HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS
Tuesday, February 20, 2024
9:00 AM
600 S. Commerce Ave. Sebring, FL 33870
AGENDA

1 MEETING CALLED TO ORDER: Invitation to fill out "COMMENTS BY THE PUBLIC" forms.
Please silence all cell phones and devices.

2 INVOCATION

3 PLEDGE OF ALLEGIANCE

4 ANNOUNCEMENTS

The Healthy Families Highlands Advisory Board Subcommittee of Children's Services Council will meet on Tuesday, February 20, 2024, at 9:00 a.m., at 7205 S. George Blvd., Sebring

The Children's Services Council will meet on Wednesday, February 21, 2024, at 8:00 a.m., in the Board room, 600 S. Commerce Ave., Sebring

The Heartland Library Cooperative Governing Board will meet on Wednesday, February 21, 2024, at 10:30 a.m., in the Meeting Room of the Lake Placid Memorial Library, 205 W. Interlake Blvd., Lake Placid

The Affordable Housing Advisory Committee will meet on Wednesday, February 21, 2024, at 3:30 p.m., in the Engineering Training Room, 505 S. Commerce Ave., Sebring

The Auditor Selection Committee of the Highlands County Hospital District Board will hold a meeting on Thursday, February 22, 2024, at 11:00 a.m., in the Board room, 600 S. Commerce Ave., Sebring

The Highlands County Hospital District Board will hold a regular meeting on Thursday, February 22, 2024, at 1:30 p.m., in the Board room, 600 S. Commerce Ave., Sebring

5 CONSTITUTIONAL OFFICERS – ANNOUNCEMENTS:

6 RECOGNITIONS, PRESENTATIONS AND PROCLAMATIONS:

7 PUBLIC COMMENT

8 CONSENT AGENDA

8.A *Request approval of Budget Amendment 23-24-050 to provide funding for the commissioner's Boardroom Audiovisual Overhaul (Project 23052).*
David Nitz, OMB Manager
The fiscal impact of $150,000 in Fund 151 (Infrastructure Surtax) is being transferred

from Project 21032 (County Facility Improvements) to Project 23052 (Boardroom Audiovisual Overhaul), cost center 2672A (Facility Mgmt 151), account 56300Z (Project Improvements) with a net fiscal impact of $0.00.
23-24-050 Proj 23052 Boardroom Audiovisual Overhaul (BA).pdf

8.B *Request Approval of a Release of Easement for properties within Prairie Wood Phase 1.*
JD Langford, P.E., County Engineer
There is no fiscal impact.
Prairie Oaks_RELEASE OF EASEMENT.SGS.docx

8.C *Request to approve and execute the plat of Prairie Wood Phase 2 subdivision for recordation.*
JD Langford, P.E., County Engineer
There will be no additional fiscal impact, Rodeo Drive is a County maintained roadway.
Prairie Wood Phase 2 - Location Map - 11 x 17.pdf
Prairie Wood Phase 2 - Plat for Recordation.pdf

8.D *Request approval to submit the Draft Onsite Sewage Treatment and Disposal System Remediation Plan (OSTDS) to the Department of Environmental Protection (FDEP) as required by Subparagraph 403.067 (7)(a)9, Florida Statutes (FS).*
Clinton Howerton Jr., P.E., Director of Critical Infrastructure
There is no fiscal impact to the General Fund or the overall budget since a Budget Amendment went to the Board on January 8, 2024, to set up and fund Project 23043 (OSTDS Remediation Plan).
Draft OSTDS Remediation Plan Report v2.pdf

8.E *Consideration of a license agreement between Highlands County and the Highlands Radio Control Club. Inc. for the access and use of approximately fifty (50) acres of the Highlands County Solid Waste Management Center located at 12700 Arbuckle Creek Road for the purpose of flying remote control model aircraft.*
Clinton Howerton Jr., P.E., Director of Critical Infrastructure
Highlands Radio Control.LIcense Agreement.SGS.gch.Final.pdf

