program for Property Owners to Assist in Road Paving. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): The County may continue to assist affected property owners, on County maintained roads, in achieving the goal of a paved road, through the implementation of current policy that includes consideration of previous County maintenance, density of dwellings and adequate right-of-way. This policy permits the property owner to share the expense for paving the road by providing the paving materials for the County to apply. Consistent with INF Policy 2.5, this assistance is not to be provided on roads that have not previously been accepted by the County for maintenance.

OBJECTIVE 11:

SCENIC HIGHWAYS; WITHIN THE PLANNING PERIOD, THE COUNTY, THROUGH THE RECREATION AND PARKS ADVISORY COMMISSION, WILL ESTABLISH A SCENIC ROAD PROGRAM WHICH WILL IDENTIFY CRITERIA FOR QUALIFYING ROADS AS BEING SCENIC AND WILL PROVIDE REGULATIONS FOR SUSTAINING THOSE SCENIC ATTRIBUTES ENDEMIC TO THOSE ROADS. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)

POLICY 11.1: State Highways. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): Within the Planning Period, the County will select those state routes or segments of routes passing through Highlands County that meet the criteria to be considered scenic; and, will coordinate with the FDOT to bring them on as a cooperating partner.

POLICY 11.2: County Highways. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): Within the Planning Period, the County will select those County routes or segments of routes within the County that meet the criteria to be considered scenic.

POLICY 11.3: Scenic Road Plan. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): Within the Planning Period, a County-wide Scenic Road Plan will be prepared for adoption into the Comprehensive Plan.

a. The Plan shall identify the vistas which epitomize the scenic attributes for which the road was selected and designated as scenic, providing directions for preserving the integrity of the vistas in cooperation with the property owners and the policies of the Future Land Use Element of this comprehensive plan.

b. The Plan shall provide direction for establishing the appropriate landscape image and highway signage, within the road right-of-way, consistent with the specific scenic attributes of the selected road.

c. The Plan shall identify those scenic roads that are funded through federal highway subsidies in order to establish federal sign control requirements outside the road's right-of-way. The County shall enact equivalent sign control requirements for all other designated scenic roads.

d. The Plan shall incorporate provisions for accommodating, where appropriate, bicycle ways, pedestrian ways and, wherever possible, equestrian ways within the road right-of way.

e. A specific set of performance standards shall be promulgated for scenic road protection which shall include: 1) regulation of land use and density of development within the scenic corridor of the road; 2) detail site planning criteria; 3) control of outdoor advertising and prohibiting the use of the generic "billboard"; and, 4) careful attention to and control of earthmoving and landscaping within the corridor.

f. The Plan shall accommodate community efforts to establish a scenic Corridor Advocacy Group (CAG) of local citizens to establish scenic corridors in Highlands County through the Florida Scenic Highways program administered by the FDOT.

POLICY 11.4: Land Development Regulations for Signs. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): Within the Planning Period, the County will incorporate specific language into its land development regulations to improve the visual quality and safety of transportation corridors and selected scenic highways, through sign control and enforcement.

POLICY 11.5: Florida Cracker Trail Designation. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): Support and promote regional interests in the Florida Cracker Trail Designation utilizing the Highlands County segment as an integral link in the eventual improvements along the historic trail alignment.

POLICY 11.5: Florida Natural Scenic Trail. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): Support and promote regional

interests in the Florida National Scenic Trail for equestrian, hiking and bicycling use, utilizing the Highlands County segment as an integral link in the improvements along the Kissimmee River Restoration Greenway Corridor.

OBJECTIVE 12:

IDENTIFY ROADWAY FUNDS; WITHIN THE PLANNING PERIOD, THE COUNTY WILL CONTINUE TO ANALYZE ALL ALTERNATIVE FUNDING SOURCES TO SUPPLEMENT ITS ROADWAY EXPENDITURES. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)

POLICY 12.1: Transportation Impact Fee. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): Within the Planning Period, the County will prepare a study to determine the feasibility of transportation impact fees.

POLICY 12.2: Gas Tax Referendum. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): The County will seek voter approval for any additional gas tax as a funding mechanism.

POLICY 12.3: Inter-modal Surface Transportation Enhancement Act (ISTEA) Funds. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): On a case-by-case basis, the County will apply for road enhancement funds through ISTEA, (to be replaced by the Transportation Equity Act - 21st Century, TEA-21), as guided by the County-Wide Traffic Circulation Plan or specific projects.

POLICY 12.4: Funding the Highest Priority Needs Transportation Improvements. The County will, by January 2008, adopt a new funding mechanism for the Highest Priority Needs transportation improvements as identified in the Long Range Transportation Plan.

OBJECTIVE 13:

KISSIMMEE RIVER ANNUAL ISSUES REPORT. THE COUNTY WILL, ON AN ANNUAL BASIS BEGINNING JULY 1, 1991, FORMALLY REQUEST THE AGENCY IMPLEMENTING THE KISSIMMEE RIVER RESOURCE MANAGEMENT PLAN (KRRMP) TO SEND A LIST OF LOCAL CONCERNS TO THE COUNTY'S PLANNING DEPARTMENT. (Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.)

POLICY 13.1: Roadway Designs to Address the Kissimmee Management Plan Objectives. (Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.): Through the year 2030, the County will utilize the KRRMP management objectives in terms of addressing existing flooding conditions, or protection of historical, archaeological or cultural resources, when formulating roadway design within the jurisdiction of the agency implementing the KRRMP in Highlands County.

POLICY 13.2: Coordinate Roadway Improvements in the Kissimmee Area. (Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER; Amended by Ordinance No. 00-01-23, July 24, 2001, 2001, CPA-01-150LS.): Through the year 2010, the County will contact the implementing agency of the KRRMP if any County roadway improvements are being considered within the management plan boundary.

INSERT FUTURE TRAFFIC CIRCULATION MAP: STATE ROADS
FUTURE TRAFFIC CIRCULATION MAP: COUNTY ROADS
END TRANSPORTATION ELEMENT



Housing Element (HSG)

HOUSING ELEMENT

GOAL

DEVELOPMENT OF DESIRABLE HOUSING IN A HEALTHY LIVING ENVIRONMENT FOR ALL RESIDENTS OF THE STUDY AREA.

HOUSING ELEMENT TABLE OF CONTENTS	PAGE #
OBJECTIVE 1: HOUSING PROGRAM STRATEGY	HSG-1
OBJECTIVE 2: PROVIDE AFFORDABLE HOUSING	HSG-1
OBJECTIVE 3: PROGRAMS AND GRANTS FOR AREAS WITH SUBSTANDARD HOUSING	HSG-2
OBJECTIVE 4: IDENTIFY HOUSING SUBSIDY SITES	HSG-3
OBJECTIVE 5: MANUFACTURED HOME TARGET	HSG-3
OBJECTIVE 6: GROUP AND FOSTER CARE HOUSING	HSG-4
OBJECTIVE 7: HISTORIC HOUSING	HSG-4
OBJECTIVE 8: DISPLACEMENT BY GOVERNMENT ACTIONS	HSG-5
OBJECTIVE 9: FARMWORKER HOUSING TARGET	HSG-5

OBJECTIVE 1:

HOUSING PROGRAM STRATEGY: THE COUNTY'S HOUSING IMPLEMENTATION PROGRAM SHALL CONSIST OF THE FOLLOWING (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*)

- A. Provision of technical assistance as set forth in Housing Policies 2.1 and 2.2;
- B. Continued implementation of the State Housing Initiatives Partnership Programs and CDBG programs to ensure the meeting of Highlands County and Florida Statute goals and objectives for the provision of very low, low, and moderate income housing;
- C. Application for CDBG and other federal and state funding programs for the elimination of blight and the provision of low and moderate income housing as set forth in Housing Policies 3.1, 3.2 and 3.3;
- D. Identification of sites for low and very low income housing as set forth in Housing Policies 4.1, 4.2, 4.4 and 5.1;
- E. Inclusion of density bonuses for housing for low and very low income households as set forth in Housing Policy 4.3.

POLICY 1.1: 1998 - 2010 PLANNING PERIOD PROGRAM OBJECTIVES (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*)

- A. Approval or construction of at least 1000 housing units for low or very low income households;
- B. Approval of funding for a CDBG or other federal or state funding program to address the housing and infrastructure deficiencies in areas identified as in need of redevelopment.

OBJECTIVE 2:

PROVIDE AFFORDABLE HOUSING THE COUNTY WILL ASSIST IN PROVIDING OPPORTUNITIES FOR AFFORDABLE HOUSING IN SOUND STRUCTURAL CONDITION FOR THE CURRENT RESIDENTS, 22,300 NEW PERMANENT RESIDENTS, AND THE 5,010 NEW SEASONAL RESIDENTS FOR A TOTAL OF 27,310 NEW SEASONAL AND PERMANENT RESIDENTS EXPECTED BY 2010, REGARDLESS OF AGE, RACE, SEX, PERSONS WITH DISABILITIES OR FAMILY SIZE. (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*) (*Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER*)

POLICY 2.1: COUNTY HOUSING ASSISTANCE AND PRODUCTION TARGET *(Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER)* The County shall provide information and technical assistance, upon request to the private and non-profit sectors, including special interest groups such as self-help housing providers, to assist in the production of the 7,816 new housing units expected to be needed in the County through the year 2010. Such assistance may include help in the preparation of applications for grants or low interest loans from federal or state funding agencies; or, the consideration of applications for density bonuses for the provision of low income housing.

POLICY 2.2: STREAMLINE REVIEW PROCESS *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)* The County will continually monitor and review its development approval process to identify and eliminate any unnecessary impediments to the provision of housing within the community.

POLICY 2.3: AFFORDABLE HOUSING STRATEGIES. *(Amended by Ordinance No. 05-06-53, September 12, 2006, CPA-06-379LS)* Affordable housing will be distributed equitably throughout the County using strategies which include, but not limited to, density bonus agreements and impact fee waivers or deferrals. In addition, affordable housing will be located where adequate infrastructure and services are available.

POLICY 2.4: PROVIDING A WAIVER OR DEFERRAL OF WORKFORCE AND/OR AFFORDABLE HOUSING IMPACT FEES. *(Amended by Ordinance No. 05-06-53, September 12, 2006, CPA-06-379LS)* Within the Planning Period, the County shall consider providing for the total and/or partial waiver or deferral of certain impact fees generated by the construction of owner-occupied and/or rental housing for very low, low and moderate income households. The annual amount allocated to Impact Fee waivers or deferrals shall be limited to the amount approved by the Board of County Commissioners at its final public hearing regarding the adoption of the annual County budget. The County shall develop processes and procedures to administer the waiver or deferral of impact fees for affordable and workforce housing within the Planning Period

OBJECTIVE 3:

PROGRAMS AND GRANTS FOR AREAS WITH SUBSTANDARD HOUSING: THE COUNTY SHALL APPLY FOR FUNDING UNDER THE DHUD COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM, OTHER STATE AND FEDERAL PROGRAMS, AND RURAL HOUSING SERVICES PROGRAMS TO ELIMINATE SUBSTANDARD HOUSING DURING THE PLANNING PERIOD. *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER)*

POLICY 3.1: *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)* **RESERVED**

POLICY 3.2: JOINT REDEVELOPMENT OPTION *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER):* The County and its cooperating cities will develop and implement a joint strategic redevelopment program for the neighborhoods with the highest concentration of deteriorating housing, including grant applications that provides infrastructure, drainage, stormwater, and housing rehabilitation funding for the County's targeted redevelopment area(s), when mutually beneficial for both the Municipalities and County. The proposed redevelopment areas are in unincorporated East Sebring (Hillcrest Heights - Valencia, Hillview Area, Highland View, and Lincoln Heights Area), Lacey Hills, Highway Park Area, Jonesville and DeSoto City Area.

POLICY 3.3: COUNTY GRANT APPLICATIONS *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):*

A. The County will submit applications to State (State Housing Finance Corporation, State Department of Community Affairs) and Federal agencies (USDHUD, US Dept. of Commerce, etc) and private foundations and charities designed to provide infrastructure, drainage, storm water, and housing rehabilitation funding for the County's targeted redevelopment area(s), (policy 3.2).

B. The County shall apply for CDBG funds and other available housing funds at every funding cycle when the grant is cost-effective and beneficial for the County and the County's residents.

C. CDBG grant and other grant applications will be submitted to assist the Heartland Self-Help Housing Inc.

POLICY 3.4: ADOPT MINIMUM STANDARDS FOR EXISTING HOUSING CODE AND CONTINUE TO ENFORCE THE FAIR HOUSING ORDINANCE *Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*):

A. By the year 2001, the County will adopt as part of its Code of Ordinances, a Minimum Standards for Existing Housing Code, and a requirement for rehabilitation and/or demolition of substandard housing structures similar to those provisions already existing in the Building Code.

B. The County shall continue to enforce the existing Fair Housing Ordinance in unincorporated Highlands County.

POLICY 3.5: SUBSTANDARD HOUSING CRITERIA *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)*: Substandard structures shall be determined on the basis of the External Appearance Classification Criteria contained in the Supporting Documentation to the Comprehensive Plan, revised to meet the Florida Statutes § 420 definition of substandard.

OBJECTIVE 4

IDENTIFY HOUSING SUBSIDY SITES: THE COUNTY SHALL CONTINUE TO IDENTIFY AND MAINTAIN A LIST OF SITES, INCLUDING EXISTING HOUSING THAT COULD BE USED UNDER HOUSING SUBSIDY PROGRAMS FOR EXISTING HOUSING, INFILL HOUSING AND SUITABLE FOR THE LOCATION OF LOW AND VERY LOW RENTAL INCOME HOUSING. SUCH SITES SHALL, IN THE AGGREGATE, BE CAPABLE OF ACCOMMODATING AT LEAST 125 HOUSING UNITS. *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER)*

POLICY 4.1: SITE CRITERIA FOR LOW INCOME HOUSING *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER)*: Sites to be considered specifically suitable for low income families shall preferably be located near a neighborhood or community shopping facility; and, those specifically suitable for the elderly should be located in close proximity to the development centers in the County to ensure the convenient availability of shopping, health care and access collectors or arterials to serve the needs of the elderly.

POLICY 4.2: ANNUAL PRODUCTION TARGET FOR VERY LOW AND LOW INCOME *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER)*: The County will work with the interested parties to identify sites, and submit applications for funding for development of housing for the very low and low income population segment, to address the identified need for 209 such housing units annually through the Planning Period.

POLICY 4.3: AFFORDABLE HOUSING INCENTIVES *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)*: By the year 2002, the County shall adopt an ordinance to modify its zoning regulations to provide for inducements to development of sites specifically identified by the County as suitable for low and very low income families.

OBJECTIVE 5:

MANUFACTURED HOME TARGET: SINCE THE STATE AND THE COUNTY RECOGNIZE THAT MANUFACTURED AND MOBILE HOMES CONSTITUTE A PRIMARY SOURCE OF HOUSING FOR LOW INCOME, AND PARTICULARLY, MODERATE INCOME HOUSEHOLDS, THE COUNTY SHALL DESIGNATE, IN ITS LAND USE PLAN ELEMENT, SUFFICIENT LAND FOR THE PLACEMENT OF MANUFACTURED AND MOBILE HOMES TO ACCOMMODATE THE 2,945 NEW MANUFACTURED AND MOBILE HOMES ANTICIPATED TO BE NEEDED OVER THE PLANNING PERIOD. *(Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER)*

POLICY 5.1: ZONES FOR MANUFACTURED HOUSING AND MOBILE HOMES (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*) (*Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER*): The County shall continue to ensure that its land development regulations provide zoning of lands for manufactured and mobile homes sufficient to accommodate the anticipated need for such units during the Planning Period.

POLICY 5.2: HURRICANE SHELTERS REQUIRED (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The County shall continue to enforce its requirement for new mobile home parks and R.V. parks to provide hurricane shelters for their residents.

OBJECTIVE 6:

GROUP AND FOSTER CARE HOUSING: THE COUNTY SHALL CONTINUE TO IMPLEMENT ZONING REGULATIONS TO MAKE SPECIFIC PROVISION FOR THE LOCATION OF GROUP HOMES AND FOSTER CARE FACILITIES, LICENSED OR FUNDED BY THE FLORIDA DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES, IN THE COUNTY'S RESIDENTIAL ZONING DISTRICTS. (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*)

POLICY 6.1: ALL RESIDENTIAL DISTRICTS ELIGIBLE: In order to encourage alternatives to institutionalization, all residential districts, except those for mobile homes, shall be considered adequate locations for group homes or foster care facilities.

POLICY 6.2: THRESHOLDS FOR ESTABLISHING (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The County shall continue to allow group homes or foster care facilities for the physically or developmentally disabled and non-dangerously mentally ill, funded by the Florida Department of Health and Rehabilitative Services, with six (6) or fewer residents, in the County's single-family residential zoning districts; and, to permit such facilities regardless of the number of residents, in multi-family zoning districts.

POLICY 6.3: ASSIST GROUP HOMES (*Adopted by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER*): The County will assist in the funding and development of group homes and foster care facilities through its SHIP program.

OBJECTIVE 7:

HISTORIC HOUSING: THE COUNTY SHALL CONTINUE TO IDENTIFY HISTORICALLY SIGNIFICANT HOUSING LOCATED IN THE COUNTY AND OFFER INCENTIVES FOR IMPROVEMENT OF THOSE HOUSES. (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*)

POLICY 7.1: HISTORIC QUALIFICATION CRITERIA (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The criteria for an historically significant house shall be its identification and inclusion in the National Register as an historic structure or land mark, in the Florida Master Site File, Department of State Division of Historical Resources, listed in the March, 1995, Historic Properties survey of Highlands County, (HPC 11/12/98), and structures that reach 50 years from the date of their construction.

POLICY 7.2: IMPROVEMENT OF HISTORIC HOUSING (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Highlands County will adopt an ordinance by 2002 offering incentives and other means, as allowed on or before April, 2000, the Florida Statutes and approved by the Board of County Commissioners, to improve those properties that are identified as historically significant for those owners wishing to sustain their properties. (HPC 11/12/98)

OBJECTIVE 8:

DISPLACEMENT BY GOVERNMENT ACTIONS: IN THE EVENT THAT ACTIONS TAKEN BY THE COUNTY TO IMPLEMENT FEDERALLY AIDED OR FEDERALLY FUNDED PUBLIC PROJECTS RESULT IN THE DISPLACEMENT OF PERSONS FROM THEIR HOUSING, THE COUNTY SHALL PROVIDE RELOCATION ASSISTANCE PRIOR TO UNDERTAKING SUCH ACTIONS.

POLICY 8.1: COUNTY RELOCATION ASSISTANCE When existing housing is eliminated by actions of the County to implement federally aided or federally funded public projects, relocation assistance shall be provided by the County as required by Section 421.55, Florida Statutes.

OBJECTIVE 9:

FARMWORKER HOUSING TARGET PROVIDE 252 AFFORDABLE FARMWORKER HOUSING UNITS FOR NEW FARMWORKER HOUSEHOLDS EXPECTED THROUGH THE YEAR 2010 *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER) (Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER)*

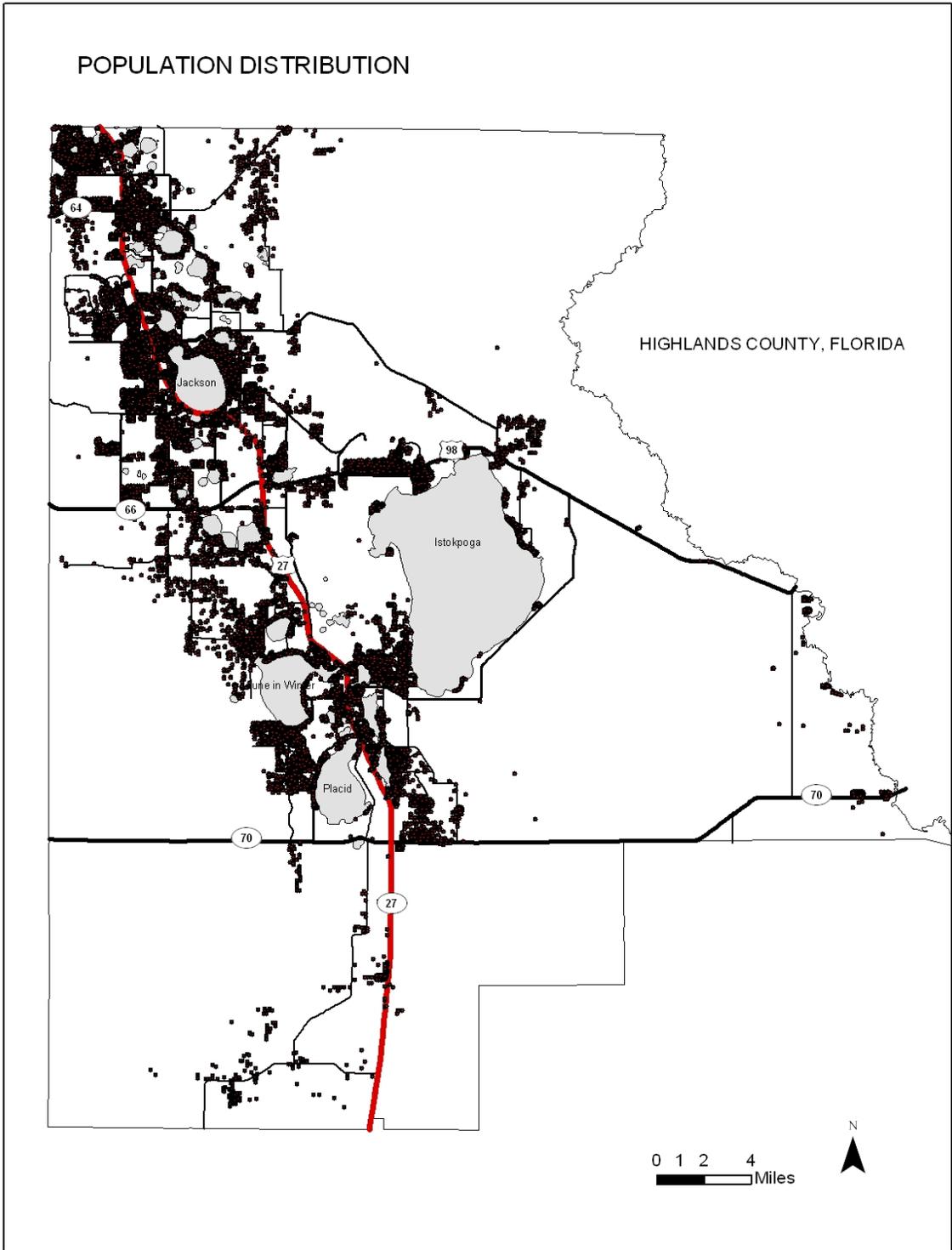
POLICY 9.1: FARMWORKER PROJECT DENSITY *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):* The County will continue to allow housing for farmworkers and their families, at densities up to 10 units per acre, in areas designated for agriculture in the Future Land Use Element.

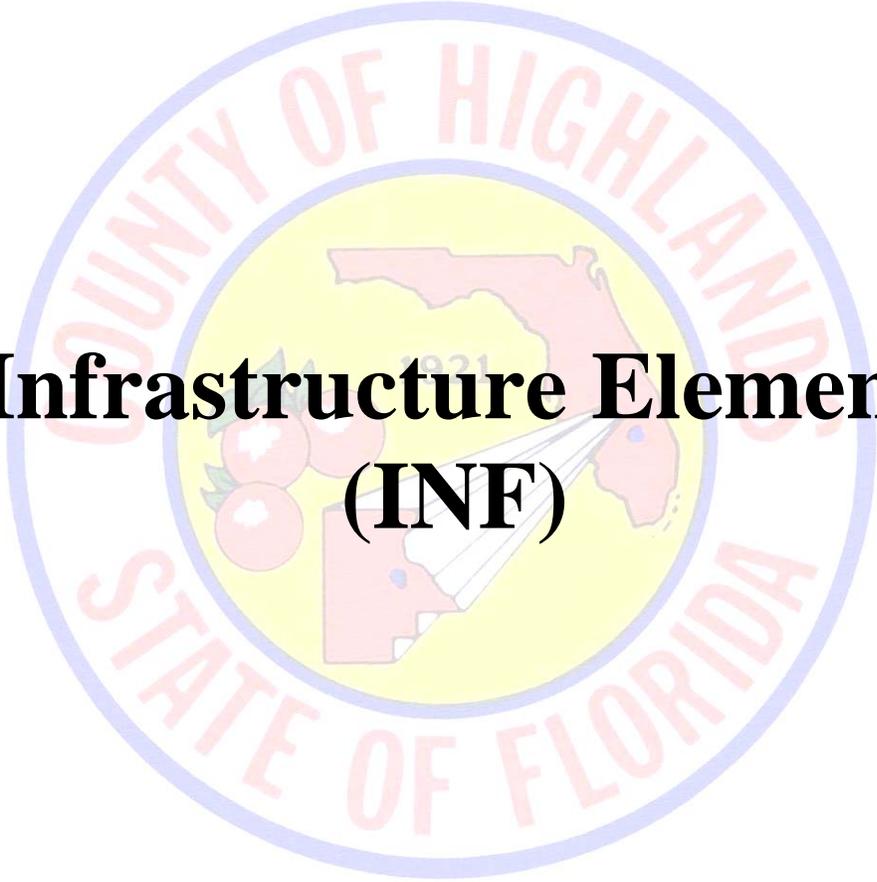
POLICY 9.2: MIGRANT FARM WORKER HOUSING *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER):* The county will actively assist private industry and the County Housing Authority in providing 100 units of legal migrant farm worker housing by the year 2010.

POLICY 9.3: ASSISTED FARM WORKER HOUSING *(Adopted by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER):* The Highlands County Housing Authority shall, based upon recommended forms, submit applications to the appropriate sources that will provide an additional 52 units of assisted Farm worker Housing.

POLICY 9.4: *(Adopted by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER):* The County will provide incentives to encourage private industry to provide 100 units of new housing for farmworker households expected through the year 2010.

POPULATION DISTRIBUTION



The seal of Highland County, Florida, is a circular emblem. It features a central yellow circle containing a map of Florida in pink, with the year '1821' above it. To the left of the map are three oranges. The outer ring of the seal is light blue and contains the text 'COUNTY OF HIGHLAND' at the top and 'STATE OF FLORIDA' at the bottom in pink capital letters.

Infrastructure Element (INF)

INFRASTRUCTURE ELEMENT

GOALS

- 1. TO PROVIDE HIGHER LEVELS OF SERVICES TO COUNTY RESIDENTS AS GROWTH OCCURS AND DEVELOPMENT ACTIVITIES INCREASE, WITHIN THE 1998-2010 PLANNING PERIOD.** (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)
- 2. TO PROTECT AND ENHANCE ENVIRONMENTAL QUALITY THROUGH ENSURING HIGHER STANDARDS OF WATER, SEWER, SOLID WASTE, AND STORMWATER MANAGEMENT SERVICES.**
- 3. TO MAXIMIZE UTILIZATION OF EXISTING INVESTMENT AND FACILITIES UNDER BOTH PUBLIC AND PRIVATE OWNERSHIP.**

INFRASTRUCTURE ELEMENT TABLE OF CONTENTS	PAGE #
OBJECTIVE 1: SEPTIC SYSTEMS - DENSITY THRESHOLD	INF - 1
OBJECTIVE 2: CENTRAL SEWER SYSTEMS	INF - 2
OBJECTIVE 3: EXPANSION OF CENTRAL SEWER SYSTEMS	INF - 4
OBJECTIVE 4: CORRECT SEWER SYSTEM DEFICIENCIES	INF - 4
OBJECTIVE 5: SEWER SYSTEMS SUPPORT GROWTH	INF - 4
OBJECTIVE 6: MEASURES TO ASSURE DRINKING WATER QUALITY AND PUBLIC HEALTH	INF - 4
OBJECTIVE 7: POTABLE WELL DESIGN AND WATER QUALITY STANDARDS	INF - 8
OBJECTIVE 8: CORRECT WATER SYSTEM DEFICIENCIES	INF - 9
OBJECTIVE 9: WATER SYSTEMS SUPPORT GROWTH	INF - 9
OBJECTIVE 10: CONSERVE POTABLE WATER RESOURCES	INF - 9
OBJECTIVE 11: SOLID WASTE DISPOSAL CAPACITY	INF - 9
OBJECTIVE 12: PREVENT OVER-ALLOCATION OF LANDFILL CAPACITY	INF-10
OBJECTIVE 13: RECYCLING PROGRAM	INF-10
OBJECTIVE 14: PROHIBIT INCINERATION OF CERTAIN WASTES AND THEIR IMPORTS TO LANDFILL SITES	INF-11
OBJECTIVE 15: STORMWATER MANAGEMENT DATA BASE	INF-11
OBJECTIVE 16: CORRECT DRAINAGE FACILITY DEFICIENCIES	INF-12
OBJECTIVE 17: FLOOD CONTROL AND WATER QUALITY	INF-12
OBJECTIVE 18: MAXIMIZE USE OF EXISTING STORMWATER FACILITIES	INF-13
OBJECTIVE 19: PROTECT NATURAL DRAINAGE FEATURES	INF-13
OBJECTIVE 20: PUBLIC SCHOOL SYSTEM	INF-14

OBJECTIVE 1

SEPTIC SYSTEMS - DENSITY THRESHOLD: RECOGNIZING EXISTING DEVELOPMENT PATTERNS AND NATURAL CONDITIONS, PROPERLY DESIGNED AND REGULATED SEPTIC TANKS WILL SERVE AS THE PRIMARY MEANS OF SEWAGE TREATMENT IN RESIDENTIAL AREAS OF LESS THAN TWO UNITS PER ACRE.

POLICY 1.1: LDRs TO COMPLY WITH STATE CODE (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER): Within the Planning Period, the County shall continue to review and modify, where necessary, its land development regulations to assure that they are in conformance, at a minimum, with Chapter 64 E-6, Florida Administrative Code (F.A.C.) "Standards for On-Site Sewage Disposal Systems."

POLICY 1.2: (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) **RESERVED**

POLICY 1.3: DEVELOPMENT STANDARDS FOR SEPTIC SYSTEMS (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER): The County's Land Development Regulations shall, at a minimum, incorporate Chapter 64 E-6 (F.A.C.) standards governing the design and installation of septic systems.

- A. Design engineering standards shall include minimum performance specifications for the placement of septic systems in unsuitable soils and in soils prone to seasonal flooding for determining the size, design and location of drain fields.
- B. Installation standards shall include minimum specifications for the placement of septic tanks above seasonal high water and for minimum setback restrictions from potable wells, natural water bodies, and protected environmental resources.
- C. If individual lots within a residential project cannot meet the requirements of Policy 1.3, then no development order shall be issued for such lots until provisions are made for these lots to connect to a private or public central sewer system.

POLICY 1.4: GREY-WATER/BLACK-WATER SEPTIC SYSTEMS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Within the Planning Period, the County shall have investigated the engineering feasibility and cost effectiveness of installing grey-water/black-water septic systems for certain new residential construction. Should the Board of County Commissioners find the merits of such septic systems to be acceptable, the County shall amend its Land Development Regulations to require their installation for all new home-site construction in developments:

- 1. Which are proposed or approved at a net density between 2.0 and 4.0 units per acre; and
- 2. Where such home-sites are not or cannot be served by a central sewer system.

POLICY 1.5: MANDATORY CONNECTION TO CENTRAL SEWERS (*This Policy is deleted and moved to INF Policy 2.1 and relettered C.; Ordinance # 97-40, CPA-97-074, January 2, 1998*)

POLICY 1.6: USE OF THE PERFORMANCE-BASED SEPTIC TANK SYSTEM: (*Amended by Ordinance No. 07-08-03, November 27, 2007, SSA*) A septic drain field is required to be set back not less than 75 feet from wetlands and proximity to surface waters, but may be more where unsuitable soils will preclude a typical septic tank system, except that a setback of less than 75 feet may be allowed if a Performance-Based septic tank system described in Chapter 64 E-6 F.A.C. is utilized as the sewer treatment and disposal system based upon the design and recommendation of an engineer experienced in the design and installation of wastewater treatment systems, as approved by the Health Department for residential development that is outside the reach of a central wastewater treatment system and confronted with the cited environmental issues.

OBJECTIVE 2

CENTRAL SEWER SYSTEMS: RECOGNIZE THAT CERTAIN LAND USES AND DEVELOPMENT DENSITIES REQUIRE CENTRAL SEWER SYSTEMS.

POLICY 2.1: CENTRAL SEWER DENSITY THRESHOLD, DEVELOPMENT STANDARDS, AND LEVELS OF SERVICE (*Ordinance # 97-40, CPA-97-074, January 2, 1998*) (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*):

- A. Within the Planning Period, the County shall review and modify, where necessary, its land development regulations to assure that:
 - 1. The land development regulations conform with the County zoning regulations in requiring central sewer systems for mobile home parks and campground districts.
 - 2. When domestic sewage flows are expected to exceed 10,000 gallons per day per establishment (pursuant to Chapter 64 E-6, Florida Administrative Code) or, notwithstanding the property's zoning district, all new residential subdivisions proposing fifty (50) or more dwelling units or lots, and approved for a net density of 4.0 or more dwelling units or lots per acre, shall be served by a central sewer system.
An establishment is a multi-family, apartment, condominium or townhouse complex, a non-residential commercial or institutional development or place of business or assembly. Inclusive with an establishment are all buildings or structures and the land appertaining thereto, having an owners association or other legal entity which is responsible for maintenance and operation of the development's sewage treatment and disposal facilities.
 - 3. All newly constructed private central sewage treatment systems shall be engineered for eventual integration into a publicly operated interceptor sewer network.
 - 4. The County's minimum level of service standard for design of sewage treatment plants shall be as follows:

RV Park	75 gpcd
Mobile Home Park	100 gpcd

Single-Family Subdivision or 120 gpcd
Multi-Family Development

5. Standards for the proper location, construction, operation, monitoring, reporting, and maintenance of package sewage treatment plants shall be included in the LDRs.

B. All new establishments and residential subdivisions, that are required by the policies of this objective to be served by a central sewer system, shall connect to and utilize such system whenever it is within one-quarter mile of the property line boundary, as measured and accessed via existing easements or rights-of-way.

C. Whenever connection to a private or public central sewer system is refused by an operator; is unavailable at the time of construction; or, whenever connection points to an interceptor are more than one-quarter mile from the property line boundary of the project, the County shall require connection to a central sewage treatment system at the time such connections become available. The County may approve an incremental or phased installation of a central sewer system to accommodate the development. (Previous INF Policy 1.5)

POLICY 2.2: SURVEY SEWAGE TREATMENT FACILITIES (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Within the Planning Period, the County staff shall complete compilation of data on the entity having operational responsibility, current demand, level of service, and an analysis of the general performance for each identified public and private sewage treatment facility.

POLICY 2.3: PROVISION OF CENTRALIZED SANITARY SEWER SERVING DEVELOPMENT WITH URBAN DENSITIES (*Ordinance # 98-02, CPA-95-1 & 95-2, January 27, 1998*) (*Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER*): By June 1, 2000, the County shall appoint a Central Sewer Study Committee (CSSC) to identify and evaluate the provision of central sanitary sewer to serve the following subdivisions: Sun 'n Lake Placid, Leisure Lakes, Highlands Park Estates, West Sebring Estates, Orange Blossom Estates, and Avon Park Estates, and other areas throughout County as recommended by the Board of County Commissioners. The appointment of the CSSC shall be authorized and approved by the Board of County Commissioners.

POLICY 2.4: THE CENTRAL SEWER STUDY COMMITTEE'S RESPONSIBILITIES: (*Ordinance # 98-02, CPA-95-1 & 95-2, January 27, 1998*): The committee's responsibilities shall include, but not necessarily limited to recommendations for:

1. Identifying existing sewer system deficiencies within the County;
2. Conducting a survey, identifying parts, sections, phases, units, subdivisions, rural villages, rural neighborhoods, and suburban neighborhoods within the County with obvious pressures for future development, and identifying the sewer needs of such areas;
3. Establishing priorities for the correction of identified deficiencies;
4. Establishing priorities for the provision of central sanitary sewer for areas designated to receive sewer services based on protection of the health, safety and welfare of the County residents, degradation of surface ground water, results of development and/or redevelopment areas;
5. Establishing appropriate thresholds for the provision of central sanitary sewer in residential developments in a timely manner;
6. Identifying the funding mechanisms and sources;
7. Addressing implementation activities and feasibilities; and
8. Establishing interim policies that will guide land use developments in the sanitary sewer priority areas, which include but not limited to, provision of enhanced package treatment plants and/or dry-lining of development(s).

POLICY 2.5: (*Ordinance # 98-02, CPA-95-1 & 95-2, January 27, 1998*) (*Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER*): The central sanitary sewer study shall be conducted by a reputable professional body or consultant. The central sanitary sewer study shall be completed, and a recommendation report submitted to the County by June 1, 2002. The County shall send a copy of the completed study to the Department of Community Affairs.

POLICY 2.6: (*Ordinance # 98-02, CPA-95-1 & 95-2, January 27, 1998*) (*Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER*): Within six (6) months of the completion of the study December 1, 2002 the County shall amend its Comprehensive Plan to adopt the study, and review implementation of its recommendations.

POLICY 2.7: (*Ordinance # 98-02, CPA-95-1 & 95-2, January 27, 1998*): In the interim (pending the completion of the sewer study), new residential subdivisions with a density equal to or greater than three dwelling units (3 du/ac), shall be limited to 25 acres or 50 units unless an enhanced package treatment plant is provided. In determining whether a development meets or exceeds the 25 acre or 50 unit threshold, all new subdivisions under common ownership and within ½ mile of each other, and which are developed within five (5) years of each other shall be counted. This policy does not apply to developments occurring in the subdivisions and areas listed in Tables 1.6 and 10.1 of the FLUE, and developments approved prior to the effective date of this policy.

OBJECTIVE 3

EXPANSION OF CENTRAL SEWER SYSTEMS: ACT AS A CATALYST FOR THE EXPANSION OF CENTRAL SEWER SYSTEMS IN UNINCORPORATED HIGHLANDS COUNTY. (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*)

POLICY 3.1: SEWER NETWORK (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Pursuant to the recommendations of the Central Sewer Study Committee's report, the County will examine the alternatives of expanded service by municipalities and/or "networking" of privately owned systems to provide centralized sewer service to County residents.

POLICY 3.2: SEWER TAXING DISTRICT OPTION (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Within the Planning Period, the County will conduct an assessment of the feasibility and benefits of establishing additional special benefit districts, or other methods as a means of creating a better investment climate and stimulating growth in specific areas designated for central sewer service.

POLICY 3.3: COUNTY-WIDE SEWER SYSTEM MASTER PLAN (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*) (*Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER*): Based on the results of the Central Sewer Study Committee's Report, the County will, by December 1, 2003, prepare a master plan for the provision of sanitary sewer expansions and or consolidations on the Ridge.

POLICY 3.4: SEWER SYSTEM CONSOLIDATION OPTION (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Within the Planning Period, the County will explore the consolidation of other larger privately owned sewer systems, and, if possible, the County will solicit consolidation proposals from qualified owners of private sewer systems.

OBJECTIVE 4

CORRECT SEWER SYSTEM DEFICIENCIES: THE COUNTY SHALL IMPLEMENT PROCEDURES WHICH CORRECT EXISTING FACILITY DEFICIENCIES.

POLICY 4.1: SURVEY AND PRIORITIZE SEWER SYSTEM NEEDS (*Ordinance # 98-02, CPA-95-1 & 95-2, January 27, 1998*) (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*) (*Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER*): The County shall appoint a Central Sewer Study Committee (CSSC) by June 1, 2000, to identify any existing sanitary sewer facility deficiencies, as well as address implementation activities for establishing priorities for the correction of such deficiencies by the entity having operational responsibility.

OBJECTIVE 5

SEWER SYSTEMS SUPPORT GROWTH: THE COUNTY SHALL IMPLEMENT PROCEDURES WHICH DISCOURAGE SPRAWL AND MAXIMIZE THE USE OF EXISTING FACILITIES.

POLICY 5.1: DEVELOP AREAS SERVED BY CENTRAL SEWER SYSTEMS: In addition to implementing Sanitary Sewer Service policy, the County intends to discourage urban sprawl and provide for the more efficient use of existing sanitary sewer facilities through a purposeful implementation of the growth management strategy articulated under Future Land Use Objectives 1 and 2 and supporting policies.

OBJECTIVE 6

MEASURES TO ASSURE DRINKING WATER QUALITY AND PUBLIC HEALTH: ENSURE PUBLIC HEALTH BY PROTECTING THE WATER QUALITY OF POTABLE WELLS, INCLUDING THE FUTURE POSSIBILITY OF ESTABLISHING OR EXPANDING CENTRAL WATER SYSTEMS IN THE UNINCORPORATED AREAS OF HIGHLANDS COUNTY WITHIN THE PLANNING PERIOD.

(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)

POLICY 6.1: EXPLORE COUNTY-WIDE WATER DELIVERY SYSTEM *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):* Within the Planning Period, the County shall establish a committee composed of representatives of the county, cities and other major water providers to examine the alternatives of expanded service by municipalities and/or "networking" of privately owned systems to provide centralized potable water service to County residents.

POLICY 6.2: SPECIAL BENEFIT DISTRICTS FOR CENTRAL WATER SERVICE *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):* By June 1, 2000, conduct an assessment of the feasibility and benefits of establishing additional special benefit districts as a means of creating a better investment climate and stimulating growth in specific areas designated for central water service.

POLICY 6.3: STUDY EXISTING PUBLIC WATER SYSTEMS *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):* Within the Planning Period, the County staff shall complete compilation of data on the entity having operational responsibility, current demand, level of service, and an analysis of the general performance for each identified public and private potable water facility. The information generated by this survey shall be used as reference material for implementing Future Land Use Policy 6.2.

POLICY 6.4: WELLHEAD PROTECTION ZONES *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):*

A. In order to safeguard groundwater from contamination by future land use or development activities known to adversely affect the water quality of public water supplies, the County shall require a "Wellhead Protection Zone" around all public potable water wells and entirely on the affected property whenever possible. Existing land uses and activities as of the effective date of this policy (May 2, 1994) shall be considered nonconforming according to the provisions of Future Land Use Policy 1.3.F.16.

1. Within a 200 foot radius around an affected wellhead (called the "Zone of Exclusion"), only the following future land uses and development activities shall be allowed:

- a. Uses functionally related to the water supply system;
 - b. Open space, parks, playgrounds, playing courts, open air shelters, and other similar recreation facilities;
- and,

c. One single-family dwelling unit per parcel or tract or lot that may be entirely or partially within this Zone of Exclusion, provided that it was created on or before the effective date of the adoption of this policy and provided that the residence cannot feasibly or practicably be located outside this Zone.

No parking areas, structures, or impervious surfaces - except for those listed above or accessory to residential uses - shall be allowed in this Zone of Exclusion.

2. Within a 600 foot radius around an affected wellhead (called the "Zone of Control"), all the land uses and activities listed below shall be prohibited:

- a. The bulk storage, processing, or disposal of off-site generated hazardous waste, special solid waste (as defined by County ordinance), and medical waste;
- b. Sanitary sewer system lift stations, wastewater treatment plants, percolation ponds, and sludge or septic land application sites;

- c. Landfills, landfill operations, open dumps, junkyards, and the processing or disposal of solid waste which is not generated at the site;
- d. Mines and mining operations which intersect or disturb the groundwater table;
- e. The bulk storage, mixing, processing, production, or disposal of:
 - (1) Any pesticide for which an area of groundwater contamination has been delineated by the Florida Department of Environmental Protection within Highlands County under Chapter 17-524 F.A.C.; and,
 - (2) Sewage and sludge.
- f. The bulk storage or disposal of pesticide containers;
- g. Agricultural and industrial processing plants;
- h. Feed lots or other concentrated livestock yards or facilities;
- i. The bulk storage, mixing, processing, production, or disposal of substances listed in the federal Comprehensive Environmental Response Compensation Liability Act (CERCLA) in 40 CFR Part 302, Table 302.4 which are known to pollute or contaminate groundwater; and,
- j. The application of fertilizers, except if done in accordance with application rates recommended by IFAS or in accordance with the Best Management Practices published by IFAS, whenever applicable.

3. Within the Zone of Control the following land uses and activities listed below shall be restricted:

- a. Industrial land uses and development activities not covered above, including the installation of infrastructure in support of such development, excepting that which is necessary for well construction, appurtenant operational and distribution facilities, and well maintenance activities; and,
- b. Golf courses, citrus groves, caladium fields, plant nurseries, or other commercial food crop cultivation or high intensity agriculture operation.

B. For purposes of implementing this policy, the setback standards and prohibitions expressed in paragraph "A" above shall not apply to existing land uses or activities around non-public potable wellheads. The term "existing" in this context shall mean prior to the effective date of this policy's adoption. If, however, the existing land use or activity changes status after the effective date of this policy's adoption, the setback standards and prohibitions shall apply henceforward to the property.

C. For the purpose of implementing this policy, a public potable water well shall mean any well connected to a public or private potable water supply system which has 15 or more service connections or regularly serves a minimum of 25 persons daily at least 60-days per year, as defined by Chapter 62-550 F.A.C.

D. The setback standards expressed in paragraph "A" may be increased or decreased on the basis of specific hydrological data which supports an expansion or a reduction of the area encompassed by a Wellhead Protection Zone. Furthermore, these setback standards may be reduced or increased in specific instances where the governing regulations of State permitting agencies prescribe a setback distance from the wellhead.