8.F *Request approval of expenditures for a rest area dedicated to Joey Barfield along the Multi-use path by the Panther Parkway and Scenic Highway.*
Brandon Gunn, Parks & Facilities Director
The Fiscal impact is a decrease of $4,500.00 from the Fund 005 (General Fund) account 59900 (Reserve for Contingency) and increase to Cost Center 2672 (Facilities Management) to account 55200 (Operating Account).
23-24-053 Joey Barfield Memorial (BA).pdf

8.G *Request approval of the State of Florida Department of Environmental Protection (FDEP) amendment 01 for the Florida Water Pollution Control Financing Corporation Clean Water State Revolving Fund Planning Loan.*
Mitchell D. Thomas, PE
There is no fiscal impact.
Highlands County SW280230 A1.pdf

9 COMMITTEE ASSIGNMENTS:

9.A *Request to appoint voting member to the Construction Licensing Enforcement and Appeals Board (CLEAB).*
Eric Longshore, Building Official
Mark Wilson 2024.pdf
License Board Members 2024 .pdf

9.B *Request appointment of Ladonna Rodriguez to the Historic Preservation Commission (HPC) as an alternate voting member for a four-year term to expire June 30, 2027.*
Hailey Collinsworth, Planner I
There is no fiscal impact.
Ladonna Rodriguez Resume.pdf

9.C *Request to appoint members to fill vacancies on the Highlands County Board of Adjustment (BOA) and the Planning and Zoning Commission and Local Planning Agency (P&Z).*
Rachel Barry, Zoning Supervisor and Interim Planning & Zoning Manager
There is no fiscal impact.
Applicants' Resumes.pdf
Applicants' and Members' Information.pdf

9.D *Request to appoint members to fill vacancies on the Recreation & Parks Advisory Committee (RPAC).*
Brandon Gunn, Parks & Facilities Director
RPAC Seats.pdf
Michael Blackney Resume.pdf
Israel Serrano Resume.pdf
Rocco Joseph Mazza resume.pdf

10 PUBLIC HEARING

10.A *Public Hearing to consider approval of the Affordable Housing Surplus Land Inventory List as required by Florida Statutes, Chapter 125.379 and Resolution 23-24-67.*
Ingra Gardner, Director of Community Programs and Lucy Castillo, Housing Coordinator
When developed, these parcels will increase the ad valorem tax base.
203 Tobler Terrace NW, Lake Placid.pdf
385 Calumet Road, Avon Park.pdf
943 Larkspur Street, Lake Placid.pdf
1720 Sebring Parkway, Sebring.pdf
2349 N Monterey Rd, Avon Park.pdf
9236 Orange Blossom Blvd, Sebring.pdf
9233 Orange Blossom Blvd, Sebring.pdf
Resolution_23-24-67_Affordable_Housing_Property.sgs.pdf
2024 Affordable Housing Suplus List.pdf
1627 W Fondulac Rd, Avon Park.pdf

10.B *Public hearing to consider adoption of Large Scale Comprehensive Plan Future Land Use Amendment, CPA-23-627LS, for six (6) parcels totaling an approximate 610-acres, from Conservation/Management Lands (CM) to Agriculture (AG).*

Sergio Garcia, Planner II
There is no fiscal impact.
Staff Report CPA-23-627LS for BCC 5 Iron LLC.pdf
Application CPA-23-627LS 5 Iron LLC.pdf
Ordinance CPA-23-627LS 5 Iron LLC.sgs.pdf
Ordinance Fiscal Impact Form.pdf

10.C *Public hearing to consider adoption of P&Z Hearing No. 2143, changing the Official Zoning Atlas for a 22-acre parcel, from Limited Business District (B-2) and Business District (B-4) to Business District Planned Development (B-3 PD).*
Sergio Garcia, Planner II
There is no fiscal impact.
Staff Report P&Z 2143 for BCC Linder & Rapps.pdf
Application P&Z 2143.pdf
P&Z 2143 Resolution.sgs.pdf
P&Z 2143 Concepual Site Plan 2.05.24.pdf

10.D *Public hearing to consider adoption of Small Scale Comprehensive Plan Future Land Use Amendment CPA-24-630SS, for an approximate 1.4-acre parcel, from Medium Density Residential (RM) to Commercial (C).*
Sergio Garcia, Planner II
There is no fiscal impact.
Staff Report CPA-24-630SS for BCC Myrna Morales Estate.pdf
Application CPA-24-630SS.pdf
Ordinance CPA-24-630SS.pdf
Ordinance Fiscal Impact form.pdf

10.E *Public hearing to consider adoption of P&Z Hearing No. 2147, changing the Official Zoning Atlas for an approximate 1.4-acre parcel, from Mobile Home and Residential Subdivisions District (M-1-S) and Mobile Home Parks District (M-2) to Business District (B-3).*
Sergio Garcia, Planner II
There is no fiscal impact.
Staff Report P&Z 2147 for BCC Myrna Morales Estate.pdf
Application P&Z 2147.pdf
Resolution P&Z 2147.pdf

10.F *Public hearing to consider the adoption of modifications to the Five-Year Capital Improvement Schedule of the Highlands County 2030 Comprehensive Plan.*
Sergio Garcia, Planner II
There is no fiscal impact.
Staff Report CIS Update BCC.pdf
Ordinance - 5 Year CIS.sgs.pdf
Ordinance Fiscal Impact form.pdf

10.G *Public Hearing to consider adoption of ordinance 23-24-22, pertaining to the implementation of a temporary moratorium on the acceptance, processing and/or consideration of any petition, application or request for development order, of any type, including but not limited to a zoning change or comprehensive plan amendment,*

related to mobile home subdivisions, mobile home parks, any subdivision which allows mobile homes and/or includes mobile home standards.
Sherry G. Sutphen, County Attorney
There is no fiscal impact.
ORDINANCE 23-24-22 MH Moratorium_SGS.docx
Ord 23-24-22 aff.pdf

11 ACTION AGENDA

11.A *Consideration of Statement of Legislative Intent for amendments to the Land Development Regulations regarding public notice/advertising requirements.*
Rachel Barry, Zoning Supervisor and Interim Planning & Zoning Manager
There is no fiscal impact.

11.B *Request for Direction in Selling County-Owned Hospital Facilities.*
Laurie Hurner, County Administrator
Sherry Sutphen, County Attorney
Leah Sauls, Development Services Director
The fiscal impact is up to $50,000 for appraisal services of the county-owned hospital facility, helicopter pad, and medical office requested to be paid by the Hospital District Board; or a decrease to Fund 005 (General) Cost Center 9990, Account 5990 BCC Reserve for Contingency.
Hospital Facility_3600 S Highlands Ave Sebring, FL 33870.pdf
Helicopter Pad_3600 Emergency Ln Sebring, FL 33870.pdf
Medical Office_10 Medical Center Ave Sebring, FL 33870.pdf
Florida Statutes 155.40_sale or lease of county, district, or municipal hospital; effective of sale..pdf

11.C *Request adoption of Resolution 23-24-69 for Budget Amendment 23-24-054 to make adjustments and corrections to the rollover project balances from FY 22/23 into the current FY 23/24 to properly budget the available funds in the projects in FY 23/24.*
David Nitz, OMB Manager
Valerie Fleeger, Sr. Budget Analyst
The fiscal impact for FY 23-24 is an increase to Fund 005 (General), Fund 110 (Transportation Trust), Fund 122 (E911 Program), Fund 143 (FL Boating Improvement), Fund 151 (Infrastructure Surtax), Fund 152 (Tourist Development Trust), Fund 155 (Hospital District), Fund 163 (Home Initiatives Partnership), Fund 180 (Building Division), Fund 181 (Fire Assessments), Fund 350 (HCISSR LTD Capital), Fund 355 (HCFPIRN LTD Capital), and Fund 401 (Solid Waste) in the amounts of $12,265,389.98, $65.59, $6,850.18, $12,136.97, $3,055,637.50, $11,973.30, $21,789.47, $0.30, $2,200,000.00, $3,000,000.00, $8,907,300.00, $55,411.78, and $9,171,795.56 respectively, and a decrease to Fund 129 (Conservation Trust) in the amount of $54,882.59 with an overall budget increase of $38,653,468.14.
23-24-054 FY 22-23 Rollover Project Adjustments_Corrections to FY 23-24 II (BA).pdf
23-24-054 FY 22-23 Rollover Project Adjustments_Corrections to FY 23-24 II (Resolution).pdf

11.D *Consideration of Statement of Legislative Intent for amendments to the Sun 'n Lake of Sebring Improvement District Code related to landowner meetings; minimum*

maintenance standards, parking and maintaining animals; civil citations; and governing body and elections.
Sherry G. Sutphen, County Attorney
The fiscal impact would be staff time to complete any necessary revisions and publications fees.