E. Should groundwater contamination be traced to the use of labeled pesticides, the County will request that the Department of Agriculture Consumer Affairs (DACA) review the pesticide in order to determine whether additional DACA restrictions are necessary to protect groundwater from further contamination by the use of such pesticide.

F. Public potable water wells shall be abandoned in accordance with Chapter 62.532.440, F.A.C.

POLICY 6.5: LDRs FOR WELLHEAD PROTECTION ZONES *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):* The County shall continue to administer, within the Planning Period, development standards within its land development regulations which are consistent with the provisions of Policy 6.4 relating to wellhead protection zones.

POLICY 6.6: CLEARINGHOUSE PROCEDURES FOR PUBLIC WATER SYSTEMS *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):*

A. Upon adoption, any development application which involves the construction of a new or the retrofit of an existing public potable water well system, as defined by Chapters 62-532, 62-550 & 62-555, F.A.C., shall be sent to the following agencies for regulatory review prior to the County taking action on the affected application:

1. Florida Department of Environmental Protection (DEP);
2. Florida Department of Health (FDH) and; and, Florida Department of Children and Families (FDCF);
3. South Florida or Southwest Florida Water Management District (SFWMD or SWFWMD).

B. The County shall condition its development order based upon the permit requirements expressed by any of these agencies which respond within 30 calendar days. In the event that the agency does not respond within this time-frame, the County will advise the applicant of their responsibility to obtain appropriate State and federal permits.

POLICY 6.7: MANDATORY CONNECTION TO PUBLIC WATER SYSTEM (*Amended by Ordinance 97-34: CPA Case # 97-053LS*):

A. Upon adoption, the County shall require that all new development and redevelopment containing dwelling units or lots smaller than one (1.0) acre in size to provide potable water as follows: Developments of fifty (50) or more dwelling units (regardless of parcel size) or 50 or more lots smaller than 1 acre in size shall be required to:

- a. Connect to an existing system if it is within 1/4 mile of the project unless refused by the operator of the system;
- b. Connect to an available system beyond the 1/4 mile limit; or
- c. Construct or guarantee to construct an approved public potable water system or sufficiently upgrade an existing system to serve the entire proposed project.

2. Developments consisting of 50 through 149 dwelling units (regardless of parcel size) or 50 through 149 lots smaller than 1 acre in size shall be required to provide or guarantee to provide a public potable water system designed to provide for future fire suppression requirements including hydrant connections.

3. Developments with 150 or more dwelling units (regardless of parcel size) or 150 or more lots smaller than 1 acre in size shall be required to provide or guarantee to provide potable water system having fire suppression capability with hydrants as a part of the initial improvements for the entire proposed project.

B. Developments of less than 50 dwelling units (regardless of parcel size) or less than 50 lots smaller than 1.0 acre in size shall not be required to meet the requirements of this policy, but phased developments shall be required to comply with this policy retroactively as the number of accumulative dwelling units/lots reaches thresholds described in this policy (i.e. an initial 25 lots of a 50 lot subdivision shall be required to comply with A.1. and 2. of this policy for all 50 lots when the additional 25 lots are developed). This requirement shall be vested in the land and not the developer.

C. Incremental installation of the potable water and fire suppression system to accommodate phased development may be allowed upon approval by the Board of County Commissioners.

D. Private drinking water systems shall be required to meet the level of service standards set forth in Infrastructure Policy 7.1.

E. Commercial uses, utilizing potable water, shall connect to an existing public water system if within 1/4 mile of an available system.

POLICY 6.8: ADDITIONAL TASK FOR SEWER AND WATER STUDY (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The findings of the County's comprehensive 1993 Sewer and Water Study shall be incorporated into any future studies and include a cost-benefits and feasibility analysis for a County-wide central water distribution network, whereby water mains would be extended to connect households on private shallow wells to public water systems with deep wells.

POLICY 6.9: WATER STORAGE DEFICIENCIES: Existing developments having water shortage capacity deficiencies shall have until July 1, 2001, to address the elimination of any such deficiencies. Efforts to correct these deficiencies shall be made on the basis of maximizing the use of existing facilities, economic feasibility, and best preventive maintenance practices.

POLICY 6.10: SUPPORT QWIP (*Ordinance # 98-02, CPA-95-1 & 95-2, January 27, 1998*) (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Information from the County's comprehensive 1993 Sewer and Water Study (see Capital Improvements Element 10-year Schedule) shall be incorporated into future studies, more specifically the Central Sewer Study, within the Planning Period and together transmitted to the Southwest Florida Water Management District for consideration and identification of those public wells which may be candidates for their "Quality of Water Improvement Project" well plugging program.

POLICY 6.11: WELLFIELD LOCATION PLAN (*Amended by Ordinance No. 99-39, December 28, 1999, CPA-99-114LS, DCA 99-2ER*): By July 1, 2000, Highlands County shall map potable water facilities for the purpose of identifying existing and future sites.

POLICY 6.12: PROMOTE PUBLIC HEALTH RISK EDUCATION (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): So that households, which draw potable water from shallow or surficial wells where groundwater may be contaminated, are informed of health risks, the County shall by July 31, 1999, assist the Florida Department of Health in distributing pertinent information, such as well location and testing for water potability.

INF POLICY 6.13: COMMUNITY-WIDE POTABLE WATER-WASTEWATER MONITORING (*Amended by Ordinance No. 07-08-03, November 27, 2007, SSA*): By April, 2008, the County will establish and implement an on-going monitoring program, which it will initiate in conjunction with the utility directors of the Cities of Avon Park and Sebring and the Town of Lake Placid, tracking the cumulative disposition of the committed water demand, the permitted capacities and the available or excess capacities, as well as wastewater treatment capacities, as planning tools to determine the efficacy of future development requests within the County that might draw upon the water resources, if available, and a reality check for premature development.

OBJECTIVE 7

POTABLE WELL DESIGN AND WATER QUALITY STANDARDS: ESTABLISH MINIMUM DESIGN, CONSTRUCTION, AND WATER QUALITY STANDARDS FOR ALL POTABLE WATER WELLS.

POLICY 7.1: DESIGN CAPACITIES FOR PUBLIC WATER SYSTEMS (*Amended by Ordinance 94-16; CPA Case # 94-005*) (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*):

A. Upon adoption, the County shall apply the following minimum design standards to residential water systems:

RV Park	75 gpcd
Mobile Home Park	100 gpcd
Single-Family Residential or Multi-Family Development	120 gpcd

B. The County shall require a total project water storage capacity (in combination with standby pumping capacity) of at least 50% of the maximum daily water system demand. Minimum water pressure for fire-flows shall be 35 pounds per square inch, with minimum flow capacity as follows:

Residential	500	gallons per minute
Commercial	750	gallons per minute
Industrial	1,000	gallons per minute on the calculated fire flow rate based on a higher psi

C. The County shall continue to administer within the Planning Period Land Development Regulations which require new development or redevelopment to meet or exceed the above standards, unless greater or lesser flows/capacities are demonstrated to be required or adequate to serve the project.

POLICY 7.2: CONSTRUCTION STANDARD FOR DEEP WATER WELLS (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER): The County shall continue to direct applicants to the minimum construction standards requiring that all water wells extending deeper than the surficial aquifer be cased and continuously grouted from the surface to the confining layer of that aquifer, consistent with the permit requirements of both the South Florida and the Southwest Florida Water management Districts.

POLICY 7.3: STATE CERTIFICATION TO DRILL WATER WELLS: Effective upon adoption, the County shall require all water wells to be installed by State certified well drillers as a condition of Building Permit approval.

POLICY 7.4: IDENTIFICATION OF WELL HEAD PROTECTION AREAS (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER): In lieu of the completion of the Water Management Districts' Cones of Influence study for Highlands County, pursuant to Section 373.0391 F.S., the County shall, within the Planning Period, revise affected policies to focus on the designation and mapping of Well Head Protection Areas on the Future Land Use Map Series.

OBJECTIVE 8

CORRECT WATER SYSTEM DEFICIENCIES: THE COUNTY SHALL IMPLEMENT PROCEDURES WHICH PROVIDE FOR THE CORRECTION OF EXISTING FACILITY DEFICIENCIES.

POLICY 8.1: SURVEY AND PRIORITIZE WATER SYSTEM NEEDS (Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER): Within the Planning Period, the County shall identify any existing potable water facility deficiencies, as well as address implementation activities for establishing priorities for the correction of such deficiencies by the entity having operational responsibility.

OBJECTIVE 9

WATER SYSTEMS SUPPORT GROWTH: THE COUNTY SHALL IMPLEMENT PROCEDURES WHICH DISCOURAGE SPRAWL AND MAXIMIZE THE USE OF EXISTING FACILITIES.

POLICY 9.1: DEVELOP AREAS SERVED BY CENTRAL WATER SYSTEMS: In addition to implementing Potable Water Service policy, the County intends to discourage urban sprawl and to provide for the more efficient use of existing potable water facilities through a purposeful implementation of the growth management strategy articulated under Future Land Use Objectives 1 & 2 and supporting policies.

OBJECTIVE 10

CONSERVE POTABLE WATER RESOURCES: THE COUNTY SHALL IMPLEMENT PROCEDURES WHICH PROVIDE FOR CONSERVATION OF POTABLE WATER RESOURCES.

POLICY 10.1: ESTABLISH WATER CONSERVATION PROGRAM (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)

A. Within the Planning Period, the County shall establish a program and procedures to address conservation of potable water resources through treated water reuse and other methods.

B. The County shall consider implementing other water conservation strategies in tandem with Water Management District programs. Such programs may include, but not be limited to, water reuse measures for both urban and agricultural land applications, code requirements for the installation of low-flow restrictors and other water conserving devices in new construction, tertiary treatment methods for publicly operated sewage plants, and promotion of Water Management District programs to conduct voluntary home audits for water leakage.

POLICY 10.2: COORDINATE AND ENFORCE WATER RESTRICTIONS *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)*

A. The County shall continue to coordinate with the South and Southwest Florida Water Management Districts in promoting semi-annual public education programs, campaigns and demonstration projects, preferably prior to the wet and dry seasons, about water conservation techniques.

B. The County will continue to enforce water restrictions on lawn irrigation and will continue to promote xeriscape installations for new development via its land development regulations.

C. Southern Water Use Caution Area (SWUCA) - **RESERVED** *(Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER).*

OBJECTIVE 11

SOLID WASTE DISPOSAL CAPACITY: ASSURE ADEQUATE SOLID WASTE DISPOSAL CAPACITY FOR ALL RESIDENTS OF THE COUNTY BY MEETING SCHEDULED CAPACITY INCREASES.

POLICY 11.1: *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER): RESERVED*

POLICY 11.2: COUNTY SOLID WASTE MANAGEMENT CENTER (SWMC) *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):* Within the Planning Period, four DEP permitted double synthetic-lined 10 acre disposal cells, the initial phase of the County's new 987 acre Class I landfill facility, shall continue to operate providing the County with a total of 28 years of disposal capacity. The cells will be installed sequentially as required, with leachate collected and treated by an on-site waste water treatment plant.

OBJECTIVE 12

PREVENT OVER-ALLOCATION OF LANDFILL CAPACITY: PROVIDE A MEANS OF PREVENTING OVER-ALLOCATION OF LANDFILL CAPACITY BY IMPLEMENTING A MASTER SOLID WASTE DISPOSAL PLAN WHICH WILL UTILIZE 240 ACRES OF LAND SUFFICIENT TO MEET THE NEEDS OF THE COUNTY FOR 100 YEARS. *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)*

POLICY 12.1: LEVEL OF SERVICE FOR SOLID WASTE *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):* The County's level of service (LOS) for the Solid Waste Management Center facilities shall be 5.21 pounds/person/day. The target of 3.75 lbs./person/day shall be sought, after diversion of recyclables.

POLICY 12.2: LDRs TO ESTABLISH LOS FOR SOLID WASTE *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):* Within the Planning Period, the County shall continue to administer, within its land development regulations the requirement, that prior to permitting a proposed project, the County shall have available capacity for 5.21 lbs./person/day of solid waste consistent with FLU Policy 1.7 with an amendment to the applicable LDRs pertaining to the target of 3.75 lbs./person/day after recyclables are diverted.

POLICY 12.3: RECYCLING TARGET *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):* Within the Planning Period, reduce the average 5.21 lbs./person/day input to the landfill by 30% through public education and participation in recycling, consistent with FLU Policy 1.7.B.

POLICY 12.4: SOLID WASTE MANAGEMENT CENTER MAINTENANCE ENTERPRISE FUND *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):* Monies derived from fees charged to all users of the Solid Waste Management Center (SWMC) shall be used to construct, operate and shut-down each cell at capacity.

POLICY 12.5: CONSTRUCTION AND DEMOLITION WASTES *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER):* The Solid Waste Management Center (SWMC) shall, within the Planning Period, accommodate access to the facility for construction and demolition debris (C&D), generated within the County, and encourage the use of private recycling facilities, while a new Recovered Materials Processing Facility (RMPF) is being constructed.

POLICY 12.6: CONSERVATION OF SOLID WASTE LANDFILL CAPACITY *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):* The County's Solid Waste Management Center (SWMC) shall effect operations that utilize heavy refuse compaction equipment to reduce the interstitial structure of solid waste to the

maximum density, and employ the use of an automatic artificial membrane or tarp operation that substitutes for the daily soil cover as an additional measure to conserve volume in the landfill.

OBJECTIVE 13

RECYCLING PROGRAM: THE COUNTY SHALL COORDINATE WITH ITS INCORPORATED AREAS ON EXTENDING AND INCREASING SOLID WASTE LANDFILL CAPACITIES THROUGH RECYCLING PROGRAMS.

POLICY 13.1: DISTRIBUTE PUBLIC INFORMATION: The County shall continue to provide public information and coordination to municipalities through a Recycling coordinator.

POLICY 13.2: RECYCLING DROP POINTS: The County shall maintain at least one recycling drop-off center in each municipality.

POLICY 13.3: PUBLIC EDUCATION EFFORTS: The County shall continue public education efforts through its Recycling Coordinator, including provision of recycling curriculum materials for schools, and public appearances in the community.

POLICY 13.4: RECYCLE COUNTY-WIDE (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Recycling facilities shall be available on a County-wide basis, with increased emphasis on recycling multiple materials consistent with FLU Policy 1.7.B. The land development regulations pertaining to recycling shall be amended, within the Planning Period, to establish performance standards for recycling all materials, including construction and demolition debris. Replace the existing RMPF at the closed DeSoto City landfill, which was limited to processing 10 tons of material daily, with the construction of a new Recovered Materials Processing Facility (RMPF) at the County's Solid Waste Management Center by the year 2000 capable of accommodating 20 tons of material per day.

OBJECTIVE 14

PROHIBIT INCINERATION OF CERTAIN WASTES AND THEIR IMPORTS TO LANDFILL SITES: HIGHLANDS COUNTY WILL PROHIBIT THE CONSTRUCTION OF ANY TREATMENT OR INCINERATION FACILITIES WHICH HANDLE HAZARDOUS, SOLID, RADIOLOGICAL AND PATHOLOGICAL WASTES GENERATED OUTSIDE HIGHLANDS COUNTY, AND WILL PROHIBIT THE IMPORTATION OF SUCH WASTES FOR DISPOSAL IN ANY LANDFILL SITES WITHIN THE COUNTY, INCLUDING ITS INCORPORATED JURISDICTIONS. HAZARDOUS WASTE SHALL MEAN ANY SUBSTANCE, CHEMICAL, MATERIAL, REFUSE, OR PRODUCT WHICH IS LISTED OR DEFINED AS HAZARDOUS PURSUANT TO CHAPTER 62-739, FLORIDA ADMINISTRATIVE CODES. (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*)

POLICY 14.1: ORDINANCE PROHIBITING TREATMENT OR INCINERATION OF CERTAIN WASTES (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The County shall continue to enforce an ordinance prohibiting the construction of any treatment or incineration facility designed to handle any hazardous, solid, radiological, or pathological waste not generated inside Highlands County, and to prohibit the importation or treatment of hazardous, radiological, or pathological wastes resulting from any industrial or medical activity occurring outside of Highlands County.

POLICY 14.2: LANDFILLS NOT TO CONTAIN CERTAIN WASTES: Sanitary landfill sites within the County shall not be a repository for any hazardous, solid, radiological, or pathological waste materials which are generated outside of Highlands County or transported into Highlands County for processing or disposal.

POLICY 14.3: HAZARDOUS WASTE DEFINED

A. For purposes of County regulation, permit procedures, or enforcement, hazardous waste shall be defined to include any industrial or medical by-product, refuse, waste material, biomass, chemical, or substance which is unsuitable for reuse, re-manufacturing or recycling and which requires extraordinary measures or precautions for its containment, storage, transportation, or disposal as a means to protect:

1. Public health and safety;
2. The naturally occurring ecology of the County;
3. The purity of local aquifers and the quality of groundwater recharge occurring on the Lake Wales ridge; and,
4. The productivity and usefulness of private property.

B. Hazardous waste is further defined for the purposes of this policy as including, but not being limited to, any noxious, poisonous, carcinogenic, contaminated, radioactive, or pathological refuse, by-products, or precipitates resulting from any process to treat or incinerate industrial or medical wastes generated outside Highlands County.

POLICY 14.4: INTERAGENCY HAZARD USE MITIGATION REPORT RECOMMENDATIONS *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)*: Consistent with 9J-5.006(3)(b)6, F.A.C., coordinate future land uses by encouraging the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that have been filed with the County and are determined to be appropriate. Reviews will be conducted annually to determine response to any reports filed with the County or by the County.

OBJECTIVE 15

STORMWATER MANAGEMENT DATA BASE: THE COUNTY SHALL IMPLEMENT PROCEDURES WHICH PROVIDE FOR THE COLLECTION OF DATA, AND ITS REVIEW AND ANALYSIS IN ORDER TO COORDINATE THE PROVISION OF STORMWATER MANAGEMENT FACILITIES. *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)*

POLICY 15.1: INVENTORY AND MAP DRAINAGE SERVICE AREAS *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)*: The County shall maintain, on a continual basis, an inventory of existing and newly constructed major drainage facilities and shall map their geographic service areas within the Planning Period. This Drainage Facility Inventory shall include a directory of operators and shall record the predominant land uses served by each facility, their operational status on an annual basis, and their design capacity.

OBJECTIVE 16

CORRECT DRAINAGE FACILITY DEFICIENCIES: THE COUNTY SHALL IMPLEMENT PROCEDURES WHICH CORRECT EXISTING DRAINAGE FACILITY DEFICIENCIES AND PRESERVE CAPACITY.

POLICY 16.1: IDENTIFY PRIORITY DRAINAGE PROJECTS IN CIP *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)*: Within the Planning Period, the County shall continue to prepare a list of drainage improvements for consideration and incorporation into its Capital Improvements Program (CIP). Candidates for this list shall be based upon existing service area impacts and an assessment of operational performance deficiencies determined from the inventory established in INF Policy 15.1. Priority consideration shall be given to those improvements which correct major problems to, or maintain the operating capacities of, existing drainage facilities.

OBJECTIVE 17

FLOOD CONTROL AND WATER QUALITY: THE COUNTY SHALL ESTABLISH A WORKABLE PROCESS TO ENSURE THAT FLOODING WILL BE CONTROLLED IN ACCORDANCE WITH WATER MANAGEMENT DISTRICT OR FLORIDA DEPARTMENT OF TRANSPORTATION GUIDELINES AND THAT RECEIVING WATER QUALITY IS MAINTAINED IN ACCORDANCE WITH STATE STANDARDS FOR ALL INDIVIDUAL DEVELOPMENT PROJECTS.

POLICY 17.1: LEVEL OF SERVICE FOR STORM WATER RUN-OFF *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)*: The County shall continue to review and modify, where necessary, its land development regulations to require new development to utilize the appropriate SWFWMD, SFWMD, or FDOT drainage procedures and methods to ensure that post-development run-off will not exceed pre-development run-off for a minimum 25-year/24-hour storm event, and that Best Management Practices shall be utilized to meet state water quality standards and the following minimum level of service standards:

New Development:

SWFWMD LOS: 25-year/24-hour storm event (peak discharge, 25-year/24-hour).
SFWMD LOS: 25-year/24-hour storm event (peak discharge, 25-year/36-hour).

Note: Direct discharges into designated outstanding Florida waters shall require a treatment area one and one-half (1.5) times that otherwise required.

Existing Development:

Interim LOS: 10-year/24-hour storm event.

POLICY 17.2: LDRs FOR STORMWATER TO COMPLY WITH STATE LAW: Within one year of the revisions to Chapter 17-40, the County shall modify its land development regulations to meet any new stormwater management plan requirements, standards and criteria.

POLICY 17.3: STUDY HOW STORM EVENTS AFFECT LAKES AND DRAINAGEWAYS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Within the Planning Period, the County shall request the Highlands County Soil and Water Conservation District/ NRCS to request the SWFWMD and the SFWMD to conduct a study of the impact of various storm events on the major County lakes and drainage-ways. If the SWFWMD and/or SFWMD are unable to complete the study, the SWCD/NRCS shall determine who will complete the proposed study.

POLICY 17.4: LDRs BASED ON RESULTS OF POLICY 17.3 STUDY: Within one year of the above study results, the County shall amend its land development regulations to:
Establish supplementary setback requirements for lakes to avoid flooding of habitable structures; and,
Regulate site modification and construction activities that would reduce the hydraulic efficiency of 10-year/24-hour storm event flow ways, consistent with Water Management District and Florida Department of Environmental Protection requirements.

POLICY 17.5: STORMWATER RETENTION/DISCHARGE STANDARDS

In order to limit stormwater pollution pursuant to receiving water quality standards established in Chapter 17-302 F.A.C., all new development and redevelopment shall be designed to conform with surface water management rules of the Southwest Florida Water Management District (SWFWMD) under Chapters 40D-4 and 40D-40 F.A.C. -or- the South Florida Water Management District (SFWMD) under Chapters 40E-4 and 40E-40, F.A.C.

Vegetated swales or discharge into an approved stormwater management system may be used to satisfy retention or detention requirements, provided that State water quality standards are met prior to discharge.

Individual lots which are not part of a subdivision or which exist as isolated vacant lots within developed subdivisions (and would therefore constitute infill lots) shall utilize standardized vegetated swales or other detention/retention facilities which are estimated to achieve this policy criteria.

Upon adoption, these water quality and quantity standards shall apply to all new development and redevelopment, regardless of size. As a means to assure compliance, a drainage plan showing all drainage improvements and facilities, including swales, shall be submitted with Improvement Plans for plats and site plans.

POLICY 17.6: MAINTENANCE COORDINATION OF PRIVATE DRAINAGE SYSTEMS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Within the Planning Period, the County will list those private drainage systems, identified in INF Policy 16.1, that can be coordinated into a scheduled maintenance program, for the purpose of sustaining these functional drainage systems operating at their designed capacity as integral links within their respective drainage basins.

OBJECTIVE 18

MAXIMIZE USE OF EXISTING STORMWATER FACILITIES: THE COUNTY SHALL IMPLEMENT PROCEDURES WHICH MAXIMIZE THE USE OF EXISTING STORMWATER MANAGEMENT FACILITIES.

POLICY 18.1: EXISTING STORMWATER FACILITIES SUPPORT GROWTH (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Within the Planning Period, the County shall continue to administer its land development regulations to maximize the use of existing stormwater management facilities.

OBJECTIVE 19

PROTECT NATURAL DRAINAGE FEATURES: THE COUNTY SHALL COORDINATE ITS DEVELOPMENT REVIEW FUNCTIONS AND ESTABLISH PROCEDURES BY WHICH TO ASSURE PROTECTION OF NATURAL DRAINAGE FEATURES IN ACCORDANCE WITH WATER MANAGEMENT DISTRICT PRACTICES.

POLICY 19.1: COORDINATE PROTECTION MEASURES WITH WATER MANAGEMENT DISTRICTS
(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER): The County shall continue to coordinate with SWFWMD and SFWMD in implementing stormwater management measures for new development or redevelopment in order to protect natural drainage features. Areas for which land development regulations have been adopted for local implementation include:

- A. Consideration for development regulations governing building setbacks from water bodies, waterways or channels;
- B. Design standards for paved roadways;
- C. Requirements for pervious parking lot surfaces;
- D. Natural vegetative buffers or swales to protect lakes, wetlands, and riparian features; and,
- E. Special requirements for SWIM waters, as deemed appropriate with SWFWMD or SFWMD plans.

OBJECTIVE 20

PUBLIC SCHOOL SYSTEM: THE COUNTY SHALL COORDINATE ITS RESIDENTIAL DEVELOPMENT REVIEW FUNCTIONS WITH THE SCHOOL BOARD AND COOPERATE IN THE PROVISION OF ADEQUATE AND EFFICIENT SCHOOLS. (Ordinance # 96-29, CPA-95-013, November 26, 1996)

POLICY 20.1: COORDINATION AND COOPERATION MECHANISMS WITH THE SCHOOL BOARD
(Ordinance # 96-29, CPA-95-013, November 26, 1996) (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 99-43, December 28, 1999, CPA-99-122LS): The County shall coordinate and cooperate with the School Board to ensure that schools are provided commensurate with growth and funding and the increased demand for services generated by development is consistent with the Comprehensive Plan. Key coordinating elements shall include:

- 1. Promotion of joint infrastructure with collocated public facilities such as parks, libraries and community centers, with schools to the greatest extent possible;
- 2. Consideration of the adequacy and availability of educational infrastructure during appropriate review of development order applications;
- 3. Ensuring the provision of adequate infrastructure, on and off site, normally associated with new or expanded schools where consistent with the state law restrictions on expenditures by the School Board; and,
- 4. Consideration of future inclusion of the School Board's Educational Plant Survey and Capital Improvement Program in the Comprehensive Plan or Technical Support Documentation to provide the public with accessible information and effective coordination and cooperation regarding educational infrastructure.

The means and methods of coordination and cooperation will vary based upon many factors; however, those means and methods shall be defined in Land Development Regulations (LDRs) mutually agreed upon by the School Board and the County. Such LDRs shall define land use categories in which schools are an allowable use and set appropriate location criteria to guide the siting of schools within the allowable land use categories. Generally, schools shall be allowed in the following Future Land Use classifications: *General Agriculture* (to serve the rural population to the greatest extent possible), *Low Density Residential*, *Medium Density Residential* and *Public/Quasi-Public Facility Uses*.

Coordination mechanisms are to include, within the confines of the LDRs, coordination at the staff level including, pursuant to Section 163.3174(1), Florida Statutes, a representative from the School District appointed by the Superintendent or appropriate intergovernmental comment and review entities; public school site review in accordance with the statutory site plan approval procedure of Section 235.19 et seq. Florida Statutes and as implemented in the LDRs; directing through the LDRs that applicants for proposed residential approvals advise the County and the School Board of pertinent information regarding school impact with State of School Needs; within a reasonable time to comply with the appropriate deadlines reasonably established by the County for every proposed project consisting of 50 or more units, and pursuant to Section 235.19, et seq. determine the adequacy and availability of public schools based upon the School Board's General Education Facilities Report; and, implementation of Section 163.3180, Florida Statutes.

At any time, if the County staff and the School Board staff cannot resolve an issue, either the School Board or the Board of County Commissioners may request a joint meeting and invite the other body to meet with them at a mutually convenient time and place to resolve such issue.

The seal of Highland County, Florida, is a circular emblem. It features a central yellow circle containing a map of Florida with the year '1921' above it. To the left of the map are three oranges. The outer ring of the seal is light blue and contains the text 'COUNTY OF HIGHLAND' at the top and 'STATE OF FLORIDA' at the bottom in a light red font.

Natural Resources Element (NRE)

NATURAL RESOURCES ELEMENT

GOAL

PROVIDE FOR THE MANAGEMENT, ENHANCEMENT AND PROTECTION OF THE NATURAL AND CULTURAL RESOURCES OF HIGHLANDS COUNTY WITHIN THE 1998-2010 PLANNING PERIOD.

(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)

NATURAL RESOURCES ELEMENT TABLE OF CONTENTS	PAGE#
OBJECTIVE 1: PRESERVE AND PROTECT CULTURAL RESOURCES	NRE-1
OBJECTIVE 2: CONSERVE SOIL AND MINERAL RESOURCES	NRE-2
OBJECTIVE 3: PROTECT CONSERVATION LANDS	NRE-4
OBJECTIVE 4: PROTECT WETLANDS	NRE-15
OBJECTIVE 5: RESERVED	NRE-17
OBJECTIVE 6: MEET AIR QUALITY STANDARDS	NRE-18
OBJECTIVE 7: PROTECT GROUNDWATER RESOURCES	NRE-18
OBJECTIVE 8: WATER CONSERVATION	NRE-22
OBJECTIVE 9: WATER RESOURCE PROTECTION	NRE-23
OBJECTIVE 10: DEVELOP ENVIRONMENTAL EDUCATION PROGRAM	NRE-24
OBJECTIVE 11: MEASURES TO PROTECT FLOODPLAINS	NRE-24

OBJECTIVE 1

PRESERVE AND PROTECT CULTURAL RESOURCES: PREVENT LOSS OF THE COUNTY'S CULTURAL (HISTORIC AND PREHISTORIC) RESOURCES.

POLICY 1.1: PARK SITES TO PROTECT CULTURAL RESOURCE: Locate future public parks, where possible, to include known cultural resource sites.

POLICY 1.2: LDRs FOR PROTECTING CULTURAL RESOURCES *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):* Within the Planning Period, the County will continue to administer resource protection criteria in its land development regulations which serve to identify and protect historic and prehistoric (cultural) resources. The regulations shall contain, at a minimum, the following provisions:

1. Requirements for surveys of sites which are identified by County staff to contain cultural resources per reference to the Conservation Overlay Map series for new development and new agricultural use sites.
2. Requirements for a site plan review process for all sites with identified cultural resources.
3. As part of permit conditions, requirements that all necessary federal, state, regional, and related County permits are issued prior to commencement of new development or clearing activity on the site.
4. Incentives for preservation of cultural resources, such as clustering and density bonuses, to be accomplished through the site plan review process.
5. The County shall require an Archaeological Reconnaissance Survey (ARS) for protection of archaeological resources or a Historic Significance Report (HSR) for protection of historic resources, as applicable.

POLICY 1.3: MAP CULTURAL RESOURCES ON CONSERVATION OVERLAY *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):* The County will continue to utilize, as part of the Future Land Use Map series, a Conservation Overlay Map which shall generally map cultural resources, and which shall serve to assist in the interpretation and application of resource protection criteria as specified in policies throughout this element. The Map shall be updated as new information becomes available.

POLICY 1.4: ACQUISITION AS A PROTECTION MEASURE *(Amended by Ordinance No.00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000):* In the event a significant cultural resource site cannot be adequately

protected and given public access through incentives within the land development regulations or other means, the County will consider purchasing (including fee purchase, easements, donations, and other less than fee mechanisms) the site.

POLICY 1.5: REGISTER CULTURAL RESOURCES (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): As cultural resources are identified throughout Highlands County, the County will continue to use a system to contact the property owner of the resource site and request him/her to register the site with the Secretary of State. The County will assist the owner with the registry process.

POLICY 1.6: HISTORIC PRESERVATION COMMISSION TO REVIEW ARCHAEOLOGICAL RECONNAISSANCE SURVEY AND HISTORIC SIGNIFICANCE SURVEY REPORT: Prior to issuing a local development order for affected projects, the County shall present either the Archaeological Reconnaissance Survey (ARS) for protection of archaeological resources or a Historic Significance Report (HSR) for protection of historic resources, as applicable to the Historic Preservation Commission, in accordance with Natural Resources Policy 1.2.

POLICY 1.7: REVIEW PROCESS FOR AN ARCHAEOLOGICAL RECONNAISSANCE SURVEY AND HISTORIC SIGNIFICANCE SURVEY REPORT. (*Amended by Ordinance No. 02-03-14, November 26, 2002, CPA-02-174LS*) Whenever a particular site is in an area where historical and archaeological resources are mapped on the Archaeological Sensitive Areas Map or are known to occur, the applicant shall be required to submit an Archaeological Reconnaissance Survey (ARS) or Historic Significance Report (HSR), as applicable, to the Planning Department for review by the Highlands County Historical Preservation Commission and incorporation in the County Land Clearing Permit, Building Permit or other Final Development Order as otherwise described in paragraphs F and G of NRE Policy 3.3, substituting the Highlands County Historical Preservation Commission for the Highlands County Natural Resources Advisory Committee and/or the Natural Resources Conservation Service.

OBJECTIVE 2

CONSERVE SOIL AND MINERAL RESOURCES: THE COUNTY SHALL CONSERVE SOILS AND MINERALS THROUGH CONTINUATION OF EXISTING SOIL CONSERVATION PROGRAMS AND UTILIZE REGULATIONS WHICH PROVIDE FOR THE WISE USE OF THESE RESOURCES. (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*)

POLICY 2.1: REQUIREMENTS FOR MINING PERMITS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*):

A. Land development regulations regulate mining in Highlands County. For the purpose of this policy, mining shall be defined as the commercial extraction of minerals, ores, and organic matter (such as sand, marl and peat) from their natural location by excavation, including any associated processing and storage of these raw materials. Mining land development regulations for the County shall contain, at a minimum:

1. Requirements for a County mining permit for all new mining projects;
2. As part of permit conditions, requirements that all necessary federal, state, regional, and related County permits are issued prior to commencement of mining activities;
3. Reclamation requirements consistent with Rule 62C-16.0051, FAC; and,
4. Requirements for performance bonds to ensure reclamation after mining is complete.

B. An Environmental Impact Report (EIR) shall accompany all mining permit applications, the content and processing of which shall be in accordance with Natural Resource Policy 3.3.

C. Mining permits shall be conditioned to expire within 3 years if mining activities do not commence at the approved mining site.

POLICY 2.2: CLEARINGHOUSE PROCEDURES FOR MINING PERMITS (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):

A. As part of the mining permit application review process, the County shall send copies of the permit application packet and EIR to the following agencies for their review and comment on the proposed mining activities:

1. U.S. Bureau of Mines;
2. U.S. Natural Resources Conservation Service;
3. Florida Department of Environmental Protection Bureau of Mines;
4. Florida Department of Environmental Protection Divisions of Water Management and Water Facilities;
5. Florida Department of Community Affairs Division of Resource Planning and Management;
6. South and Southwest Florida Water Management Districts;
7. Central Florida Regional Planning Council Office of Review Coordination; and,
8. Highlands County Natural Resources Advisory Commission

B. The application packet and EIR will also be transmitted to other agencies having jurisdiction or whose review is requested by the County Engineer. Requirements of these agency's permits which are communicated back to the County within the specified deadline shall be incorporated into the additions of approval for a County mining permit. (Refer also to Natural Resources Policy 3.3: Environmental Clearance)

POLICY 2.3: RENEWAL OF MINING PERMITS (ANNUAL REPORTS):

A. Operations pursuant to County mining permits shall be reviewed annually for a fee. An "Annual Report of Mining Operations" shall be filed with the County Engineer, who shall review mining activities and reclamation progress for the preceding year. This report shall also identify lands expected to be mined or reclaimed during the current year.

B. The County Engineer shall renew, conditionally renew, or revoke a County mining permit upon his determination of compliance with the approved Mining Operations Plan and permit conditions during the preceding year. The County Engineer's decision may be appealed to the County Administrator, whose decision may also be appealed to the Board of County Commissioners by any interested or affected party.

POLICY 2.4: MINING OPERATIONS PLAN (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):

A. Effective immediately, mining operators shall submit a "Mining Operations Plan" with their permit application. The County Engineer shall approve, conditionally approve, or disapprove all proposed Mining Operations Plans, the content of which shall include:

1. A Mine Area Layout Plan which describes the type of mining operation and the methods being used to extract site resources, maps mining activities and locates any permanent structures or roads at the mining site, and establishes methods and locations for waste storage;
2. A Schedule of phased mining activities;
3. An Impact Mitigation Plan based upon the mining EIR;
4. A Traffic Circulation Plan showing major access routes to and from the mining site, a description of the type of transport vehicles used (including their gross loaded weights), and a general schedule of transport times; and,
5. A Mining Site Reclamation Plan which is prepared in accordance with local regulations and, where applicable, Chapter 62C-16.0051, FAC and Chapter 380 F.S.

B. The County Engineers' decision may be appealed to the County Administrator, whose decision may be appealed to the Board of County Commissioners by any interested or affected party. A substantial deviation from the approved Mining Operations Plan shall require an amendment to the mining permit in accordance with Policies 2.1 through 2.7.

POLICY 2.5: SURETY REQUIRED FOR MINING RECLAMATION PLAN: Before the County Engineer issues a mining permit, the mining operator shall establish to the satisfaction of the County that funds have been deposited into a restricted escrow account or that a performance bond has been secured in an amount which fully covers the costs of land reclamation. Escrow funds or the performance bond shall forfeit to the County should the mining operator fail to perform according to the approved Mining Reclamation Plan and schedule.

POLICY 2.6: RESTORATION OF MINED LANDS REQUIRED (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Mining which will result in adverse effects on environmentally sensitive areas shall not be allowed unless these areas can be restored pursuant to Chapter 187.201(14)(b)5, F.S.

POLICY 2.7: SETBACKS AND BUFFERS FOR MINING:

A. In the absence of applicable State or federal requirements, mining excavation activities shall be set back a minimum distance which is the greater of:

1. 50 feet from any property line;
2. 100 feet from the boundary of any residential land use district; or,
3. 150 feet from an existing dwelling

B. In addition, landscaping, solid fences, berms, water features, or similar treatments shall be used to buffer the mining site.

C. When locating adjacent to existing mining sites, new residential development shall be subject to the same setback and buffering requirements.

OBJECTIVE 3

PROTECT CONSERVATION LANDS: THE COUNTY SHALL PROTECT NATIVE VEGETATIVE COMMUNITIES WHICH ARE ENDEMIC TO CENTRAL FLORIDA IN JOINT EFFORT WITH STATE, FEDERAL, NOT-FOR-PROFIT ENTITIES, AND FOR-PROFIT PRIVATE ENTITIES AND SHALL RESTRICT ACTIVITIES KNOWN TO ADVERSELY AFFECT THE ENDANGERED AND THREATENED SPECIES AND THEIR HABITAT. (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*) (*Amended by Ordinance 00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000*).

POLICY 3.1: REFERENCES ACKNOWLEDGED BY COUNTY (*Amended by Ordinance No. 00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.*):

A. For purposes of implementing Objective 3, the County adopts the following source documents to identify endangered or threatened species, including species of special concern:

1. United States Fish and Wildlife Service memorandum listing endangered and threatened species in Highlands County, Florida, dated September 20, 1991.
2. Chapter 581.185 (2) and (3), Florida Statutes, Endangered Plant List and Threatened Plant List.
3. Florida Chapter Soil & Water Conservation Society publication entitled "26 Ecological Communities of Florida" revised and dated July 1989.
4. Florida Division of Forestry publication F89G46 entitled "Forest Trees of Florida", 16th Edition dated June 1989.

5 Florida Game and Fresh Water Fish Commission publication entitled "Florida's Endangered Species, Threatened Species and Species of Special Concern Official Lists, dated 1-August-1997.

B. The County adopts the following documents as guidelines for developing land development regulations for establishing mitigation, on-site protection, and remedial actions for the protection of habitats and listed species:

1. Office of Environmental Services of the Florida Game and Fresh Water Fish Commission's Non-game Wildlife Program Technical Report:

a. No. 4 entitled "Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus Polyphemus*) Populations Found on Lands Slated for Large-Scale Development in Florida" dated December 1987; and,

b. No. 8 entitled "Ecology and Development-Related Habitat Requirements of the Florida Scrub Jay (*Aphelocoma coerulescens*)" dated April 1991.

2. Chapter 39-27.002 (4), Florida Administrative Code, which establishes regulations and enforcement for the protection of species of special concern.

3. U.S. Fish and Wildlife Service publication entitled "Habitat Management Guidelines for the Bald Eagle in the Southeast Region," Third Revision dated January 1987.

4. U.S. Fish and Wildlife Service, Multi-Species Recovery Plan for South Florida, 1999.

POLICY 3.2: MAP RESOURCES ON CONSERVATION OVERLAY:

A. Effective immediately, the County shall use the adopted Conservation Overlay Map series contained within the Natural Resources Element as a general indicator for the presence of one or more of the following resources:

1. Xeric uplands;
2. Wetlands;
3. Cutthroatgrass seeps;
4. Historical and archaeological resources;
5. Wellhead protection zone; and,
6. Aquifer recharge areas.

B. The Conservation Overlay Map series contained within the Natural Resource Element consists of the following:

1. Soil Survey of Highlands County (base document - USDA/SCS, Soil Survey of Highlands County, Florida, July 1989);
2. Conservation Overlay Map (base maps are USGS Quadrangle Maps - United States Geologic Survey);
3. Map 600 - Highlands County, Florida Wetlands (US Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory);
4. Archaeological Resource Map
5. Historic Preservation Resource Map; and,
6. Wellhead Protection Zone Map

C. The Conservation Overlay Map series, contained within the Natural Resource Element shall be amended as new and more accurate information becomes available.

POLICY 3.3: ENVIRONMENTAL CLEARANCE (*Amended by Ordinance 97-34: CPA Case No. 97-053LS, Sept. 16, 1997*) (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*) (*Amended by Ordinance No. 00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.*)(*Amended by Ordinance No. 02-03-14, November 26, 2002, CPA-02-174LS*):

A. Environmental Clearance Process and Determination by Development Services Director:

1. Except as provided in NRE Policy 3.4, the Development Services Director shall make an Environmental Clearance Determination prior to the issuance of a County Land Clearing Permit or Building Permit.
2. Environmental Clearance Not Required: The Development Services Director shall make the Environmental Clearance Determination without further review whenever a particular site is not in an area where the Conservation Overlay Map shows the resource categories listed in NRE Policy 3.2.

Other Exemptions from Highlands County Environmental Clearance Requirements: The County shall exempt the following from the environmental clearance process for land clearing or construction:

- a. 1/2 acre for residential development on legally recorded lots that existed prior to September 15, 1993, pursuant to NRE Policy 3.4: Mitigation Fee for Exempt Lots. (Source: NRE Policy 3.4).
- b. Property which has been cleared of vegetation prior to the May 2, 1994.
- c. All development on lots legally recorded on or after September 15, 1993 with previously approved Environmental Clearance.
- d. DRI or Binding Letter that is fully mitigated for a protected natural resources.
- e. Remodeling, reconstruction, or restoration of residential units or nonresidential units are exempt with no increase in the number of permanent dwelling units, or no increase in the square-footage of nonresidential use, or no increase in the environmental impacts of the development.
- f. Bona-fide agriculture (Source: NRE 3.13.E).
- g. Up to two (2) acres on land for development with urban zoning and urban FLUM designations.
- h. Up to two (2) acres for residential development (one single family home) on legal lots with Agricultural Land Use and General Agricultural zoning (Source NRE 3.3.F and 3.4).

3. Environmental Clearance Required:

- a. Whenever a particular site is in an area where the resource categories listed in NRE Policy 3.2 are mapped on the Conservation Overlay Map or are known to occur, and the applicant submits to the Planning Department an Environmental Clearance Report which has been prepared by a professional, firm, government agency, or institution For purposes of this policy, the term "known to occur" means any information received from a County approved professional, government agency with appropriate jurisdiction, any scientific study, or any reference material contained in this plan or the base documents that supported development of the plan.
- b. Environmental Clearance Reports and review are required (unless otherwise exempted or an appropriate substitute as allowed) for:
 - (1) Large Scale Comprehensive Plan Amendments;
 - (2) Re-zones, Site plans and Plats consisting of an area greater than 10 acres, or 50 lots or more regardless of the acres.
 - (3) Building Permits and Land Clearing Permits for any land clearing of an area greater than two acres.
- c. After submitting the EC Report, the following shall occur:
 - (1) The Environmental Clearance Report established that none of the resource categories listed in NRE Policy 3.2 actually exist on site, the Environmental Clearance Determination shall be made by the Development Services Director without further review; or
 - (2) The Environmental Clearance Report establishes that one or more of those resources exists on the site, the Environmental Clearance Report shall be reviewed as described in this Policy

4. Mandatory approval of Environmental Clearance required-state or federal permit: Whenever a particular site having any of the resources listed in NRE Policy 3.1 and 3.2 has received a permit for impacts to the resources from the state or federal agency charged with reviewing and approving the applicable permit, the Development Services Director shall make the Environmental Clearance Determination without further review. The terms and conditions for activities allowed under that state or federal permit shall be incorporated in the County Land Clearing Permit, Building Permit, or other Final Development Order.

5. Mandatory approval of Environmental Clearance required - sale for conservation purposes: Notwithstanding the foregoing, whenever a particular site having one of the resource categories listed in NRE Policy

3.1 and 3.2 is offered and is sold to either the Federal, State, or local government, or a not-for-profit corporation purchasing for conservation purposes, the Development Services Director shall make the Environmental Clearance Determination, when use of the mitigation of Policy 3.15 (d) and Policy 3.3.A.8 is approved by the Board of County Commissioners.

6. Mandatory approval of Environmental Clearance required - Building Permits and Land Clearing Permits for lots that are mitigated under NRE Policy 3.4 and meet the conditions of NRE Policy 3.3.G.10.