11.E *Request public hearing to consider suspension of the Certificate of Public Convenience and Necessity (COPCN) issued to Rapid Response.*
Dustin Fitch, Interim Deputy Chief
Advertising costs for publishing the notice to consider suspension in the newspaper.
Rapid Response Complaint 02132024.pdf

12 COUNTY ADMINISTRATOR AND LEGAL

12.A *County Attorney Status Report.*
Sherry G. Sutphen, County Attorney
There is no fiscal impact.
Legal_Long_Range_Log.docx

12.B *Commissioner's Priorities and the Project Status Report.*
Laurie Hurner, County Administrator
There is no fiscal impact.

13 COMMISSIONERS

14 INFORMATIONAL

14.A *Board payables from to February 6, 2024, to February 19, 2024*

15 ADJOURN

Any person who decides to appeal any decision made by this Board of County Commissioners of Highlands County, Florida, in public hearing or meeting is hereby advised that he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record will include the testimony and evidence upon which such appeal is to be based.

The Board of County Commissioners of Highlands County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions, including one's access to, participation, employment or treatment in its programs or activities. "Anyone requiring reasonable accommodation as provided for in the Americans With Disabilities Act or Section 286.26 Florida Statutes should contact Human Resources, ADA Coordinator at: 863-402-6509 (voice), or via Florida Rely Service 711, or by e-mail: hrmanager@highlandsfl.gov." Requests for CART or interpreter services should be made as soon as possible but no later than 48 hours in advance to permit coordination of the service.

Please note our new website address: www.highlandsfl.gov/

Any invocation that may be offered before the official start of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: Feb 20, 2024

PRESENTER: **David Nitz, OMB Manager**

SUBJECT/TITLE: **Request approval of Budget Amendment 23-24-050 to provide funding for the commissioner's Boardroom Audiovisual Overhaul (Project 23052).**

STATEMENT OF ISSUE

The Highlands County Boardroom is planning an AV system upgrade that will transform the space into a modern and technologically advanced meeting room. The new system will feature a variety of enhancements, including: Four 4K Sony cameras, 4K video switcher, streaming to social media, two 55" commercial displays wall-mounted outside the boardroom, as well as several other improved features.

RECOMMENDED ACTION

Move to approve Budget Amendment 23-24-050 to provide funding for the commissioner's Boardroom Audiovisual Overhaul (Project 23052).

FISCAL IMPACT

The fiscal impact of $150,000 in Fund 151 (Infrastructure Surtax) is being transferred from Project 21032 (County Facility Improvements) to Project 23052 (Boardroom Audiovisual Overhaul), cost center 2672A (Facility Mgmt 151), account 56300Z (Project Improvements) with a net fiscal impact of $0.00.

Attachments: 23-24-050 Proj 23052 Boardroom Audiovisual Overhaul (BA).pdf

REVIEWED
O.M.B DEPARTMENT
January 26, 2024
BOARD OF COUNTY COMMISSIONERS
HIGHLANDS COUNTY FLORIDA

BOARD OF COUNTY COMMISSIONERS

BUDGET AMENDMENTS
(Transfers over $5,000 require Board approval)

DATE: **1/25/2024** SUBMITTED BY: **OMB**

FUND(S): **151** FUND TITLE(S): **Infrastructure Surtax** COST CENTER(S) #: **2672A**

PROJECT(S) #: **23052** PROJECT TITLE(S): **Boardroom Audiovisual Overhaul** COST CENTER TITLE(S): **Facilities Mgmt 151**
*list additional cost centers on reverse side of form

TYPE	FUND	COST CENTER	ACCOUNT	ACCOUNT NAME	ACTIVITY	BUDGET	INCREASE	DECREASE	REVISED BUDGET
E	**151**	**2672A**	**56300Z**	**Project Improvements**	**21032**	**1,379,529.11**		**150,000.00**	**1,229,529.11**
E	**151**	**2672A**	**56300Z**	**Project Improvements**	**23052**	**0.00**	**150,000.00**		**150,000.00**
									0.00
									0.00
									0.00
									0.00
									0.00

REASON: **To transfer funds from Project 21032 County Facility Improvements to Project 23052 Boardroom Audiovisual Overhaul in the Gov't Center commission chambers.**

OFFICE USE ONLY

OMB RECOMMENDATION:

_____ Approval

_____ Denial

REQUEST # **23-24-050**

ACTION:

Board	____	Approved	____	Denied
County Administrator	____	Approved	____	Denied

TRANSFER TYPE:

XX ITEM TO ITEM
____ RESERVE
____ BY RESOLUTION
____ SUPPLEMENTAL BUDGET

SIGNATURE: _____

Signature: _____ DATE: ____ / ____ / ____ Posted by Clerk: _____

Form Revised 08/05/2020

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: February 20, 2024

PRESENTER: **JD Langford, P.E., County Engineer**

SUBJECT/TITLE: **Request Approval of a Release of Easement for properties within Prairie Wood Phase 1.**

STATEMENT OF ISSUE

The County accepted an Easement from Prairie Oaks Company, as filed and recorded on December 6, 1984, in Official Records Book 817, Pages 834-837, of the public records of Highlands County, Florida. The Easement was established for drainage purposes.

In 2020, Bramblewood, LLC, begin the platting process which included constructing a roadway into the newly created subdivision, providing for adequate drainage and conveyance. On April 20, 2020, the Board of County Commissioners adopted for Plat Recordation Prairie Wood Phase 1.

Bramblewood, LLC is now in the process of platting Prairie Wood Phase 2, and it has been determined that the Easement filed and recorded on December 6, 1984, in Official Records Book 817, Pages 834-837, is no longer needed and is encumbering parcels which will prevent them from being buildable. The Prairie Wood Phase 2 Plat for Recordation will follow this agenda item.

RECOMMENDED ACTION

Move to approve the Release of Easement for properties within Prairie Wood Phase 1.

FISCAL IMPACT

There is no fiscal impact.

Attachments: Prairie Oaks_RELEASE OF EASEMENT.SGS.docx

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Sherry G. Sutphen
Highlands County Attorney
600 S. Commerce Avenue
Sebring, Florida 33870

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT is hereby made, executed and recorded by Highlands County, Florida, a political subdivision of the State of Florida ("**County**").

WHEREAS, the County accepted an Easement from Prairie Oaks Company, as filed and recorded on December 6, 1984, in Official Records Book 817, Pages 834-837, of the public records of Highlands County, Florida (the "**Easement**"); and

WHEREAS, the County has determined that the purpose of the Easement is no longer necessary for any County purpose.

NOW THEREFORE, in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

> **The interests granted, created, reserved and otherwise established by the Easement are hereby forever released, discharged and terminated and shall have no further force or effect.**

IN WITNESS WHEREOF, the Parties hereto have, by their duly authorized representatives, executed this Release of Easement on the dates set forth below.

Witnesses:

Sign Name: _____
Print Name: _____

Sign Name: _____
Print Name: _____

Highlands County, Florida

By: _____
Kevin Roberts, Chairman

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of February 2024, by Kevin Roberts, who is personally known to me as the Chairman of the Highlands County Board of County Commissioners. He did not take an oath.

(Seal)

_____
Notary Public

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: February 20, 2024

PRESENTER: **JD Langford, P.E., County Engineer**

SUBJECT/TITLE: **Request to approve and execute the plat of Prairie Wood Phase 2 subdivision for recordation.**

STATEMENT OF ISSUE

Attached for your consideration and approval is the Plat Mylar for the Prairie Wood Phase 2 subdivision, which was prepared by Germaine Surveying, Inc. on behalf of the owner Bramblewood, LLC. The land subdivision process has been completed for this portion of property located at 4075 Rodeo Drive, Sebring, FL, 33875, as outlined in Chapter 12, Article 4 of the Highlands County Code of Ordinances Land Development Regulations.