7. Option to EC Report - mitigation approved by the County Commission: Satisfactory completion of any one mitigation option listed in Policy 3.15 (d) will eliminate the requirement to complete an Environmental Clearance Report. This option can only be used when: (1) the quantity of land impacted or developed is less than 10% of the parcel, the balance of which is preserved or mitigated; and (2) the environmental quality of land preserved is equal to or greater in quality than the land to be developed/impacted. Proof that the environmental quality of the land preserved is equal to or greater in quality than the land to be developed or impacted must be established by an approved permit from an appropriate federal or state agency, where applicable.

B. RESERVED

C. RESERVED

D. Environmental Clearance Consultant: Environmental Clearance Reports shall be prepared by qualified professionals, firms, agencies, or institutions.

E. Environmental Clearance Reports - Contents & Preparation: The content of an Environmental Clearance Report shall include:

1. Maps and a description of natural vegetative communities occurring on the proposed development site in terms of their habitat functions and the significance thereof;
2. Maps and a description of those natural resource categories listed in Policies 3.1 and 3.2 which may be impacted by the proposed development;
3. An assessment of potential impacts which would be sustained by a natural resource as a result of the proposed development;
4. An evaluation of water quality inputs and outputs, when appropriate;
5. An evaluation of existing wetlands according to current ranking criteria, such as a Wetland Rapid Assessment Procedure (WRAP) established by the FDEP, ACOE and WMDs, identifying them according to their type, value, function, size, condition and location, pursuant to NRE Policy 4.3, and a ranking of their disposition as to critical, partially critical or not critical for preservation consistent with the practices of the afore mentioned agencies. (See NRE Policy 4.3 for priority areas.)
6. Recommendations for appropriate mitigation and on-site protection measures;
7. Recommended land maintenance and management procedures to assure the continued viability or function of the natural resource after development; and,
8. A list of agencies which may have permit requirements pertaining to the proposed development.
9. A completed, notarized application for an appropriate and applicable state or federal permit for wetlands, cutthroat-grass seeps, or xeric uplands may be substituted for an ECR so long as all of the requirements of this paragraph are satisfied.

Note: Refer to Natural Resources Policy 7.13 for additional requirements whenever aquifers might be impacted.

F. Agency and NRAC Review and Comments: The application packet and Environmental Clearance Report (ECR) will be transmitted to those agencies listed in the Environmental Clearance Report as having permit requirements and to the Natural Resources Conservation Service. The Environmental Clearance Report shall be forwarded to the Natural Resources Advisory Commission (NRAC) for their review and recommendations for the following types of development:

1. Large Scale Comprehensive Plan Amendments

2. Re-zones, site plans, plats, and land clearing permits consisting of an area greater than 10 acres, or 50 lots or more regardless of the acres;

3. Non-residential development where the development impacts more than 2 acres of those natural resource categories listed in Policy 3.2 (i.e., development not qualifying for small-scale environmental clearance.) Each of the permitting agencies shall have 45 days from the transmittal date to determine and notify the County whether its permit is required prior to the commencement of the proposed development. Comments and recommendations from the Natural Resource Conservation Service shall be provided to the Development Services Director within the same 45 day review period. The Development Services Director shall transmit all comments to the local decision making authority as part of the documented records for the project.

G. Development Order Conditions: Prior to taking action on a development order, the County shall recognize NRAC or the Natural Resource Conservation Service's determinations as they consider recommendations of the Environmental Clearance Report regarding the following:

1. Protect and preserve the water quality or natural functions of floodplains and drainageways, potable water wells, and wetlands;

2. Protect and preserve the function of native vegetative communities which are endemic to Central Florida or the habitats of endangered species, threatened species, or species of special concern;

3. Preserve and protect historical and archaeological resources;

4. Establish measures to protect life and property from flood hazards; or,

5. Establish land maintenance and management procedures for the natural resource to assure its continued viability or function after development.

6. In addition, the County's final development order shall be conditioned upon adequate avoidance, preservation, mitigation, or remedial actions for the protection of environmental resources identified in Policy 3.2 and shall be consistent with the wetlands, floodplain, aquifer recharge, water quality, and cultural resource protection measures set forth within the policies framework of this Comprehensive Plan.

7. Moreover, the County shall require that, in addition to the protection requirements of the Plan, necessary State and local permits be obtained as a condition of approval for the project's final development order. In accordance with F.S. 163.3184 (6) (c), Highlands County will not impose any requirements for wetlands and cutthroat grass seeps in addition to those required by either the Florida Department of Environmental Protection or the applicable Water Management District. No development in wetlands regulated by the State of Florida will be permitted by Highlands County except as permitted by state law.

8. Except where mitigated as allowed by the plan, avoidance, preservation, and management of the resource shall be required for protecting the resource. This may be accomplished through methods such as, but not limited to, acquisition, conservation easements or dedications, sale to either the Federal, State, or local government, or a not for profit corporation purchasing for conservation purposes, or site design methods (including clustering development to the portion of the site where the resource does not exist or, if this is not possible, to the least environmentally sensitive portion of the site).

9. Buffers between the development and the resource shall be established on the plat or the site plan in accordance with other relevant goals, objectives, and policies of the plan.

10. All applicants for building permits for properties that are mitigated under NRE Policy 3.4 shall be required to deliver to the Building Department a signed notice that their property may contain habitat or species that are protected under state or federal law and that the receipt of a building permit does not absolve the owner or builder of responsibility for complying with all requirements of federal or state law when clearing land or building structures.

H. An Appeal for Reconsideration of an Environmental Clearance determination or development order conditions can be made to the Natural Resources Advisory Commission (NRAC) and Board of County Commissioners. The form of appeal shall be in a letter and contain specific reasons why the decision should be reconsidered: (1) that the decision was based on erroneous information or; (2) that more suitable alternatives were not considered. NRAC may recommend upholding the determination or provide recommendations for alternative development order conditions. The final decision rests with the Board of County Commissioners.

POLICY 3.4: MITIGATION FEE FOR EXEMPT LOTS: *(Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS) (Amended by Ordinance No. 02-03-14, November 26, 2002, CPA-02-172LS)* For purposes of implementing Policy 3.3, so long as landowners comply with State and/or federal regulations in areas of natural resources that would otherwise be required to undergo environmental clearance, the County shall exempt the following from environmental clearance upon payment of an environmental mitigation fee to be set by the Board of County Commissioners:

- A. Up to one-half acre from the environmental clearance process of Policy 3.3 for land clearing or construction on individual lots of record established prior to September 15, 1993; and
- B. Up to two (2) acres on land for development with urban zoning and urban FLUM designations; and
- C. Up to two (2) acres for residential development (one single family home) on legal lots with Agricultural Land Use and General Agricultural zoning.

All environmental mitigation fees shall be placed in the County's Conservation Trust Fund.

POLICY 3.5: MEASURES FOR ENVIRONMENTAL CONSERVATION *(Amended by Ordinance 97-34: Case No. 97-053LS, Sept. 16, 1997) (Amended by Ordinance No. 00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000)(Amended by Ordinance No. 02-03-14, November 26, 2002, CPA-02-174LS):*

A. The County shall continue an ongoing program to define, identify, and conserve its native vegetative communities and the habitats of endangered or threatened species and species of special concern. This conservation program may include, but not be limited to, the following implementation measures:

- 1. Acquisition of lands using public funds and grants;
- 2. Lease of land;
- 3. Tax abatement;
- 4. Land swaps and transfers of title;
- 5. Establishment of conservation or open space easements through the local development approval and permit processes;
- 6. Density bonuses up to the top end of the density range for those cluster developments which voluntarily provide more than the minimum set aside of land for conservation purposes;
- 7. Density bonuses up to the top end of the density range for new development and redevelopment which preserves habitat and avoids impact to endangered or threatened species, including species of special concern;
- 8. Density transfers from the conservation set aside areas to the build able portions of the development site; and,
- 9. Sale to the Federal, State, or local government, or a not for profit corporation purchasing for conservation purposes.

B. The first order of priority for the County's conservation program shall be to work with public and private agencies to acquire (including fee purchase, easements, donations and other less than fee mechanisms) and manage in their natural state:

- 1. Scrub or sandhill habitats (xeric uplands);
- 2. Endemic populations of endangered or threatened species, including species of special concern;
- 3. Wetlands, cutthroatgrass seeps, and un-canalized freshwater estuaries feeding the lakes;
- 4. Important aquifer recharge functions; and,
- 5. Unique scenic or natural resources.

POLICY 3.6: MODEL REVIEW PROCEDURE FOR SPECIAL HABITATS *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):* The County shall continue to administer a development review process similar to the "Review Procedure for Special Habitats (Central Florida Regional Planning Council, May 17, 1991) which coordinates with local, State, and federal agencies whose regulatory authorities involve the following:

- (a) The protection of endangered or threatened species, including species of special concern;

- (b) Native vegetative communities or habitat areas spanning more than one local jurisdiction.

POLICY 3.7: CONSERVATION TRUST FUND *(Amended by CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000):*

A. The County shall create a restricted Conservation Trust Fund, account to be used exclusively for the acquisition (including fee purchase, easements, donations, and other less than fee mechanisms) of natural resources, listed in Policy 3.5B for the enhancement, required maintenance, and/or management of other publicly-owned conservation-valued lands, as determined by the Board of County Commissioners.

- B. The following measures may be used by the Board as sources of funding for this account:
1. Voluntary contributions;
 2. Mitigation or impact fees;
 3. Matching grants; and,
 4. Referendum.

Other sources of funding recommended by the Natural Resources Advisory Commission will also be considered by the Board of County Commissioners for the Conservation Trust Fund.

POLICY 3.8: EXOTIC PLANT CONTROL PROGRAM *(Amended by Ordinance No. 00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000):*

A. The County shall, within the planning period, continue to devise and implement a program for the removal and control of exotic pest plant species, including Hydrilla, Water Hyacinth, Brazilian Pepper, Melaleuca, Australian Pine, Downey Myrtle, Chinaberry, Chinese Tallow Tree, Tropic Soda Apple, Cogon Grass, Old World Climbing Fern, and Air Potato.

B. The County shall, within the planning period, continue to work in conjunction with the DEP Bureau of Aquatic Plant Management and the DEP Bureau of Wetland Resource Management where removal and control of exotic pest plants from the environs of surface water bodies is advisable or is a requirement for joint permitting and for dredge and fill permits.

C. The County shall, within the planning period, continue to assist private property owners with on-site visits and advice in the methods of appropriate removal techniques, bio-control mechanisms, and chemical control of exotic pest plants. In addition, the County shall facilitate the establishment of an independent Cooperative to encourage voluntary participation by the private sector in the removal of exotic pest plants. The purpose of this Cooperative would be to:

1. Disseminate literature on exotic pest plant control;
2. Serve as a clearinghouse for permit approvals;
3. Serve as a conduit for agencies to render advice and training to the private sector;
4. Provide for the bulk purchase and distribution of chemicals to its members;
5. Provide members with cost-effective alternatives for the purchase or rental of machinery;
6. Establish a pool of experienced labor;
7. Negotiate with the County for reduced land fill and pick up charges; and,
8. Reduce unnecessary use of herbicides, pesticides, and other chemicals.

D. To help implement this policy, the County may appoint an Exotic Plant Committee. The County may participate in a cost-sharing program for private landowners for exotic plant removal.

POLICY 3.9: BEST MANAGEMENT PRACTICES *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):* Future land use planning for the County shall encourage agricultural uses which use Best Management Practices and which are compatible with wildlife protection and water quality outputs. The County

shall continue to work with the Soil Conservation District to implement erosion control programs for the benefit of agriculture and to facilitate "Cooperator of the District" agreements for putting Best Management Practices on these lands.

POLICY 3.10: INCORPORATE CONSERVATION MEASURES INTO LOCAL PLANS *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):* The County shall incorporate the protection and conservation measures called for under this Element into all County surface water management plans, public works projects, and infrastructure improvement plans.

POLICY 3.11: WILDLIFE/GREENWAY CORRIDOR STRATEGY *(Amended by Ordinance No. 00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000) (Amended by Ordinance No. 05-06-53, September 12, 2006, CPA-06-379LS)*

A. As a measure to promote a conservation strategy for the establishment of wildlife/greenway corridors within the County, new development plans shall identify existing conservation areas adjoining the project site.

B. Through the year 2030, the County shall require, whenever applicable and feasible, projects that plan to designate on-site dedications for conservation purposes to locate them contiguous when next to an existing conservation area.

C. The County shall identify significant environmental and wildlife corridors, such as the Arbuckle Creek - Carter Creek - Morgan Hole Creek corridor, the Fisheating Creek corridor and the Josephine Creek-Yellow Bluff Creek corridor, and reinforce NRE Policy 3.11 by designating these greenways on the FLUM with a Conceptual Plan Line (CPL).

D. The County shall also provide consistency with Policy 1.7.1 of the Strategic Regional Policy Plan (SRPP), where applicable, by identifying those greenway corridors, designated by the Central Florida Regional Planning Council (CFRPC) as having regional significance within Highlands County, on the Conservation Overlay Map series.

POLICY 3.12: PARKS FOR RESOURCE PRESERVATION *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)(Amended by Ordinance No. 02-03-14, November 26, 2002, CPA-02-174LS):* Where compatible with the goals, objectives, and policies of the Comprehensive Plan and whenever feasible, locate future parks to encompass areas of undisturbed native vegetative communities and environmentally sensitive lands for passive recreational use, such as hiking trails, primitive camping and other conservation based activities, as opposed to active recreational use. Management plans for such parks should be consistent with the protection, preservation, and conservation of those natural resources occurring on the site. Evaluation of the priority for acquisition shall consider the location of sites within the urban development areas in order to preserve natural open-space most at risk for development within the planning period.

POLICY 3.13: LAND CLEARING *(Amended by Ordinance 94-3; No CPA Case No., April 19, 1994) (Amended by Ordinance 97-34: CPA Case No. 97-053LS) (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.) (Amended by Ordinance No. 02-03-14, November 26, 2002, CPA-02-174LS):*

A. **DEFINITION:** Land Clearing means engaging in a land management practice or practices, which will result in the destruction of natural resources (as identified on the Conservation Overlay map; i.e., xeric uplands, cutthroat grass seep, or wetlands), with the natural resource being replaced or succeeded by something else (e.g. bare soil, different resource type, or invaded by non-native species) which precludes the long-term (5 years) recovery of the original natural resource type. Land clearing activities which impact listed species may also be subject to state and federal regulation.

B. Exemptions: For the purposes of this Comprehensive Plan, the following activities are exempt from environmental clearance review, do not constitute land clearing and do not require a Land Clearing Permit even when undertaken in areas with natural resources as identified on the Conservation Overlay map:

1. maintenance of existing roads, rights of way, and utility easements;
2. maintenance of existing fence lines up to 20 feet on each side of the fence;
3. maintenance of existing drainage and storm water management systems;
4. permitted and prescribed maintenance of fire breaks and fire lines up to 40 feet wide;
5. maintenance burning, other than bayheads;
6. maintenance of native range according to the Best management Practices of the US Natural Resources Conservation Service;
7. maintenance or improvement of improved pasture and land in active agricultural production;
8. removal of non-native vegetation;
9. surveying pursuant to Florida Statutes;
10. clearing on a lot or tract that is exempted pursuant to Natural Resource Policy 3.4;
11. agricultural activities as defined in Paragraph E below;
12. clearing for all activities and uses outside the conservation areas depicted on the Conservation Overlay Map pursuant to Natural Resource Policy 3.4; or,
13. whenever life or property is threatened or endangered during a civil emergency.

C. **LAND CLEARING PERMIT:** Except as provided in paragraph “E” of this policy and the Land Clearing definition in paragraphs “A” and “B” above, no land clearing shall be allowed to commence on a site where natural, archaeological, or historical resources are known to exist without first obtaining a County Land Clearing Permit. A Land Clearing Permit will be issued upon completion of the environmental clearance report required by Policy 3.3, unless that report determines that a natural resource listed in Policy 3.2 exists on the site. Whenever a natural resource listed in Policy 3.2 is identified on the site, the Land Clearing Permit will be issued in accordance with Policy 3.3.

The County, in consultation with the property owner, shall impose one or more of the following penalties as appropriate if land is cleared without appropriate environmental clearance review or a County Land Clearing Permit.

1. A penalty mitigation fee shall be imposed based on a set of fees approved by the County Commission, based on the amount of land cleared; or
2. No development or additional land clearing shall be permitted for a period of three years after such clearing; or
3. The vegetation shall be replaced or the habitat allowed to restore itself through development and implementation of a management plan; or
4. A land clearing company and/or registered contractor clearing land without a land clearing permit on behalf of a land owner shall be subject to penalties.
5. Any mitigation or penalties imposed by the State or Federal agencies for the same land clearing violation may substitute for County mitigation penalties.

County penalty fees shall be placed in the Conservation Trust Fund.

The decision to impose a land clearing penalty may be appealed pursuant to NRE Policy 3.3.H.

D. **STATE AND FEDERAL PERMITS:** Individual property owners or developers prior to clearing land when a resource is located on site are responsible for obtaining appropriate state or federal permits or authorizations.

E. **AGRICULTURAL EXEMPTION:** No County Land Clearing Permit shall be required for any agricultural activity not requiring a Highlands County land development order conducted by a lawfully operating and bona fide agricultural operation that is in business for the purpose of growing plants, crops, trees, silviculture, or other agricultural or forestry products or that is in business for the purpose of raising livestock, when the agricultural activity occurs on property owned or lawfully occupied by the person conducting said agricultural activity and said

property is designated by the Future Land Use Map as Agriculture and the land clearing is done in pursuit of said activity. When land clearing has been performed under this exemption based upon the use of the property for an agricultural operation, the following shall apply:

1. No land development order shall be approved for any non-agricultural use on the same site within three (3) years of the completion of such land clearing; and,
2. Agricultural operations are encouraged to implement a Soil and Water Conservation District approved Conservation plan, including the use of Best Management Practices, as applicable to the specific area being cleared, and to secure all other permits required by State and federal agencies exercising jurisdiction over the natural resources referred to in Policy 3.2 and found on said property.

POLICY 3.14: SETBACK FROM ENVIRONMENTALLY SENSITIVE LAND (*Amended by Ordinance 94-16; CPA Case 94-005*) (*Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER*):

A. In the absence of State or federal setback requirements for mitigation of development impacts on environmentally sensitive land and except as otherwise provided in this Comprehensive Plan, affected local development orders shall require that dwellings, commercial/industrial buildings, and septic systems be set back the lesser of 50 feet or 40% of the average depth of the site as perpendicularly measured from the mean high water line or the boundary of:

1. An identified wetland (including cutthroatgrass seeps and bayheads);
2. A surface water body;
3. A habitat conservation area;
4. A ranked State CARL site or federal acquisition site; or,
5. Publicly-owned and privately-owned recorded conservation lands.

Note: The Florida Department of Environmental Protection may require a greater setback distance for some septic systems. Refer also to the Natural Resources Objective entitled Wetlands and Future Land Use Policies 9.2 and 9.3.

B. Except as otherwise provided in this Comprehensive Plan, the County shall require that all affected developments satisfy the following conditions of approval whenever construction is proposed in the vicinity of a surface water body or wetland:

1. That construction activities shall not encroach into the setback areas described by paragraph "A" above;
2. That existing topography and vegetation shall be retained within this setback area, if required by State permits or Environmental Impact Report conclusions as they may apply to the development proposal;
3. That whenever clearing or grading of the construction site is proposed, silt screens shall be placed between the construction and the surface water body or wetland;
4. That the setback boundary line be marked and posted prior to the commencement of construction activities at the development site; and,
5. That vegetation within the setback area shall be retained or be reestablished after construction, as appropriate, so as to stabilize soil conditions along the boundary of development, to minimize siltation from eroded soils, and to filter stormwater runoff from the developed area.

C. Except for maintaining existing lots where lake vegetation has been removed, removal of upland vegetation along lake frontages shall be limited to the minimum necessary to achieve reasonable access to the lake.

D. The County shall require these setback areas to be recorded as public or private conservation setback easements on the approved site plan or plat.

E. For the purpose of implementing this policy, the County shall allow:

1. Density attributable to any setback area to be transferred to the buildable portions of the site;
2. Flood control improvements within the setback area which are necessary for the protection of life and property;
3. The right to maintain existing or to construct new hiking and equestrian trails within the setback area;
4. The right to use existing grazing, pasture, and crop lands within the setback area for agricultural purposes;
5. The right-of-way over or to a surface water body, subject to obtaining all required permits from jurisdictional agencies; and,
6. The right to use existing or to construct new docks or boat ramps.

POLICY 3.15: MITIGATION OPTIONS (*Amended by Ordinance 97-34: CPA Case No. 97-053LS, Sept. 16, 1997*) (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): In accordance with the preservation priorities established by Policy 3.3B, the County may allow the following options to all affected developments upon approval of the Board of County Commissioners:

- (a) On-site Option: provision of the required acreage as a public or private conservation /open space easement;
- (b) Off-site Option: provision of the required acreage at an approved off-site location;
- (c) In-Lieu Option: contribution to the County's Conservation Trust Fund amounting to the fair market value for comparable acreage; or,
- (d) Sale to the Federal, State, or local government, or a not for profit corporation purchasing for conservation purposes, including mitigation for the loss of wetlands by either one of the Water Management Districts regulations; or
- (e) County requires no further mitigation if any State, Federal or regulatory agency is already requiring mitigation. Then such mitigation may meet County mitigation options and no additional County mitigation may be required; or,
- (f) A combination of the above options.

POLICY 3.16: PREFERENCE FOR PLANNED UNIT DEVELOPMENTS: The County shall encourage all development proposals which involve native vegetative communities, environmentally sensitive lands, or protected species to seek approvals under the Planned Unit Development regulations of the Zoning Ordinance. Design options allowed for Planned Unit Development proposals shall include the following, subject to County approval and under the condition that they are not prohibited by the regulations of other governmental authorities:

- A. Transfers of density from dedicated set aside areas to the buildable areas of the proposed development site in the amounts allowed for under the Future Land Use Element, provided that the top end of the land use density range is not exceeded; or,
- B. Density bonuses above the midpoint density for developments which provide more than the minimum set aside acreage and provided that:
 1. The total amount of density allowed to the site is in accordance with policies of the Future Land Use Element; and,
 2. The top end of the land use density range is not exceeded.

POLICY 3.17: NATURAL RESOURCE ADVISORY COMMISSION (NRAC) (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*) (*Amended by Ordinance No. 00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000*):

- A. The Board of County Commissioners shall continue to appoint a Natural Resources Advisory Commission comprised of citizens having qualifications and experience commensurate with the mission objectives assigned to the Commission under Policy 3.18 of this Objective.

B. NRACs primary function shall be to provide advice and guidance to staff and the Board of County Commissioners regarding natural resource and environmental issues which affect the implementation and amendment of this Comprehensive Plan, including the following:

1. Methods to identify, inventory, protect, and conserve natural resources;
2. The acquisition and management of public and private conservation lands;
3. The use of the County Conservation Trust Fund;
4. Amendments to the Comprehensive Plan;
5. Environmental Clearance Reports;
6. Methods to foster working relationships with other public and private environmental agencies and groups;
7. Environmental Education;
8. General oversight of the County's environmental protection and conservation programs;
9. Protection and conservation of natural resources in the County's urbanization.

POLICY 3.18: NRACs MISSION STATEMENT (Amended by Ordinance No. 00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000)(Amended by Ordinance No. 02-03-14, November 26, 2002, CPA-02-174LS): NRAC's mission shall be to provide advice and guidance to County staff and the Board regarding natural resource and environmental issues which affect the implementation and amendment of the Highlands County Comprehensive Plan. Natural Resources include but are not limited to: soil and minerals, air, surface and groundwater, and natural communities.

POLICY 3.19: NATURAL RESOURCE CONSERVATION SERVICE TO REVIEW ECRs (Amended by Ordinance No. 00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000): Prior to issuing a local development order for affected projects, the County shall present Environmental Clearance Reports to the Natural Resources Advisory Committee (NRAC)and/or the Natural Resource Conservation Service in accordance with Natural Resources Policy 3.3.F: Environmental Clearance and Natural Resources Policy 2.2: Clearinghouse Procedures for Mining Permits.

POLICY 3.20: 10- YEAR PRIORITIES FOR ACQUISITION (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000): Upon completion of the mission objectives outlined for the Natural Resource Advisory Commission under Policy 3.18, the Board of County Commissioners shall adopt a 10-year target for the acquisition (including fee purchase, easements, donations and other less than fee mechanisms) of natural resource lands pursuant to the priorities expressed in Natural Resources Policy 3.5: Measures for Environmental Conservation. The County shall review progress toward achieving this target during the next Evaluation and Appraisal Report.

POLICY 3.21: BUFFER PUBLIC CONSERVATION LANDS: Highlands Hammock State Park, publicly owned conservation lands, and conservation lands being considered for acquisition with public funds, shall be buffered against the encroachment of any urban land uses which would be out of character with their scenic open space qualities or their natural functions. The intent of this policy shall be assured through the application of the growth management policies contained in the Future Land Use Element, and promulgation of new project review authorities to implement the conservation strategies of this element.

OBJECTIVE 4:

PROTECT WETLANDS: PROTECT WETLAND SYSTEMS AND THEIR ECOLOGICAL FUNCTIONS TO ENSURE THEIR LONG TERM, ECONOMIC, ENVIRONMENTAL, AND RECREATIONAL VALUE AND ENCOURAGE RESTORATION OF WETLAND SYSTEMS TO A FUNCTIONAL CONDITION.

POLICY 4.1: MEASURES TO PROTECT WETLANDS (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000): In

addition to the provisions of Natural Resource Policy 3.14, the County shall protect the ecological functions of wetland systems by the following actions:

- a. Support the restoration of the wetland systems, where feasible.
- b. Protect the natural functions and hydrology of wetland systems, including cutthroatgrass seeps, by buffering against incompatible land uses and by mitigating development impacts to the system in accordance with applicable natural resource policies.
- c. Provide clustering and open space buffering protection for the Arbuckle Creek/Lake Istokpoga wetland and floodplain systems and basin.
- d. Through intergovernmental cooperation with Polk County, promote the designation of the Lake Arbuckle, Arbuckle Creek, and Lake Istokpoga system as "Outstanding Florida Waters".
- e. Acquire (including fee purchase, easements, donations and other less than fee mechanisms) wetlands systems, including cutthroatgrass seeps
- f. Do not encourage efforts to channelize natural pristine waterways.

POLICY 4.2: RESERVED

POLICY 4.3: MAP WETLANDS ON CONSERVATION OVERLAY (*Amended by Ordinance No. 00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000*): The County will, within the planning period, continue to administer, as part of the Future Land Use Map series, a Conservation Overlay Map series which shall generally map wetland systems and shall serve to assist in the interpretation and application of resource protection criteria, as specified in policies throughout this element. The maps shall be updated as data are acquired. Wetlands shall be generally identified by location, size and function by means of the Conservation Overlay Map series, and specifically identified and evaluated as to their type, value and condition at the time an Environmental Clearance Report (ECR) is prepared. Pursuant to NRE Policy 3.3, protection measures are to be recommended, if applicable, pursuant to NRE Policy 4.1 and where applicable, shall be so noted and recorded on the Conservation Overlay Map series pertaining to wetlands. In the event specific wetlands are determined critical for preservation and are preserved by means of a permanent easement, and they are designated as an urban use on the FLUM, the FLUM will be amended designating the wetlands as CM: Conservation /Management Lands, and their urban use density or intensity will be disengaged and placed in reserve for future reallocation pursuant to FLU Policy 2.6. This will not apply for lands acquired through state initiatives such as CARL, etc.

A. Wetlands will be evaluated by their location size, condition and function through the ECR process in NRE Policy 3.3. The map "**Wetlands Prioritization System**", which abstracts all wetlands from the adopted Conservation Overlay Map series, will identify the critical wetland systems by their location, size and function. The final determination as to the disposition of the wetlands will be found when each applicable property is required to secure Environmental Clearance. The following location criteria and resulting priority are:

1. **Priority A:** Wetlands that are located within existing and proposed (lands earmarked for public acquisition) Conservation/Management Lands (C.A.R.L. and other public conservation lands).
2. **Priority B:** Wetlands that are part of a wetland system (functioning hydrologically, i.e., perennial streams/creeks that are non-seasonal) that impacts existing and proposed Conservation/Management
3. **Priority C:** Wetlands that are isolated and not related to existing and proposed Conservation /Management Lands, especially those adjacent to native upland systems.

B. The following wetland types, abstracted from Florida Land Use, Cover Forms Classification System (FLUCCS) that shall be identified and mapped within the above priority areas are: Stream and Lake Swamps: (River, creek and lake flood plain or overflow areas); Inland Ponds and Sloughs: (Area depressions and drainage areas not associated with streams or lakes); Bay Heads and Cypress Domes: (Dominant trees include bay varieties and pond or bald cypress); Lake Shorelines: (Includes all freshwater marshes and emergent aquatic vegetation); Wet Prairies: (Dominantly grassy vegetation on wet soils having less water than marshes); and, Mixed Forest Wetlands: (Includes hardwoods and conifers mixed with either being dominant).

C. In the event the wetland or floodplain is not to be preserved and the use is to be urban, FLU Policy 1.3.G shall determine extent of development.

POLICY 4.4: LDRs FOR WETLAND RESTORATION (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The County shall continue to administer land development regulations which encourage restoration of wetland systems.

POLICY 4.5: LDRs FOR CUTTHROATGRASS SEEPS AND WETLANDS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No. 00-01-23, July 24, 2001, CPA-01-150LS.*)(*Amended by Ordinance No. 02-03-14, November 26, 2002, CPA-02-174LS*): The County shall continue to administer wetland resource protection criteria in the land development regulations pertaining to cutthroatgrass seeps and wetlands. Final development orders and land clearing permits shall be conditioned upon issuance of a wetlands permit by the Army Corps of Engineers, the Florida Department of Environmental Protection, and/or the South and Southwest Florida Water Management Districts, as applicable. The County shall require such permits to be obtained as a condition of approval for the project's final development order or land clearing permit and shall issue the appropriate Environmental Clearance determination upon issuance of such permit.

POLICY 4.6: RESERVED (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER; Amended by Ordinance No.00-01-23, July 24, 2001, CPA-01-150LS.*):

POLICY 4.7: DEVELOPMENT ORDER CONDITIONS FOR WETLANDS AND CUTTHROATGRASS SEEPS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*):

A. Any wetland or cutthroatgrass seep area which is used for mitigation purposes to gain approval of a County development order shall be recorded as a conservation easement prior to the issuance of the applicable final development order by the County.

B. All wetlands and cutthroatgrass seeps shall be delineated on final plats.

POLICY 4.8: FUTURE LAND USE MAP COMPATIBILITY WITH WETLANDS RANKING SYSTEM (*Amended by Ordinance No. 00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000*): Within the planning period, identify incompatible land uses and Future Land Use Map designations, using criteria based upon the type, intensity/density, extent, distribution and location of allowable land uses versus the type, value, function, size, condition and location of the wetlands as determined from findings promulgated under NRE Policy 4.3. If a land use is determined to be incompatible based upon an analysis of these criteria, the proposed land use will be directed away from any wetland or wetland system that ranks High by the Wetlands Ranking System.

OBJECTIVE 5-RESERVED

OBJECTIVE 6

MEET AIR QUALITY STANDARDS: THE COUNTY WILL MEET OR EXCEED FEDERAL AND STATE AIR QUALITY STANDARDS THROUGHOUT THE PLANNING PERIOD.

POLICY 6.1: NON-ATTAINMENT AREA STATUS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Within one year of being declared a non-attainment area by the Department of Environmental Protection, the County will complete a study outlining measures to improve air quality. The County will begin implementing suggested changes within three months of the study's completion. The County will request an annual certification from the Department of Environmental Protection following the first year in which the County is determined to be a non-attainment area.

POLICY 6.2: LDRs FOR AIR QUALITY (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Within the Planning Period, the County shall establish land development regulations which require all projects proposing any use that poses a significant potential to diminish existing air quality to:

- a. Prepare an environmental impact report;
- b. Provide acceptable mitigation measures to assure the maintenance of on-site and off-site air quality; and,
- c. Prohibit activities that will negatively impact the ambient air quality of nearby residential areas.

POLICY 6.3: REGIONAL AIR POLLUTION PANEL: Whenever a Regional Air Pollution Panel is formed by joint agreement of the Central Florida counties, the Board of County Commissioners shall appoint one of its members to represent Highlands County on that panel.

POLICY 6.4: POWER PLANT CONVERSIONS: The County shall ensure that, at a minimum, the construction of new or the conversion of existing power plants do not result in any decreased level of ambient air quality.

OBJECTIVE 7

PROTECT GROUNDWATER RESOURCES PROTECT AQUIFER RECHARGE AREAS AND GROUNDWATER RESOURCES AGAINST CONTAMINATION AND DEPLETION (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*) (*Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-110LS, DCA 99-2ER*) Conserve, appropriately use and protect the quality and quantity of current and protected water sources and waters that flow into the estuarine waters by:

- a. Protecting aquifer recharge areas and groundwater resources against potential contamination.
- b. Restricting activities and land uses that adversely affect the quality and quantity of surface and groundwater.
- c. Improve the quality of the County's surface waters and reduce nutrient levels in the County's surface waters.

POLICY 7.1: MEASURES TO PROTECT GROUNDWATER QUALITY AND QUANTITY (*Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER*): Upon adoption, the County shall initiate the following measures, in addition to policies contained in the Potable Water Service Objective and other policies of this Element, to protect the water quality of high recharge areas and wellfields:

- a. Requiring all requirements for new development and redevelopment to obtain approvals from all responsible government agencies whenever there is a potential for the proposed project to contaminate or to degrade existing water quality;
- b. Requirements for natural buffers, set asides, and building setbacks pursuant to the policies of this Comprehensive Plan;
- c. Support for acquiring (including fee purchase, easements, donations and other less than fee mechanisms) xeric uplands on the Lake Wales Ridge which are important to the aquifer and for their habitat value or natural scenic features;
- d. A requirement that: (1) all new development and redevelopment within a High Recharge Area as defined by the Water Management Districts, shall not reduce an aquifer recharge area's volume and rate of recharge; and that, (2) subsurface storage and flow shall simulate predevelopment conditions whenever development is proposed in a High Recharge Area;
- e. Utilization of the Natural Resources Conservation Service Soils Survey for Highlands County as the principal means to indicate the aquifer recharge potential of soils within future urbanization patterns; geology, as well as soil types, are important elements in mapping recharge areas.

f. Evaluate new data developed by the South and the Southwest Water Management Districts relating to aquifer recharge areas, particularly for identifying High Recharge Areas in Highlands County.

POLICY 7.2: HAZARDOUS WASTE FACILITIES PROHIBITED (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Due to the constraints posed by natural resource considerations, such as aquifer recharge and floodplain protection, location of hazardous waste treatment facilities will not be permitted within the County. The County will continue to prohibit hazardous waste treatment facilities, but allow collection facilities that are already existing.

POLICY 7.3: INVESTIGATE SEPTIC TANK CONTAMINATION (*Amended by Ordinance No. 00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000*): Within the Planning Period and consistent with the final report from the Central Sewer Study Committee, request the Highlands County Public Health Unit to establish the relationship between septic tank/package plant use on the Ridge and potential contamination of the aquifer(s), and, if the program does not, to direct/conduct a study to do so.

POLICY 7.4: (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): **RESERVED**

POLICY 7.5: LDRs RESULTING FROM CENTRAL SEWER STUDY (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Appropriate LDRs will be prepared to implement the recommendations of the Central Sewer Study Committee's report within one year of its submission or on June 1, 2001.

POLICY 7.6: HAZARDOUS MATERIALS PLAN (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Implement the Hazardous Materials Plan of 1994, to include, at a minimum:

- a. Administer land development regulations, cited in the plan, requiring issuance of all necessary federal, state, and regional permits relating to the generation, storage, treatment, disposal, and transportation of hazardous wastes, prior to the approval of development identified by the DEP or EPA as a hazardous waste generator;
- b. Continue to monitor the location, type and quantity of hazardous wastes in the County, as presently done under contract arrangements with the Central Florida Regional Planning Council; and,
- c. Continuation of the existing system of "amnesty days" and similar programs to provide low-volume generators safe and convenient disposal of hazardous wastes.

The policy shall be consistent with INF policy 14.4, pertaining to Rule 9J-5.006(3)(b)6 as a guideline for the elimination or reduction of hazardous uses recommended through interagency mitigation reports or in the event Highlands County files an interagency hazard mitigation report.

POLICY 7.7: DRASTIC STUDY OF AGRICULTURAL CONTAMINANTS (*Amended by Ordinance No. 00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000*): Within the Planning Period, request that the Highlands Soil and Water Conservation District assure that the DEP "DRASTIC" program address the Ridge's agriculture potential for polluting the aquifer(s), and what methods may reduce such a potential, and, if the program will not, request such a study.

POLICY 7.8: STUDY SURFACE WATER DISCHARGES FROM RIDGE (*Amended by Ordinance No. 00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000*): Within the Planning Period, the County will examine all surface water discharges leading from the Ridge to determine if more water can be retained to enhance recharge to the aquifer, and correspondingly reduce downstream pollutant loads, pertaining to increased maintenance coordination of private drainage systems.

POLICY 7.9: WATER USE CAUTION AREAS (*Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER*):

- A. Within the Planning Period, the County shall adhere to the maps which depict the Highlands Ridge Water Use Caution Area (HRWUCA) declared by the Southwest Florida Water Management District in 1989 to be a

"critical water supply problem area" and any other Water Use Caution Areas as determined by the Water Management Districts pursuant to Section 17-40.040(5), FAC.

B. Any future land use amendments will incorporate changes to this the Future Land Use map which are promulgated by actions of the South or the Southwest Florida Water Management Districts to designate new or rescind existing WUCA's in Highlands County.

POLICY 7.10 (Amended by Ordinance No. 00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000): **RESERVE**

POLICY 7.11: DISCHARGES INTO AQUIFER PROHIBITED (Amended by Ordinance No. 00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000):

A. The County shall require any future land uses that temporarily or permanently discharge untreated stormwater and waste material of any sort into underground caverns, sinkholes, surface water bodies, or other manmade installations which access the surficial aquifer or which breach the confining layer of an aquifer to provide written permit approvals or waivers from the appropriate Water Management District of FL DEP. This request shall also apply to deep well injection as a method of effluent, waste, or stormwater disposal. The County shall continue to apply the controls in land use location criteria as referenced in Article 5, Section 4, Part A: Resource Protection Standards in the Land Development Regulations.

B. In instances where installations exist for this purpose, the County shall require that they conform to Chapter 62-528, FAC.

POLICY 7.12: STORMWATER QUALITY/QUANTITY STANDARDS (Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER): In addition to the policies contained in this objective, the County shall protect its groundwater resources from contamination by applying development standards for stormwater quality and quantity in accordance with Infrastructure Policy 17.5. Continue to use the measurable criteria for project reviews as referenced in Article 5, Section 4, Part A: Resource Protection Standards in the Land Development Regulations.

POLICY 7.13: ENVIRONMENTAL IMPACTS ON AQUIFERS (Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER): As part of the environmental clearance procedures expressed in Natural Resource Policies 2.1 and 3.3, the County Engineer may require the collection of site specific hydro-geologic data (including soil borings or differences in the potentiometric head pressure of the aquifers involved) when the impacts of a proposed use have the reasonable potential to deplete or degrade the aquifer. This information shall be incorporated into the Environmental Impact Report and used on a case by case basis for any recommendations given in the report.

POLICY 7.14: MAP RECHARGE/CONTAMINATION AREAS (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER):

A. Within the Planning Period, and as a means to initiate work required by Section 373.0391 F.S., the County shall request the South and Southwest Florida Water Management Districts to continue to map:

1. Areas of high aquifer recharge potential which are also highly vulnerable to contamination;
2. Areas which are "prone to contamination" or known to have contaminated groundwater; and,
3. Well head protection zones for public potable wells pursuant to Infrastructure Policy 7.4.

B. In the interim, the County shall consider the best available hydro-geological information (such as DRASTIC maps, EDB maps, and the like) for future land use planning, project reviews, or the establishment of wellfields.

C. When map work of high aquifer recharge/contamination potential is completed, the County shall develop performance standards for its Development Standards Ordinance which apply to all development activities within these mapped areas. Such performance standards may include impervious surface limitations, ground coverage limitations, discharge to groundwater controls, setback requirements, controls on land use activities, and mandatory clustering provisions.

POLICY 7.15: GROUNDWATER MONITORING PROGRAM (Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER): The County shall continue to support efforts by the U.S. Geological Survey, the Natural Resources and Conservation Service, the Water Management Districts, Florida Department of Agriculture and the Florida Department of Environmental Protection to develop a coordinated groundwater monitoring program for Highlands County which supplements existing data collection activities by these agencies.

(OBJECTIVE 9:) [Note: This is adopted Objective 9 that has been merged with Objective 7]

POLICY 7.16: LDRs PROHIBITING TRADITIONAL FLOOD CONTROL IMPROVEMENTS (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER): Within the Planning Period, adopt land development regulations prohibiting major drainage projects, such as channelization of streams and rivers, or construction of canals, unless they are clearly in the public interest, as determined by the Board of County Commissioners pursuant to Natural Resources Policy 9.6.

POLICY 7.17: BEST MANAGEMENT PRACTICES (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER): The County shall request the Highlands Soil and Water Conservation District to direct the U.S. Department of Agriculture/Natural Resources Conservation Service to continue to install Best Management Practices along water courses, Lake Istokpoga, and Ridge lakes.

POLICY 7.18: RESTORE ALL LAKES (Amended by Ord #00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000): The County shall within the Planning Period, request: (1) the Florida Department of Environmental Protection (FDEP) to enact its draft Agency Functional Plan operating policy; (2) "develop and implement programs to restore lakes" that are under stress in Highlands County; and (3) by January 2001, include specific lakes determined to be undergoing degradation as identified by FDEP and/or the highlands County Soil and Water Conservation District.

POLICY 7.19: SUPPORT RESTORATION PLAN FOR ISTOKPOGA (Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER): By January 2000, the County shall be the lead local agency for coordination in interagency efforts to be undertaken on Lake Istokpoga reflecting the ecosystem wide effort to restore Lake Istokpoga.

POLICY 7.20: STUDY EUTROPHICATION AND WATER QUALITY PROBLEMS OF LAKES (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER): The County shall, by January 2000, request that the Southwest Florida Water Management District and the South Florida Water Management District examine the issue of potential eutrophication and water quality problems of the County's lakes, and propose measures and solutions, if needed. (Policies under Objective 9 merged into Objective 7)

POLICY 7.21: STUDY RAINFALL IMPACTS ON LAKES (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER): The County shall, by January, 2000, request that the Southwest Florida Water Management District and South Florida Water Management District jointly examine the issue of rainfall, its apparent long-term down trend, and the potential effect on the County's lakes.

POLICY 7.22: CONSISTENCY WITH KISSIMMEE RIVER MANAGEMENT PLAN (Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER): By adoption of this policy, the County will further the intent of the Plan by being consistent with the Kissimmee River Management plan.

POLICY 7.23: LAKE MANAGEMENT PLANS FOR SWIM (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER): The County shall coordinate with the SWFWMD and SFWMD to prepare lake management plans to implement the successor programs similar to the SWIM program and provide for an overall lake management program in the County, during the planning period.

POLICY 7.24: SURFACE WATER MANAGEMENT LEVEL-OF-SERVICE (LOS) STANDARDS (Amended by Ordinance No. 00-23, CPA-00-131-LS, DCA 00-1ER, August 22, 2000): The County shall, within the Planning Period, coordinate with the Water Management Districts to adopt a surface water management level-of-service (LOS) standards consistent with the State's LOS standard identified with the *Florida Plan*.

OBJECTIVE 8

WATER CONSERVATION: RESTRICT ACTIVITIES AFFECTING WATER QUANTITY TO THOSE FOUND REASONABLE AND BENEFICIAL BY THE APPROPRIATE AGENCY. (Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER)

POLICY 8.1: PLUMBING CODE ENCOURAGES WATER CONSERVATION (Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER): The County will continue to enforce water conservation measures in the County's Plumbing Code.

POLICY 8.2: LANDSCAPE ORDINANCE ENCOURAGES WATER CONSERVATION (Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER): The County will, continue to enforce a landscape ordinance, which requires use of native species in ridge landscaping to reduce watering requirements and to provide native wildlife benefits.

POLICY 8.3: IRRIGATE WITH TREATED WASTEWATER (Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER): By January, 2000, the County will include within its land development regulations a method to advise all applicants, whose projects include package treatment plants, of the desirability of utilizing treated wastewater for irrigation purposes.

POLICY 8.4: XERISCAPE ROWS AND PARKS (Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER): The County is using the xeriscape landscape concept with an emphasis on native plants in the design of ROW planting areas and park green spaces, utilizing recycled water for irrigation wherever possible through the requirements of Article 5, Section 4, Part C: Landscaping and Buffering Standards of the LDRs, adopted in January 1995.

POLICY 8.5: WATER CONSERVATION PROGRAM (Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER): The County will implement a water conservation program, which will be formulated in coordination with the water management districts, and will include, at a minimum:

- a. Public education components; and,
- b. Consideration of further water conservation measures, including water reuse, conservation oriented rate structures, and implementation of leak detection systems.
- c. Consideration of implementing a mobile irrigation laboratory.

POLICY 8.6: WATER SHORTAGE PLAN *(Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER)*: The County will continue to abide by the Southwest Florida and South Florida Water Management Districts' emergency water shortage plan, based upon receipt of emergency water shortage plans.

OBJECTIVE 9

WATER RESOURCE PROTECTION: MAINTAIN AND PROTECT THE NATURAL AND MAN-MADE ENVIRONMENT AND RESOURCES IN A MANNER PROTECTIVE OF THE WATER SUPPLY. *(Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER).*

POLICY 9.1: PUBLIC WATER SUPPLY CLASSIFICATION *(Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER)*: Allow the development of public wellfields and public water supply sources only within the Public Water Supply Land Use Classification, pursuant to the objectives and policies of this Comprehensive Plan.

POLICY 9.2: USE OF THE PUBLIC WATER SUPPLY CLASSIFICATION *(Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER)*: Utilize the Public Water Supply land use classification to designate existing public water supply sources. Applications for amendment to the Public Water Supply classification must meet the following requirements;

1. The applicant must have received a Water Management District Water Use Permit which is based on:
 - a. A demonstration of need for the population intended to be served;
 - b. An evaluation of alternative sources of water to meet demonstrated need, locally available in the jurisdiction of the population to be served;
 - c. An assessment of potential environmental impacts to the proposed site and surrounding properties.
2. The application for amendment must contain the following information:
 - a. An analysis of the compatibility of the proposed land use with existing and proposed land uses, adjacent to and/or proximate to the amendment area and likely to be impacted by the proposed use; and
 - b. An analysis of the economic impacts likely to result if the proposed amendment is approved, including the impact to Highlands County as a whole and the impact on the development potential of adjacent properties and nearby areas; and
 - c. Demonstration that the proposed amendment is consistent with the data and analysis in the Infrastructure Element and the Natural Resource Element in order to ensure that natural resources are protected and that adequate water sources are available to meet the projected demands of Highlands County pursuant to Chapter 163 and 9J-5.

POLICY 9.3: PROTECT WATER RESOURCES *(Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER)*: Protect water resources by controlling surface and groundwater quality impacts of development by implementing land use regulations in accordance with the goals, objectives, and policies of this Comprehensive Plan.

POLICY 9.4: PREVENT WATER CONTAMINATION *(Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER)*: Those developments which include septic tanks, buildings, and/or public utilities in or on soils which are unsuitable for such uses shall be designed in accordance with State and Federal regulations to prevent water contamination.

POLICY 9.5: MONITOR WASTE DISPOSAL *(Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER)*: The County may monitor the environmental impacts of any legally permitted waste disposal or discharge, and take appropriate action when necessary in accordance with the goals, objectives, and policies of this Comprehensive Plan, Florida Statutes Chapter 163, and Florida Administrative Code 9J-5 and take appropriate

action when necessary. The specific impacts to be monitored include the impacts identified in the Natural Resources Element.

POLICY 9.6: PROTECT THE NATURAL ENVIRONMENT (*Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER*): The County may monitor the environmental impacts of any legally permitted public, industrial, or agricultural water use in accordance with the goals, objectives, and policies of this Comprehensive Plan, Florida Statutes Chapter 163, and Florida Administrative Code 9J-5 and take appropriate action when necessary. The specific environmental impacts to be monitored include the impacts on wetlands, cutthroatgrass seeps, and xeric uplands and other protected natural resources identified in the Natural Resources Element Objectives 3 and 4.

OBJECTIVE 10

DEVELOP ENVIRONMENTAL EDUCATION PROGRAM: THE COUNTY WILL DEVELOP AN ENVIRONMENTAL EDUCATION PROGRAM FOR USE BY CIVIC GROUPS AND SCHOOLS BY THE YEAR 2010. (*Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER*)

POLICY 10.1: KIOSKS FOR PARKS (*Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER*): Design educational kiosks to be placed within the County parks and install the first kiosk during the Planning Period.

POLICY 10.2: CURRICULUM FOR SCHOOLS (*Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER*): During the planning period, request the School Board to begin development of an environmental education program geared to Highlands County's unique environmental concerns, to be included within the School Board's general curriculum.

POLICY 10.3: DISTRIBUTE TOPICAL BROCHURES: Continue to produce and distribute, through the Tax Collector's office, Building Department, Agriculture, and other County departments, an educational brochure describing the County's natural resources and the means whereby each resident can contribute towards preserving/conserving these resources and minimize the pollution that development can create. Appropriate brochures to accompany the County's brochure will be requested from the Water Management Districts and the United States Department of Agriculture agencies.

OBJECTIVE 11

MEASURES TO PROTECT FLOODPLAINS

A. In addition to Future Land Use Objective 8, the County will institute measures to protect the natural functions of floodplains and flood prone areas from the negative impacts of new development and redevelopment, with design emphasis on:

1. Stormwater quality and quantity outputs;
2. Maintaining flood-carrying and flood-storage capacities;
3. Flood control improvements for flood prone lands; and,
4. The incorporation of open space to maintain the natural character of riverine systems.

B. These measures are recognized as necessary to maintain the County's eligibility in the National Flood Insurance Program and FEMA standards. For purposes of Objective 11 and policies hereunder, flood prone areas shall be defined as the 100-year storm event boundaries established on the FIRM maps or the calculated 25-year storm event for a specific property, whichever applies.

POLICY 11.1: IMPLEMENT FLOODPLAIN ORDINANCE AND FEMA: The County shall continue to regulate construction in the floodplain pursuant to its Floodplain Ordinance and the requirements of the Federal Emergency Flood Management program.

POLICY 11.2: RESERVED

POLICY 11.3: MEASURES SUPPORTING KISSIMMEE RIVER MANAGEMENT PLAN: The County shall support objectives of the Kissimmee River Management Plan. Included in its support shall be the implementation of the following land development regulations:

- a. Development within the River's floodplain at 1 unit per 5 acres (Future Land Use Policy 9.3);
- b. Flood control is accomplished through floodplain protection policies under Natural Resources Objective 11 and Future Land Use Objective 8;
- c. Water quality is addressed under the policies of Natural Resources Objectives 2, 3, 7, 8, and 9, Future Land Use Objective 6, and Infrastructure Objectives 2, 6, 7, and 17;
- d. Water conservation is addressed under Natural Resources Element water conservation policies (8.1-8.7);
- e. Protection of listed species is accomplished through the policies under Natural Resources Objective 3 relating to species protection and under Objective 4 relating to wetland protection; and,
- f. Protection of cultural sites is accomplished through the policies under Natural Resources Objective 1 and Future Land Use Objective 7.

POLICY 11.4: DEVELOPMENT REQUIREMENTS FOR KISSIMMEE FLOOD-PLAIN (*Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER*): New development, redevelopment, or land clearing proposals within the Kissimmee River's 100-year flood-plain shall be required to comply with the following, as they may be applicable:

- a. The incorporation of flood control mitigation and design specifications into the conditions of approval for a site plan or plat;
- b. The incorporation of erosion control specifications into grading plans for the site and the application of erosion control techniques during construction or land clearing; and,
- c. The incorporation of open space buffers, land set-asides and set-backs pursuant to the policies of this Comprehensive Plan.

POLICY 11.5: MAINTAIN NATURAL DRAINAGE IN FLOODPLAIN: Effective July 1, 1992, the County shall not issue development orders for new development or redevelopment within flood prone areas whenever grading or excavation is proposed that will change, impede, or displace the existing drainage pattern of the site or the natural flow functions within the floodplain.

POLICY 11.6: REQUIREMENTS WHEN IN FLOODPLAIN OR NEAR SURFACE WATER (*Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER*): The County shall continue to condition all development orders whenever development activities are proposed within 50 feet of surface water bodies or within the 100-year floodplain. One or more of the following provisions will be required as appropriate in maintaining the integrity of the water body or flood-plain as determined by the land development regulations:

- a. Installation of silt screens between the construction site and setback boundary for a surface water body or wetland (refer to Natural Resources Policy 3.14);
- b. Hydroseeding or covering exposed slopes during the rainy season until these areas can be landscaped;
- c. acceptable dust control measures;
- d. Installation of shallow swales or spreader berms adjacent to shorelines where slopes exceed 10:1;
- e. Installation of pervious surfaces or retention areas, especially for paved areas, to reduce run-off into adjacent and downstream waters;

- f. Mitigation flood storage for encroachment in floodplains; and,
- g. Dwellings and septic systems to be flood proofed for a 100-year design storm.

POLICY 11.7: LOW DENSITY WITHIN KISSIMMEE FLOODPLAIN (*Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER*): Within the Kissimmee River's 100-year floodplain, all unvested residential development or subdivision shall be according to densities at 1 dwelling unit per 10 gross acres. Clustered development (pursuant to FLU Policy 1.3.E.1.b) or lot configurations which include the provision of agricultural or open space/riparian easements shall be encouraged., determined by findings pertaining to the proportion of existing flood-plains and uplands on the parcel. In the event a private property owner wishes to transfer development rights off of a parcel in the Kissimmee flood-plain, this may be granted at the current density in General Agriculture, or 1 dwelling unit per each 5 acres (2 dus per 10 acres of flood-plain.)

POLICY 11.8: RESERVED

POLICY 11.9: CLEARINGHOUSE PROCEDURES WHEN DEVELOPING IN THE KISSIMMEE RIVER FLOODPLAIN (*Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER*):

A. In accordance with Future Land Use Policy 8.1, the County shall support restoration of the Kissimmee River floodplain in reviewing new development, redevelopment, and land clearing proposals in accordance with the Floodplain Protection controls of Section Four, Article Five of the Land Development Regulations. Review shall also be coordinated with the adopted plans and programs of the following agencies:

- 1. The U.S. Army Corps of Engineers;
- 2. The Florida Department of Environmental Protection and the Kissimmee River Resource Planning and Management Committee;
- 3. The Florida Department of Community Affairs;
- 4. The South Florida Water Management District and,
- 5. The Central Florida Regional Planning Council

B. Requirements of any agency's permits which are communicated back to the County within the specified deadline shall be incorporated into the County's development order. Other recommendations for development and mitigation received from NRAC or these agencies may, at the discretion of the Board of County Commissioners, also be applied as conditions of approval for the County's development order.

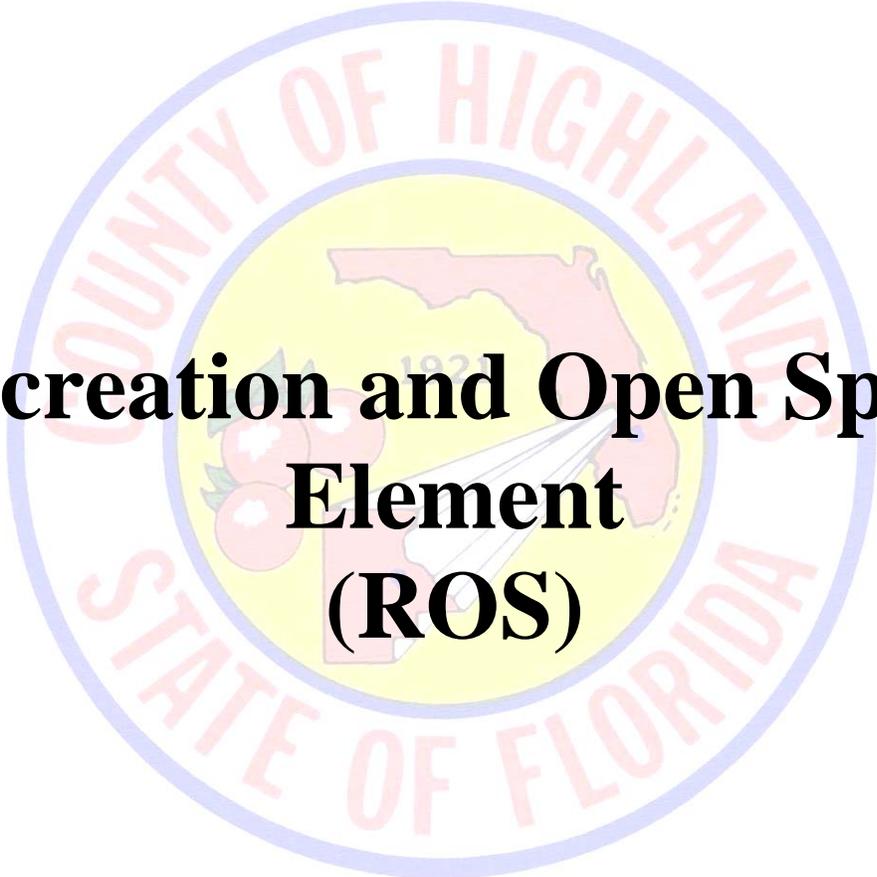
POLICY 11.10: MANDATORY CONNECTION TO PUBLIC UTILITIES; MINIMUM DESIGN ELEVATION (*Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER*): Effective immediately within the 100-year floodplain, where public utilities are available to support new development or redevelopment, the County shall require connection to these facilities. In addition, all new manhole lids, lift station lids, and pumping station pads shall be installed above the 100-year flood elevation.

All new development within the 100-year floodplain, shall be in accordance with applicable Floodplain Protection controls in Section Four, Article Five of the Land Development Regulations.

The following maps were adopted as part of the 1991 Comprehensive Plan and are available upon request to the Planning Department.

- Generalized Soils Maps
- Conservation Overlay Map
- Peat Deposits Map
- Wetlands Map
- Floodplains Aerial Map
- Water and Canal Aerial Map

END NATURAL RESOURCES ELEMENT

The seal of Highland County, Florida, is a circular emblem. It features a central yellow circle containing a map of Florida in pink, with the year '1827' above it. To the left of the map are three oranges. The outer ring of the seal is light blue and contains the text 'COUNTY OF HIGHLAND' at the top and 'STATE OF FLORIDA' at the bottom in pink capital letters.

**Recreation and Open Space
Element
(ROS)**

RECREATION AND OPEN SPACE ELEMENT

GOAL

AN ADEQUATE PARK, RECREATION AND OPEN SPACE SYSTEM WHICH OFFERS A FULL RANGE OF ACTIVE AND PASSIVE RECREATION, WITHIN THE 1998 - 2010 PLANNING PERIOD.
(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)

RECREATION AND OPEN SPACE ELEMENT TABLE OF CONTENTS	PAGE#
OBJECTIVE 1: PARKS AND RECREATION PLANNING STRATEGY	ROS-1
OBJECTIVE 2: PUBLIC ACCESS TO PARKS & LAKES	ROS-2
OBJECTIVE 3: COORDINATE RECREATION PLANS	ROS-3
OBJECTIVE 4: PLAN FOR AN OPEN SPACE SYSTEM	ROS-4

OBJECTIVE 1

PARKS AND RECREATION PLANNING STRATEGY: THE COUNTY WILL ENSURE THAT THE PARK AND RECREATION SYSTEM IS SPATIALLY SEPARATED WITH ADEQUATE FACILITIES TO MEET THE LONG-TERM DEMANDS FOR RECREATION AND OPEN SPACE FOR THE COUNTY'S RESIDENTS AND VISITORS. THIS OBJECTIVE WILL BE ACCOMPLISHED BY UNDERTAKING A COMPREHENSIVE APPROACH OF SETTING STANDARDS, SITE AND FACILITY IDENTIFICATION, FUNDING SOURCE IDENTIFICATION, AND INTERGOVERNMENTAL COORDINATION.

POLICY 1.1: LOS FOR PARKS (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER): The County will maintain the following countywide park and recreation standards through the Planning Period.

Standard in Acres	Per 1,000 Population
Park Type	
Modified Community	02.0
Urban District	00.5
Regional	20.0

POLICY 1.2: PARK FACILITIES IMPACT FEE (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER): Highlands County will examine a fee system which may include activity or user fees as a specific funding source for the County's future park and recreation facility needs by June 30, 2000.

POLICY 1.3: COUNTY-WIDE RECREATION PLAN (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER): Within the Planning Period, the County will conduct a recreation survey to determine facility needs by geographic location in order to establish a County-wide Comprehensive Open Space, Park and Recreation Plan. The survey results shall also be used as the basis for assessing demand and providing for an examination of specific fees.

POLICY 1.4: SITE DESIGNATION PRIORITY (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER): Within the Planning Period, the County will utilize sites identified as high priority by the Recreation and Parks Advisory Committee, guided by the County-wide Comprehensive Open Space, Park and Recreation Plan, when designating future recreation or open space sites.

POLICY 1.5: AG-CENTER MASTER PLAN (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER): By June 30, 2001, the County will adopt a master development plan for the Agriculture Center.

POLICY 1.6: LIST MULTI-PURPOSE PARK SITES (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER): The Recreation and Parks Advisory Committee will, within the Planning Period, develop a list of parks and recreation sites, guided by the County-wide Comprehensive Open Space, Park and Recreation Plan, which ranks site attributes toward achieving a well-balanced recreation system. That list will be used when site

acquisition is considered. The ranking system will be specifically focused on multi-purpose (recreation, cultural, natural resources) sites over single-purpose sites.

POLICY 1.7: EQUESTRIAN, HIKING AND BICYCLE TRAILS PLAN (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Within the Planning Period, the County will initiate, through the planning process, plans for hiking and bicycling routes within the County, in addition to contacting the Department of Environmental Protection and the agency selected to coordinate the Kissimmee River greenway and recreation corridor to request that horseback riding, hiking and bicycle riding be included in the master development plans for Highlands Hammock State Park and the Kissimmee River Recreation area.

POLICY 1.8: PARK AND SCHOOL FACILITIES (*Ordinance # 96-29, CPA-95-013, November 26, 1996*) (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*) (*Amended by Ordinance No. 99-43, December 28, 1999, CPA-99-122LS*): Whenever possible, future Modified Community or Urban District or Regional park sites shall be adjacent to and designed in an integrated manner with school sites so as to maximize County resident access to parks and open spaces. In addition to parks, this coordination shall also include requirements for collocating public facilities such as libraries and community centers with schools to the extent possible. By July 1, 2000, in order to meet growing park and open space needs in a cost-efficient manner, the County shall negotiate in good faith to enter into a revised/new joint use interlocal agreement with the School Board regarding: site acquisitions; developer site contributions; and use and planning for future joint park/school facilities. This Policy shall also involve formalization and improvement of coordination and cooperative activities with the School Board in the LDR.

POLICY 1.9: RECREATION AND PARKS ADVISORY COMMITTEE (RPAC) (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): By January 1, 2000, the Highlands County Board of County Commissioners will appoint a Recreation and Parks Advisory Committee (RPAC) to identify, evaluate and advise the Board on all programs, facilities and activities pertaining to recreation and parks within the County.

The Recreation and Parks Advisory Committee shall be comprised of representatives from Avon Park, Sebring and The Town of Lake Placid, Highlands County School Board, equestrian, fishing and boating organizations, as well as from the active and passive recreation organizations.

The mission of RPAC shall be to provide recommendations and guidance to the Board and its staff regarding recreation issues and their facilities which affect the implementation and amendment of the Open Space and Recreation Objectives and Policies of the Comprehensive Plan.

POLICY 1.10: AFTER-SCHOOL RECREATION PROGRAM (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Effect the incorporation of school age/type "after-school" recreation programs, their facilities, and their costs, into the County wide recreation programs within the Planning Period.

POLICY 1.11: FUNDING FOR ACTIVE RECREATION FACILITIES (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Within the Planning Period, the County will determine the source and the means to set aside funds for active recreation facilities as they are needed.

OBJECTIVE 2

PUBLIC ACCESS TO PARKS & LAKES: HIGHLANDS COUNTY WILL MAINTAIN AND ENHANCE PUBLIC ACCESS TO THE COUNTY'S RECREATION SITES AND LAKES.

POLICY 2.1: ANNUAL ASSESSMENT OF BOAT RAMPS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): On an annual basis, within the Planning Period, the County will reclassify, if warranted, public boat ramp conditions. Ramps classified as "poor" will be rebuilt within two years of classifications, as identified on the table entitled "Highlands Co. Owned/Maintained Boat Ramps."

POLICY 2.2: HANDICAP ACCESSIBILITY TARGET (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Within the Planning Period, the County will continue to accommodate all County-owned recreation facilities to be accessible to the handicapped.

POLICY 2.3: JOINT USE OF PARKS AND SCHOOLS (*Ordinance # 96-29, CPA-95-013, November 26, 1996*) (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Whenever possible, the County shall seek to utilize existing school facilities for Modified Community and Urban District and other recreational park needs so as to enhance County resident access to parks and recreation. By July 1, 2000, in order to maximize the utilization of existing public park and school facilities, the County and School Board shall negotiate in good faith to enter into a revised/new joint use interlocal agreement with the School Board regarding the use, maintenance and improvement of existing facilities for parks and recreation. Implementation of this Policy shall also involve seeking formalization and improvement of coordination and cooperative activities in the School Board's Policies and Procedures and identifying existing school sites with potential to be improved to Modified Community or Urban District park standards.

POLICY 2.4: ACQUIRE ACCESS TO WATER BODIES (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Within the Planning Period, the County will identify small, non-boat fishing access points to lakes, streams or rivers for acquisition.

OBJECTIVE 3

COORDINATE RECREATION PLANS: HIGHLANDS COUNTY RECREATION OBJECTIVES WILL BE MET BY COORDINATING WITH APPROPRIATE PUBLIC AGENCIES AND THE PRIVATE SECTOR. THIS COORDINATION WILL INCLUDE IDENTIFICATION OF NEEDS REQUIRED TO MEET LONG-TERM GOALS.

POLICY 3.1: SUPPORT ACQUISITION OF TARGETED SITES (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The County will pass resolutions, or forward letters of support for proposed state acquisitions of conservation areas, greenways, new state parks, and Highlands Hammock State Park Expansion. The County will pass resolutions of support, within six months of identification, for other sites which will benefit the County's recreation programs, as they become known.

POLICY 3.2: EXPLORE RECREATION OPTIONS FOR STATE LANDS (*Amended by Ordinance ,94-16; CPA Case 94-005*) (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Within the Planning Period, contact the Trustees for the Internal Improvement Fund (administered by FGFWFC) to discuss what opportunities for recreation options, if any, exist on land owned by the State within Highlands County.

POLICY 3.3: EXPLORE RECREATION OPTIONS FOR KISSIMMEE RIVER (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): When acquisition of the lands along the restored Kissimmee River alignment program is complete, coordinate with the responsible agency to determine potential recreation use of the river corridor, in conjunction with the location of the South Branch of the Florida Museum of Agriculture (Lockett Estate) as part of the broader Open Space and Recreation Program of the County.

POLICY 3.4: ALERT AGENCIES TO PARK SITE PLANS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The County will provide data to the appropriate agencies, listed below, identifying either in text or graphic form, all sites (recreation, cultural, natural resources) which the County requires to fulfill its long-term recreation plan within the Planning Period., as guided by the County-wide Comprehensive Open Space, Park and Recreation Plan.

Department of Environmental Protection - Abandoned railroad rights-of-ways and Highlands Hammock State Park Expansion acquisitions.

Southwest Florida Water Management District - Jack Creek acquisition.

South Florida Water Management District - Kissimmee River floodplain acquisition.

Highlands County School Board - interlocal agreement.

Highlands Soil & Water Conservation District - recreational opportunities.
Department of Defense - expansion of facilities at the Avon Park Bombing Range.
Florida Department of Transportation - funds available for right-of-way for a bike system.
Trustees for the Internal Improvement Fund - recreational opportunities for state owned lands.
The Nature Conservancy - Lake Apthorpe recreation opportunities.
The Conservation Foundation - National Heritage Corridor opportunities.

POLICY 3.5: OPERATION AND MAINTENANCE OF CONSERVATION LANDS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Within the Planning Period, determine means to program and fund the operation and maintenance of conservation lands acquired by the County through the Conservation Trust Fund.

POLICY 3.6: REGIONAL RECREATION AND OPEN SPACE PROGRAMS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Incorporate into the County-wide Comprehensive Open Space, Park and Recreation Plan applicable state recognized “Natural Resources of Regional Significance” (NRRS) and Central Florida Regional Planning Council (CFRPC) “Natural Systems and Planning and Management Areas”.

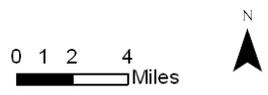
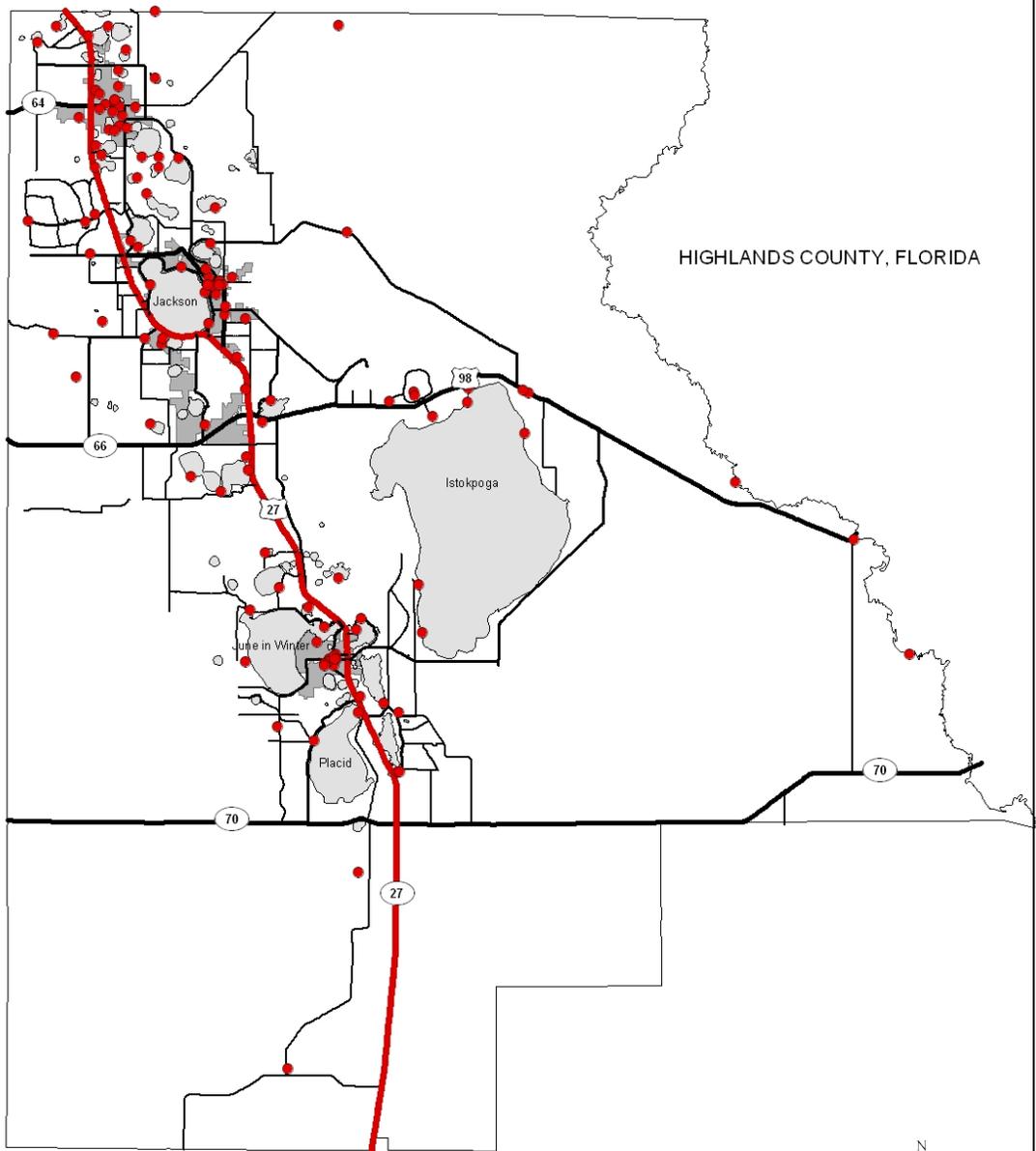
OBJECTIVE 4

PLAN FOR AN OPEN SPACE SYSTEM: THE COUNTY WILL ENSURE THAT AN OPEN SPACE SYSTEM IS PROVIDED BY COORDINATING NEEDS WITH PUBLIC AGENCIES AND THROUGH THE LAND DEVELOPMENT REGULATIONS FOR THE PRIVATE SECTOR.

POLICY 4.1 (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): **RESERVED**

POLICY 4.2: PROJECT OPEN SPACE TO CONTAIN HABITATS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): Within the Planning Period, the County shall continue to implement its land development regulations, wherever possible, that special habitat areas identified in the County's conservation overlay map be treated as open space in any development plan for the parcel containing them.

PARK FACILITIES



The seal of Highland County, Florida, is a circular emblem. It features a central yellow circle containing a map of Florida with Highland County highlighted in pink. The year '1921' is inscribed above the map. The outer ring of the seal is light blue and contains the text 'COUNTY OF HIGHLAND' at the top and 'STATE OF FLORIDA' at the bottom in a light pink font.

**Intergovernmental
Coordination Element
(ICE)**

INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL

EFFECTIVE GOVERNMENT AND ADEQUATE PUBLIC SERVICES USING INTERGOVERNMENTAL COORDINATION TO MAXIMIZE EFFICIENCY IN PROVIDING SERVICES AND FACILITIES, REDUCE DUPLICATION OF EFFORT, AND SOLVE COMMON PROBLEMS

INTERGOVERNMENTAL COORDINATION ELEMENT TABLE OF CONTENTS	PAGE #
OBJECTIVE 1: RECONCILE COMPREHENSIVE PLAN ACTIONS WITH OTHER AGENCY PLANS	ICE-1
OBJECTIVE 2: LEVEL OF SERVICE	ICE-2
OBJECTIVE 3: PLANNING INFORMATION CLEARINGHOUSE	ICE-3
OBJECTIVE 4: COORDINATE FACILITY PLANNING	ICE-3
OBJECTIVE 5: CONFLICT RESOLUTION STRATEGY	ICE-4
OBJECTIVE 6: REGULATORY JURISDICTION	ICE-5
OBJECTIVE 7: JOINT PROCESS FOR POPULATION PROJECTIONS	ICE-5
OBJECTIVE 8: LOCALLY UNWANTED LAND USES	ICE-6
OBJECTIVE 9: JOINT PLANNING AREAS	ICE-6
OBJECTIVE 10: JOINT PROCESSES FOR SCHOOL SITING	ICE-7
OBJECTIVE 11: SOUTH FLORIDA COMMUNITY COLLEGE	ICE-7
OBJECTIVE 12: EFFECTIVE FUTURE PLANNING AND DEVELOPMENT OF THE PUBLIC SCHOOL SYSTEM	ICE-8
OBJECTIVE 13: POPULATION PROJECTION DATA	ICE-9

OBJECTIVE 1

RECONCILE COMPREHENSIVE PLAN ACTIONS WITH OTHER AGENCY PLANS: THE COUNTY SHALL CONTINUE TO COORDINATE ITS COMPREHENSIVE PLAN AND THE IMPACTS OF ITS DEVELOPMENT WITH THE PLANS OF RELEVANT GOVERNMENT AGENCIES, INCLUDING AGENCIES WHICH PROVIDE SERVICE TO THE UNINCORPORATED COUNTY, BUT DO NOT HAVE REGULATORY AUTHORITY OVER THE USE OF LAND. *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER)*

POLICY 1.1: INTERGOVERNMENTAL COORDINATION ELEMENT (ICE) ADVISORY COMMITTEE *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) (Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER):* By the year 2000, the County will establish an Intergovernmental Coordination Element Advisory (ICE) Committee to provide review of the Plan and other intergovernmental coordination issues, as determined by the County. The ICE Committee shall be chaired by the County Administrator or his designee and will be comprised of representatives of the County, School Board, Soil and Water Conservation District, Public Health Unit, Industrial Authority, Cities of Sebring, Avon Park and Lake Placid, independent districts, and other appropriate units of local governments and agencies providing services, but having no regulatory authority within the County.

POLICY 1.2: CONFLICT RESOLUTION PROTOCOL *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):* Should the ICE Committee identify a conflict between the County and other local governments or agencies listed in ICE Policy 1.1 involving the County's Comprehensive Plan or other intergovernmental coordination conflicts, and it cannot be resolved by the ICE Committee, the County will submit the issue for resolution through the Central Florida Regional Planning Council's mediation process, pursuant to ICE Policy 5.1 and Section 186.509, Florida Statutes.

POLICY 1.3: COMMENT ON DEVELOPMENTS IN ADJACENT JURISDICTIONS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*) (*Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER*): The County shall continue to identify, review and comment upon actions proposed by the region, adjacent counties, state agency functional plans, FDOT District #1, SWFWMD and SWFWMD where the actions are relevant to the County, for conformance with the County's Comprehensive Plan's Goals, Objectives and Policies.

POLICY 1.4: REZONE REFERRALS (*Ordinance # 96-29, CPA-95-013, November 26, 1996*) (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*) (*Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER*): By August 1, 2001, the County shall include within its land development regulations provisions for considerations of municipal and adjacent County comments, and those of other appropriate intergovernmental review entities prior to any zoning action which might affect that government entity. The County will also transmit copies of rezone applications to appropriate jurisdictions when a development proposal is:

1. A locally unwanted land use; or
2. Located within one-half mile of the jurisdiction and it is formally agreed by both jurisdictions; or
3. Within the boundaries of a Joint Planning Area.

POLICY 1.5: PLAN AMENDMENT REFERRALS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*) (*Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER*): The County will continue to transmit copies of all proposals to amend the Future Land Use Map or the Comprehensive Plan text to those municipalities and Counties, regional, state and federal agencies having direct purview authority, responsibility and jurisdiction over the subject of the amendment proposal for these agencies' review and comment as to the appropriateness and efficacy of the proposed amendment. The County will also transmit copies of Plan amendments to the appropriate jurisdictions when a development proposal is:

1. A locally unwanted land use; or
2. Located within one-half mile of the jurisdiction and it is formally agreed by both jurisdictions; or
3. Within the boundaries of a Joint Planning Area.

ICE POLICY 1.6: PLAN OR DEVELOPMENT REVISIONS (*Adopted by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER*): The County will consider approving, approving with conditions or denying all applications for zoning approval or amending the Comprehensive Plan based on the review of plans, input, and discussions identified in ICE Policies 1.1 through 1.5.

OBJECTIVE 2

LEVEL OF SERVICE: BY THE YEAR 2001, THE COUNTY SHALL HAVE ESTABLISHED ITS SYSTEM TO COORDINATE LEVEL OF SERVICE STANDARDS WITH AGENCIES HAVING OPERATIONAL AND MAINTENANCE RESPONSIBILITY FOR SUCH FACILITIES. (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*)

POLICY 2.1: INTERGOVERNMENTAL COORDINATION ELEMENT ADVISORY (ICE) COMMITTEE REPRESENTATIVES FOR LOS DISCUSSIONS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The County shall include within the Intergovernmental Coordination Element Advisory (ICE) Committee membership an FDOT District #1 representative and a representative of any other agency having operational and maintenance responsibility for a facility which has a level of service standard established within the County's Plan. The County will invite any adjacent County to participate in the ICE Committee when LOS issues arise. The ICE Committee would then attempt to resolve the LOS issues.

POLICY 2.2: PROTOCOL FOR CHANGING LOS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The County will, prior to any proposed changes in its level of service standards, inform by letter all

agencies represented on its Intergovernmental Coordination Element Advisory (ICE) Committee of the proposed change, and convene a TAC ICE Committee meeting to discuss the implications of such a LOS change.

POLICY 2.3: RECIPROCITY PROTOCOL (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The County will, by letter, request all agencies represented on its ICE Committee to inform the County prior to any proposed changes in their level of service standards. When any change is proposed, the County will convene its ICE Committee to discuss the implications of such a change.

OBJECTIVE 3

PLANNING INFORMATION CLEARINGHOUSE: HIGHLANDS COUNTY SHALL CONTINUE TO PROVIDE RELEVANT PLANNING INFORMATION TO AFFECTED AGENCIES AND THE PUBLIC. (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*)

POLICY 3.1: PLAN DISTRIBUTION (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The County shall provide an amended copy of its adopted Comprehensive Plan, to all public libraries within the County, the municipalities of Sebring, Avon Park and Lake Placid, adjacent counties, the Highlands County School Board, the Highlands County Soil and Water Conservation District, Public Health Unit, Industrial Authority, other appropriate County independent districts, and the libraries of SWFWMD, SFWMD, CFRPC and FDOT District #1.

POLICY 3.2: LDRs GO TO LIBRARIES (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The County shall continue to provided a copy of its updated land development regulations to all public libraries within the County.

POLICY 3.3: INFORMATION EXCHANGE PROTOCOL (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The County shall continue the exchange of relevant planning data between the County and its municipalities, the Highlands County School Board, adjacent counties, and the SWFWMD, SFWMD, CFRPC, and FDOT District #1.

POLICY 3.4: PUBLIC SCHOOLS (*Ordinance # 96-29, CPA-95-013, November 26, 1996*) (*Amended by Ordinance No. 99-43, December 28, 1999, CPA-99-122LS*): It shall be the policy of the County to establish coordination mechanisms to ensure that the planning activities, services and facilities of the School Board are consistent with the County Comprehensive Plan. Key coordinating mechanisms shall include:

1. Providing growth projections and estimates to assist the School Board in its planning functions;
2. Coordinating major residential project reviews (pursuant to Chapters 163 and 235, Florida Statutes) to consider joint park/school site dedications to meet future demands; and,
3. Cooperating with the School Board in its efforts to study and implement innovative methods, including park/school site dedications and contributions, regarding ways of addressing infrastructure needs associated with the County's growth; and
4. Coordinating the location of schools proximate to urban residential areas to the extent possible and seek to collocate public facilities, such as parks, libraries and community centers, with schools to the extent possible.

OBJECTIVE 4

COORDINATE FACILITY PLANNING: HIGHLANDS COUNTY SHALL CONTINUE TO COORDINATE THE PROVISION OF FACILITIES AND SERVICES INHERENT IN ITS COMPREHENSIVE PLAN WITH OTHER GOVERNMENTAL AGENCIES, INCLUDING THOSE PROVIDING SERVICES, BUT NOT HAVING LAND USE REGULATORY POWERS. (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*)

POLICY 4.1: INTERLOCAL AGREEMENTS TO SUPPORT GROWTH (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*) (*Amended by Ordinance 94-16; CPA Case 94-005*): During the Planning Period, the County, in order to implement its system of growth management, shall establish a system to actively work with the following agencies to coordinate the timely provisions of facilities and services to growth areas. Where applicable, the County will enter into interlocal agreements with the entity providing facilities and services. Where applicable, the interlocal agreements will define the extent, timing, and size of the extension of central potable water and sanitary sewer facilities to the County's commercial areas and/or residential subdivisions.

<u>Municipality/Agency</u>	<u>Coordination Areas</u>
Sebring, Avon Park, & Lake Placid	Sewer, water, drainage, recreation, and transportation
FDOT	Transportation
School Board	Schools
Potential Providers including Private	Facilities and Services

POLICY 4.2: (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): **RESERVED**

POLICY 4.3: DOCUMENTS STEWARD FOR INTERLOCAL AGREEMENTS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The County Clerk of Courts shall provide an easily accessible system for listing and maintaining all records of intergovernmental agreements entered into by the County.

POLICY 4.4: PLANNING DIRECTOR'S FORUM: If the Central Florida Regional Planning Council establishes a Planning Council Planning Director's forum where current issues are discussed, and information is exchanged among County and municipal planning agencies, the County shall participate.

POLICY 4.5: INTERGOVERNMENTAL COORDINATION WITH CITIES (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The County shall continue meeting with the governing bodies of each municipality to discuss current County planning issues and other issues.

POLICY 4.6: MEETINGS WITH AGENCIES (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): During the Planning Period, the Board of County Commissioners shall continue meetings during which methods of improving intergovernmental coordination will be discussed. Representatives of the following agencies will continue to be invited to attend:

Sebring, Avon Park, Lake Placid, SFWMD, SWFWMD, CFRPC, HCSWCD, DOT (District #1), FDHRS, Independent Districts, DEP (Highlands Hammock), HCIA, DOD (Bombing Range), HCSB.

POLICY 4.7: ANNEXATION PROTOCOL (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The County shall, by letter, annually request the municipalities of Sebring, Avon Park and Lake Placid to inform the County, in a timely manner, of any proposed annexations which the municipalities anticipate.

POLICY 4.8: ROLE FOR UTILITIES (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The County's ICE Committee will include, when necessary the electric utility firms providing service to the County, in all discussions involving intergovernmental coordination.

POLICY 4.9: DRI REVIEW (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The County will continue to actively participate in the CFRPC's Development of Regional Impact "Plans Review Committee." The County shall continue to review and comment on DRIs under F.S. 380 for consistency with the Comprehensive Plan and Local issues.

OBJECTIVE 5

CONFLICT RESOLUTION STRATEGY: THE COUNTY SHALL ATTEMPT TO RESOLVE CONFLICTS THROUGH INCREASED INTERGOVERNMENTAL COORDINATION. (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*)

POLICY 5.1: CONFLICT RESOLUTION POLICY *Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):*

A. The County shall attempt to resolve intergovernmental coordination conflict through the ICE Committee. Where a conflict occurs adjacent to a municipality or independent district, or bordering an adjacent county, a representative of the local government unit will be requested to appoint a representative to the Committee. Where special expertise (i.e., water management, et cetera.) is the subject of conflict, the appropriate agency will be requested to appoint a representative to the committee. The aggrieved entity will automatically become a member of the committee. *(Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER)*

B. The ICE Committee will attempt to resolve the conflict. If the conflict is not resolvable by the Committee, a record of the proceedings, with a summary of the complaint, issues and potential solutions discussed by the committee will be forwarded to the Central Florida Regional Planning Council for inclusion in its mediation process, pursuant to Section 186.509, Florida Statutes.

C. Pursuant to FAC 9J-5.015 (4) (b)3. Highlands County must respond in writing to any petition or grievance filed to the Intergovernmental Coordination Committee, indicating willingness to participate in the dispute resolution process within fifteen (15) days of receipt of said petition or grievance. The written response will include the status of the development order and the expected date of issuance of the development order at issue.

POLICY 5.2: ANNEXATION INTERGOVERNMENTAL COORDINATION *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):* The County shall, use the ICE Committee to resolve any annexation conflicts that might arise. Three subcommittees of the ICE Committee would thus be formed, one for each municipality. Composition of each subcommittee is to be agreed upon at the time of its formation. The subcommittee so formed will attempt to resolve any annexation conflicts which arise between the subject municipality and the County.

OBJECTIVE 6

REGULATORY JURISDICTION: HIGHLANDS COUNTY SHALL NOT BE REQUIRED TO UNDERTAKE ANY REGULATORY RESPONSIBILITY IN, OR ON BEHALF OF, ANY OTHER AGENCY OF GOVERNMENT UNLESS THE RESPONSIBLE AGENCY TOTALLY RELINQUISHES THAT RESPONSIBILITY TO THE COUNTY *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER).*

POLICY 6.1: PROTOCOL FOR ACCEPTING REGULATORY JURISDICTION *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):* Highlands County shall not be required to undertake regulatory responsibility where such responsibility is already assigned by statute, rule, memorandum of agreement, or otherwise to another agency of government, unless that undertaking is fully funded by the entity to whom the responsibility is legally assigned.

OBJECTIVE 7

JOINT PROCESS FOR POPULATION PROJECTIONS *(Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER)* COORDINATE WITH THE CITIES, TOWN OF LAKE PLACID AND SCHOOL BOARD THE DEVELOPMENT OF COUNTY-WIDE POPULATION PROJECTIONS. *(Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER)*

POLICY 7.1: *(Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER):* The County will review the draft population projections and consider using them in the Comprehensive Plan.

POLICY 7.2: (Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER): The County will forward the population projections used in its Comprehensive Plan to the School Board so they can consider projected growth and development as it relates to the future need for schools in the School Board's 5, 10 and 20 year facility plans.

OBJECTIVE 8

LOCALLY UNWANTED LAND USES: IDENTIFY AND DESCRIBE JOINT PROCESSES FOR COLLABORATIVE PLANNING ON LOCALLY UNWANTED LAND USES. (Adopted by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER)

POLICY 8.1: The County will conduct a review of its permitted uses and of its location standards to determine whether conflicts exist between its regulations and neighboring jurisdiction regulations, what can be done to resolve any conflicts found, and any improvement in the effectiveness or efficiency to be gained through a county-wide approach that would be more uniform in their application.

POLICY 8.2: The County will coordinate through the ICE Committee the development, review, and recommendation of efficient guidelines to coordinate the location of locally unwanted land uses.

OBJECTIVE 9

JOINT PLANNING AREAS: AS PROVIDED UNDER THE AUTHORITY OF SECTION 163.3171 FLORIDA STATUTES, HIGHLANDS COUNTY SHALL, IN CONJUNCTION WITH THE CITIES OF AVON PARK, SEBRING AND THE TOWN OF LAKE PLACID, ESTABLISH AND IMPLEMENT JOINT MUNICIPAL PLANNING AREAS THROUGH INTERLOCAL AGREEMENTS. (Adopted by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER)

POLICY 9.1: The County will coordinate with the Cities of Avon Park, Sebring and the Town of Lake Placid, and other jurisdictions as appropriate, to establish a joint planning process and delineate the direction and extent of municipal growth for the purpose on ensuring adequate, efficient and equitable provision of needed services for the planning period by October 1, 2001.

POLICY 9.2: Highlands County shall establish joint planning areas with Cities of Avon Park, Sebring and the Town of Lake Placid that appears on the County's *Future Land Use Map*, and shall develop an interlocal agreement for planning within the area, and for the exclusive provision of water and sewer service to all development therein, by October 1, 2001.