The County Attorney, County Engineer, County Surveyor, and Development Services Director have all approved and signed the referenced plat for recordation. The Fire Marshal, GIS/Addressing Manager, Zoning Supervisor, Planning Supervisor, and Building Official have all approved the plat.

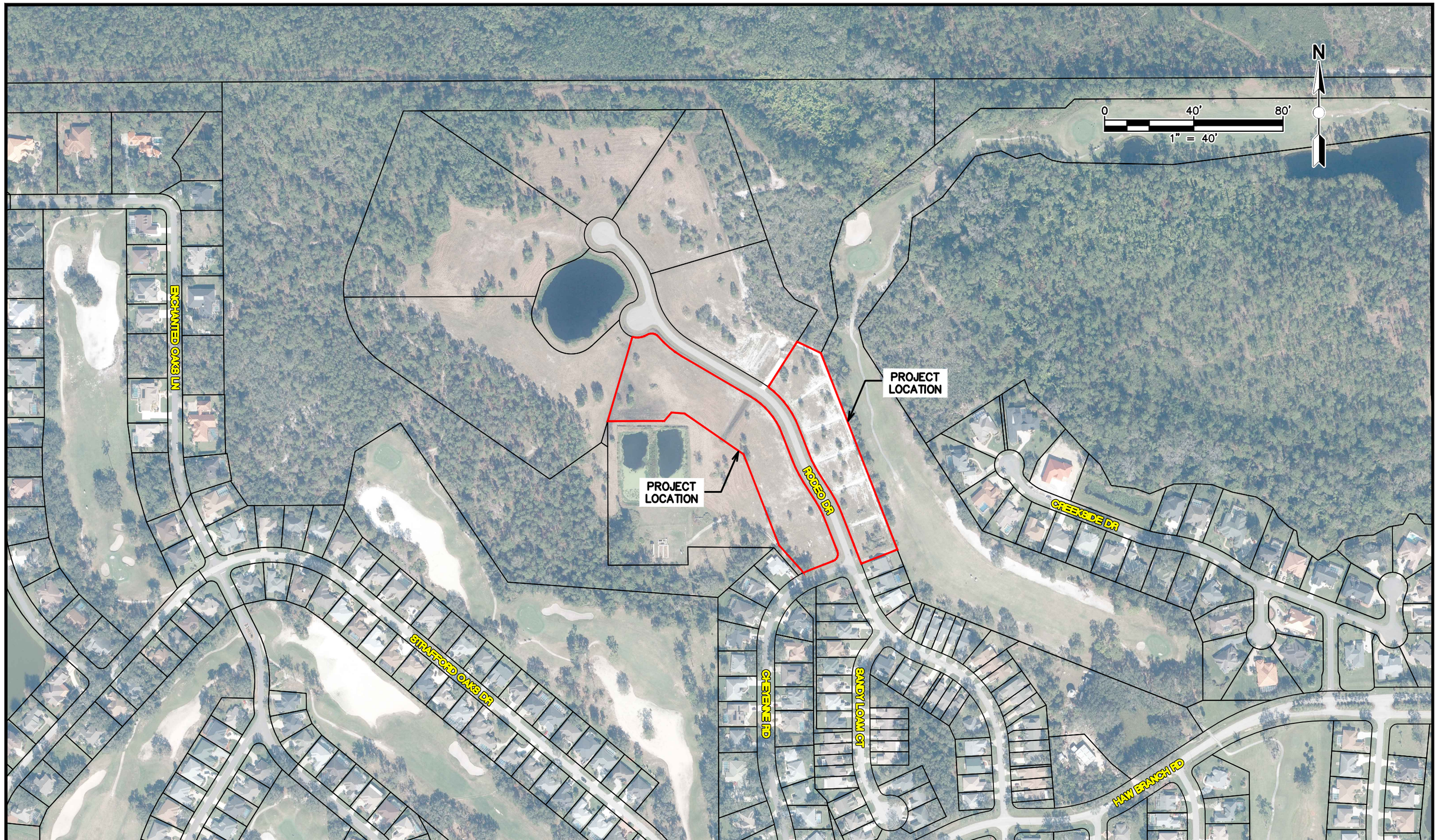
RECOMMENDED ACTION

Move to approve and execute the plat of Prairie Wood Phase 2 subdivision for recordation.