POLICY 9.3: When establishing boundaries for joint municipal planning areas, Highlands County and the municipalities shall, at a minimum, consider previously established planning area boundaries, municipal and county infrastructure service areas, existing and planned jurisdiction lines, and local comprehensive plans.

POLICY 9.4: Subsequent to establishing an interlocal agreement and as long as it remains in effect, the following provisions shall apply to the unincorporated area located within an established municipal planning area:

- A. An amendment to the applicable municipal comprehensive plan shall be required in order to include such unincorporated areas within the municipal plan.
- B. The Highlands County Comprehensive Plan and implementing land development regulations shall remain in effect for all unincorporated areas. Upon annexation, the applicable local comprehensive plan and land development regulations shall be determined as follows:
 - 1) If Provision A. above has been accomplished, the municipal comprehensive plan and land development regulations shall take effect at the time of voluntary annexation subject to a determination by the Highlands County

Local Planning Agency that the requirements contained in the applicable interlocal agreement have been satisfied and subject to the completion of any subsequent final plan amendment action that may be required, or

The Highlands County Comprehensive Plan and land development regulations shall remain in effect until the municipality adopts a municipal plan amendment that includes the annexed area.

POLICY 9.5: Where mutual benefit is achieved, Highlands County shall actively pursue interactive and functional partnerships with the School Board of Highlands County, the South Florida Community College, and environmental organizations, in order to assist in meeting local environmental education needs.

OBJECTIVE 10

JOINT PROCESSES FOR SCHOOL SITTING: HIGHLANDS COUNTY AND THE SCHOOL BOARD WILL COORDINATE THE LOCATION OF NEW SCHOOL SITES. *(Adopted by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER)*

POLICY 10.1: The County will annually review the County School Board's plans for the siting of public schools within its jurisdiction for consistency with the Comprehensive Plan, both at the staff level and through public hearings for specific site plans. This will include the review of the 5, 10 and 20 year facility plans of the School Board, as well as responding as needed to site specific plans to locate new schools or expand existing schools. The County will review the School Board's annually updated 5 year School Plant Survey (5 year facility work program), 10 and 20 year facility work programs and coordinate those plans with the Comprehensive Plan.

POLICY 10.2: As per Chapter 235, F.S., at least 60 days prior to the purchase or leasing of property that may be used for a new or expanded public educational facility and where the proposed site is in or adjacent to the Cities of Avon Park, Sebring and the Town of Lake Placid, the County School Board shall notify the County of the location of the site. The County shall review the site as it relates to consistency with the Comprehensive Plan Future Land Use Element, including a preliminary analysis of the potential impacts to the public facilities. The County's review shall be given to the School Board within 45 days after receipt of their initial notification to the County.

POLICY 10.3: As per Chapter 235, F.S., the planning for new or expanded educational facilities must consider the effects of the location of public education facilities, including the feasibility of keeping central city facilities viable, in order to encourage central city redevelopment and the efficient use of infrastructure while discouraging urban sprawl. The County will encourage the collocation of public facilities of any kind, including parks, libraries, recreation opportunities and schools, when planning and reviewing a proposed site for a new or expanded educational facility.

POLICY 10.4: As per Chapter 235, F.S., if the proposed site for a new or expanded educational facility is consistent with the future land use policies and land use categories of the Comprehensive Plan, the County may not deny an application for such a facility but may impose reasonable development standards and conditions which consider the site plan and its adequacy related to environmental concerns, health, safety and welfare, and the effects on adjacent property.

OBJECTIVE 11

SOUTH FLORIDA COMMUNITY COLLEGE: HIGHLANDS COUNTY SHALL RECOGNIZE THE SOUTH FLORIDA COMMUNITY COLLEGE CAMPUS PLAN IN THE DEVELOPMENT AND IMPLEMENTATION OF THE HIGHLAND COUNTY COMPREHENSIVE PLAN. *(Adopted by Ordinance No. 00-23, Aug. 23, 2000, CPA-00-131LS, DCA No. 00-1ER)*

POLICY 11.1: As opportunities arise, Highlands County shall review proposed changes to the South Florida Community College Campus Plan for their potential impact on the County's Comprehensive Plan and any other County programs and activities.

OBJECTIVE 12

EFFECTIVE FUTURE PLANNING AND DEVELOPMENT OF THE PUBLIC SCHOOL SYSTEM: HIGHLANDS COUNTY, THE SCHOOL BOARD OF HIGHLANDS COUNTY, AND HIGHLANDS COUNTY'S MUNICIPALITIES WILL, THROUGH THE PROCEDURES ESTABLISHED IN THE "HIGHLANDS COUNTY INTERLOCAL AGREEMENT FOR COORDINATED PLANNING AND SCHOOL CONCURRENCY", MAINTAIN A COLLABORATIVE EFFORT IN THE JOINT PLANNING PROCESS TO EFFECTIVELY IMPLEMENT SCHOOL CONCURRENCY USING ACCURATE AND AGREED UPON SUPPORTING DATA AND ANALYSIS (Adopted by Ordinance No. 07-08-33, September 2, 2008).

POLICY 12.1: IMPLEMENTATION OF THE INTERLOCAL AGREEMENT (Adopted by Ordinance No. 07-08-33, September 2, 2008): Highlands County shall adhere to the "Highlands County Interlocal Agreement for Coordinated Planning and School Concurrency", as required by Section 1013.33, Florida Statutes, which establishes procedures for, among other things, coordination and sharing of information; planning processes; school siting procedures; site design and development plan review; and school concurrency implementation.

POLICY 12.2: JOINT MEETINGS (Adopted by Ordinance No. 07-08-33, September 2, 2008): The governing boards of the School District, the County, and the Municipalities shall have a joint workshop meeting once a year at a mutually agreed upon location. The joint sessions will be opportunities for representatives of the County Commission, the City or Town Councils, and the School Board to hear reports, set direction, discuss issues and policy, reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities.

POLICY 12.3: JOINT STAFF MEETINGS (Adopted by Ordinance No. 07-08-33, September 2, 2008): The Highlands County School Planning Technical Advisory Committee (SPTAC), as established by the "Highlands County Interlocal Agreement for Coordinated Planning and School Concurrency" shall be comprised of one representative from the School Board and County Commission, and one representative from each of the three Cities, along with the Business Operations Director of the School Board of Highlands County. The Committee shall meet at least semi-annually, but more often as necessary, and will hear reports and discuss issues concerning school concurrency.

POLICY 12.4: COORDINATION OF PUBLIC SCHOOL FACILITIES PLANNING WITH LAND USE PLANNING (Adopted by Ordinance No. 07-08-33, September 2, 2008): Highlands County, through the execution of its adopted Comprehensive Plan and a collaborative planning effort with the School District, shall notify the School Board of land use applications and development proposals that may affect student enrollment, enrollment projections, or school facilities.

POLICY 12.5: SCHOOL SITING (Adopted by Ordinance No. 07-08-33, September 2, 2008): Staff from Highlands County and the three municipalities will work with, and support, the School District staff in the planning and selection of school sites to be brought before the School Board for consideration. Staff must share and coordinate information related to existing and planned school facilities; proposals for development, redevelopment, or additional development; and infrastructure required to support the school facilities, concurrent with proposed development

POLICY 12.6: AMENDMENTS TO IMPACT FEES (Adopted by Ordinance No. 07-08-33, September 2, 2008): Highlands County shall coordinate with the School Board of Highlands County in its efforts to review and recommend amendments, as necessary, to the school impact fee ordinance, consistent with applicable law.

POLICY 12.7: EMERGENCY PREPAREDNESS (Adopted by Ordinance No. 07-08-33, September 2, 2008): Highlands County shall coordinate with local governments and the School Board of Highlands County on emergency preparedness issues which may include consideration of:

- A. Design and/or retrofit of public schools as emergency shelters;
- B. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes;

- C. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.

OBJECTIVE 13

POPULATION PROJECTION DATA: ESTABLISH A COLLABORATIVE EFFORT BETWEEN HIGHLANDS COUNTY, THE MUNICIPALITIES, AND THE SCHOOL BOARD OF HIGHLANDS COUNTY IN THE COLLECTION AND DISTRIBUTION OF DATA AND DECISION MAKING ON POPULATION PROJECTIONS (Adopted by Ordinance No. 07-08-33, September 2, 2008).

POLICY 13.1: POPULATION PROJECTIONS AND DEVELOPMENT TRENDS (Adopted by Ordinance No. 07-08-33, September 2, 2008): The County shall provide the School District with its Comprehensive Plan, and provide updated development data and population projections on an ongoing basis to facilitate development of school enrollment projections. The County shall coordinate its Comprehensive Plan and the Future Land Use Map Series with the School District's long range facilities maps to ensure consistency and compatibility with the provisions of this element, and ensure that the development of school facilities are concurrent with residential development.

POLICY 13.2: POPULATION PROJECTION METHODOLOGY (Adopted by Ordinance No. 07-08-33, September 2, 2008): Highlands County shall provide population projections to the School District and municipalities. County Staff will also continue to work with the School District and the municipalities to improve the population projection methodology and enhance coordination among the plans of the School District and municipalities.

PRINCIPLES AND GUIDELINES

(Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER):

Principles and guidelines are provided to facilitate coordination with other units of government and to serve to reinforce the goals, objectives and policies of the Intergovernmental Coordination Element.

PRINCIPLE A: In order to maximize intergovernmental coordination, organizations designed to promote coordination and cooperation among all levels of government should be established and actively supported.

Guidelines:

- a. Increase the general public's understanding of and support for the establishment of coordinative organizations and activities.
- b. Explore all possible funding sources which may be utilized for the establishment and support of coordinative organizations and activities.
- c. Attempt to formally establish the roles and responsibilities of all participating government entities.

PRINCIPLE B: The establishment and refinement of procedures designed to enhance intergovernmental coordination should be a continuous and flexible process.

Guidelines:

- a. Reevaluate, on a periodic basis, all established procedures intended to promote intergovernmental coordination among all levels of government.
- b. Encourage the establishment of and support procedures which enhance intergovernmental coordination.

- c. Provide continuous support to coordinative organizations with regard to improving and implementing their operating procedures.
- d. Evaluate existing coordinative procedures in relation to their effectiveness at promoting adopted goals and objectives.
- e. Improve or abolish those operating procedures which are not or have not been highly effective.

PRINCIPLE C: Effective intergovernmental coordination mandates the active participation of all affected government entities on matters which transcend jurisdictional boundaries.

Guidelines:

- a. Strive to maximize intergovernmental coordination and cooperation among federal, state and local government entities.
- b. Participate, to the greatest possible extent, in intergovernmental coordination activities and organizations.
- c. Promote among all public and private citizens an awareness of and an appreciation for intergovernmental coordination.
- d. Promote the coordination of programs and activities which are of mutual concern and benefit in order to reduce procedural fragmentation and duplication of effort.
- e. Evaluate the potential impacts proposed programs and activities may have on adjacent government entities before actively pursuing implementation.

PRINCIPLE D: Technical and policy coordination prior to plan or program development reduces those conflicts which may arise during implementation and contributes to greater operational efficiency.

Guidelines:

- a. Encourage coordination and communication among the general public, the elected officials and the professional staff of all government entities with respect to current and/or future programs and activities.
- b. Increase the general public's understanding of and support for policy planning on the federal, state and local level.
- c. Encourage discussions aimed at resolving current or potential areas of disagreement which pertain to existing and/or proposed technical standards and policies.
- d. Establish and support technical advisory committees which are responsible for promoting uniform technical standards and policies.
- e. Provide technical assistance to and exchange information with other government entities on matters of mutual concern.

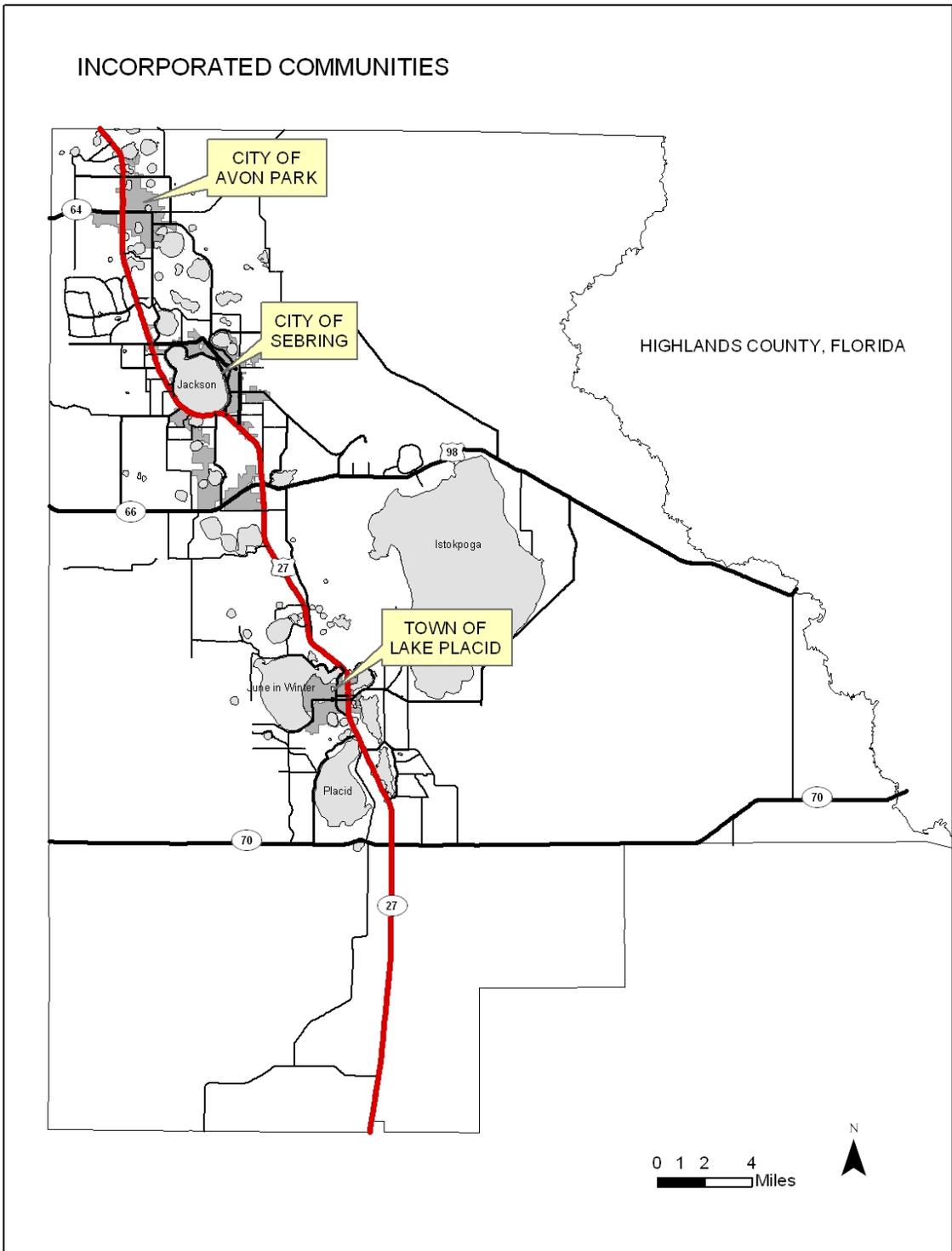
PRINCIPLE E: The continuous dissemination of information pertaining to current and/or future programs and activities, especially those related to comprehensive planning, is essential for meaningful intergovernmental coordination.

Guidelines:

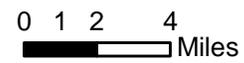
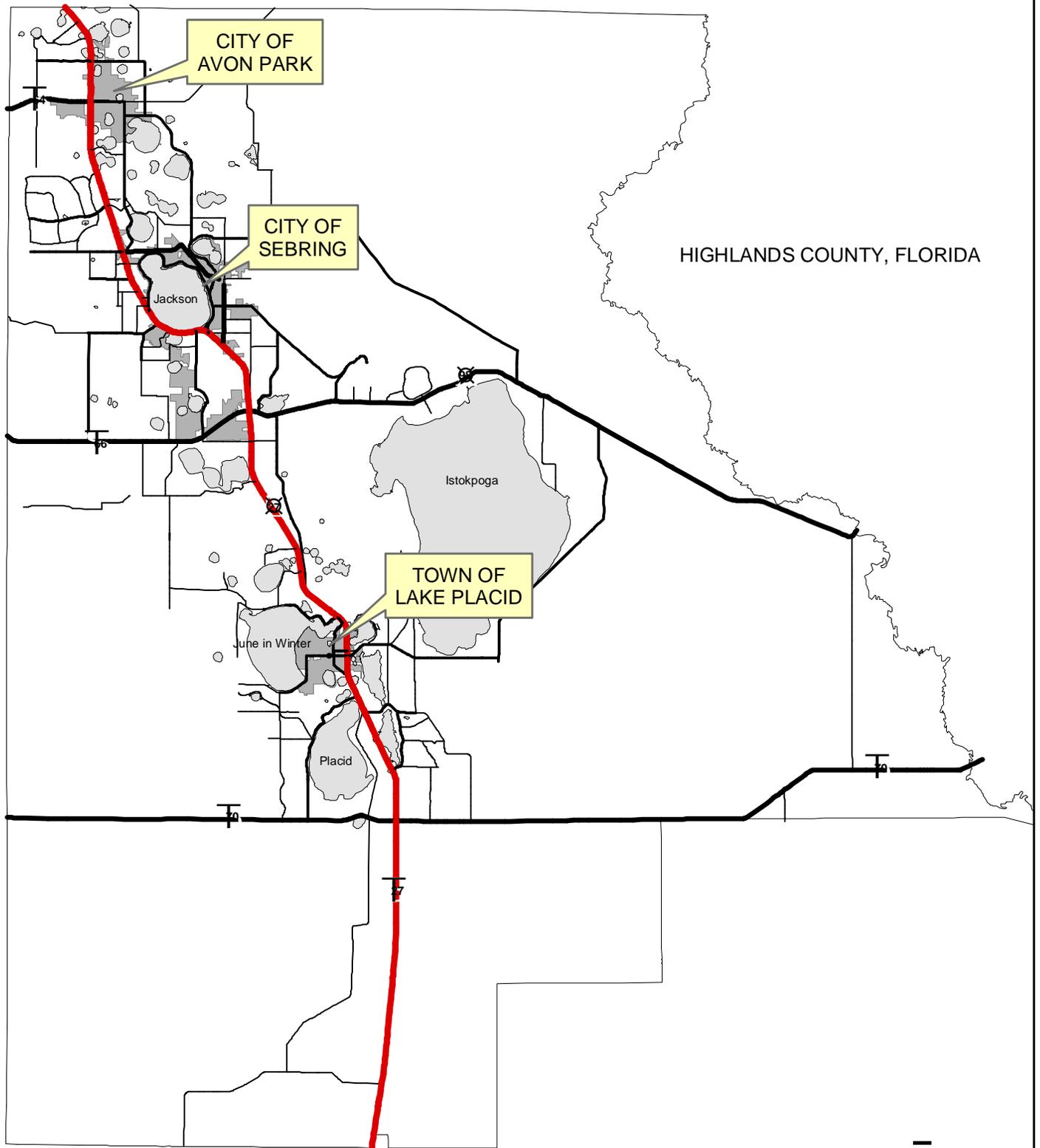
- a. To every extent possible, the comprehensive plan and elements thereof shall be consistent with those of state, regional and other local government entities.

- b. Transmit all comprehensive plan elements and other relevant documents for review and comment prior to their adoption and implementation.
- c. Notify and offer an opportunity for comment to all government entities which might be affected by proposed and/or revised programs and activities.
- d. Consider all comments received by affected/concerned government entities pertaining to transmitted comprehensive plan elements or other relevant documents.
- e. Consider the programs and activities of surrounding jurisdictions before making decisions which may have multi-jurisdictional effects.

INCORPORATED COMMUNITIES



INCORPORATED COMMUNITIES



The seal of Highland County, Florida, is a circular emblem. It features a central yellow circle containing a map of Florida in pink, with a white arrow pointing from the state towards the bottom right. To the left of the map are three red tomatoes with green leaves. The outer ring of the seal is light blue and contains the text "COUNTY OF HIGHLAND" at the top and "STATE OF FLORIDA" at the bottom in a light pink font.

**Economic Development
Element
(EDE)**

ECONOMIC DEVELOPMENT ELEMENT

GOAL

CREATE AND SUPPORT A DIVERSE ECONOMY IN HIGHLANDS COUNTY THAT IS CONDUCTIVE TO THE PROSPERITY OF ALL RESIDENTS BY OPTIMIZING THE MOST DESIRABLE OPPORTUNITIES FOR ECONOMIC EXPANSION, BETTER JOBS, AND REVENUE GROWTH DURING THE 1998 - 2010 PLANNING PERIOD. *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)*

ECONOMIC DEVELOPMENT ELEMENT TABLE OF CONTENTS	PAGE #
OBJECTIVE 1: MISSION STATEMENT FOR THE INDUSTRIAL DEVELOPMENT AUTHORITY	EDE-1
OBJECTIVE 2: MAINTAIN AND ENHANCE THE ECONOMIC BASE AND RETAIN AND CREATE NEW JOBS	EDE-2
OBJECTIVE 3: EDUCATION AND TRAINING	EDE-5

OBJECTIVE 1

MISSION STATEMENT FOR THE INDUSTRIAL DEVELOPMENT AUTHORITY: BEGINNING FY93-94, THE INDUSTRIAL DEVELOPMENT AUTHORITY SHALL ADMINISTER ECONOMIC DEVELOPMENT PROGRAMS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSE OF EXPANDING AND DIVERSIFYING THE COUNTY'S TAX BASE. *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)*

POLICY 1.1: RELATIONSHIP BETWEEN THE INDUSTRIAL DEVELOPMENT AUTHORITY AND THE COUNTY *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):*

A. In addition to its statutory authorities and responsibilities, the Industrial Development Authority (IDA) shall be the County's official liaison between the Board of County Commissioners and the local business community on matters which foster and promote economic growth and diversity in Highlands County. In this relationship, the IDA's primary role shall be to provide counsel, advice, guidance, and assistance to County staff and the Board of County Commissioners on strategic economic planning and local economic issues, on the economic climate and job profile in the County, and on actions taken to implement the Comprehensive Plan. The IDA's mission shall encompass the following areas of responsibility:

1. Targeting and recruiting desirable businesses;
2. Enhancing job opportunities;
3. Promoting commerce;
4. Obtaining and distributing information that profiles local economic sectors;
5. Formulating public and private partnerships to secure the benefits of desirable economic growth; and,
6. Recommending courses of action or measures related to the above.

B. In order to accomplish the mission statement of Policy 1.1, the Industrial Development Authority shall undertake a "Program of Work" that includes activities and measures that involve the Goal and each objective and portion of this Element and to recommend amendments to the Economic Element pursuant to Section 163.3187, F.S.

C. The Board of County Commissioners may from time to time review, redefine, modify, expand, or diminish the role of the IDA or may assign additional tasks or missions to the IDA. The Board of County Commissioners will consider the funding of programs contained in this Element and of the IDA and allocate appropriate funding according to available revenues and prioritized needs, as determined by the Board of County Commissioners.

D. The County Administrator shall instruct the appropriate County Department Directors to conduct and implement the programs and plans contained in the Element within the established time frames.

POLICY 1.2: ANNUAL PROGRESS REPORT (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):

A. Within 30 days of the end of each fiscal year, the Industrial Development Authority shall present an Annual Report to the Board of County Commissioners which summarizes the year's activities and the status of all objectives and policies in this element and each project under the stewardship of the Authority.

B. At the beginning of each fiscal year and not later than the third week of November, the IDA will hold a planning retreat to develop a Program of Work for the fiscal year. The completed Program of Work will be presented to the Board of County Commissioners no later than the second week of December and will describe priorities which the IDA recommends for undertaking during the forthcoming fiscal year. Upon confirmation by the Board of County Commissioners, these priorities will be undertaken by the IDA.

POLICY 1.3: MAINTAIN APPROPRIATE STAFFING AND BUDGET: In consideration of its mission statement and ongoing responsibilities under Economic Policy 1.1, the Board of County Commissioners shall take appropriate steps each fiscal year to provide the financial and staff support that will be necessary to accomplish the Annual Program of Work and the other requirements of this Element.

POLICY 1.4: FUNDING ALTERNATIVES FOR THE PROGRAM OF WORK: It shall be the responsibility of the Industrial Development Authority to explore alternate funding mechanisms to carry out the Program of Work and to present these alternatives in their annual report to the Board of County Commissioners. Among the sources of funds that may be analyzed to pay for the items in the Program of Work are non ad valorem taxes, grants, user fees, millage increase pursuant to Section 159.48, F.S., in-kind services, increases in licensing fees, and implementation of the Tourist Development Act.

OBJECTIVE 2

MAINTAIN AND ENHANCE THE ECONOMIC BASE AND RETAIN AND CREATE NEW JOBS: (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER) MAINTAIN AND ENHANCE THE ECONOMIC BASE AND RETAIN AND CREATE NEW JOBS BY SUPPORTING AND RETAINING EXISTING BUSINESS, PROMOTING EXISTING BUSINESS EXPANSION, AND RECRUITING APPROPRIATE BUSINESSES AND INDUSTRIES. (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)

POLICY 2.1: DIVERSIFY THE ECONOMY (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER): It shall be the policy of Highlands County, through the IDA, to continue establishing and maintaining programs identified in this Objective that diversify the economy to mitigate the impact of any significant economic downturns. Industries shall be identified and targeted (as described in Economic Policy 2.13) which are sensitive to the County's environment and natural resources, and offer wages at or above the County median average income.

POLICY 2.2: TARGETS FOR GROWTH (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER): The County, through the IDA shall maintain programs and develop new programs which:

A. Support existing businesses and their expansion and shall recruit new business, both of which are sensitive to the County's environment and natural resources in order to achieve a net growth rate of an average of two per cent per year for the business sector.

B. Expand and enhance the County's existing economic base and assist existing companies in expansion efforts in order to create a minimum of 20 new jobs annually.

C. Assist the location of new companies in order to create a minimum of 30 new jobs annually.

POLICY 2.3 ECONOMIC DEVELOPMENT STRATEGY (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):

A. An Economic Development Strategy shall be prepared for Highlands County which establishes actions that will be undertaken by the County to establish a stable revenue stream for the planning period. The Economic Development Strategy will incorporate measures to:

1. Provide incentives for local entrepreneurship and job creation by the expansion of local business;
2. Promote economic diversity and self-sufficiency by expanding the tax base with targeted businesses recruitment; and,
3. Enhance employment options and labor force skills.

B. As a means to accomplish this task coordination shall occur between the Office of Management and Budget, the Planning Department, and the Industrial Development Authority.

C. Upon completion of the Economic Development Strategy, the Industrial Development Authority shall explore avenues for cooperative and active partnerships between local citizens, private business, and public school systems in an effort to provide education and training programs that are geared to the skill requirements of targeted businesses.

D. The Economic Development Strategy shall be updated concurrently with the statutory scheduled Evaluation and Appraisal Report (EAR) for the Comprehensive Plan. *(Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER)*

POLICY 2.4 BUSINESS RETENTION SURVEY *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)*: The Industrial Development Authority shall establish and maintain an organized network for measuring community business needs and concerns through completion of a Business Retention Survey. The survey shall be updated at least every six years.

POLICY 2.5: INFORMATION RESOURCES AND ECONOMIC DATA BASE *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)*:

A. Upon adoption, the Industrial Development Authority shall begin the creation of databases to establish an information network that will provide financial and technical assistance information, seminar and activity schedules, and an inventory of industrial and commercial sites that are available in the County.

B. In order to use this data base as a marketing tool for recruiting businesses into Highlands County, the Industrial Development Authority shall:

1. Supplement this information base with economic and demographic profiles about Highlands County; and,
2. Introduce a methodology into the Economic Base Study for analyzing the impacts of commercial and industrial relocation both into and from Highlands County.

C. The Industrial Development Authority shall promote the existence of these informational tools to the extent that relocating and expanding businesses across the nation are aware of the business climate and resources in Highlands County.

D. The Industrial Development Authority shall make available to the public and prospective businesses the following documents:

- a directory of local manufacturers and businesses in Highlands County;
- a directory of major employers and occupations in Highlands County;
- a directory of State, County, and City regulatory authorities;
- a directory of financial institutions doing business in Highlands County; and,
- a directory of utility companies operating in Highlands County.

POLICY 2.6: ENCOURAGE INTERNATIONAL TRADE *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)*: The IDA shall continue programs and develop new programs that encourage and assist existing businesses in the expansion of their market through international trade, and market for international trade and reverse investment opportunities.

POLICY 2.7: ENCOURAGE TOURISM (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER): The IDA shall assist the Tourist Development Council and the Convention and Visitor's Bureau in the promotion of tourism in Highlands County as measured by the industry's investment in the County, the taxes generated by tourists for the County, and then number of persons employed within the industry.

POLICY 2.8: ENCOURAGE THE FILM INDUSTRY (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER): The IDA shall assist the Highlands County Film Commission to recruit film production in the County.

POLICY 2.9: IDENTIFY GROWTH BUSINESSES (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):

A. The Industrial Development Authority shall, as part of its Annual Report to the Board of County Commissioners, identify key businesses or groups of businesses in the local economy that are poised for stable and beneficial growth. Attention shall be given to identifying those key businesses or groups of businesses which are related to commerce currently located within the County (i.e. filling backward linkages in sectors such as warehousing and distribution, medical care, recreation industries, and agricultural supports).

B. The Industrial Development Authority shall continue to update the Economic Base Study of Highlands County when necessary but not less than every six years, identifying appropriate industries for concentrated recruiting efforts. Preference will be given to business and service industries which meet Highlands County's long-term economic development needs, as defined by the Economic Development Strategy, and whose operations are compatible with the other elements of the Highlands County Comprehensive Plan.

POLICY 2.10: TARGET INDUSTRIES (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):

Based on the report described in Economic Policy 2.5.A, the IDA shall maintain in its Economic Development Strategy an updated list of target businesses and a six-year program to recruit such businesses into the County.

The Industrial Development Authority shall recommend an annual Target Industry List to the Board of County Commissioners as part of their annual Program of Work.

POLICY 2.11: BUSINESS EXPANSION INCENTIVES (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):

A. In connection with the Economic Development Strategy (Policy 2.5 above), the Industrial Development Authority shall develop a strategy to provide financial or in-kind incentives that will assist in the recruitment of new commerce and/or the support of existing commerce. Such strategies could provide for financial support, full or partial temporary tax or fee relief, manpower recruitment and training, facility planning and/or support and any other such items.

B. The Industrial Development Authority shall then present such strategies to the Board of County Commissioners for approval or modification; following which the approved strategies shall be implemented by the County.

POLICY 2.12: COUNTY TO FACILITATE RECRUITMENT OF TARGETED BUSINESSES AND INDUSTRIES (Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):

A. In order to ensure that Highlands County has enough industrial land with proper Comprehensive Plan Future Land Use Map (FLUM) categories, proper zoning, and adequate infrastructure for present and future development, the County, through the IDA or its agent, shall pursue acquiring adequate land for a publicly developed industrial park or industrial parks with adequate infrastructure. The target goal is to develop sufficient industrial sites to meet demand.

B. The IDA shall seek state or federal matching grants and use all other resources to establish the necessary infrastructure to make the public industrial park, referenced in Economic Policy 2.12, functional.

POLICY 2.13: ADDITIONAL PRIVATELY OWNED INDUSTRIAL LANDS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): In order to ensure that Highlands County has enough industrial land with proper FLUM categories and zoning and adequate infrastructure for present and future development, the County will encourage owners of property meeting the criteria of Future Land Use Policy 1.13 to apply for amendment(s) to the Future Land Use Map for the Industrial category and rezonings to Industrial. The target goal for the Planning Period will be determined on a case-by-case basis.

POLICY 2.14: STREAMLINED DEVELOPMENT REVIEW (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*):

A. The County will continue to review its development approval process to identify and eliminate any unnecessary impediments to a fast, effective, and efficient development review process within the County for all economic development projects.

B. The County will implement one stop shopping for all new development under the County's review in order to expedite the processing of economic development projects.

C. The County, through the IDA, will use the State of Florida Expedited Permitting Process to create a Fast Track Option for Critical Economic Development projects, as defined by Florida Statutes 403.973, when requested by the IDA.

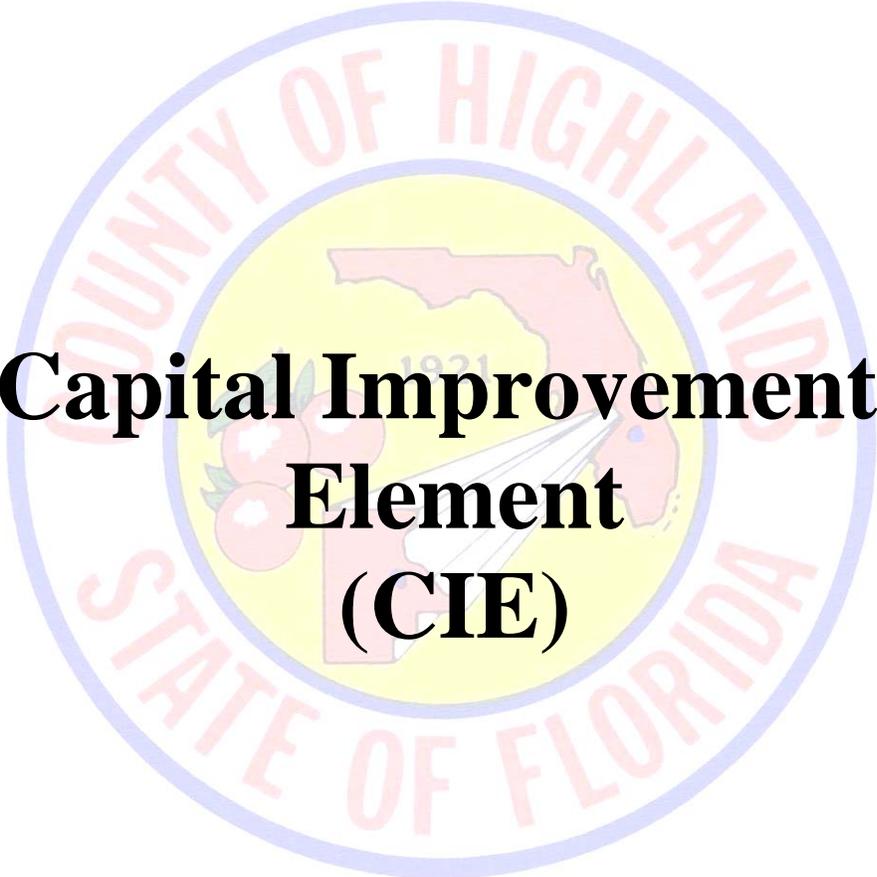
OBJECTIVE 3

EDUCATION AND TRAINING: THE INDUSTRIAL DEVELOPMENT AUTHORITY SHALL INITIATE PARTNERSHIPS WITH THE SOUTH FLORIDA COMMUNITY COLLEGE, THE HIGHLANDS COUNTY SCHOOL DISTRICT, LOCAL CHAMBERS OF COMMERCE, AND THE ECONOMIC DEVELOPMENT COMMISSION FOR THE PURPOSE OF PROVIDING EDUCATION AND TRAINING PROGRAMS THAT CONCENTRATE ON THE LABOR SKILLS NEEDED BY THE LOCAL BUSINESS COMMUNITY.

POLICY 3.1: BUSINESS SEMINARS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The Industrial Development Authority shall continue to conduct annual, publicized seminars to inform area businesses and residents of grants, loans, and other assistance available.

POLICY 3.2: SCHOOL-BASED ECONOMIC AWARENESS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The Industrial Development Authority will work in coordination with public schools and other institutions to incorporate basic economic awareness in public school curricula.

POLICY 3.3: VOCATIONAL TRAINING (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): During FY93-94 and at least every fourth year thereafter, the Industrial Development Authority will survey local business and prospective employers to identify their job skill and manpower needs. The County will encourage educational and other institutions to develop and implement training programs to meet those needs.

The seal of Highland County, Florida, is a circular emblem. It features a central yellow circle containing a map of Florida in pink, with the year '1921' above it. To the left of the map are three oranges. The outer ring of the seal is light blue and contains the text 'COUNTY OF HIGHLAND' at the top and 'STATE OF FLORIDA' at the bottom in pink capital letters.

**Capital Improvements
Element
(CIE)**

CAPITAL IMPROVEMENTS ELEMENT

GOAL

THE COUNTY SHALL PROVIDE ADEQUATE SERVICES AND FACILITIES IN A TIMELY AND EFFICIENT MANNER, WITHIN THE 1998 - 2010 PLANNING PERIOD. *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)*

CAPITAL IMPROVEMENTS ELEMENT TABLE OF CONTENTS	Page #
OBJECTIVE 1: CIP AND CIE FOR FACILITIES PLANNING	CIE-1
OBJECTIVE 2: OFFSETS FOR DEVELOPMENT IMPACTS	CIE-1
OBJECTIVE 3: CAPITAL IMPROVEMENTS TO SUPPORT GROWTH	CIE-2
OBJECTIVE 4: GROWTH TIED TO FISCAL RESOURCES AND CONCURRENCY	CIE-3
OBJECTIVE 5: CAPITAL IMPROVEMENTS PLANNING FOR PUBLIC SCHOOLS	CIE-6
OBJECTIVE 6: FUNDING SOURCES AND FACILITIES PROVISION	CIE-7
SUMMARY OF TEN -YEAR SCHEDULE OF CAPITAL IMPROVEMENTS	CIE-7
APPENDIX - IMPLEMENTATION OF CAPITAL IMPROVEMENTS ELEMENT	CIE-7
APPENDIX - ADMINISTRATIVE RULES FOR CONCURRENCY CLEARANCE	CIE-11

OBJECTIVE 1

CIP AND CIE FOR FACILITIES PLANNING: THE COUNTY SHALL UTILIZE ITS CAPITAL IMPROVEMENTS ELEMENT (CIE) AND 10 -YEAR CAPITAL IMPROVEMENTS PROGRAM (CIP) TO PROVIDE NEEDED FACILITIES, INCLUDING THOSE RELATED TO GROWTH, EXISTING DEFICIENCIES, AND REPLACEMENT.

POLICY 1.1: CAPITAL IMPROVEMENTS BUDGET: The County shall continue to adopt a capital budget as part of its annual budgeting process. The County will amend the Comprehensive Plan to adopt the 5 Year Capital Improvement Plan annually as a text amendment to the Capital Improvements Element.

POLICY 1.2: CAPITAL EQUIPMENT INVENTORY *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):* Within the Planning Period, each County department shall continue to maintain a listing and schedule of capital equipment and facilities showing each expected life and replacement date. The schedule is to be updated yearly and used to identify, and input to the CIP, the equipment and facilities whose replacement date has been reached.

POLICY 1.3: 10-YEAR CAPITAL IMPROVEMENTS PLANNING: Where financially feasible, the County shall include in its CIP all capital improvements identified in the Comprehensive Plan as needed within the 10-year time frame of the CIP.

POLICY 1.4: *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)* **RESERVED**

POLICY 1.5: TARGET AREAS FOR CAPITAL PROJECTS *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER):* The County shall prioritize its CIP and CIE projects to provide new public services and facilities to existing developed areas with diminished or deficient infrastructure.

OBJECTIVE 2

OFFSETS FOR DEVELOPMENT IMPACTS: THE COUNTY WILL CONTINUE TO EXAMINE METHODS TO ASSURE NEW DEVELOPMENT BEARS ITS PROPORTIONAL SHARE OF THE COST OF IMPROVEMENTS NECESSARY TO OFFSET THE IMPACTS IT GENERATES. *(Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER)*

POLICY 2.1: IMPACT FEE OPTION FOR PARKS AND ROADS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The County shall continue to examine the feasibility of assessing impact fees or a fee system which may include activity or user fees, in lieu of impact fees on new development for parks and roads. The County will, by January, 2008, adopt a new funding mechanism for transportation improvements.

POLICY 2.2: NEW DEVELOPMENT TO PAY FAIR SHARE (*Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER*): The County, through its development ordinances, shall not exact from new development more than its proportional share of the cost of improvements necessary to offset the impacts it generates. In the event that two or more projects are under development review during the same review period for Comprehensive Plan Amendments, Zoning changes or site plan approval, and the projects impact some or all of the same roadway links or intersections, a single traffic analysis will take into account the impacts from all development under review. The cost of the analysis shall be shared by the applicants, and the costs of any off-site transportation improvements shall be shared based on the proportion of the impacts generated by each development.

POLICY 2.3: GROWTH BASED ON AVAILABILITY OF INFRASTRUCTURE AND SERVICES: A public facility or service shall be determined as available for potable water, sanitary sewer, solid waste, and drainage if it meets any of the conditions "A through D" below. Park and recreation services or facilities and roads shall be determined as available if any of the below conditions "A through E" are met.

A. The facility or service is in place to serve a proposed development when the County's development order, permit, or development agreement is approved.

B. The County's development order, permit, or development agreement is approved subject to the condition that the facility or service will be in place when the impacts of the proposed development occurs.

C. The facility or service is under construction when the County's development order, permit, or development agreement is approved.

D. The facility or service is the subject of a binding executed construction contract which provides for the commencement of the actual construction of the required facility or the provision of the required service within one year of issuance of the County's development order permit; and if for roads, within 3 years. (*Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER*)

E. The facility or service is guaranteed by an enforceable Development Agreement which requires commencement of the actual construction of the facility or the provision of the service within one year of issuance of the County's development order or permit, and if for roads; within 3 years. (*Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER*)

OBJECTIVE 3

CAPITAL IMPROVEMENTS TO SUPPORT GROWTH: THE COUNTY SHALL MANAGE ITS FINANCES TO ENSURE THE PROVISION OF CAPITAL IMPROVEMENTS FOR PREVIOUSLY ISSUED DEVELOPMENT ORDERS, AND FUTURE DEVELOPMENT AND REDEVELOPMENT.

POLICY 3.1: SPECIAL BENEFITS DISTRICT OPTION: The County shall continue to use its special districts to provide local improvements where possible.

POLICY 3.2: PURSUE GRANT REVENUE OPTION: The County shall attempt to maximize its use of grants and other forms of assistance.

POLICY 3.3: PURSUE OTHER REVENUE OPTIONS: The County shall actively seek out and develop supplemental, continuing revenue sources, such as enterprise funds.

POLICY 3.4: DEBT MANAGEMENT: The County shall continue to manage its debt to conform to the requirements of the Florida Constitution and State Statutes, including F.S. 200.181.

POLICY 3.5: CONTINUED REVIEW OF TRANSPORTATION REVIEW: (*Amended by Ordinance No. 07-08-033, November 27, 2007, SSA*) Highlands County will monitor the capacity consumed by existing and new

developments and the capacity added by the roadway improvements on a network-wide basis. It is the intent of the County to require improvements from new development that will insure capacity consumed does not exceed capacity added on a facility and county-wide basis and that new growth pays a proportionate share of the costs of new capacity added to the transportation network. If capacity consumed exceeds the capacity added, the County will develop revenue policies and additional revenue sources necessary to insure that available capacity is not exceeded by capacity consumed.

OBJECTIVE 4

GROWTH TIED TO FISCAL RESOURCES AND CONCURRENCY: DEVELOPMENT ORDERS AND PERMIT ISSUANCE SHALL BE BASED UPON THE AVAILABILITY OF FACILITIES, THE LAND DEVELOPMENT REGULATIONS, AND THE FINANCIAL ABILITY OF THE COUNTY TO PROVIDE IMPROVEMENTS AS EXPRESSED IN THE CIP.

POLICY 4.1: LDRs FOR CONCURRENCY CLEARANCE (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*) (*Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER*): The County shall within the Plan Period, continue to use a "Concurrency Management System" to ensure that facilities and service needed to support development are available concurrent with the impacts of such development.

POLICY 4.2: LEVELS OF SERVICE DEFINED (*Amended by Ordinance 94-16; CPA Case 94-005*) (*Amended by Ordinance No. 00-23, Aug. 22, 2000, CPA-00-131LS, DCA No. 00-1ER*): The County shall utilize the following Level of Service standards (LOS) in assessing the ability of the County's infrastructure to support development:

TRANSPORTATION: Level of Service categories as follows:

Peak-Hour/Peak-Season Functional Classification	Level of Service
Principal Arterial -	C
Minor Arterial -	C
Major Collector -	C
Minor Collector -	C

DRAINAGE: Utilize the appropriate SWFWMD or SFWMD drainage procedures and methods to ensure that post-development run-off will not exceed pre-development run-off for at a minimum a 25-year/24-hour storm event, and that Best Management Practices shall be utilized to meet or exceed state water quality standards and the following minimum level of service standards.

New Development: (Refer to Infrastructure Policy 17.1)

SWFWMD LOS: 25-year/24-hour storm event (peak discharge; 25-year/24-hour)

SFWMD LOS: 25-year/24-hour storm even (peak discharge; 25-year/36-hour)

Existing Development: (Interim LOS)

10-year/24-hour storm event.

WATER SUPPLY: Potable water supply capacity to provide the following:

R/V Park	75 gpcd
Mobile Home Park	100 gpcd
Single-Family Subdivision or Multi-Family Development	120 gpcd

Storage capacity in combination with standby pumping capacity of at least 50% of the maximum daily system demand. Minimum water pressure for fire flows will be 20 lbs. per square inch with minimum flow capacity as follows:

Residential: 500 gallons per minute
 Commercial: 750 gallons per minute
 Industrial: 1,000 gallons per minute on the calculated fire flow rate based on a higher psi.