FISCAL IMPACT

There will be no additional fiscal impact, Rodeo Drive is a County maintained roadway.

Attachments: Prairie Wood Phase 2 - Location Map - 11 x 17.pdf
Prairie Wood Phase 2 - Plat for Recordation.pdf



REVISIONS		
DATE	BY	DESCRIPTION

G:\PROJECTS\Other Projects\PRAIRIE WOOD PHASE 2\PRAIRIE WOOD PHASE 2_LOCATION MAP.dwg, 11x17, Mahoney, Stacey Colors As Black Except Gray Colors.ctb

HIGHLANDS COUNTY
ENGINEERING DEPARTMENT
505 S. COMMERCE AVENUE
SEBRING, FLORIDA 33870

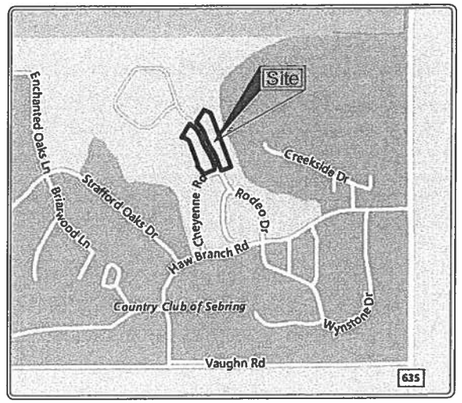
FOR INFORMATION

PRAIRIE WOOD PHASE 2 PLAT
4075 RODEO DR, SEBRING

LOCATION MAP

SCALE: HORIZ. 1"=40' VERT. N/A	
PROJECT NO. N/A	REV. 0
SHEET 1 OF 1	
DESIGNED BY: J.D. LANGFORD, P.E.	
DRAWN BY: STACEY MAHONEY	
CHECKED BY: J.D. LANGFORD, P.E.	
IN CHARGE: J.D. LANGFORD, P.E.	
DATE: 2/2/2024	

APPROVED BY: JAMES D. LANGFORD, JR., P.E.
FLORIDA REGISTRATION NO.: 78402



Vicinity Map
Not To Scale

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA
COUNTY OF HIGHLANDS

THIS IS TO CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS OF HIGHLANDS COUNTY, FLORIDA, HAS OFFICIALLY APPROVED THIS PLAT FOR RECORDING THIS_____DAY OF_____A.D. 2024.

SIGNED_____CHAIRMAN OF THE BOARD.

ATTEST_____CLERK OF THE BOARD (SEAL)

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER:

STATE OF FLORIDA
COUNTY OF HIGHLANDS

THIS IS TO CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT.

JAMES D. LANGFORD, P.E. COUNTY ENGINEER DATE

CERTIFICATE OF APPROVAL BY DEVELOPMENT SERVICES DIRECTOR

STATE OF FLORIDA
COUNTY OF HIGHLANDS

THIS IS TO CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT.

LEAH SAULS DEVELOPMENT SERVICES DIRECTOR DATE

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

STATE OF FLORIDA
COUNTY OF HIGHLANDS

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EITHER EMPLOYED BY OR UNDER CONTRACT TO THE HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS.

RALPH WHISLER, III, P.L.S. COUNTY SURVEYOR DATE APPROVED
FLORIDA REGISTRATION NUMBER 5248

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

STATE OF FLORIDA
COUNTY OF HIGHLANDS

THIS IS TO CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT.

SHERRY G. STUPHEN COUNTY ATTORNEY DATE

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA
COUNTY OF HIGHLANDS

I HEREBY CERTIFY THAT THIS PLAT ENTITLED "PRAIRIE WOOD PHASE 2", COMPRISED OF 2 SHEETS, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND THAT THE PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT COMPLIES WITH THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE FOR LAND SURVEYING AS DEFINED IN CHAPTER 5 J-17, FLORIDA ADMINISTRATIVE CODE, AND WITH CHAPTER 177, PART 1: PLATTING, FLORIDA STATUTES AND COMPLIES WITH THE HIGHLANDS COUNTY LAND DEVELOPMENT CODE. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT THE PERMANENT CONTROL POINTS HAVE BEEN SET OR WILL BE SET IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES.