PARKS/RECREATION: Adequate recreation facilities to maintain a Countywide standard of 22.5 acres/1,000 population.

<u>Park Type</u>	<u>Standard Acres / 1,000/Pop.</u>
Modified Community	2.0
Urban District	0.5
Regional	20.0

SOLID WASTE: County landfill capacity to collect and dispose of at least 5.21 pounds per person/day solid waste.

SANITARY SEWER: Adequate sewer capacity to treat the following:

R/V Park	75 gpcd
Mobile Home Park	100 gpcd
Single-Family Subdivision or Multi-Family Development	120 gpcd

POLICY 4.3: FOCUS PUBLIC FACILITIES AND SERVICES ON EXISTING NEEDS: Upon adoption, the focus of CIP funding will be to provide facilities and services to concentrated centers of population within the County based on existing needs and projected demand.

POLICY 4.4: LOS STANDARDS ARE MANDATORY (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The County shall continue to implement land development regulations that require the denial of development permits which cause a reduction in levels of service for public facilities and services below the level of service standards adopted within the Comprehensive Plan.

POLICY 4.5: IMPACT MITIGATION OPTIONS (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): All of the cost for provision and expansion of facilities and services should be the responsibility of those benefitting. Dedications, construction of improvements, impact fees, or other funding alternatives may be required.

POLICY 4.6: SERVE DEVELOPING AREAS FIRST (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*): The County shall continue to act to discourage urban growth where existing or scheduled infrastructure, facilities, and services are inadequate to accommodate such growth. The County shall implement this intent by adoption and amendment of a Future Land Use Map wherein the land use pattern corresponds to the availability and potential extension of infrastructure, facilities, and services. In addition, the County shall establish, through its land development regulations, criteria for the establishment of services and facilities in the suburban neighborhoods and "rural village". In order to further discourage public services and facilities in outlying or inaccessible areas, the CIP and CIE shall include priority criteria.

POLICY 4.7: DEVELOPMENT ORDER FINDING: The provision and extension of public services and infrastructure shall be based primarily upon the Capital Improvements Element, and development orders and permits specifically conditioned on the availability of facilities and services necessary to serve the proposed development.

POLICY 4.8: CAPITAL PLANS TO ADDRESS RESOURCE IMPACTS: The County shall ensure that community services and facilities are planned and designed to minimize cost, maximize efficiency, and avoid significant impacts on the natural environment by requiring conformance with natural resource protection criteria to be adopted into the County's Land Development Regulations.

POLICY 4.9: FISCAL IMPACT STUDIES (*Amended by Ordinance No. 99-16, Aug. 3, 1999, CPA-99-085LS, 99-1ER*) (*Amended by Ordinance No. 99-43, December 28, 1999, CPA-99-122LS*):

A. All governmental decisions requiring the new expenditure of 2.5% of annual general revenue for any given undertaking of the County or public action which may have a significant bearing on the fiscal resources of the County or the business community, shall be studied for their fiscal impacts, unless waived by the Board of County Commissioners.

B. If the Board of County Commissioners requests a Fiscal Impact Study be conducted for an existing or proposed regulation - and - if from such Study it can be determined that significant negative impacts to the economy of Highlands County will result, the Board of County Commissioners shall schedule a public workshop to consider testimony from affected and interested parties about the economic or fiscal impact of the regulation. Prior to taking action at a public hearing, the Board of County Commissioners shall make a finding in the public record that consideration was given to such testimony and served as a basis for the pending action.

POLICY 4.10: DEVELOPMENT AGREEMENTS: (*Amended by Ordinance No. 07-08-033, November 27, 2007, SSA*) It is the intent of Highlands County to secure a strong commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources and reduce the economic cost of development. The County may secure assurance of responsibility for provision of public services and facilities through an executed Development Agreement.

A. A development agreement shall, at a minimum, include the following:

1. A legal description of the land subject to the agreement, and the names of its legal and equitable owners;
2. The duration of the agreement;
3. The development uses permitted on the land, including population densities, and building intensities and height.
4. A description of the public facilities that will service the development, including who shall provide such facilities, if needed, will be constructed; and a schedule to assure public facilities are available concurrent with the impacts of the development;
5. A description of any reservation or dedication of land for public purposes;
6. A description of all local development permits approved for the development of the land;
7. A finding that the development permitted or proposed is consistent with the local government's comprehensive plan and land development regulations;
8. A description of any conditions, terms, restrictions or other requirements determined to be necessary by the local government for the health, safety or welfare of its citizens; and
9. A statement indicating that the failure of the agreement to address a particular permit, condition, term or restriction shall not relieve the developer of the necessity of complying with the law governing the permitting requirements, conditions, terms or restriction.

B. A development agreement may provide that the entire development or any phase thereof be commenced or completed within a specified period of time.

C. The duration of the development agreement shall not exceed 10 years. It may be extended by mutual consent of Highlands County and the developer, subject to a public hearing.

D. Highlands County shall review land subject to a development agreement at least once every 12 months to determine if there has been demonstrated good faith compliance with the terms of the development agreement. For each annual review conducted during years 6 through 10 of the development agreement, the review shall be incorporated into a written report which shall be limited to the parties to the agreement and the state land planning agency. The report shall be limited to the information sufficient to determine the extent to which the parties are proceeding in good faith to comply with the terms of the development agreement. If the local government finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of the development agreement, the agreement may be revoked or modified by the local government.

E. A development agreement may be amended or canceled by mutual consent of the parties to the agreement or by their successors in interest.

F. Within 14 days after Highlands County enters into a development agreement, the County shall require recording of the agreement with the Highlands County Clerk. A copy of the recorded development agreement shall be submitted to the state land planning agency within 14 days after the agreement is recorded. A development agreement shall not be effective until it is properly recorded in the public records of Highlands County and until 30 days after having been received by the state land planning agency pursuant to this section. The burdens of the development agreement shall be binding upon, and the benefits of the agreement shall inure to, all successors in interest to the parties to the agreement.

G. If state or federal laws are enacted after the execution of a development agreement which are applicable to and preclude the parties' compliance with the terms of a development agreement, such agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws.

H. Any party, any aggrieved or adversely affected person as defined in §163.3215(2), F.S. or the state land planning agency may file an action for injunctive relief in Highlands County Circuit Court to enforce the terms of a development agreement or to challenge compliance of the agreement with the provisions of §163.3220 - §163.3243, F.S.

OBJECTIVE 5

CAPITAL IMPROVEMENTS PLANNING FOR PUBLIC SCHOOLS: ENSURE THAT EXISTING DEFICIENCIES AND FUTURE NEEDS ARE ADDRESSED CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOLS (*Amended by Ordinance No. 07-08-33, September 2, 2008*).

POLICY 5.1: SCHOOL DISTRICT OF HIGHLANDS COUNTY FINANCIALLY FEASIBLE FIVE-YEAR CAPITAL IMPROVEMENTS SCHEDULE (*Amended by Ordinance No. 07-08-33, September 2, 2008*):

Highlands County hereby incorporates by reference the School District of Highlands County Capital Improvements Schedule as found in the Data Inventory & Analysis of this Element and as included in the School Board of Highlands County's currently adopted School District Five Year District Facilities Work Program as adopted by the School Board of Highlands County on September 9, 2008, that includes school capacity sufficient to meet anticipated student demands projected by the County, in consultation with the School Board's projections of student enrollment based on the adopted Level of Service (LOS) standards for public schools.

POLICY 5.2: ADOPTED LEVEL OF SERVICE STANDARD FOR HIGHLANDS COUNTY PUBLIC SCHOOLS (*Amended by Ordinance No. 07-08-33, September 2, 2008*): The LOS of school enrollment is defined as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The LOS standard is the maximum level of school utilization that will be permitted in the Highlands County School District. The LOS shall be established for all school types within the Highlands County School District as: 100% of permanent FISH capacity.

POLICY 5.3: ANNUAL UPDATES TO THE CAPITAL IMPROVEMENT SCHEDULE FOR PUBLIC SCHOOL FACILITIES (*Amended by Ordinance No. 07-08-33, September 2, 2008*): Highlands County, in coordination with the School Board of Highlands County and Municipalities, shall annually update its tracking of public school facilities capital improvements by using the adopted School District Five-Year District Facilities Work Program including the School District of Highlands County Capital Improvements Schedule to ensure maintenance of a financially feasible capital improvements schedule and to ensure that LOS standards will continue to be achieved and maintained during the five (5) year planning period. Annual Program amendments shall include the addition of a new fifth year to the School District Five-Year District Facilities Work Program, updating of the School District of Highlands County Capital Improvements Schedule, coordinating the School District Five-Year District Facilities Work Program, with the plans for other local governments, and, as necessary, updates to the

Concurrency Service Area maps. The annual Program amendments shall ensure that the School District of Highlands County Capital Improvements Schedule continues to be financially feasible and that the LOS standards will continue to be achieved and maintained.

OBJECTIVE 6

FUNDING SOURCES AND FACILITIES PROVISION: SUPPORT SUPPLEMENTAL AND ALTERNATIVE SOURCES FOR SCHOOL CAPITAL FUNDING (*Amended by Ordinance No. 07-08-33, September 2, 2008*).

POLICY 6.1: ALTERNATIVE FUNDING STRATEGIES (*Amended by Ordinance No. 07-08-33, September 2, 2008*): Highlands County shall encourage the School Board of Highlands County to research and utilize alternative funding for school capital needs, including, but not limited to, capacity enhancement agreements, educational benefit units, and Community Development Districts.

POLICY 6.2: PUBLIC/PRIVATE PARTNERSHIPS (*Amended by Ordinance No. 07-08-33, September 2, 2008*): Highlands County shall coordinate with the School Board of Highlands County to encourage the private sector to identify and implement creative solutions, such as joint use facilities and alternative design, as well as requiring land dedication and requiring adequate school facilities in residential developments.

POLICY 6.3: SUPPORT FOR CREATIVE PARTNERSHIPS (*Amended by Ordinance No. 07-08-33, September 2, 2008*): Highlands County shall support the School Board of Highlands County by giving priority consideration for development approvals when property owners provide donation of site(s), reservation or sale of school sites at pre-development prices, construction of new facilities or renovations to existing facilities, and providing transportation alternatives.

HIGHLANDS COUNTY SUMMARY OF TEN -YEAR SCHEDULE OF CAPITAL IMPROVEMENTS, FISCAL YEARS SCHEDULED AND COST:

Found at the end of this Element.

IMPLEMENTATION OF CAPITAL IMPROVEMENTS ELEMENT

Highlands County presently employs a ten-year capital improvements program as an integral portion of its annual budgeting process. Thus, the recommendations within the CIE should be incorporated into the budget review process for the affected fiscal year.

Each year the County Budget Officer, as coordinator of the County's budgeting process, will meet with the County Development Services Director to review the CIP for consistency with the Capital Improvements Element and other CIP related policies of the Comprehensive Plan. Inconsistencies, carry-overs from previous fiscal years, priority directions from the Plan, and new project undertakings for Plan implementation will be brought to the attention of the Board of County Commissioners during the budget workshop cycle. In addition, the Development Services Director and Budget Officer will notify Departments of County government to any Plan directives which may impact their budget proposal for the affected fiscal year. To accomplish this level of internal coordination, the Board of County Commissioners will conduct budget workshops with Department Heads before they prepare their budget proposals. The purpose of these workshops will be to review the revenue picture and to establish consensus on the budget priorities for the forthcoming fiscal year. As a part of this process, County staff will examine the implementation measures called for by the Plan, assess their fiscal impacts, and advise the Board of County Commissioners on the following:

- * Updating, based on changes in expected population, revenue sources, unanticipated expenses, and completion of scheduled projects.
- * Consistency, both internal and to other comprehensive Plan elements.
- * Project prioritizing.
- * Means of meeting deficiencies, if any exist.
- * The effectiveness and fairness of the County's impact fee system, if such a system is adopted.

- * The progress of the County in securing financing and other assistance from other agencies to carry out the County's plan.
- * The progress of the private development community in meeting the requirements expressed within the Comprehensive Plan elements.
- * The County's ability to maintain adopted level of service standards.
- * The progress of the County in meeting its commitments within the Comprehensive Plan.
- * The effectiveness of the County's concurrency management system in promoting growth management within the County.
- * The progress of the County in implementing its "urban growth area" system, and directing growth to areas of higher levels of services and facilities.
- * The progress of the County in implementing intergovernmental coordination with other governmental agencies providing facilities and services within the County.

CONCURRENCY MANAGEMENT SYSTEM

The County's Concurrency Management System will provide the means for evaluating proposed development orders to ensure that the level of service standards adopted within the County's Comprehensive Plan are maintained, and that public facilities and services needed to support development are available concurrent with the impacts of such development pursuant to rule 9J-5.0055 FAR. In addition, the system will:

1. Include guidelines for interpreting and applying LOS standards to applications for development orders and permits, and for determining at what point in the process the test for concurrency must be met;
2. Indicate how the County will assess the demand placed on public facilities as well as the capacity of public facilities;
3. The means by which the County will monitor changes in the capacity of public facilities and LOS provided by the facilities; and,
4. Indicate that the County will reserve capacity in the public facilities necessary to serve proposed developments following approval of a development order, and such development order will include a time limit during which construction must commence, or the reserve capacity will be forfeited.

In order to ensure that all public facilities included within the County's Concurrency Management System are available concurrent with the impacts of development, a finding of level of service concurrency compliance shall be determined by the County during or before the final site plan, final subdivision plan, or building permit approval process. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements be in place concurrent with the impacts of the proposed development. If a development proposal cannot meet the test for concurrency, or fails to meet a condition of approval once it has commenced, then no additional development orders, permits, or Certificates of Occupancy may be issued. Where concurrency approval precedes final development order issuance, the County will enforce a schedule leading to final development order, and should the applicant fail to meet the schedule, the concurrency permit shall be deemed expired.

The County's land development regulations will specifically list the application requirements for development orders and permits that reflect the informational needs for the determination of concurrency, and application forms shall be developed accordingly.

The County Engineer shall administer the provision of the section and shall develop rules, forms, applications and fees, as may be required to implement the Concurrency Management System. In concert, the County's Planning, Zoning and Building Departments will be responsible in supporting the County Engineer for the following:

1. Maintaining an inventory of existing public facilities and capacities or deficiencies;
2. Determining concurrency of proposed development;
3. Cumulative record of the level of service allocation permitted by the approval of final development orders (or other development orders, if reservation of capacity is appropriate) for each referenced public facility; and,

4. Yearly reporting the status of all public facilities covered under this system to the Board of County Commissioners and Local Planning Agency, and recommending a schedule of improvements for those public facilities found to have existing deficiencies, or anticipated to have deficiencies in the near future.

CAPACITY AND LEVEL OF SERVICE INVENTORY

The County's Planning Department will collect, and make available to the public, information on the public facilities which have been assigned an LOS in the County's Comprehensive Plan. This information shall be available, in sufficient time for the Local Planning Agency and Board of County Commissioners to include their input to the County's yearly budgeting process, and updated each year.

INFORMATION BASE FOR CONCURRENCY MANAGEMENT

The Planning Department shall maintain the inventories necessary for the concurrency assessment of new development which should include the following inventories:

TRAFFIC CIRCULATION

1. The existing level of service measured by the average annual number of trips per day on a roadway link, and the peak hour trips as provided in the latest counts, taken by the County or the Florida Department of Transportation;
2. The adopted level of service standards for all roadway types;
3. The existing capacities or deficiencies of the roadway network;
4. The capacities reserved for approved but unbuilt development;
5. The projected capacities or deficiencies due to approved but unbuilt development;
6. The improvements to be made to the roadway network in the current fiscal year and future years by any approved developments, pursuant to previous development orders, and the impact of such improvements on the existing capacities or deficiencies; and,
7. The improvements to be made to the roadway network in the current fiscal year and future years by the County, the State of Florida Department of Transportation, or other public agency, and the impact of such improvements on the existing capacities or deficiencies.

SANITARY SEWER

1. The design and permitted capacity of the wastewater treatment facilities;
2. The current demand on the wastewater treatment facilities, including: the existing level of service standards, average month daily flow, peak month average daily flow, peak hour flow, the total number of persons within the service area, and equivalent dwelling unit ratios for non-residential use;
3. The adopted level of service standard for average daily flows per equivalent residential unit;
4. The existing deficiencies of the system, including estimates of infiltration rates;
5. The capacities reserved for approved but unbuilt development;
6. The projected capacities or deficiencies due to approved but unbuilt development;
7. The improvements to be made to the facility in the current fiscal year by any approved developments, pursuant to previous development orders, and the impact of such improvements on the existing capacities or deficiencies; and,
8. The improvements to be made to the facility in the current fiscal year by the system's owner/operator, and the impacts of such improvements on the existing capacities or deficiencies.

POTABLE WATER

1. The design and permitted capacity of potable water treatment facilities;
2. The current demand on potable water treatment facilities, including: the existing level of service, average number of gallons per day pumped, treated and sold to consumers per average month, peak month and peak hour, and the total number of persons within the service area and equivalent dwelling unit ratio for non-residential use;
3. The existing potable water storage capabilities of the water system;
4. The existing minimum water pressure;
5. The adopted level of service standards for the potable water facility components;

6. The existing capacities or deficiencies of the system;
7. The capacities reserved for approved but unbuilt development;
8. The improvements to be made to the facility in the current fiscal year by any approved developments, pursuant to previous development orders, and the impact of such improvements on the existing capacities or deficiencies; and,
9. The improvements to be made to the facility in the current fiscal year by the system's owner/operator, and the impact of such improvements on the existing capacities or deficiencies.

SOLID WASTE DISPOSAL

1. The design capacity of solid waste disposal facilities;
2. The existing level of service measured by the number of persons served;
3. The adopted level of service standard for solid waste; the capacities reserved for approved but unbuilt development;
4. The projected capacities or deficiencies due to approved but unbuilt development; and,
5. The improvements to be made to the system in the current fiscal year and future years by any approved developments, pursuant to the previous development orders, and the impact of such improvements on the existing capacities or deficiencies.

STORMWATER DRAINAGE

1. The existing level of service measured by storm event as required by the appropriate (South or Southwest Florida Water Management) district; and,
2. The adopted level of service standard for storm drainage.

RECREATION AND OPEN SPACE

1. The existing acreage of park land as defined in the Recreation and Open Space Element of this plan;
2. The existing level of service measured by the number of acres of park land available per 1,000 residents of the County, based on an inventory of park lands in the County and the population of the County;
3. The existing capacities or deficiencies of the recreation facility system;
4. The capacities reserved for approved but unbuilt development;
5. The projected capacities or deficiencies as a result of approved but unbuilt development;
6. The improvements to be made to the park system in the current fiscal year and future years by any approved developments, pursuant to previous development orders, and the impact of such improvements on the existing capacities or deficiencies; and,
7. The improvements to be made to the park system in the current fiscal year and future years by the County or other public agencies, and the impact of such improvements on the existing capacities or deficiencies.

CONCURRENCY ASSESSMENT PARAGRAPH *(Amended by Ordinance 94-16; CPA Case 94-005)*

In concert, the County's Planning, Zoning, and Building Departments will be responsible for determining concurrency for all applications for development orders for final site plans and/or final subdivision plans, and for earlier concurrency determinations where this has been requested by the applicant. When reviewing applications for such development orders, the departments shall perform a concurrency assessment to ensure that public facilities are available concurrent with the impact of the proposed development. To conduct the assessment, the previous inventory shall be used as a base for the establishment of existing conditions. The capability of existing public facilities to service new development shall then be determined by using the concurrency assessment. Finally, a determination of concurrency shall be made. Such determination may include conditions of approval which are deemed necessary for concurrency to be ensured.

A public facility or service shall be determined as available for potable water, sanitary sewer, solid waste, and drainage if it meets any of the conditions "1 through 4" below. Park and recreation services or facilities and roads shall be determined as available if any of the below conditions "1 through 5" are met.

1. The facility or service is in place to serve a proposed development when the County's development order, permit, or development agreement is approved.
2. The County's development order, permit, or development agreement is approved subject to the condition that the facility or service will be in place when the impacts of the proposed development occurs.
3. The facility or service is under construction when the County's development order, permit, or development agreement is approved.
4. The facility or service is the subject of a binding executed construction contract which provides for the commencement of the actual construction of the required facility or the provision of the required service within one year of issuance of the County's development order permit.
5. The facility or service is guaranteed by an enforceable Development Agreement which requires commencement of the actual construction of the facility or the provision of the service within one year of issuance of the County's development order or permit.

The adopted level of service standards shall be the acceptable standards with which all proposed new development shall comply.

FACILITIES REPORTING

Each year, the County's Development Services Director and County Engineer shall report the information base to the Local Planning Agency and Board of County Commissioners. The report shall also include the degree of any deficiencies, and a summary of the impacts the deficiency(s) will have on the approval of development orders. The Development Services Director and County Engineer shall then recommend a schedule of improvements necessary to prevent reduction in the County's adopted LOS.

ADMINISTRATIVE RULES FOR CONCURRENCY CLEARANCE

EXISTING DEFICIENCIES

No development shall be approved which will impact a facility which is currently deficient unless the facility is required to be improved in the current fiscal year pursuant to a previous development order or permit. Any needed improvements shall be completed prior to the projected impacts of the proposed development.

APPROVED IMPACTS

The impacts of new development shall be assessed against the existing conditions as described previously, and the projected impacts from approved but unbuilt development. These two items together shall be considered the existing conditions for all public facilities for the impact assessment of all proposed development.

PHASING

Development that is proposed to be phased may also phase the improvement of facilities, provided the concurrency requirements for each phasing schedule are met.

TIME SPECIFIC APPROVAL

All development approvals shall have a time period specified in the development order or permit in which development must commence. The time period may involve two or more phases, but the timing of each phase shall be specified in the development order or permit.

Any required improvements shall also require a time period for construction and completion. Should development or facilities improvements fail to begin or be completed in accordance with the development order or permit, all outstanding approvals of the development shall expire. Amendments to time schedules shall be permitted, but must be approved by the department granting the original approval.

ADDITIONAL INFORMATION

The appropriate department may require additional information from applicants or other County departments in order for an accurate assessment to be conducted. Such additional informational requests shall be provided in writing to the appropriate department.

Should the appropriate department require a special study (such as traffic counts on a road that is not regularly monitored), the applicant shall provide such information. Review and approval of proposed development may be postponed for a reasonable time period in order that more information may be gathered on a facility. Proposed development may be denied approval for failure of the applicant to provide adequate information on the projected impacts created by the development for County review of LOS concurrency compliance.

APPEALS

Appeals of the appropriate department official's denial of a concurrency permit will be to the Board of County Commissioners who shall take evidence, and either approve, deny, or approve with conditions the application for a concurrency permit. In so doing, the Board of County Commissioners shall make the following findings:

1. The impacts created by the proposed development;
2. Whether the public facilities covered under the Concurrency Management System will be available concurrent with the impacts of new development at the adopted level;
3. Those facility(s) improvements or additions that are required to ensure the finding of concurrency; and,
4. The entity responsible for the design and installation of all required facility(s) improvements or additions.

Capital Financial Strategy - All Funds

Adopted Summary 2008/2009 thru 2017/2018

INFRASTRUCTURE SURTAX SUMMARY											
APPROPRIATIONS BY FUNCTIONAL AREA:											
	FY08-09	FY09-10	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	10-Year TOTAL
Transportation	8,232,288	7,209,488	5,101,546	5,336,775	5,633,066	5,943,564	6,273,963	6,604,605	6,954,542	103,089,740	160,379,576
Parks and Recreation	179,009	179,007	179,005	179,003	179,002	179,000	178,997	178,997	178,997	5,178,997	6,790,014
Water/Sewer	0	0	0	0	0	0	0	0	0	9,594,800	9,594,800
General Government	13,741,143	151,922	100,508	105,534	110,810	116,351	822,168	128,277	134,691	5,141,425	20,552,830
TOTAL PROJECTS:	22,152,440	7,540,417	5,381,060	5,621,311	5,922,879	6,238,915	7,275,128	6,911,879	7,268,229	123,004,962	197,317,220

DEBT SERVICES:

Debt Service - Recreation	320,991	320,993	320,995	320,997	320,998	321,000	321,003	321,003	321,003	321,003	3,209,986
Debt Service - Jail/Courthouse/Parkway	1,965,000	1,965,000	1,965,000	1,965,000	1,965,000	1,965,000	1,965,000	1,965,000	1,965,000	1,965,000	19,650,000
Debt Service - Asphalt Plant	354,180	407,282	407,282	407,282	407,282	407,282	407,282	407,282	407,282	407,282	4,019,718
Debt Service - Sheriff's Law Enforcement	1,295,000	1,295,000	1,295,000	1,295,000	1,295,000	1,295,000	1,295,000	1,295,000	1,295,000	1,295,000	12,950,000
TOTAL DEBT SERVICE:	3,935,171	3,988,275	3,988,277	3,988,279	3,988,280	3,988,282	3,988,285	3,988,285	3,988,285	3,988,285	39,829,704

Reserve	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	2,000,000
Reserve for Cash Carryforward	1,565,054	1,762,742	1,945,055	2,054,112	2,109,909	2,103,171	1,318,760	1,132,804	857,643	177,176	15,026,427
TOTAL APPROPRIATIONS:	27,852,665	13,491,434	11,514,392	11,863,702	12,221,068	12,530,368	12,782,173	12,232,967	12,314,157	127,370,423	254,173,350

FUNDING SOURCES: APPROPRIATED ESTIMATED REVENUES:

Infrastructure Surtax	7,827,373	7,827,373	7,944,784	8,103,679	8,346,790	8,597,193	8,855,109	9,120,762	9,394,385	9,676,217	85,693,666
Fund 350 Construction	0	0	0	0	0	0	0	0	0	0	0
Transportation Trust Fund - 110	0	0	0	0	0	0	0	0	0	0	0
Energy Recovery Fund - 420	354,180	407,282	407,282	407,282	407,282	407,282	407,282	407,282	407,282	407,282	4,019,718
General Fund - 005	4,500,000	0	0	0	0	0	0	0	0	0	4,500,000
Grants/Loans/Developer Contributions	10,543,231	2,660,424	329,075	329,884	330,721	331,587	332,484	333,413	334,374	115,394,976	130,920,166
Placid Utilities Enterprise Fund	0	0	0	0	0	0	0	0	0	0	0
Interest	71,135	31,301	70,510	77,802	82,164	84,396	84,127	52,750	45,312	34,306	633,804
TOTAL REVENUES APPROPRIATED:	23,295,918	10,926,380	8,751,650	8,918,647	9,166,957	9,420,459	9,679,002	9,914,207	10,181,353	125,512,780	225,767,353

OTHER SOURCES:

Proceeds from Financing	0	0	0	0	0	0	0	0	0	0	0
Transfer from Solid Waste	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Proceeds From Asphalt Loan	0	0	0	0	0	0	0	0	0	0	0
Fund Balance Infrastructure Surtax	3,556,747	1,565,054	1,762,742	1,945,055	2,054,112	2,109,909	2,103,171	1,318,760	1,132,804	857,643	18,405,998
TOTAL APPROPRIATED FUNDING SOURCES:	27,852,665	13,491,434	11,514,392	11,863,702	12,221,068	12,530,368	12,782,173	12,232,967	12,314,157	127,370,423	254,173,350

FUND BALANCE AS OF:

09-30 of previous FY	3,556,747	1,565,054	1,762,742	1,945,055	2,054,112	2,109,909	2,103,171	1,318,760	1,132,804	857,643	18,405,998
Projected change in Fund Bal	(3,556,747)	(1,565,054)	(1,762,742)	(1,945,055)	(2,054,112)	(2,109,909)	(2,103,171)	(1,318,760)	(1,132,804)	(857,643)	(18,405,998)
Estimated Fund Bal end of FY	0	0	0	0	0	0	0	0	0	0	0

IMPACT FEES SUMMARY

IMPACT FEES SUMMARY											
Remaining Balance Not Allocated (Rolled Forward)	FY08-09	FY09-10	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	10-Year Available Balance
Corrections	11,726	61,342	120,618	191,707	275,913	374,657	489,493	622,116	102,589	227,076	227,076
Law Enforcement	33,223	47,918	65,815	87,692	114,107	145,682	183,111	227,173	277,734	336,601	336,601
Fire Rescue	18,463	75,022	142,658	223,852	9,528	122,526	254,065	60,767	232,116	20,280	20,280
EMS	14,741	21,374	29,314	38,855	50,178	63,481	78,983	96,920	117,152	140,305	140,305
Library	39,847	57,511	0	25,260	55,152	90,170	130,856	0	52,795	113,039	113,039
Transportation District 1 - Avon Park Area	170,360	22,750	126,007	254,032	57,680	247,738	71,949	344,771	662,289	1,037,222	1,037,222
Transportation District 2 - Sebring Area	0	74,726	739,112	0	0	164,922	0	1,755,412	85,643	2,498,064	2,498,064
Transportation District 3 - Lake Placid Area	464,496	449,420	716,367	122,580	527,880	263,540	0	0	0	0	0
Recreation District 1 - Avon Park Area	4,875	13,673	25,443	41,251	53,816	81,349	32,191	78,562	137,019	211,788	211,788
Recreation District 2 - Sebring Area	22,183	59,348	109,069	175,842	226,700	343,005	112,863	308,743	555,676	871,513	871,513
Recreation District 3 - Lake Placid Area	38,282	57,322	82,794	117,002	145,321	204,903	109,913	210,262	336,766	498,569	498,569

SOLID WASTE SUMMARY

SOLID WASTE SUMMARY											
APPROPRIATIONS BY FUNCTIONAL AREA:											
	FY08-09	FY09-10	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	10-Year TOTAL
Transfer from Solid Waste to Infrastructure Surtax Fund	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Solid Waste	460,000	671,500	970,500	1,325,000	1,148,700	1,155,500	1,110,000	9,378,000	1,323,000	1,000,000	18,542,200
TOTAL PROJECTS	1,460,000	1,671,500	1,970,500	2,325,000	2,148,700	2,155,500	2,110,000	10,378,000	2,323,000	2,000,000	28,542,200

FUNDING SOURCES: APPROPRIATED ESTIMATED REVENUES

Solid Waste Enterprise Fund	1,460,000	1,671,500	1,970,500	2,325,000	2,148,700	2,155,500	2,110,000	10,378,000	2,323,000	2,000,000	28,542,200
TOTAL REVENUES APPROPRIATED	1,460,000	1,671,500	1,970,500	2,325,000	2,148,700	2,155,500	2,110,000	10,378,000	2,323,000	2,000,000	28,542,200

Capital Financial Strategy - Infrastructure Surtax Adopted Summary 2008/2009 thru 2017/2018

Asphalt Plant
Law Enforcement Building
Infrastructure Surtax Revenue
Road Maintenance Funding
Developer Funded Projects

INFRASTRUCTURE SURTAX SUMMARY

FDOT Grant Funded Projects

Construction Inflationary Factors

APPROPRIATIONS BY FUNCTIONAL AREA:	FY08-09	FY09-10	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	10-Year TOTAL
Transportation	8,232,288	7,209,488	5,101,546	5,336,775	5,633,066	5,943,564	6,273,963	6,604,605	6,954,542	103,089,740	160,379,576
Parks and Recreation	179,009	179,007	179,005	179,003	179,002	179,000	178,997	178,997	178,997	5,178,997	6,790,014
Water/Sewer	0	0	0	0	0	0	0	0	0	9,594,800	9,594,800
General Government	13,741,143	151,922	100,508	105,534	110,810	116,351	822,168	128,277	134,691	5,141,425	20,552,830
TOTAL PROJECTS:	22,152,440	7,540,417	5,381,060	5,621,311	5,922,879	6,238,915	7,275,128	6,911,879	7,268,229	123,004,962	197,317,220

DEBT SERVICES:	FY08-09	FY09-10	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	10-Year TOTAL
Debt Service - Recreation	320,991	320,993	320,995	320,997	320,998	321,000	321,003	321,003	321,003	321,003	3,209,986
Debt Service - Jail/Courthouse/Parkway	1,965,000	1,965,000	1,965,000	1,965,000	1,965,000	1,965,000	1,965,000	1,965,000	1,965,000	1,965,000	19,650,000
Debt Service - Asphalt Plant	354,180	407,282	407,282	407,282	407,282	407,282	407,282	407,282	407,282	407,282	4,019,718
Debt Service - Sheriff's Law Enforcement	1,295,000	1,295,000	1,295,000	1,295,000	1,295,000	1,295,000	1,295,000	1,295,000	1,295,000	1,295,000	12,950,000
TOTAL DEBT SERVICE:	3,935,171	3,988,275	3,988,277	3,988,279	3,988,280	3,988,282	3,988,285	3,988,285	3,988,285	3,988,285	39,829,704
Reserve	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	2,000,000
Reserve for Cash Carryforward	1,565,054	1,762,742	1,945,055	2,054,112	2,109,909	2,103,171	1,318,760	1,132,804	857,643	177,176	15,026,427
TOTAL APPROPRIATIONS:	27,852,665	13,491,434	11,514,392	11,863,702	12,221,068	12,530,368	12,782,173	12,232,967	12,314,157	127,370,423	254,173,350

FUNDING SOURCES: APPROPRIATED ESTIMATED REVENUES:

Infrastructure Surtax	7,827,373	7,827,373	7,944,784	8,103,679	8,346,790	8,597,193	8,855,109	9,120,762	9,394,385	9,676,217	85,693,665
Fund 350 Construction	0	0	0	0	0	0	0	0	0	0	0
Transportation Trust Fund - 110	0	0	0	0	0	0	0	0	0	0	0
Energy Recovery Fund - 420	354,180	407,282	407,282	407,282	407,282	407,282	407,282	407,282	407,282	407,282	4,019,718
General Fund - 005	4,500,000	0	0	0	0	0	0	0	0	0	4,500,000
Grants/Loans/Developer Contributions	10,543,231	2,660,424	329,075	329,884	330,721	331,587	332,484	333,413	334,374	115,394,976	130,920,166
Placid Utilities Enterprise Fund	0	0	0	0	0	0	0	0	0	0	0
Interest	71,135	31,301	70,510	77,802	82,164	84,396	84,127	52,750	45,312	34,306	633,804
TOTAL REVENUES APPROPRIATED:	23,295,918	10,926,380	8,751,650	8,918,647	9,166,957	9,420,459	9,679,002	9,914,207	10,181,353	125,512,780	225,767,353

OTHER SOURCES:

Proceeds from Financing	0	0	0	0	0	0	0	0	0	0	0
Transfer from Solid Waste	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Proceeds From Asphalt Loan	0	0	0	0	0	0	0	0	0	0	0
Fund Balance Infrastructure Surtax	3,556,747	1,565,054	1,762,742	1,945,055	2,054,112	2,109,909	2,103,171	1,318,760	1,132,804	857,643	18,405,998
TOTAL APPROPRIATED FUNDING SOURCES:	27,852,665	13,491,434	11,514,392	11,863,702	12,221,068	12,530,368	12,782,173	12,232,967	12,314,157	127,370,423	254,173,350

FUND BALANCE AS OF:

09-30 of previous FY	3,556,747	1,565,054	1,762,742	1,945,055	2,054,112	2,109,909	2,103,171	1,318,760	1,132,804	857,643	18,405,998
Projected change in Fund Bal	(3,556,747)	(1,565,054)	(1,762,742)	(1,945,055)	(2,054,112)	(2,109,909)	(2,103,171)	(1,318,760)	(1,132,804)	(857,643)	(18,405,998)
Estimated Fund Bal end of FY	0	0	0	0	0	0	0	0	0	0	0

Transportation - Infrastructure Surtax

TRANSPORTATION - INFRASTRUCTURE SURTAX

PROJECT NAME	FY08-09	FY09-10	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	10-Year TOTAL
ANNUAL PROJECTS:											
Road Constructions	0	265,263	278,526	292,453	307,075	322,429	338,550	355,478	373,252	391,914	2,924,941
Road Resurfacing	1,470,417	2,228,428	2,339,850	2,456,842	2,579,684	2,708,668	2,844,102	2,986,307	3,135,622	3,292,403	26,042,323
Road Reconstructions	843,829	423,685	444,869	467,113	490,469	514,992	540,742	567,779	596,168	625,976	5,515,622
Miscellaneous Land Acquisition	114,918	122,962	131,570	140,779	150,634	161,178	172,461	184,533	197,451	211,272	1,587,759
Sebring Parkway Maintenance - 175	96,374	97,885	99,447	101,065	102,739	104,472	106,266	108,123	110,046	112,037	1,038,454
Sidewalk Reconstruction/Construction	0	45,000	46,350	47,741	49,173	50,648	52,167	53,732	55,344	57,005	457,160
TOSIP*	281,420	295,491	310,266	325,779	342,068	359,172	377,130	377,130	377,130	377,130	3,422,716

ROAD PROJECTS:

Sebring Parkway Phase II-151	4,181,197										4,181,197
Sebring Parkway Phase III											0
Other Transportation Projects											0
Sebring Airport Interlocal (2003-2007)	0	0	0	0	0	0	0	0	0	0	0
Avon Park Airport Improvements	1,875	84,934	45,000	938	1,875						134,622
Asphalt Plant											0
Equipment for Road & Bridge	1,005,321	1,161,993	1,243,333	1,330,366	1,423,492	1,523,136	1,629,756	1,743,839	1,865,907	1,996,521	14,923,664
Equipment for Engineering/Traffic Operations	16,937	151,715	162,335	173,699	185,858	198,868	212,789	227,684	243,622	260,675	1,834,182
US 27 to Lake Clay Dr - 2Ln to 4Ln (CIE)											3,194,073
CR 621 to Lake June Rd - 4Ln to 6Ln (CIE)											5,211,382
US 27 to Haywood Taylor Blvd - 2Ln to 4Ln (CIE)											14,695,115
CR 17/ Eastside Connection to Hallmark (Virginia Ave) - New 2Ln (CIE)											11,832,021
Cloverleaf Rd to US 27 - New 2Ln (CIE)											4,753,627
US 27 to US 98 - New 4Ln (CIE)											56,078,588
FDOT Highway Lighting US 27 & CR 621	60,000	496,600									556,600
FDOT Highway Lighting US 27 & CR 29	0	494,240									494,240
FDOT Highway Lighting SR 70 @ Placid Lakes	60,000	557,100									617,100
US 27 @ Sebring lakes	50,000	392,095									442,095
SR 66 @CR 635	50,000	392,095									442,095
TOTAL TRANS. PROJECTS:	8,232,288	7,209,488	5,101,546	5,336,775	5,633,066	5,943,564	6,273,963	6,604,605	6,954,542	103,089,740	160,379,576

REVENUE SOURCES:

Infrastructure Surtax	5,989,058	4,549,064	4,772,472	5,006,891	5,302,346	5,611,977	5,941,479	6,271,192	6,620,168	7,289,564	57,354,211
Fund 350 Construction											0
Loan Proceeds for Asphalt Plant											0
Transportation Trust Fund - 110											0
General Fund - 005	1,700,000										1,700,000
GRANTS / DEVELOPER CONTRIBUTIONS:											0
Sebring Parkway Maintenance Interlocal w/Sebring	23,231	28,294	29,075	29,884	30,721	31,587	32,484	33,413	34,374	35,370	308,430
Funding from City of Sebring for Parkway Phase II	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	0	2,700,000
US 27 to Lake Clay Dr - 2Ln to 4Ln (CIE)											3,194,073
CR 621 to Lake June Rd - 4Ln to 6Ln (CIE)											5,211,382
US 27 to Haywood Taylor Blvd - 2Ln to 4Ln (CIE)											14,695,115
CR 17/ Eastside Connection to Hallmark (Virginia Ave) - New 2Ln (CIE)											11,832,021
Cloverleaf Rd to US 27 - New 2Ln (CIE)											4,753,627
US 27 to US 98 - New 4Ln (CIE)											56,078,588
FDOT Highway Lighting US 27 & CR 621	60,000	496,600									556,600
FDOT Highway Lighting US 27 & CR 29	0	494,240									494,240
FDOT Highway Lighting SR 70 @ Placid Lakes	60,000	557,100									617,100
US 27 @ Sebring lakes	50,000	392,095									442,095
SR 66 @CR 635	50,000	392,095									442,095
GRANT TOTALS:	543,231	2,660,424	329,075	329,884	330,721	331,587	332,484	333,413	334,374	95,800,176	101,325,366
TOTAL REVENUES:	8,232,288	7,209,488	5,101,546	5,336,775	5,633,066	5,943,564	6,273,963	6,604,605	6,954,542	103,089,740	160,379,576

*TOSIP=Transportation Operational & Safety Improvements Program

Parks & Recreation - Infrastructure Surtax

PARKS AND RECREATION – INFRASTRUCTURE SURTAX

PROJECT NAME	FY08-09	FY09-10	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	10-Year TOTAL
Recreation	179,009	179,007	179,005	179,003	179,002	179,000	178,997	178,997	178,997	178,997	1,790,014
North LP Community Building (CIE)										3,400,000	3,400,000
North LP Ball Fields (CIE)										1,000,000	1,000,000
North LP Park Imp (CIE)										600,000	600,000
TOTAL PARKS PROJECTS:	179,009	179,007	179,005	179,003	179,002	179,000	178,997	178,997	178,997	5,178,997	6,790,014
REVENUE SOURCES:											
Infrastructure Surtax	179,009	179,007	179,005	179,003	179,002	179,000	178,997	178,997	178,997	178,997	1,790,014
General Fund											
Grants/Debt Proceeds/Developer Contributions										5,000,000	5,000,000
Impact Fees Parks & Recreation											0
TOTAL REVENUES:	179,009	179,007	179,005	179,003	179,002	179,000	178,997	178,997	178,997	5,178,997	6,790,014

Water/Sewer Utilities

WATER/SEWER UTILITIES

PROJECT NAME	FY08-09	FY09-10	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	10-Year TOTAL
Lake Huntley Water Main Expansion											0
South LP Water Plant (CIE)										276,000	276,000
South LP Wastewater Plant (CIE)										358,800	358,800
North LP Water Plant (CIE)										3,200,000	3,200,000
North LP Wastewater Plant (CIE)										5,760,000	5,760,000
TOTAL WATER/SEWER PROJECTS	0	9,594,800	9,594,800								
REVENUE SOURCES:											
Infrastructure Surtax	0	0	0	0	0	0	0	0	0	0	0
Grants/Developer Contributions										9,594,800	9,594,800
Impact Fees											0
Placid Utilities Enterprise Fund											0
TOTAL REVENUES	0	9,594,800	9,594,800								

General Govt/Public Safety - Infrastructure Surtax

GENERAL GOVT/PUBLIC SAFETY – INFRASTRUCTURE SURTAX

PROJECT NAME	FY08-09	FY09-10	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	10-Year TOTAL
Land Acquisition:											
Other Capital Projects:											
Parks & Recreation Building											0
Replace Road & Bridge Unit I & III Buildings											0
Ambulance Replacement from 151 & Impact Fees	91,164	95,722	100,508	105,534	110,810	116,351	122,168	128,277	134,691	141,425	1,146,651
Public Works Complex/Wilburn Prop											0
Expansion of Traffic Operations Building							700,000				700,000
Supervisor of Elections Building	703,258										703,258
Public Defender's Office Bldg											0
County Annex Building											0
Highlands County Library Facilities											0
Medical Examiner's Bldg	56,200	56,200									112,400
Veterans/Human Services Addition											0
Animal Control Improvements											0
Parking Lot A											0
Parking Lot B (Law Ent/Pub Parking)											0
North LP Govt Center (CIE)										5,000,000	5,000,000
CAC Building Expansion	1,500,000										1,500,000
Sewer System For George Blvd Complex	1,300,000										1,300,000
Clerk: County Network PH II	90,521										90,521
Sheriff Law Enforcement Building Phase I	10,000,000										10,000,000
TOTAL GEN. GOVT PROJECTS	13,741,143	151,922	100,508	105,534	110,810	116,351	822,168	128,277	134,691	5,141,425	20,552,830

REVENUE SOURCES:	FY08-09	FY09-10	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	10-Year TOTAL
Infrastructure Surtax	941,143	151,922	100,508	105,534	110,810	116,351	822,168	128,277	134,691	141,425	2,752,830
Grants											0
State Grant Library											0
Loan Proceeds	10,000,000										10,000,000
Developer Contributions										5,000,000	5,000,000
General Fund 005	2,800,000										2,800,000
											0
											0
											0
TOTAL REVENUES	13,741,143	151,922	100,508	105,534	110,810	116,351	822,168	128,277	134,691	5,141,425	20,552,830

Inflationary Factors for Construction:	FY08-09	FY09-10	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18
Transportation	14.92%	22.96%	31.57%	40.78%	50.63%	61.18%	72.46%	84.53%	97.45%	111.27%
Building	9.62%	14.77%	20.17%	25.82%	31.73%	37.92%	44.40%	51.19%	58.29%	65.73%
Road Resurfacing	5.00%	10.25%	15.76%	21.55%	27.63%	34.01%	40.71%	47.75%	55.13%	62.89%
Road Reconstruction	5.00%	10.25%	15.76%	21.55%	27.63%	34.01%	40.71%	47.75%	55.13%	62.89%

Capital Financial Strategy - Impact Fee Funding Adopted Summary 2008/2009 thru 2017/2018

Light Green = Available Impact Fee Revenue for Allocation
Grey = Law Enforcement & Corrections
Lavender = Long Range Transportation North Dist. (AP)
Rose = Long Range Transportation Central Dist. (SEB)
Light Yellow = Long Range Transportation South Dist. (LP)

IMPACT FEES SUMMARY

Remaining Balance Not Allocated (Rolled Forward)	FY08-09	FY09-10	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	10-Year Available Balance
Corrections	11,726	61,342	120,618	191,707	275,913	374,657	489,493	622,116	102,589	227,076	227,076
Law Enforcement	33,223	47,918	65,815	87,692	114,107	145,682	183,111	227,173	277,734	336,601	336,601
Fire Rescue	18,463	75,022	142,658	223,852	9,528	122,526	254,065	60,767	232,116	20,280	20,280
EMS	14,741	21,374	29,314	38,855	50,178	63,481	78,983	96,920	117,152	140,305	140,305
Library	39,847	57,511	0	25,260	55,152	90,170	130,856	0	52,795	113,039	113,039
Transportation District 1 - Avon Park Area	170,360	22,750	126,007	254,032	57,680	247,738	71,949	344,771	662,289	1,037,222	1,037,222
Transportation District 2 - Sebring Area	(0)	74,726	739,112	(0)	0	164,922	(0)	1,755,412	85,643	2,498,064	2,498,064
Transportation District 3 - Lake Placid Area	464,496	449,420	716,367	122,580	527,880	263,540	(0)	(0)	(0)	(0)	(0)
Recreation District 1 - Avon Park Area	4,875	13,673	25,443	41,251	53,816	81,349	32,191	78,562	137,019	211,788	211,788
Recreation District 2 - Sebring Area	22,183	59,348	109,069	175,842	226,700	343,005	112,863	308,743	555,676	871,513	871,513
Recreation District 3 - Lake Placid Area	38,282	57,322	82,794	117,002	145,321	204,903	109,913	210,262	336,766	498,569	498,569

Transportation - Impact Fee Funding

TRANSPORTATION - IMPACT FEE FUNDING

PROJECT NAME:	FY08-09	FY09-10	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	10-Year TOTAL
Road Projects											
Sebring Parkway Phase II - 190S	356,511	463,201		1,562,860	612,180		1,635,188				4,629,940
Sebring Parkway Phase III - 190S											0
Sebring Parkway Phase IV (Arbuckle Rd Extension) - 190S											0
Stryker Road Improvements (4LN)		231,213			353,126		404,294				988,634
Avon Parkway to Stryker Road											0
Avon Estates Blvd Improved 2 Lanes											0
Sun'n Lakes Blvd Ponce De Leon to 27 (6LN)											0
Flare Road Extension Design & RW only											0
Sparta Road 66 to 27 (4LN)											0
Hammock Road Lakewood To 27 (4LN)					396,544	1,057,966			3,712,771		5,167,280
Sun N' Lakes North South Road											0
Heartland Blvd (4LN) Right of Way 27 to Main		231,213		660,049							891,262
Tangerine Drive Marquata to West Interlake (2LN)				264,716		755,690		705,316			1,725,722
Lake Groves Road											0
Daffodil Street Ext. Lake Groves Rd To Lake Cruise Ave							854,287		820,869	969,299	2,644,454
TOTAL TRANS. PROJECTS:	356,511	925,628	0	2,487,625	1,361,850	1,813,656	2,893,769	705,316	4,533,639	969,299	16,047,292
REVENUE SOURCES:											
Impact Fees - District 1 - Avon Park Area	0	231,213	0	0	353,126	0	404,294	0	0	0	988,634
Impact Fees - District 2 - Sebring Area	356,511	463,201	0	1,562,860	1,008,724	1,057,966	1,635,188	0	3,712,771	0	9,797,220
Impact Fees - District 3 - Lake Placid Area	0	231,213	0	924,765	0	755,690	854,287	705,316	820,869	969,299	5,261,438
TOTAL IMPACT FEE REVENUES:	356,511	925,628	0	2,487,625	1,361,850	1,813,656	2,893,769	705,316	4,533,639	969,299	16,047,292

Parks & Recreation - Impact Fee Funding

PARKS AND RECREATION - IMPACT FEE FUNDING

PROJECT NAME:	FY08-09	FY09-10	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	10-Year TOTAL
District 1 - Avon Park Area											0
District 2 - Sebring Area											0
District 3 - Lake Placid Area											0
Park & Recreation Admin Building					63,169		639,204				702,374
TOTAL PARKS PROJECTS:	0	0	0	0	63,169	0	639,204	0	0	0	702,374
REVENUE SOURCES:											
Impact Fees Parks & Recreation:											0
District 1 - Avon Park Area		0	0	0	8,401	0	85,014				93,416
District 2 - Sebring Area		0	0	0	37,712	0	381,605				419,317
District 3 - Lake Placid Area		0	0	0	17,056	0	172,585				189,641
TOTAL IMPACT FEE REVENUES:	0	0	0	0	63,169	0	639,204	0	0	0	702,374

General Govt/Public Safety - Impact Fee Funding

GENERAL GOVT/PUBLIC SAFETY - IMPACT FUNDING

PROJECT NAME:	FY08-09	FY09-10	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	10-Year TOTAL
Ambulance Replacement											0
Highlands County Library Facilities			78,593					177,799			256,392
Three Year Impact Fee Study	200,000										200,000
Pumper Tanker											0
Station 33	61,038										61,038
Pumper Tanker					310,591						310,591
Pumper Tanker								345,357			345,357
First Out Engine										407,738	407,738
Station Spring Lake											0
Brush Truck											0
Sheriff Law Enforcement Building Phase I											0
Sheriff Administration Building Phase II											0
Sheriff Administration Building Phase III											0
Expansion Detention Center 1A	100,000								668,828	46,044	814,872
Expansion Detention Center I											0
Expansion Detention Center II											0
Expansion Detention Center III											0
Expansion Detention Center IV											0
TOTAL GEN. GOVT/PUBLIC SAFETY PROJECTS:	361,038	0	78,593	0	310,591	0	0	523,156	668,828	453,782	2,395,989
REVENUE SOURCES:											
Impact Fees:											
Corrections	122,538	0	0	0	0	0	0	0	668,828	46,044	837,410
Law Enforcement	7,013										7,013
Fire Rescue	75,771	0	0	0	310,591	0	0	345,357	0	407,738	1,139,457
EMS	2,662										2,662
Library	8,051	0	78,593	0	0	0	0	177,799	0	0	264,443
Transportation District 1 - Avon Park Area	39,149										39,149
Transportation District 2 - Sebring Area	0										0
Transportation District 3 - Lake Placid Area	78,097										78,097
Recreation District 1 - Avon Park Area	4,076										4,076
Recreation District 2 - Sebring Area	16,876										16,876
Recreation District 3 - Lake Placid Area	6,805										6,805
TOTAL IMPACT FEE REVENUES:	361,038	0	78,593	0	310,591	0	0	523,156	668,828	453,782	2,395,989

Impact Fee Calculation Factors

IMPACT FEE REVENUE SOURCES:	REVISED FY08-09	FY09-10	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	Total Estimate Since Adoption
Corrections	40,683	49,616	59,276	71,090	84,206	98,744	114,836	132,623	149,301	170,531	1,064,487
Law Enforcement	11,822	14,696	17,896	21,878	26,415	31,574	37,429	44,062	50,562	58,867	343,614
Fire Rescue	46,331	56,559	67,636	81,194	96,268	112,998	131,539	152,060	171,348	195,903	1,220,775
EMS	5,429	6,633	7,940	9,541	11,323	13,304	15,502	17,937	20,232	23,153	142,967
Library	14,498	17,664	21,083	25,260	29,892	35,019	40,686	46,942	52,795	60,244	377,482
Parks & Recreation	47,597	65,003	86,962	116,790	154,911	203,421	264,914	342,600	431,894	552,409	2,372,900
Schools	606,959	636,323	667,109	713,233	762,546	815,268	871,636	931,901	976,986	1,044,535	9,511,860
Transportation	664,385	837,667	1,034,591	1,282,750	1,570,799	1,904,295	2,289,517	2,733,550	3,181,389	3,756,653	20,693,818
	FY08-09 (@ 90% of FY07-08 Actual Collections)										

Assumptions:											
Implementation Rate Schools:	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Implementation Rate All Other Impact Fees:	30%	35%	40%	45%	50%	55%	60%	65%	70%	75%	75%
Growth Factor	0.00%	1.00%	2.01%	5.07%	8.22%	11.47%	14.81%	18.26%	19.44%	23.02%	
Inflationary Factor - Impact Fees:											
		3%									
Corrections	8.47%	12.26%	16.19%	20.26%	24.47%	28.83%	33.33%	38.00%	42.83%	47.83%	
Law Enforcement	11.51%	17.65%	24.12%	30.94%	38.15%	45.74%	53.76%	62.22%	71.14%	80.55%	
Fire Rescue	7.85%	11.73%	15.75%	19.92%	24.24%	28.71%	33.34%	38.14%	43.12%	48.27%	
EMS	8.16%	12.16%	16.31%	20.61%	25.08%	29.71%	34.50%	39.48%	44.64%	49.99%	
Library	7.85%	11.51%	15.30%	19.22%	23.28%	27.47%	31.80%	36.29%	40.92%	45.71%	
Parks & Recreation	33.17%	54.34%	78.88%	107.33%	140.29%	178.50%	222.78%	274.10%	333.58%	402.52%	
Schools	9.09%	13.24%	17.54%	22.01%	26.65%	31.46%	36.45%	41.64%	47.02%	52.61%	
Transportation	14.92%	22.96%	31.57%	40.78%	50.63%	61.18%	72.46%	84.53%	97.45%	111.27%	
Inflationary Factor - Construction:											
Corrections	8.47%	12.26%	16.19%	20.26%	24.47%	28.83%	33.33%	38.00%	42.83%	47.83%	
Law Enforcement	11.51%	17.65%	24.12%	30.94%	38.15%	45.74%	53.76%	62.22%	71.14%	80.55%	
Fire Rescue	7.85%	11.73%	15.75%	19.92%	24.24%	28.71%	33.34%	38.14%	43.12%	48.27%	
EMS	8.16%	12.16%	16.31%	20.61%	25.08%	29.71%	34.50%	39.48%	44.64%	49.99%	
Library	7.85%	11.51%	15.30%	19.22%	23.28%	27.47%	31.80%	36.29%	40.92%	45.71%	
Parks & Recreation	33.17%	54.34%	78.88%	107.33%	140.29%	178.50%	222.78%	274.10%	333.58%	402.52%	
Schools	9.09%	13.24%	17.54%	22.01%	26.65%	31.46%	36.45%	41.64%	47.02%	52.61%	
Transportation	14.92%	22.96%	31.57%	40.78%	50.63%	61.18%	72.46%	84.53%	97.45%	111.27%	
Building	9.62%	14.77%	20.17%	25.82%	31.73%	37.92%	44.40%	51.19%	58.29%	65.73%	

Capital Financial Strategy - Solid Waste Enterprise Fund

Adopted Summary 2008/2009 thru 2017/2018

SOLID WASTE SUMMARY

APPROPRIATIONS BY FUNCTIONAL AREA:	FY08-09	FY09-10	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	10-Year TOTAL
Transfer from Solid Waste to Infrastructure Surtax Fund	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Solid Waste	460,000	671,500	970,500	1,325,000	1,148,700	1,155,500	1,110,000	9,378,000	1,323,000	1,000,000	18,542,200
TOTAL PROJECTS	1,460,000	1,671,500	1,970,500	2,325,000	2,148,700	2,155,500	2,110,000	10,378,000	2,323,000	2,000,000	28,542,200

FUNDING SOURCES:

APPROPRIATED ESTIMATED REVENUES

Solid Waste Enterprise Fund	1,460,000	1,671,500	1,970,500	2,325,000	2,148,700	2,155,500	2,110,000	10,378,000	2,323,000	2,000,000	28,542,200
TOTAL REVENUES APPROPRIATED	1,460,000	1,671,500	1,970,500	2,325,000	2,148,700	2,155,500	2,110,000	10,378,000	2,323,000	2,000,000	28,542,200

SOLID WASTE

PROJECT NAME	FY08-09	FY09-10	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	10-Year TOTAL
Construction & Closure:											
Class I Liner								8,000,000			8,000,000
Class I Closure Cap										1,000,000	1,000,000
Recirc Piping System	100,000		110,000		120,000	95,000	95,000				520,000
Blower & Flare Facility				150,000			40,000				190,000
C&D Expansion	45,000										45,000
Gas to Energy	100,000	100,000									200,000
Tool Room & Locker Room Exp.		85,000									85,000
Subtotal Construction & Closure:	245,000	185,000	110,000	150,000	120,000	95,000	135,000	8,000,000	0	1,000,000	10,040,000
Landfill Equipment:											
Compactor 1(826G)			400,000								400,000
Compactor 2 LFMIS2							900,000	700,000			1,600,000
D-7 Dozer 1		225,000									225,000
D-7 Dozer 2					300,000						300,000
JD 750					340,000						340,000
D-6 Dozer			200,000					265,000			465,000
Wheel Loader-CAT				300,000							300,000
Wheel Loader -JD						340,000					340,000
Track Excavator 1-JD				250,000							250,000
Track Excavator 2-CAT						400,000					400,000
Light Set					25,000						25,000
Tarp Machine 2	70,000							110,000			180,000
Scraper (note 1)									700,000		700,000
Off Road Truck									520,000		520,000
Off Road Truck-2				425,000							425,000
Water Truck									90,000		90,000
Water Truck-2	70,000										70,000
Low Boy Trailer					50,000						50,000
Mechanic Truck (350)	75,000						55,000				130,000
Gators (3)		9,500				11,000		13,000			33,500
Tractor JD-6615								55,000			55,000
Batwing Mower					25,000						25,000
Brush Hog		14,000							13,000		27,000
Ford Tractor		50,000									50,000
Jeep Laredo 4x4			35,000				39,000				74,000
Silverado		30,000									30,000
Ford F250 Super Duty					35,000			45,000			80,000
Roll Off Container (4)					20,000						20,000
Subtotal Landfill Equipment:	215,000	328,500	635,000	1,030,000	751,000	779,000	955,000	1,188,000	1,323,000	0	7,204,500

SOLID WASTE CONTINUED

PROJECT NAME	FY08-09	FY09-10	FY10-11	FY11-12	FY12-13	FY13-14	FY14-15	FY15-16	FY16-17	FY17-18	10-Year TOTAL
Recycling Equipment:											
Roll-off Truck 1						160,000					160,000
Roll-off Truck 2			149,000								149,000
Roll-off Truck 3		142,000									142,000
Horizontal Bailer								150,000			150,000
Horizontal Bailer					200,000						200,000
Bobcat 1						40,000					40,000
Bobcat 2				45,000							45,000
Bobcat 3				48,000							48,000
Cargo Van						52,000					52,000
Passenger Van			30,000								30,000
Jeep Laredo 2wd								40,000			40,000
Ford Explorer				35,000							35,000
Gator						11,000					11,000
Replace Bins			30,000		60,000						90,000
Misc & Bins		16,000	16,500	17,000	17,700	18,500	20,000				105,700
Subtotal Recycling Equipment:	0	158,000	225,500	145,000	277,700	281,500	20,000	190,000	0	0	1,297,700
TOTAL SOLID WASTE PROJECTS:	460,000	671,500	970,500	1,325,000	1,148,700	1,155,500	1,110,000	9,378,000	1,323,000	1,000,000	18,542,200

TRANSFERS:											
To Infrastructure Surtax Fund	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
TOTAL FUND USES:	1,460,000	1,671,500	1,970,500	2,325,000	2,148,700	2,155,500	2,110,000	10,378,000	2,323,000	2,000,000	28,542,200

REVENUE SOURCES:											
Solid Waste Enterprise Fund	1,460,000	1,671,500	1,970,500	2,325,000	2,148,700	2,155,500	2,110,000	10,378,000	2,323,000	2,000,000	28,542,200
TOTAL REVENUES:	1,460,000	1,671,500	1,970,500	2,325,000	2,148,700	2,155,500	2,110,000	10,378,000	2,323,000	2,000,000	28,542,200

The seal of Highland County, Florida, is a circular emblem. It features a central yellow circle containing a map of Florida in pink, with the year '1821' above it. To the left of the map are two oranges. The outer ring of the seal is light blue and contains the text 'COUNTY OF HIGHLAND' at the top and 'STATE OF FLORIDA' at the bottom in pink capital letters.

**Public Schools Facilities
Element
(PS)**

PUBLIC SCHOOL FACILITIES ELEMENT

PUBLIC SCHOOL FACILITIES ELEMENT TABLE OF CONTENTS	PAGE #
GOAL 1: PROVIDE AND MAINTAIN HIGH QUALITY EDUCATION AND FACILITIES	
OBJECTIVE 1.1: ENHANCE COMMUNITY/NEIGHBORHOOD DESIGN	PS - 1
OBJECTIVE 1.2: STANDARDS FOR LOCATION OF SCHOOLS	PS - 2
OBJECTIVE 1.3: SCHOOL SITING STANDARDS	PS - 2
OBJECTIVE 1.4: EXPEDITED SCHOOL SITING PROCESSES	PS - 3
OBJECTIVE 1.5: FACILITIES COORDINATION WITH THE SCHOOL BOARD OF HIGHLANDS COUNTY	PS - 3
GOAL 2: IMPLEMENT SCHOOL CONCURRENCY MANAGEMENT	
OBJECTIVE 2.1: LEVEL OF SERVICE STANDARDS	PS - 5
OBJECTIVE 2.2: HIGHLANDS COUNTY PUBLIC SCHOOL FACILITIES CONCURRENCY SERVICE AREAS	PS - 5
OBJECTIVE 2.3: SCHOOL DISTRICT OF HIGHLANDS COUNTY FIVE-YEAR CAPITAL IMPROVEMENTS SCHEDULE	PS - 6
OBJECTIVE 2.4: SCHOOL CONCURRENCY MANAGEMENT PROCESS	PS - 7
OBJECTIVE 2.5: PROPORTIONATE SHARE MITIGATION	PS - 7
GOAL 3: DEVELOPMENT COORDINATION	
OBJECTIVE 3.1: STRATEGIES FOR COORDINATION WITH DEVELOPMENT	PS - 9

GOAL 1

PROVIDE AND MAINTAIN HIGH QUALITY EDUCATION AND FACILITIES

OBJECTIVE 1.1: ENHANCE COMMUNITY/NEIGHBORHOOD DESIGN

PROMOTE THE NEIGHBORHOOD CONCEPT IN NEW DEVELOPMENTS OR REDEVELOPMENT BY REQUIRING, WHERE FEASIBLE, THE JOINT PLANNING OF SCHOOLS AND PUBLIC FACILITIES, JOINT USES AND PARTNERSHIPS.

POLICY 1.1.1: CO-LOCATION OF FACILITIES

Highlands County shall require, where feasible, the location of parks, recreation and community facilities in new and existing communities in conjunction with school sites.

POLICY 1.1.2: JOINT USE AGREEMENTS

Highlands County and the School Board of Highlands County shall, where feasible, enter into agreements for joint-use facilities, to include but not be limited to, schools, community centers, libraries and parks.

POLICY 1.1.3: COORDINATION OF CO-LOCATION OPPORTUNITIES

Upon notice from the School Board of Highlands County that it is considering contracting for a school site, Highlands County shall promptly notify the School Board of Highlands County of the County's interest, if any, in joint acquisition or co-location for other public facilities.

POLICY 1.1.4: PUBLIC/PRIVATE PARTNERSHIPS

Highlands County will coordinate with the School Board of Highlands County to encourage the business community and other private organizations to coordinate with the County and the School Board of Highlands County to jointly fund and design community-based services and facilities (i.e. recreational facilities) in conjunction with existing and proposed school sites.

POLICY 1.1.5: CONNECTIVITY OF PUBLIC SCHOOLS AND FACILITIES

Highlands County shall, where feasible, require interconnectivity of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks.

OBJECTIVE 1.2: STANDARDS FOR LOCATIONS OF SCHOOLS

ENSURE SECURITY AND SAFETY OF CHILDREN BY LOCATING COMPATIBLE USES ADJACENT TO SCHOOLS, REQUIRING SIDEWALKS OR MULTIUSE TRAILS WITHIN COMMUNITIES ADJACENT TO SCHOOLS, AND CONNECTING COMMUNITIES WHERE SCHOOLS EXIST OR ARE PLANNED, AND COORDINATING WITH THE SCHOOL BOARD OF HIGHLANDS COUNTY ON SIGNAGE, BUS STOPS, AND IMPROVEMENT TO COMMUNITY DEVELOPMENT AREAS.

POLICY 1.2.1: COMPATIBILITY OF USE

Highlands County shall review development proposals for compatibility of land uses adjacent to existing schools and future school sites.

POLICY 1.2.2: SCHOOL ACCESSIBILITY

Highlands County shall coordinate with the School Board of Highlands County to require that both existing school facilities and proposed school sites are accessible from and integrated into a planned system of sidewalks, bike trails, and bikeways, and shall continue to enforce the access management guidelines set forth in the Land Development Regulations.

POLICY 1.2.3: PEDESTRIAN ACCESS

Highlands County shall require interconnected pedestrian access between neighborhoods for both new and re-development projects to allow direct access to school sites and bus drop-off locations, when feasible.

POLICY 1.2.4: BUS SHELTERS AND TURNAROUNDS

Highlands County shall, in cooperation with the School Board of Highlands County, develop and adopt design standards for school bus stops and turnarounds in new developments and re-development projects.

OBJECTIVE 1.3: SCHOOL SITING STANDARDS

IMPLEMENT SITING STANDARDS FOR SCHOOL PLANNING AND CONSTRUCTION CONSISTENT WITH THE SCHOOL SITING QUESTIONNAIRE, AS AMENDED FROM TIME TO TIME.

POLICY 1.3.1: JOINT SITE IDENTIFICATION

Highlands County shall continue to coordinate with the School Board of Highlands County in its efforts to identify new school sites and locations through the Development Review Process and the School Siting Questionnaire.

POLICY 1.3.2: LOCATION OF ELEMENTARY AND MIDDLE SCHOOLS

Highlands County shall require where feasible the location of new elementary and middle schools, unless otherwise required, internal or adjacent to residential neighborhoods.

POLICY 1.3.3: LOCATION OF HIGH SCHOOLS

Highlands County shall coordinate with the School Board of Highlands County to identify the locations for new high schools on the periphery of residential neighborhoods, where access to collector roads or higher is available.

POLICY 1.3.4: PEDESTRIAN FRIENDLY SCHOOLS

Highlands County shall coordinate with the School Board of Highlands County efforts to locate new schools within reasonable walking distance of residential neighborhoods served by the school.

POLICY 1.3.5: LOCATION OF ADMINISTRATIVE SERVICES

Highlands County shall, when appropriate, coordinate with the School Board of Highlands County in locating appropriate school services, such as administrative offices, in alternative locations, such as, but not limited to, commercial plazas, shopping malls and community centers.

POLICY 1.3.6: SCHOOL SITE IDENTIFICATION REQUIREMENTS

Highlands County shall coordinate with the School Board of Highlands County to review and update site identification requirements to ensure that areas suitable for future school sites are identified prior to changes in urban service lines, land use, zoning or approval of projects generating new students.

POLICY 1.3.7: PLANNING STUDIES

Highlands County shall coordinate with the School Board of Highlands County to include procedures and standards for school siting as part of area wide planning studies.

POLICY 1.3.8: COORDINATED PROPERTY USE OPPORTUNITIES

Highlands County and other Local Governments, after preliminary consensus by the SPTAC for potential school site location, shall collaborate with the School Board of Highlands County to evaluate the potential use of property dedicated to Highlands County, surplus County property, or property proposed for conveyance as a school site.

OBJECTIVE 1.4: EXPEDITED SCHOOL SITING PROCESSES

TO CREATE A FRAMEWORK FOR SITING OF SCHOOLS THAT IS STREAMLINED AND WITHIN PROJECTED NEEDS.

POLICY 1.4.1: SCHOOL SITING

Highlands County shall provide the School Board with information relevant to the extent to which a proposed school site or expansion can meet the requirements of the Highlands County Land Development Regulations, the Comprehensive Plan, and any other applicable adopted Highlands County rules and regulations.

POLICY 1.4.2: REVIEW PROCESS

Highlands County shall coordinate with the School Board of Highlands County to establish formal procedures for expeditious review and coordination of plans for school sites.

POLICY 1.4.3: WATER AND SEWER UTILITIES

Where central water and sewer service is not available to a public school site, a temporary on-site water and sewer system may be approved consistent with Potable Water Policy 1.2.8 and Wastewater Policy 1.2.9 of the Infrastructure Element of the Comprehensive Plan, provided that connection to public supply shall be required when utilities are available to the site.

OBJECTIVE 1.5: FACILITIES COORDINATION WITH THE SCHOOL BOARD OF HIGHLANDS COUNTY

TO COORDINATE WITH SCHOOL PROVIDERS IN THE RESPONSIBILITY TO PLAN, CONSTRUCT, AND OPEN SCHOOL FACILITIES WHICH ARE COORDINATED IN TIME AND LOCATION, CONCURRENT WITH BOTH NEED AND NECESSARY SERVICES AND INFRASTRUCTURE, AND TO ENSURE COMPATIBILITY WITH THE COMPREHENSIVE PLAN.

POLICY 1.5.1: SCHOOL LOCATIONS

Highlands County shall permit the location of schools within agricultural Future Land Use categories only upon demonstrated need consistent with the following criteria. In the planning, siting, land acquisition, and development of the facility, evaluation shall include consideration of:

- A. The student population density of the area, such as sufficient student population of the existing rural communities;
- B. Public safety.

POLICY 1.5.2: EVALUATION OF POTENTIAL NEW OR EXPANDED SCHOOL SITES

Highlands County shall allow schools in all Future Land Use categories proximate to urban residential areas consistent with the following school siting standards, to the extent practicable:

- A. Compatibility of the school site with present and projected uses of adjacent property;
- B. Whether adequate public facilities and services to support the proposed school are available, or will be available, concurrent with the impacts of the school;
- C. Whether there are significant environmental constraints that would preclude a public school on the site;

- D. Whether there will be adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by Highlands County or any local government as a locally significant historic or archaeological resource;
- E. Whether the proposed location is within a velocity flood zone or floodway;
- F. Whether the proposed location lies within the area regulated by Section 333.03(3), Florida Statutes, regarding the construction of public education facilities in the vicinity of an airport;
- G. Whether the location of a proposed elementary school site or K-8 school site is proximate to and within walking distance of the residential and urban neighborhoods they will serve;
- H. Whether the location of a proposed middle school or high school site is conveniently located to the residential and urban community(s) they are intended to serve, with access to major roads;
- I. Whether the location of a proposed school site will provide logical focal points for community activities, such as parks, recreational facilities, libraries, and community centers, including opportunities for shared use and co-location of community facilities;
- J. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization; and whether the high school site is outside the Urban Area;
- K. Site acquisition and development cost;
- L. Whether the proposed site has safe access to and from the school site by pedestrians and vehicles;
- M. Whether the proposed site is sufficiently sized to accommodate the required parking, circulation and queuing of vehicles onsite;
- N. Whether the proposed site is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
- O. Whether the proposed location is in conflict with local government stormwater management plans or watershed management plans;
- P. School sites should not be acquired, reserved or accepted by donation in the following locations:
 - 1. Immediately adjacent to water treatment plants or wastewater treatment plants. This provision is not intended to preclude the joint use of public property where adequate separation between facilities can be achieved;
 - 2. Within one-quarter mile of active landfills;
- Q. The current and projected levels of service by Concurrency Service Area, including development approvals issued by the County and cities based on school capacity in a contiguous Concurrency Service Area.

POLICY 1.5.3: INTERLOCAL AGREEMENT FOR COORDINATION OF PLANNING ACITIVITIES AMONG HIGHLANDS COUNTY, THE MUNICIPALITIES, AND THE SCHOOL BOARD OF HIGHLANDS COUNTY

Highlands County shall implement the Highlands County Interlocal Agreement for Coordinated Planning and School Concurrency, as amended from time to time.

POLICY 1.5.4: SCHOOL DEVELOPMENT STANDARDS

Highlands County shall require the development of school sites to be consistent with the following standards:

- A. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property.
- B. The site must contain at least the minimum net buildable acreage necessary to meet the needs of the anticipated educational facility—20 acres for elementary schools, 40 acres for middle schools, and 60 acres for high schools, or as determined by the School Board of Highlands County.
- C. Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district and Comprehensive Plan for the school site zoning district and land use categories.
- D. All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district.
- E. Access to school sites shall be governed by Highlands County’s adopted Land Development Regulations and Florida Department of Transportation’s access management regulations, including installation by the School Board of Highlands County of all access-related improvement required by such regulations and consistent with the Florida Statutes. All school sites shall be connected to the existing network by paved roads.
- F. Compliance with the Highlands County Right-of-Way standards contained in the adopted Comprehensive Plan.

- G. The site shall be required to connect to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings.
- H. Development of the site shall be consistent with applicable wetland policies contained within the adopted Comprehensive Plan and Land Development Regulations.
- I. Development of the site shall comply with the Land Development Regulations of Highlands County.

GOAL 2: IMPLEMENT SCHOOL CONCURRENCY MANAGEMENT

OBJECTIVE 2.1: LEVEL OF SERVICE STANDARDS

ENSURE ADEQUATE SCHOOL FACILITY CAPACITY CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARD.

POLICY 2.1.1: ADOPTED LEVEL OF SERVICE STANDARD FOR HIGHLANDS COUNTY SCHOOLS

The Level of Service (LOS) is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The LOS standard is the maximum level of school utilization that will be permitted in the Highlands County School District as 100% of permanent FISH capacity.

POLICY 2.1.2: APPLICABILITY OF THE ADOPTED LEVEL OF SERVICE STANDARD

The adopted LOS standard shall become applicable to Highlands County no later than December 1, 2008.

POLICY 2.1.3: IMPLEMENTATION OF THE ADOPTED LEVEL OF SERVICE

The adopted LOS standard shall apply to all Highlands County Public Schools for the purpose of implementing school concurrency.

POLICY 2.1.4: FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

The LOS standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the School District of Highlands County Five-Year Capital Improvements Schedule, which shall be reviewed, updated, and adopted annually thus ensuring those projects necessary to address existing standards

POLICY 2.1.5: AMENDING THE ADOPTED LEVEL OF SERVICE

Potential amendments to the adopted LOS shall be considered annually, but no later than the second amendment cycle scheduled by the Board of County Commissioners. The Initiating Party shall provide a memorandum to all involved parties including the School Board of Highlands County, Highlands County Government and Municipalities, that includes a description of the proposed amendment, a statement regarding the impact of the proposed amendment on the Highlands County Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment is financially feasible and may be achieved and maintained over the five years of the School District of Highlands County Five-Year Capital Improvements Schedule, as adopted into the Capital Improvements Elements of Highlands County and its Municipalities. All proposed amendments shall be reviewed by the School Planning Technical Advisory Committee (SPTAC) which will provide an approval or a denial. If there is then a consensus to amend the adopted LOS, it shall be accomplished through an amendment to the Interlocal Agreement and the adoption of amendments to Highlands County's and each Municipality's Comprehensive Plan. The amended LOS shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed.

POLICY 2.1.6: ANNUAL UPDATES

Annual Plan amendments shall include the addition of a new fifth year to the School District of Highlands County Five-Year Capital Improvements Schedule, updating the School District Five-Year District Facilities Work Program and coordinating the Program with the plans for Highlands County Government and Municipalities. As needed, updates to the concurrency service area map shall be adopted. The annual plan amendments shall ensure the School District Five-Year District Facilities Work Program continues to be financially feasible and the LOS standards will continue to be achieved and maintained.

OBJECTIVE 2.2: HIGHLANDS COUNTY PUBLIC SCHOOL FACILITIES CONCURRENCY SERVICE AREAS

HIGHLANDS COUNTY SHALL ADOPT SCHOOL CONCURRENCY SERVICE AREAS AS ESTABLISHED BY THE ADOPTION OF SCHOOL ATTENDANCE ZONES BY THE SCHOOL BOARD, WITHIN WHICH A DETERMINATION CAN BE MADE AS TO WHETHER THERE IS ADEQUATE SCHOOL CAPACITY AVAILABLE BASED ON THE ADOPTED LEVEL OF SERVICE STANDARDS, AND A PROPER ANALYSIS CAN BE CONDUCTED TO EXAMINE THE AVAILABILITY OF CAPACITY IN ADJACENT CONCURRENCY SERVICE AREAS IF CAPACITY IS NOT AVAILABLE IN THE PRIMARY CONCURRENCY SERVICE AREA.

POLICY 2.2.1: ADOPTED CONCURRENCY SERVICE AREAS

Highlands County's Concurrency Service Areas (CSAs) shall be measured and applied to be the same as the school attendance zones adopted by the School Board. CSA maps, as amended from time to time, are incorporated herein and attached hereto as Appendix "A"

POLICY 2.2.2: AMENDING THE ADOPTED CONCURRENCY SERVICE AREAS

Amendment of adopted CSAs shall submit to the following process: The Initiating Party shall provide a memorandum to all involved parties (the School Board, Highlands County, and Municipalities) that includes a description of the proposed amendment, a statement regarding the impact of the proposed amendment on the Highlands County Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment is financially feasible and can be achieved and maintained over the five years of the School District of Highlands County Five-Year Capital Improvements Schedule from the School District Five-Year District Facilities Work Program, subject to evaluation and confirmation by the School Board of Highlands County. All proposed amendments shall be reviewed by the SPTAC. If there is then a consensus to amend the adopted CSA(s), it shall be accomplished through the rule-making process of the School Board of Highlands County pursuant to Chapter 120 of the Florida Statutes. Following the change by the School Board, an amendment to this Element shall occur, as necessary, to include the updated CSA(s). The amended CSA(s) shall not be effective until the effective date of the amendment to this Element.

POLICY 2.2.3: CONCURRENCY SERVICE AREA REQUIREMENTS

The School Board shall demonstrate, in the adopted school attendance zones, and, therefore in the adopted CSAs, that adopted LOS standards will be achieved and maintained each year of the School District of Highlands County Five-Year Capital Improvements Schedule from the School District Five-Year District Facilities Work Program, and that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs and other relevant factors. The School District shall take into account in the school attendance zones the extent to which development approvals have been issued by Local Governments based on the availability of school capacity in a CSA contiguous to the CSA in which the development approval was issued.

OBJECTIVE 2.3: SCHOOL DISTRICT OF HIGHLANDS COUNTY FIVE-YEAR CAPITAL IMPROVEMENTS SCHEDULE

ENSURE THE INCLUSION OF SCHOOL DISTRICT OF HIGHLANDS COUNTY FIVE-YEAR CAPITAL IMPROVEMENTS SCHEDULE IN THOSE PROJECTS NECESSARY TO ADDRESS EXISTING DEFICIENCIES, AND TO MEET FUTURE NEEDS BASED UPON ACHIEVING AND MAINTAINING THE ADOPTED LEVEL OF SERVICE STANDARDS FOR EACH YEAR OF SCHOOL DISTRICT OF HIGHLANDS COUNTY FIVE-YEAR CAPITAL IMPROVEMENTS SCHEDULE.

POLICY 2.3.1: ANNUAL UPDATES TO THE SCHOOL DISTRICT FIVE-YEAR DISTRICT FACILITIES WORK PROGRAM

Highlands County, in coordination with the School Board of Highlands County and the Municipalities, shall annually update its tracking of public school facilities capital improvements by using the adopted School District Five-Year District Work Program including the School District of Highlands County Five-Year Capital Improvements Schedule which shall serve as the five year schedule of capital improvements required in the Capital Improvements Element. Annual amendments to the School District Five-Year District Facilities Work Program shall include the addition of a new fifth year to the School District of Highlands County Five-Year Capital Improvements Schedule, updating of the financially feasible public school capital facilities program, and coordinating the Program with the plans for other local governments. The annual plan amendments shall ensure that the School District Five-Year District Facilities Work Program continues to be financially feasible and that the LOS standards will continue to be achieved and maintained

POLICY 2.3.2: JOINT STAFF MEETINGS

The Highlands County School Planning Technical Advisory Committee (SPTAC), as established by the “Highlands County Interlocal Agreement for Coordinated Planning and School Concurrency,” shall meet at least semi-annually, but more often as necessary, and will hear reports and discuss issues concerning school concurrency, consistent with Chapter 163, Florida Statutes.

OBJECTIVE 2.4: SCHOOL CONCURRENCY MANAGEMENT PROCESS
COOPERATE WITH THE SCHOOL BOARD OF HIGHLANDS COUNTY TO IMPLEMENT CAPACITY DETERMINATION PROTOCOLS FOR USE IN EVALUATION OF PUBLIC SCHOOL CONCURRENCY

POLICY 2.4.1: EVALUATION OF SCHOOL CAPACITY

Highlands County shall recognize school capacity assessments conducted by the School District. The School Board shall determine whether adequate school capacity exists for a proposed development, based on adopted LOS standards, CSAs, and other standards stipulated in the “Highlands County Interlocal Agreement for Coordinated Planning and School Concurrency.”

POLICY 2.4.2: DETERMINATION OF CONCURRENCY

The School District of Highlands County shall conduct a concurrency review that includes findings and recommendations of whether there is adequate school capacity to accommodate the proposed development for each type of school within the affected CSA consistent with the LOS standard. The School District shall issue a concurrency determination based on the findings and recommendations of this review, which the County shall use in evaluating development proposals. Highlands County shall withhold issuance of any site specific development orders (orders for preliminary plat, site plan approval or the functional equivalent for planned development or flexible unit development or the equivalent) for new residential units until the School District has verified that there is sufficient capacity in the school system to accommodate the proposed development or a concurrency agreement is adopted.

POLICY 2.4.3: LEVEL OF SERVICE AVAILABILITY

Highlands County shall not deny a subdivision plat or site plan (or functional equivalent) based solely on the failure to achieve and maintain the adopted LOS for public school capacity where: 1. Adequate school facilities will be in place or under actual construction within three (3) years after the issuance of the subdivision plat or site plan (or functional equivalent); 2. Adequate school facilities are available in an adjacent CSA and the capacity impacts of development can be shifted to that area through, for example, redistricting; or, 3. The developer executes a legally binding development agreement to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent).

POLICY 2.4.4: TIMING OF IMPACT OF SUBMITTED PROJECTS

If the School District determines that adequate capacity will not be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, adequate facilities are not available in an adjacent CSA, and mitigation is not an acceptable alternative, the School District shall issue a School Concurrency Determination stating, in detail, why the proposed development is not in compliance with school concurrency requirements, and the County will not accept or process a development application. If the School District determines that adequate capacity does not exist, but the School Board and the County find proportionate share or other mitigation is appropriate and feasible following the conclusion of the mitigation negotiation, then the School Board, the County, and the developer shall enter into an enforceable and binding agreement pursuant to the “Highlands County Interlocal Agreement for Coordinated Planning and School Concurrency.”

OBJECTIVE 2.5: PROPORTIONATE SHARE MITIGATION
COORDINATE WITH THE SCHOOL DISTRICT TO ESTABLISH PROPORTIONATE SHARE MITIGATION ALTERNATIVES THAT ARE FINANCIALLY FEASIBLE AND WILL ACHIEVE AND MAINTAIN THE ADOPTED LEVEL OF SERVICE STANDARD CONSISTENT WITH THE ADOPTED SCHOOL DISTRICT OF HIGHLANDS COUNTY FIVE-YEAR CAPITAL IMPROVEMENTS SCHEDULE.

POLICY 2.5.1: OFFSETTING THE IMPACTS OF NEW DEVELOPMENT

The School Board and Highlands County may determine that proportionate share mitigation to offset the impacts of a proposed development, is required where the adopted LOS standards would otherwise be exceeded. The following options or combination thereof may be utilized to satisfy such mitigation requirements:

- A. Payment of calculated proportionate share mitigation fees in accordance with Policy 2.5.5 of this Objective;
- B. Contribution of land;
- C. Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits;
- D. Donation of buildings for use as a primary or alternative learning facility;
- E. Renovation of existing buildings for use as learning facilities;
- F. Construction of permanent student stations or core capacity; or
- G. Construction of a school in advance of the time set forth in the School District Five-Year District Facilities Work Program.

The School District will maintain the adopted LOS standards and assume operational responsibility through incorporation of the mitigation plan in the School District of Highlands County Five-Year Capital Improvements Schedule of the School District Five-Year District Facilities Work Program adopted by the School Board.

POLICY 2.5.2: PERMANENT CAPACITY MITIGATION

Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School District of Highlands County Five-Year District Facilities Work Program. Consideration may be given by the School Board to place an additional improvement required for mitigation in the School District of Highlands County Five-Year District Facilities Work Program. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted LOS standards or identified as an amendment to the adopted School District of Highlands County Five-Year District Facilities Work Program. Portable classrooms will not be accepted as mitigation.

POLICY 2.5.3: USE OF CAPACITY OF CONTIGUOUS CONCURRENCY SERVICE AREAS

Mitigation shall not be required when the adopted LOS cannot be met in a particular CSA, if the School District determines that the needed capacity for the development is available in one or more contiguous CSA(s) and the impacts of the development on school capacity can be shifted to that CSA.

POLICY 2.5.4: EXECUTION OF PUBLIC SCHOOL FACILITIES DEVELOPMENT AGREEMENTS

Mitigation shall be directed to projects on the School District of Highlands County Five-Year District Facilities Work Program that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, Highlands County, and the applicant executed prior to the issuance of the subdivision plat, site plan, or functional equivalent. If the School Board and Highlands County accept the mitigation plan following the ninety-day (90) negotiation period, the School Board shall add the improvement required for mitigation to the School District of Highlands County Five-Year District Facilities Work Program. This development agreement shall include developer/landowner’s commitment to continuing renewal of the development agreement upon its expiration.

POLICY 2.5.5: DETERMINATION OF REQUIRED MITIGATION

The applicant’s total proportionate-share mitigation obligation to resolve a capacity deficiency shall be based on the following formula, for each school level: determine the number of new student stations required to serve the new development by multiplying the number of dwelling units in the proposed development, by unit type, by the student generation rate, by type of dwelling unit and by school type. Then multiply the number of new student stations required to serve the new development by the average cost per student station. The average cost per student station shall include school facility development costs and land costs. The applicant’s proportionate-share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value. The process to determine proportionate share mitigation obligation shall be as follows:

Summary of Concurrency Evaluation & Proportionate Share Mitigation	
Step 1:	Determine the number of students to be generated by the development
	Number of Dwelling Units in the proposed development (by unit type)

<i>Multiplied By</i>	Student Generation Rate (by type of DU and by School Type)
<i>Equals</i>	Number Students Stations needed to serve the proposed development
Step 2:	Comparing the available capacity to the number of student stations calculated in Step 1 to access the need for mitigation
	Available Capacity (see §5.5.3 (b) of this agreement)
<i>Minus</i>	The Number of new Students needed to accommodate the proposed development
<i>Equals</i>	The shortfall (negative number) or surplus (positive number) of capacity to serve the development
Step 3:	Evaluating the available capacity in contiguous service areas
	If Step 2 results in a negative number, repeat that step for one or more contiguous service areas. If this step results in a negative number, then proceed to step 4 to calculate the proportionate share mitigation.
Step 4:	Calculating proportionate share mitigation
	Needed additional Student Stations from Step 3
<i>Multiplied By</i>	Average cost per Student Station
<i>Equals</i>	Proportionate Share Mitigation Obligation

GOAL 3: DEVELOPMENT COORDINATION

OBJECTIVE 3.1: STRATEGIES FOR COORDINATION WITH DEVELOPMENT

REQUIRE WHERE FEASIBLE THAT DEVELOPERS OF NEW AND REVITALIZED NEIGHBORHOODS PROVIDE SAFE, WELL-CONNECTED ACCESS AND TO ADDRESS CAPACITY NEEDS FOR SCHOOLS.

POLICY 3.1.1: CONVEYANCE OF SCHOOL SITES

Highlands County shall address conveyance of land for school sites when determined to be needed by the School Board of Highlands County to address the impact of residential dwelling units on the School District, and said conveyance shall occur within 90 days of approval of a rezoning or where a rezoning is not required, prior to preliminary plan approval.

POLICY 3.1.2: DENSITY TRANSFER

Highlands County shall, consistent with this Comprehensive Plan, allow for the transfer of the entitled density of a school site onto existing developable areas of the parent site proposed for residential development or redevelopment.

POLICY 3.1.3: CONSIDERATIONS IN LIEU OF SCHOOL SITE DONATION

Where conveyance of minimum-sized school sites is not feasible or appropriate, alternatives shall be considered. Alternatives may include, but are not limited to the following or any combination of such:

- A. Conveyance to the District School Board of buildings or land for use as a primary or alternative learning facility or recreational area;
- B. Conveyance of land;
- C. Funding of renovations of existing buildings that address the capacity needs of the School District;
- D. Construction of permanent student stations or core capacity;

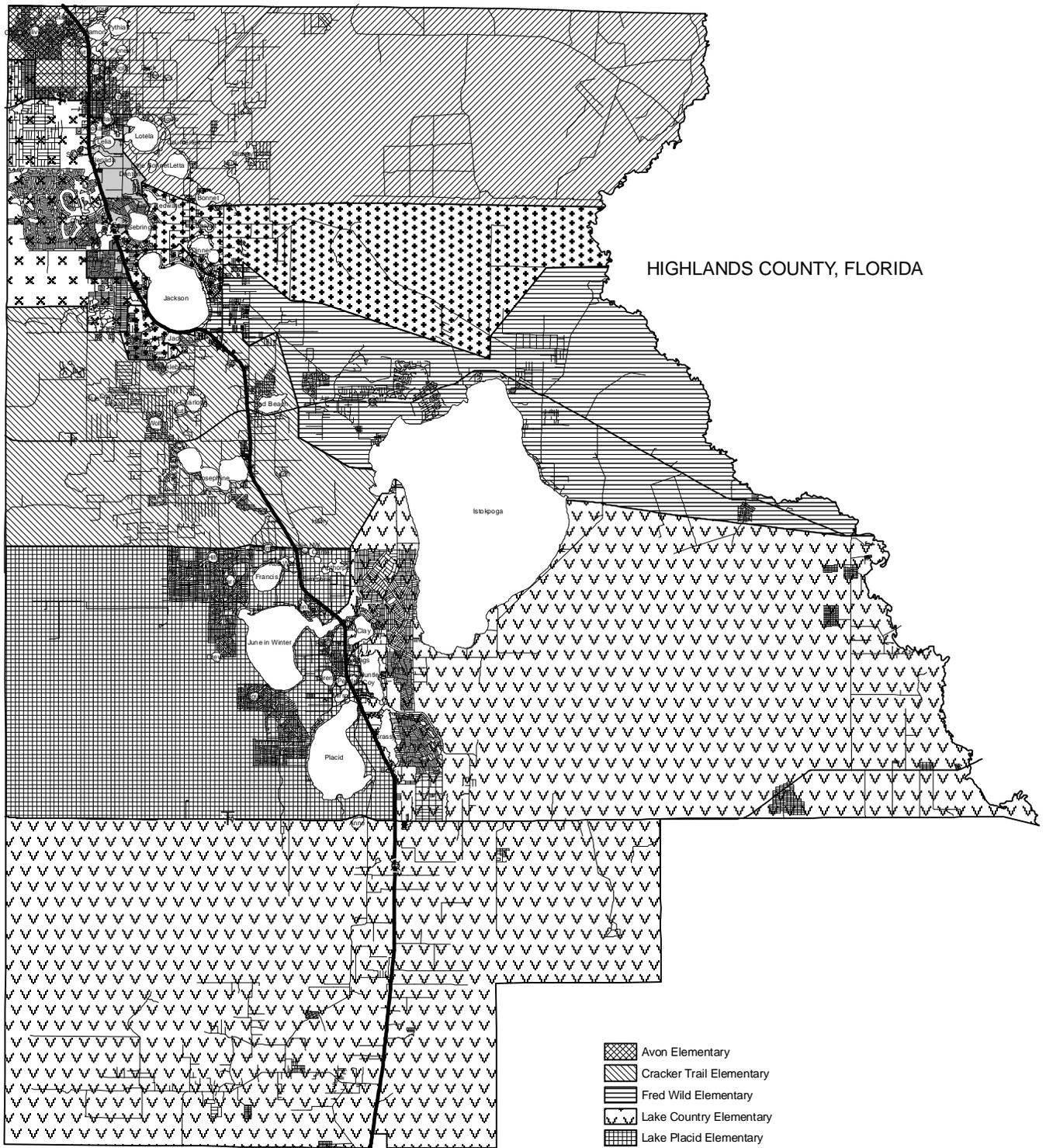
POLICY 3.1.4 IMPACT FEE CREDIT FOR PROPORTIONATE SHARE MITIGATION

A developer shall receive credit for school impact fees to be paid to the County for land, buildings, permanent student stations or core capacity donated and buildings renovated pursuant to Policy 3.1.3 of this Objective, and accepted by the School District of Highlands County based upon amounts agreed upon by the developer, the School Board, and Highlands County in proportion to the total amount due for the development's Public School Facilities Element impact. If the total impact for schools is prepaid through the developer's proportionate share mitigation, no impact fees for schools shall be due for residential dwelling units constructed within the approved development.

POLICY 3.1.5 CONNECTIVITY TO SCHOOLS

Highlands County shall require that new and redevelopment residential projects construct the sidewalks, trails, and bikeways, consistent with its Comprehensive Plan, that are necessary to connect school sites to sidewalks, trails and bikeways systems.

ELEMENTARY SCHOOLS AREAS 2008 ATTENDANCE AREAS

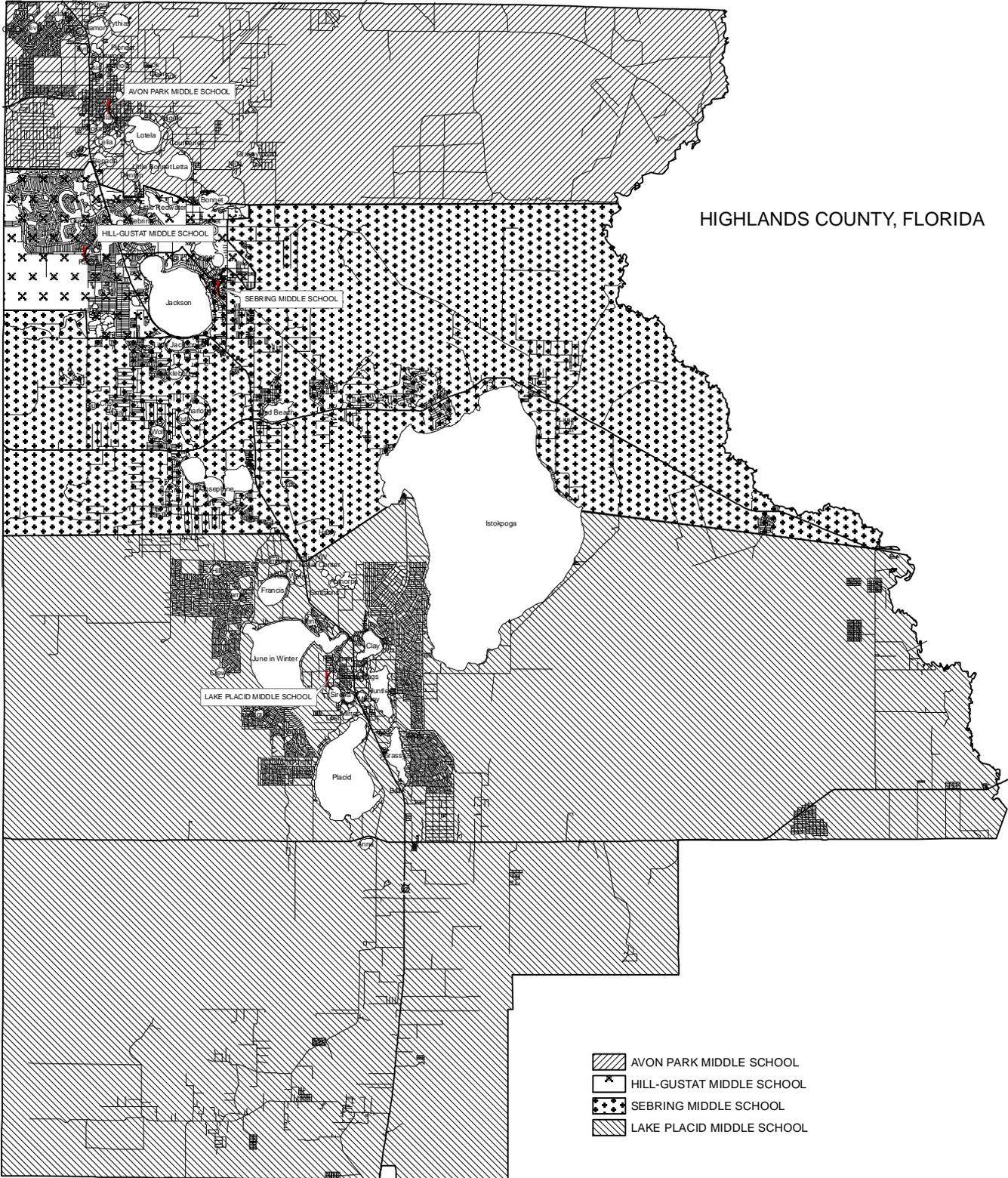


HIGHLANDS COUNTY, FLORIDA

- Avon Elementary
- Cracker Trail Elementary
- Fred Wild Elementary
- Lake Country Elementary
- Lake Placid Elementary
- Memorial Elementary
- Park Elementary
- Sun 'n Lake Elementary
- Woodlawn Elementary

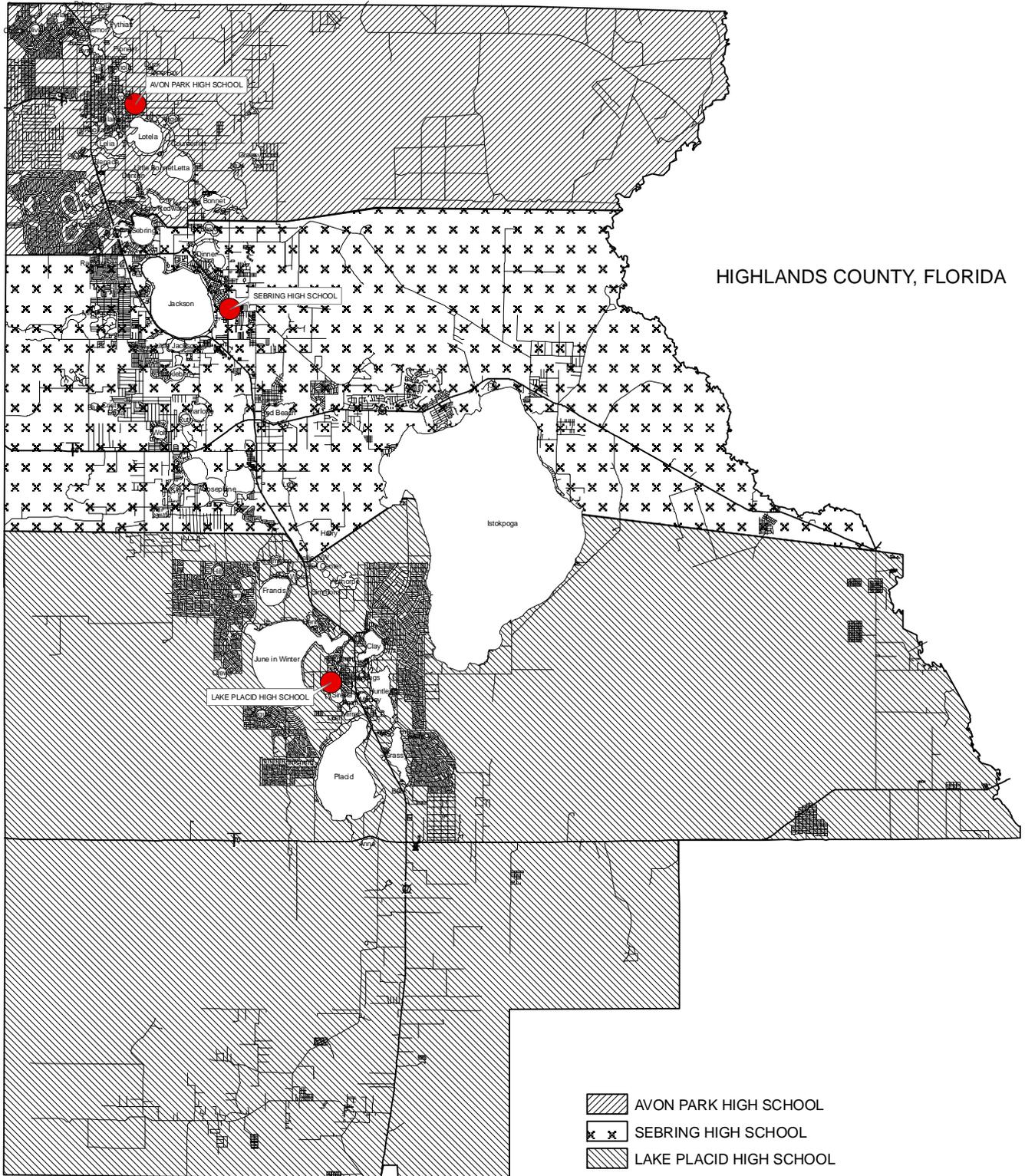
0 1 2 4
Miles

MIDDLE SCHOOLS 2008 ATTENDANCE AREAS



0 1 2 4
Miles

HIGH SCHOOLS 2008 ATTENDANCE AREAS





Glossary of Terms

GLOSSARY OF TERMS

ABBREVIATIONS FOUND IN THE COMPREHENSIVE PLAN

BMP(s)	Best Management Practice(s)
BOA	Highlands County Board of Adjustments
CBDG	Federal Community Development Block Grant program
C.A.R.L.	Conservation and Recreational Lands program of the
CARL	Florida Preservation 2000 program
CERCLA	Federal Comprehensive Environmental Response Compensation Liability Act
CIE	Capital Improvements Element
CIP	Capital Improvements Project budget plan of Highlands County
Co.	County
C.O./CO	Certificate of Occupancy
CORPS	United States Corps of Engineers
CR #	County Road #
CRRPC	Central Florida Regional Planning Council
DACS	Florida Department of Agriculture and Consumer Services
DCA	see FDCA
DEP	see FDEP
DHUD	see HUD
D.O./DO	Development Order
DOD	U.S. Department of Defense (aka Avon Park Bombing Range, aka Avon Park Wildlife Management Area)
DOT	see FDOT
DRASTIC	A standardized system for evaluating groundwater pollution potential (D = depth of water, R = net recharge, A = aquifer media, S = soil, T = topography, I = impact vados zone media, C = hydraulic conduct activity).
DRI(s)	Development(s) of Regional Impact
EDB	Ethylene Dibromide
EDC	Highlands County Economic Development Commission
EIR	Environmental Impact Report
EPA	federal Environmental Protection Agency
F.A.C./FAC	Florida Administrative Code
FDCA	Florida Department of Community Affairs
FDEP	Florida Department of Environmental Protection
FDHRS	Florida Department of Health and Rehabilitative Services
FDOT	Florida Department of Transportation
FEFM	Federal Emergency Flood Management
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Maps of the National Flood Insurance Program
F.S./FS	Florida Statutes
FmHA	Federal Farmers Home Administration
FLUE	Future Land Use Element
Gen. Ag.	General Agriculture
gpcd	gallons per capita per day
gpm	gallons per minute
HCCP	Highlands County Comprehensive Plan
HCIA	Highlands County Industrial Authority
HCSB	Highlands County School Board
HCSWCD	Highlands County Soil and Water Conservation District
HRS	Florida Department of Health and Rehabilitative Services
HRWUCA	Highlands Ridge Water Use Caution Area
HSE	Housing Element
HUD	Federal Department of Housing and Urban Development

IDA	Highlands County Industrial Development Authority
ICE	Intergovernmental Coordination Element
IFAS	Institute of Flood and Agriculture Services
INF	Infrastructure Element
KRRMP	Kissimmee River Resource Management Plan
lbs	pounds
LDR(s)	Land Development Regulation(s)
LOS	level of service
Lim. Ag.	Limited Agriculture
LPA	Local Planning Agency pursuant to Chapter 163 FS (see PZC)
Manuf.	manufactured
MCL	maximum contamination level
NRAC	Highlands County Natural Resources Advisory Committee
NRE	Natural Resources Element
PL	federal Public Law
PZC	Highlands County Planning and Zoning Commission (also designated as the Local Planning Agency)
pop.	population
P.U.D./PUD(s)	Planned Unit Development(s)
QWIP	Quality of Water Improvement Project program of the Water Management Districts
res.	residential
Ridge	the Lake Wales Ridge in Highlands County
ROSE	Recreation/Open Space Element
R.O.W./ROW(s)	Right(s) of Way
RPC	see CFRPC
R.V./RV	Recreational Vehicle
SCS	see US SCS
SFWMD	South Florida Water Management District
SOR	Save Our Rivers program of the Water Management Districts
SR #	State Road #
SWCD	see HCSWCD
SFWMD	Southwest Florida Water Management District
SWIM	Surface Water Improvement Management
TAC	Technical Advisory Committee
TCE	Traffic Circulation Element
TDR(s)	Transfer of Development Right(s)
U.S./US	United States
USDA	United States Department of Agriculture
US SCS	United States Soil Conservation Service
WIC	Women, Infants, and Children program of HRS
WMD(s)	Water Management District(s)
WUCA(s)	Water Use Caution Area(s)
Chapter 360.3151 FS	Florida's Local Government Comprehensive Planning and Land Development Regulation Act, as amended (aka the Growth Management Act)
Chapter 380 FS	Florida's Local Land and Water Management Act, as amended (includes DRI procedures)
Rule 9J-5 FAC	the "Minimum Criteria for Review of Local Comprehensive Plans and Determination of Compliance" administrative code promulgated by DCA (aka the Minimum Criteria Rule)

DEFINITIONS FROM THE COMPREHENSIVE PLAN

ADJUSTED FOR FAMILY SIZE - means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, than the

base income eligibility determined as provided in the definitions of Very-low-income persons, Low-income persons, or Moderate-income persons. based upon a formula as established by the United States Department of Housing and Urban Development.

ADJUSTED GROSS INCOME - means all wages, assets, regular cash or non-cash contributions or gifts from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s. 62 of the Internal Revenue Code.

AFFORDABLE - means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households as indicated in the definitions of Very-low-income persons, Low-income persons, or Moderate-income persons.

AGRICULTURE - means the science and art of producing plants and animals for use by mankind, including the preparation of land resources to accommodate agricultural practices and, to a variable extent, the preparation and harvesting of agricultural products for marketing purposes. The term "agriculture" encompasses activities that are customarily associated with aquaculture and fisheries, horticulture, floriculture, viticulture, silviculture, and aeviculture, livestock and poultry operations, bee keeping, stable and kennel operations, animal husbandry, ranching, dairy operations, forestry, veterinary medicine, or any other practice which the Board of County Commissioners deems is typical of, necessary to, or in keeping with these listed agricultural activities. [Source: County's draft Zoning Ordinance]

AGRICULTURAL USES - means activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture areas, groves, confined feeding operations, specialty farms, and silviculture areas. [Source: Rule 9J-5 FAC]

AIRPORT CLEAR ZONE - means a designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations. [Source: Rule 9J-5 FAC]

AIRPORT FACILITY - means any area of land or water improved, maintained or operated by a governmental agency for the landing and take-off of aircraft, or privately owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way. [Source: Rule 9J-5 FAC]

AIRPORT OBSTRUCTION - means any structure, object of natural growth, existing condition, or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or which otherwise increases the risk of danger to aircraft operations. [Source: Rule 9J-5 FAC]

ARTERIAL ROAD -means a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high, operating speed. In addition, every United States numbered highway is an arterial road. [Source: Rule 9J-5 FAC]

ASSISTED LIVING FACILITY (ALF): (*Amended by Ordinance 97 : CPA Case # CPA-97-053LS*): "Assisted Living Facility", hereinafter referred to as "facility," or "AL," means any building or buildings, section of a building, or distinct part of a building, residence, private home, boarding home, home for the aged, or other place, whether operated for profit or not, which undertakes through its ownership or management to provide, for a period exceeding 24 hours, housing, food service, and one or more personal services for four or more adults, not related to the owner or administrator by blood or marriage, who require such services; or to provide extended congregate care, limited nursing services, or limited mental health services, when specifically licensed to do so pursuant to s.400.407, unless the facility is licensed as an adult family-care home. A facility offering personal services, extended congregate care, limited nursing services, or limited mental health services for fewer than four adults is within the meaning of this definition if it formally or informally advertises to or solicits the public for residents or referrals and holds itself out to the public to be an establishment which regularly provides such services, unless the facility is licensed as an adult

family-care home.

AVAILABILITY or AVAILABLE - with regard to the provision of facilities and services concurrent with the impacts of development, means that at a minimum the facilities and services will be provided in accordance with the standards set forth in Rule 9J-5.0055(2), Florida Administrative Code. [Source: Rule 9J-5 FAC]

BICYCLE and PEDESTRIAN WAYS - means any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded. [Source: Rule 9J-5 FAC]

BUSINESS - all gainful private sector activity. Includes commerce, industry, agriculture, construction, tourism, recreation sport, medical practice, retail trades and services, and any other such undertakings contributing to the economic base of Highlands County.

CANAL - means any manmade waterway used for the purposes of drainage, irrigation, or transportation which collects and then diverts or directs the flow of surfacewater or groundwater. A ditch is not a canal. [Source: Modified from FDOT Glossary of Transportation Terms, 1992]

CAPITAL BUDGET - means the portion of Highlands County's budget which reflects capital improvements that are scheduled for a given fiscal year. [Source: modified from Rule 9J-5 FAC]

CAPITAL IMPROVEMENT - means physical assets constructed or purchased to provide, improve, or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this Comprehensive Plan physical assets which have been identified as "existing needs" or "projected needs" in the Plan elements shall be considered capital improvements. [Source: modified from Rule 9J-5 FAC]

COLLECTOR ROAD - means a roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads. [Source: Rule 9J-5 FAC]

COMMERCIAL USES - means activities within land areas which are predominantly connected with the sale, rental, and distribution of products or the performance of services. [Source: Rule 9J-5 FAC]

COMMUNITY PARK - means a park located near major roadways, and designed to serve the needs of more than one neighborhood. [Source: Rule 9J-5 FAC]

COMPREHENSIVE PLAN - means any elements or portions thereof prepared, adopted, or amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, as amended. [Source: modified from Chapter 380.031 F.S.]

CONCURRENCY - means that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur. [Source: Rule 9J-5 FAC]

CONCURRENCY MANAGEMENT SYSTEM - means the procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development. [Source: Rule 9J-5 FAC]

CONE OF INFLUENCE - means an area around one or more major waterwells, the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth. [Source: Rule 9J-5 FAC]

CONSERVATION USES - means activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries

management, or protection of vegetative communities or wildlife habitats. [Source: Rule 9J-5 FAC]

CONSISTENCY REZONE - means that action taken by the Board of County Commissioners to make a property's zoning district classification consistent with its land use designation, as this designation appears on the Future Land Use Map series by adoption or by amendment. [Refer to Future Land Use Policy 1.5]

CULTURAL RESOURCE(S) - for purposes of this Comprehensive Plan, means any natural or manmade artifact, structure, or site which conveys knowledge about the history, prehistory, or culture of Highlands County. [Refer to Natural Resources Objective 1 and Future Land Use Objective 7 and Policies thereunder]

CUTTHROATGRASS SEEP - means any area of land supporting cutthroatgrass (*Panicum abscissum* Swallen) as the dominant species. [Refer to Natural Resources Policy 4.2]

DEVELOPER - means any person, including a governmental agency, undertaking any development as defined in this Glossary. [Source: modified from Chapter 380.031 F.S.]

DEVELOPMENT - shall mean the exact definition included in Chapter 380.04 F.S.

- (1) *The term “development” means the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.*
- (2) *The following activities or uses shall be taken for the purposes of this chapter to involve “development”, as defined in this section:*
 - (a) *A reconstruction, alteration of the size, or material change in the external appearance of a structure on land;*
 - (b) *A change in the intensity of the use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land;*
 - (c) *Alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any “coastal construction” as defined in ss 161.021;*
 - (d) *Commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land;*
 - (e) *Demolition of a structure;*
 - (f) *Clearing of land as an adjunct of construction; and,*
 - (g) *Deposit of refuse, solid or liquid waste, or fill on a parcel of land.*
- (3) *The following operations or uses shall not be taken for the purpose of this chapter to involve “development” as defined in this section:*
 - (a) *Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad track, if the work is carried out on land within the boundaries of the right-of-way;*
 - (b) *Work of any utility and other persons engaged in the distribution or transmission of gas or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, power lines, poles, tracks, or the like;*
 - (c) *Work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure;*
 - (d) *The use of the structure or land devoted to dwelling uses for any purpose customarily incidental to enjoyment of the dwelling;*
 - (e) *The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products; raising livestock; or for other agricultural purposes;*

- (f) *A change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class;*
 - (g) *A change in the ownership or form of ownership of any parcel or structure; and,*
 - (h) *The creation or termination of rights of access, riparian rights, easements, covenants concerning development of land, or other rights in land.*
- (4) *“Development” as designated in an ordinance, rule, or development permit includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, “development” refers to the act of developing or to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development, reference to particular operations is not intended to limit the generality of subsection (1).*

DEVELOPMENT ORDER/PERMIT - means any order or approval by Highlands County that grants, denies, or grants with conditions an application for a development permit, including but not limited to any building permit, zoning action or permit, plat approval, certification, variance, or other action having the effect of permitting new development, redevelopment, or ongoing development. [Source: modified from Chapter 380.031 F.S.]

DEVELOPMENT, SMALL SCALE - (aka small scale development) means those development proposals or activities which meet the statutory criteria of Section 163.3187(1) F.S. [Refer to Future Land Use Policy 1.5A.2]

DITCH - means a long, narrow, shallow trench or furrow that has been dug in the ground for irrigation, drainage, or boundary line purposes. [Source: Modified from FDOT Glossary of Transportation Terms, 1992]

DOMINANT PLANT SPECIES - for the purposes of this Comprehensive Plan, means any individual herbaceous species which constitutes the greatest percent of cover for a given area. [Source: Natural Resources Policy 4.2B]

DRAINAGE BASIN - means the area defined by topographic boundaries which contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin. [Source: Rule 9J-5 FAC]

DRAINAGE FACILITIES - means a system of man-made structures designed to collect, convey, hold, divert, retain, or discharge stormwater, and includes stormwater, sewers, canals, detention structures, and retention structures. [Source: modified from Rule 9J-5 FAC]

ECONOMIC BASE - The structure of the local economy in terms of industries, employers, employment trends and projections, demographic trends and projections, and business conditions.

EDUCATIONAL USES - means activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking. [Source: Rule 9J-5 FAC]

ENVIRONMENTAL CLEARANCE - means those procedures and processes that are used to establish remedies for any negative impacts a specific development proposal may have on natural resources occurring at the development site. [Refer to Natural Resources Policy 3.3]

FINDINGS - for purposes of this Comprehensive Plan, means the factual and legal basis upon which decisions are made in accordance with Comprehensive Plan objectives and policies.

FLOODPLAIN - for purposes of this Comprehensive Plan, means the area calculated to be inundated or the actual area that is inundated during a 100-year storm event, as generally identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps. [Source: modified from Rule 9J-5 FAC]

GOAL - means the long-term end toward which programs or activities are ultimately directed. [Source: Rule 9J-5 FAC]

GOVERNMENTAL AGENCY means:

- (a) The United States or any department, commission, agency, or other instrumentality thereof;
- (b) This state or any department, commission, agency, or other instrumentality thereof;
- (c) Any local government, as defined in this chapter, or any department, commission, agency, or other instrumentality thereof; and,
- (d) Any school board or other special district, authority, or other governmental entity. [Source: Chapter 380.031 F.S.]

HAZARDOUS WASTE (1) - means any industrial or medical by-product, refuse, waste material, biomass, chemical, or substance which is unsuitable for reuse, remanufacture, or recycling and which requires extraordinary measures or precautions for its containment, storage, transportation, or disposal as a means to protect: (1) public health and safety; (2) the naturally occurring ecology of the County; (3) the purity of local aquifers and the quality of groundwater recharge occurring on the Lake Wales ridge; and, (4) the productivity and usefulness of private property. Hazardous waste is further defined for the purposes of this Comprehensive Plan as including, but not being limited to, any noxious, poisonous, carcinogenic, contaminated, radioactive, or pathological refuse, by-products, or precipitates resulting from any process to treat or incinerate industrial or medical wastes generated outside Highlands County. [Refer to Infrastructure Policy 14.3 and Natural Resources Policy 7.2 and 7.6]

HAZARDOUS WASTE (2) - means solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed. [Source: Rule 9J-5 FAC]

HISTORIC RESOURCES - means all areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant. [Source: Rule 9J-5 FAC]

HURRICANE SHELTER - means a structure designated by local officials as a place of safe refuge during a storm or hurricane. [Source: Rule 9J-5 FAC]

INCENTIVE - Any assistance granted to aid in the development or expansion of a commercial enterprise. This may be in the form of financial grants, loans, coordination of training programs for expanding or relocating firms, or any other mechanisms approved by the Highlands County Board of County Commissioners.

INDUSTRIAL DEVELOPMENT AUTHORITY (IDA) - The Highlands County Board of County Commissioners by Resolution, created the Highlands County Industrial Development Authority in 1980, designating five members to the Authority. By Court Petition and Final Judgement (Case No. 90-216-G June 5, 1990), Section 159.45C3 of the Florida Statutes was amended to provide for "not less than five persons" to be appointed as Members of the Authority. The Board of County Commissioners subsequently appointed eleven (11) Members to the Authority. The by-laws of the Economic Development Commission, Inc. (EDC), state that the EDC Directors shall be appointed by the Highlands County Board of County Commissioners to serve simultaneous, concurrent terms of office in both the EDC and the IDA, under provisions as set forth in the Florida Statutes Chapter 159.45 Section (3) as granted by the Final Judgement of Circuit Court Judge Joe R. Young, Jr. in Highlands County on June 5, 1990. Two legal entities - The Highlands County Industrial Development Authority and the Economic Development Commission for Highlands County, Inc. - function as one and the same in representing the public and private sectors in a partnership engaged in economic development activities in Highlands County.

INDUSTRIAL USES - means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products. [Source: Rule 9J-5 FAC]

INFILL - means a land use strategy to encourage the utilization of existing infrastructure for the orderly

development of isolated or skipped-over properties within the urbanized areas of the County. "Infill Development" means the improvement and building up of such properties for the most suitable density and/or intensity or type of land use that is compatible with surrounding development patterns and infrastructure capacities. [Refer to Future Land Use Policy 2.4]

INFRASTRUCTURE - means those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges, and roadways. [Source: Rule 9J-5 FAC]

INSURE - Provide the resources for achieving a set goal, objective, or policy.

LAND - means the earth, water, and air above, below, or on the surface, and includes any improvements or structures customarily regarded as land. [Source: Chapter 380.031 F.S.]

LAND DEVELOPMENT REGULATIONS - include local zoning, subdivision, building, and other regulations controlling the development of land. [Source: Chapter 380.031 F.S.]

LAND USE - means the development that has occurred or is designated to occur on a property by the Future Land Use map series. [Source: modified from Chapter 380.031 F.S.]

LEVEL OF SERVICE - means an indicator of the extent or degree of service provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility. [Source: Rule 9J-5 FAC]

LIMITED ACCESS FACILITY/ROAD - means a roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access. [Source: modified from Rule 9J-5 FAC]

LOCAL ROAD - means a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property. [Source: Rule 9J-5 FAC]

LOT OF RECORD - means a lot which is part of a subdivision recorded in the office of the Clerk of the Circuit Court, or a lot or parcel described by metes and bounds, the description of which is recorded.

LOT - A "lot" is a parcel of land of at least sufficient size to meet the minimum requirements for use, coverage and area and to provide such yard and open space as is herein required. Such lot shall have frontage on an improved public road or street where required by the terms of this chapter and may consist of:

- (1) A single lot of record;
- (2) A portion of a lot of record
- (3) A combination of complete lots of record; of complete lots of record and portions of lots of record; or of portions of lots of record;
- (4) A parcel described by metes and bounds;

provided that in no case of division or combination shall any residual lot or parcel which does not meet the requirements of this Plan include the words "plot" or "parcel."

LOW INCOME FAMILY (IES) - means "lower income families" as defined under the federal Section 8 Assisted Housing Program, or families whose annual income does not exceed 80 percent of the median income for Highlands County. The term "families" includes "households". [Source: modified from Rule 9J-5 FAC]

LOW-INCOME OR MODERATE-INCOME PERSONS - means families and persons who cannot afford, as defined by federal law, to pay the amounts at which private enterprise is providing a substantial supply of decent, safe, and sanitary housing and fall within income limitations set by the agency in its rules.

LOW-INCOME PERSONS - means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

MAJOR PUBLIC FACILITY - means any publicly owned facility of more than local significance. [Source: Chapter 380.031 F.S.]

MAJOR TRIP GENERATORS or ATTRACTORS - means concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends. [Source: Rule 9J-5 FAC]

MINERALS - means all solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state. [Source: Rule 9J-5 FAC]

MINING - means the commercial extraction of minerals, ores, and organic matter from their natural location by excavation, including any associated processing and storage of these raw materials. [Source: Natural Resources Policy 2.1]

MOBILE HOME - means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards. [Source: Rule 9J-5 FAC]

MODERATE-INCOME PERSONS - means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

NATURAL DRAINAGE FEATURES - means the naturally occurring features of an area which accommodates the flow of stormwater, such as streams, rivers, lakes and wetlands. [Source: Rule 9J-5 FAC]

NATURAL PRESERVATION SITES - means areas designated for conservation purposes which are operated by contractual agreement with or are managed by a federal, state, regional or local government or non-profit agency, such as: national or State parks; lands purchased for conservation purposes with public funds, such as under the Save Our Rivers, Preservation 2000, or Highlands County Conservation Trust Fund programs; and, lands used for sanctuaries, natural systems research and education, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters. [Source: modified from Rule 9J-5 FAC]

NEIGHBORHOOD PARK - means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways. [Source: Rule 9J-5 FAC]

NONCONFORMING - in the context of this Comprehensive Plan, means that the physical features or use of a particular property which existed prior to the Comprehensive Plan's effective date of adoption do not conform to the requirements or standards established by the policies of the Comprehensive Plan. [Refer to Future Land Use Policy 1.3F]

OBJECTIVE - means a specific, measurable, intermediate end that is achievable and marks progress toward a goal. [Source: Rule 9J-5 FAC]

OPEN SPACE(S) - means undeveloped lands suitable for passive recreation or conservation uses. [Source: Rule 9J-5 FAC]

PARCEL OF LAND - means any quantity of land capable of being described with such definitiveness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit, or which has been used or developed as a unit. [Source: Chapter 380.031 F.S.]

PARK - means a neighborhood, community, or regional park. [Source: Rule 9J-5 FAC]

PERFORMANCE-BASED TREATMENT SYSTEMS: A specialized on-site sewage treatment and disposal system designed by a professional engineer with a background in wastewater engineering, registered in the state of Florida, using the appropriate application of sound engineering principles to achieve specified levels of CBOD5 (carbonaceous biochemical oxygen demand), TSS (total suspended solids), TN (total nitrogen), TP (total phosphorus), and fecal coliform found in domestic sewage waste, to a specific and measurable established performance standard. The term also includes innovative systems.

PERSON - means an individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity. [Source: Chapter 380.031 F.S.]

PLANNING PERIOD: Planning Period means the period of time covered by the Comprehensive Plan. The Planning Period for the Highlands County Comprehensive Plan is through 2010.

POLICY - means the way in which programs and activities are conducted to achieve an identified goal. [Source: Rule 9J-5 FAC]

POLLUTION - is the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property. [Source: Rule 9J-5 FAC]

POTABLE WATER FACILITIES - means a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains. [Source: Rule 9J-5 FAC]

PUBLIC FACILITIES - means transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities, and public health systems or facilities. [Source: Rule 9J-5 FAC]

PUBLIC POTABLE WATER WELL - means any well serving 15 or more residential households or serving a commercial or industrial property, as defined by Chapter 17-550 FAC. [Refer to Infrastructure Policy 6.4]

PUBLIC RECREATION SITES - means sites owned or leased on a long-term basis by a federal, State, regional, or local government agency for purposes of recreational use. [Source: Rule 9J-5 FAC]

PUBLIC SERVICES - means any administrative, entitlement, protective, maintenance, or utility provided by Highlands County to the general public. [Source: Rule 9J-5 FAC]

RECREATION FACILITY - means a component of a recreation site used by the public such as a trail, court, athletic field or swimming pool. [Source: Rule 9J-5 FAC]

RECREATION, ACTIVE (*Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER*): Leisure-time activities, usually of a formal nature and often performed with other, requiring equipment and taking place at prescribed places, sites, or fields. Such activities include swimming, tennis, and other court games, baseball and other field sports such as football and soccer, track and playground activities.

RECREATION, PASSIVE (*Amended by Ordinance No. 99-40, December 28, 1999, CPA-99-010LS, 99-2ER*): Activities that involve relatively inactive or less energetic activities, such as walking, sitting, picnicking, card games, chess, checkers, and similar table games, and nature walks and observation.

RECREATIONAL USES - means activities within areas where recreation occurs. [Source: Rule 9J-5 FAC]

REGIONAL PARK - means a park which is designed to serve two or more communities. [Source: Rule 9J-5 FAC]

REGULATION - a principle, rule, or law, not currently implemented in Highlands County, that is designed to govern or control behavior.

RELOCATION HOUSING - means those dwellings which are made available to families displaced by public programs, provided that such dwellings are decent., safe and sanitary and within the financial means of the families or individuals displaced. [Source: Rule 9J-5 FAC]

RESIDENTIAL USES - means activities within land areas used predominantly for housing. [Source: Rule 9J-5 FAC]

RIGHT-OF-WAY - means land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use. [Source: Rule 9J-5 FAC]

ROADWAY FUNCTIONAL CLASSIFICATION - means the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories. [Source: Rule 9J-5 FAC]

RURAL VILLAGE - means a place or locale in the more rural areas of the County for which a master land use plan, called a Rural Village Plan, has been adopted or designated to be done. Rural Villages are identified on Future Land Use Map Sheet No. 1. [Refer to Future Land Use Policy 1.4]

SANITARY SEWER FACILITIES - means structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems. [Source: Rule 9J-5 FAC]

SEASONAL POPULATION - means part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors. [Source: Rule 9J-5 FAC]

SERVICES - means the programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law. [Source: Rule 9J-5 FAC]

SHORELINE OR SHORE - means the interface of land and water and, as used in the coastal management element requirements, is limited to oceanic and estuarine interfaces. [Source: Rule 9J-5 FAC]

SOLID WASTE - means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations. [Source: Rule 9J-5 FAC]

SOLID WASTE FACILITIES - means structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems. [Source: Rule 9J-5 FAC]

STORMWATER - means the flow of water which results from a rainfall event. [Source: Rule 9J-5 FAC]

STORMWATER FACILITIES-means manmade structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities and retention facilities.

STRUCTURE - means anything constructed, installed, or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. "Structure" also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs. [Source: Chapter 380.031 F.S.]

SUBSTANDARD - means:

- (a) Any unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants;
- (b) A unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or
- (c) A unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value.

TARGET INDUSTRY - Any industrial sector that is shown through study to match Highlands County's economic characteristics.

TRANSPORTATION DISADVANTAGES - means those individuals who because of physical or mental disability, income status, or age are unable to transport themselves to or purchase transportation and are, therefore dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities. [Source: Rule 9J-5 FAC]

URBAN LAND USE- means those land use designations on the Future Land Use Map where urban density and intensity of development is allowed; i.e., land uses with 4 du/acre or higher, commercial, commercial/industrial and industrial. (Refer to Future Land Use Element Table 1.3)

URBAN ZONING- means those implementing zoning districts allowed within the urban land use designations. (Refer to Future Land Use Element Table 1.3)

VEGETATIVE COMMUNITIES - means ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation and animals. [Source: Rule 9J-5 FAC]

VERY-LOW-INCOME PERSONS - means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

VESTING - means a legal procedure by which Highlands County acknowledges that an individual relied on an act of government to confer specific rights to develop property for certain uses, densities, and intensities of use before the effective date of the Comprehensive Plan or its amendments, even though such development may be inconsistent with this Plan or its amendments. [Refer to Future Land Use Objective 10 and all Policies thereunder]

WATER-DEPENDENT USES - means activities which can be carried out only on, in or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply. [Source: Rule 9J-5 FAC]

WATER-RELATED USES - means activities which are not directly dependent upon access to a water body, but

which provide goods and services that are directly associated with water-dependent or waterway uses. [Source: Rule 9J-5 FAC]

WELLHEAD PROTECTION AREA - means an area designated by local government to provide land use protection for the groundwater source for a potable water wellfield, as defined in this chapter, including the surface and subsurface area surrounding the wellfield. Differing levels of protection may be established within the wellhead protection area commensurate with the capacity of the well and an evaluation of the risk to human health and the environment. Wellhead protection areas shall be delineated using professionally accepted methodologies based on the best available data and taking into account any zones of contribution described in existing data.

WETLAND -[Refer to Natural Resources Policy 4.2] means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce, or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. (Source: FLORIDA STATUTES: 373.019 (17) Definitions)

XERIC UPLANDS - means those areas containing both the soils listed below and the plant species listed below. Xeric uplands are those areas that are dry or relatively dry sites which contain a unique assembly of plants not found in any other Ecosystems (the unique suite of plants and which are endemic to central Florida) and contains the appropriate soil, as identified by the following soils: Paola Sand 0 to 8 percent slope (map symbol 1), St. Lucie Sand 0 to 8 percent slope (map symbol 2), Duettee Sand 0 to 5 percent slope (map symbol 4), Daytona Sand 0 to 5 percent slopes (map symbol 5), Tavares Sand 0 to 5 slope (map symbol 6), Astatula Sand 0 to 8 percent slopes (map symbol 9), Orsino Sand (map symbol 11), Satellite Sand (map symbol 14), Archbold Sand 0 to 5 percent slopes (map symbol 28), Tavares-Basinger-Sanabel Complex Rolling (map symbol 34), Pomello Sand 0 to 5 percent slopes (map symbol 36), Astatula-Urban Land Complex 0 to 8 percent slopes (map symbol 42), Satellite-Basinger-Urban Land Complex (map symbol 44), Paola-Basinger Sands Rolling (map symbol 45). Those plants included in these areas are listed but not limited to the following species (found on pages 55 and 565 of Notes on “Plants Endemic to Florida Scrub”). The landward extent of wetlands shall be delineated pursuant to Sections 62-340.100 through 62-340.550, F.A. C., as ratified by section 373.4211, F.S. :

Scientific Name	Common Name	(family)
<i>Ziziphus celata</i>	Florida jujube	(Rhamnaceae)
<i>Lupinus westianus</i> var. <i>ardorum</i>	Scrub lupine	(Fabaceae)
<i>Dicerandra christmanii</i>	Yellow scrub balm	(Lamiaceae)
<i>Chrysopsis floridana</i>	Florida golden aster	(Asteraceae)
<i>Crotalaria</i> sp. nov.	Avon Park Crotalaria	(Fabaceae)
<i>Dicerandra cornutissima</i>	Long-spurred scrub palm	(Lamiaceae)
<i>Dicerandra immaculata</i>	Lakela’s mint	(Lamiaceae)
<i>Dicerandra frutescens</i>	Scrub balm	(Lamiaceae)
<i>Eryngium cuneifolium</i>	Wedge-leaved button-snakeroot	(Apiaceae)
<i>Polygala lewtonii</i>	Lewton’s polygala	(Polygalaceae)
<i>Conradina brevifolia</i>	Short-leaved rosemary	(Lamiaceae)

Scientific Name	Common Name	(family)
<i>Warea carteri</i>	Carter's warea	(Brassicaceae)
<i>Eriogonum longifolium</i> var. <i>gnaphalifolium</i>	Scrub buckwheat	(Polygonaceae)
<i>Calamintha ashei</i>	Ashe's savory	(Lamiaceae)
<i>Chionanthus pygmaeus</i>	Pygmy fringe-tree	(Oleaceae)
<i>Asimina tetramera</i>	Four-petaled pawpaw	(Annonaceae)
<i>Hypericum cumulicola</i>	Highlands scrub hypericum	(Clusiaceae)
<i>Bonamia grandiflora</i>	Scrub morning glory	(Convolvulaceae)
<i>Liatris ohlingerae</i>	Scrub blazing-star	(Asteraceae)
<i>Polygonella myriophylla</i>	Sand-lace	(Polygonaceae)
<i>Polygonella basiramia</i>	Hairy jointweed	(Polygonaceae)
<i>Paronychia chartacea</i>	Papery whitlow-wort	(Caryophyllaceae)
<i>Conradina grandiflora</i>	Large-flowered rosemary	(Lamiaceae)
<i>Schizachyrium niveum</i>	Riparian autumngrass	(Poaceae)
<i>Prunus geniculata</i>	Scrub plum	(Rosaceae)
<i>Lechea cernua</i>	Nodding pinweed	(Cistaceae)
<i>Nolina brittoniana</i>	Scrub beargrass	(Nolinaceae)
<i>Clitoria fragrans</i>	Pigeon-wing	(Fabaceae)
<i>Persea humilus</i> ¹	Silk bay	(Lauraceae)
<i>Pinus clausa</i>	Sand pine	(Pinaceae)
<i>Carya floridana</i>	Scrub hickory	(Juglandaceae)
<i>Ceratiola ericoides</i>	Florida rosemary	(Empetraceae)
<i>Asclepias curtissii</i>	Scrub milkweed	(Asteraceae)
<i>Garberia heterophylla</i>	Garberia	(Asteraceae)
<i>Sabal etonia</i>	Scrub palmetto	(Arecaceae)
<i>Ilex opaca</i> var. <i>arenicola</i>	Scrub holly	(Aquifoliaceae)
<i>Osmanthus magacarpus</i>	Scrub wild-olive	(Oleaceae)
<i>Quercus inopina</i>	Scrub oak	(Fagaceae)
<i>Sisyrinchium xerophyllum</i>	Scrub blue-eyed grass	(Iridaceae)
<i>Bumelia tenax lacuum</i> entity	Scrub buckthorn	(Sapotaceae)

1. Taxon that sometimes is treated as a variety of *Persea borbonia* (L.) Spreng. (e.g., Little, 1979), but here is considered to be specifically distinct because of significant differences from *Persea borbonia* in density and length of appressed ferruginous hairs on its abaxial leaf surfaces and in flavonoid complement (see Wofford, 1973).