DATE _____

PREPARED BY:
GERMAINE SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
3803 KENILWORTH BLVD.
SEBRING, FLORIDA 33870
L.B. #6017
BUS. (863) 385-6856
FAX. (863) 382-4531
GERMAINE JOB# 714-16-013

GARY L. GERMAINE, PSM #3945 (SEAL)
GERMAINE SURVEYING, INC.
3803 KENILWORTH BOULEVARD
SEBRING, FLORIDA 33870
PHONE # 863-385-8335

GERMAINE SURVEYING, INC.
3803 KENILWORTH BOULEVARD
SEBRING, FLORIDA 33870
PHONE # 863-385-6856
L.B. #6017

PRAIRIE WOOD PHASE 2

A PORTION OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 28 EAST
ALL IN HIGHLANDS COUNTY, FLORIDA.
FEBRUARY 1, 2024

LEGAL DESCRIPTION:
PARCEL 1
A PORTION OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 28 EAST, HIGHLANDS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST NORTHERLY CORNER OF LOT 23 PRAIRIE OAKS VILLAGE, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGE 88 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA; THENCE SOUTH 68°58'10" WEST, ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 130.00 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 21°01'50" WEST, ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF RODEO DRIVE, A DISTANCE OF 178.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING FOR ITS ELEMENTS A RADIUS OF 430.00 FEET A CENTRAL ANGLE OF 11°09'45", AND A CHORD BEARING OF NORTH 26°35'42" WEST, 83.64 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG A CURVE TO THE LEFT, AN ARC LENGTH OF 83.77 FEET TO A POINT OF TANGENT; THENCE NORTH 32°11'35" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 76.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING FOR ITS ELEMENTS A RADIUS OF 370.00 FEET A CENTRAL ANGLE OF 11°09'45", AND A CHORD BEARING OF NORTH 26°35'42" WEST, 71.97 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG A CURVE TO THE RIGHT, AN ARC LENGTH OF 72.08 FEET; THENCE NORTH 21°01'50" WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 97.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING FOR ITS ELEMENTS A RADIUS OF 305.00 FEET A CENTRAL ANGLE OF 31°57'16", AND A CHORD BEARING NORTH 37°00'28" WEST, 167.91 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG A CURVE TO THE LEFT, AN ARC LENGTH OF 170.10 FEET TO THE SOUTHERLY CORNER OF LOT 5, PRAIRIE WOOD, PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 44 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA; THENCE NORTH 32°48'25" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 180.67 FEET TO A POINT; THENCE SOUTH 64°01'50" EAST, A DISTANCE OF 88.49 FEET TO A POINT; THENCE SOUTH 21°01'50" EAST, A DISTANCE OF 708.65 FEET TO THE POINT OF BEGINNING. CONTAINING 112,497 SQUARE FEET, OR 2.58 ACRES, MORE OR LESS.

AND

PARCEL 2
A PORTION OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 28 EAST, HIGHLANDS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 23 PRAIRIE OAKS VILLAGE, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGE 88 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA; THENCE SOUTH 68°58'10" WEST, ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 130.00 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 21°01'50" WEST, ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF RODEO DRIVE, A DISTANCE OF 67.41 FEET TO A POINT LYING ON THE SOUTHEAST OF PLATTED RIGHT OF WAY PER PRAIRIE WOOD, PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 44 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA; THENCE SOUTH 68°58'10" WEST, ALONG THE SOUTH END OF SAID RIGHT OF WAY LINE PER PLAT, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF SAID RIGHT OF WAY PER PLAT AND THE POINT OF BEGINNING; SAID POINT ALSO BEING A POINT OF NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°12'23" AND A CHORD BEARING SOUTH 24°04'22" WEST, 35.42 FEET; THENCE SOUTHWESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF CHEYENNE ROAD AND ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 39.36 FEET TO A POINT OF TANGENT; THENCE SOUTH 69°10'33" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF CHEYENNE ROAD, A DISTANCE OF 82.65 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 280.00 FEET, CENTRAL ANGLE OF 5°42'57" AND A CHORD BEARING SOUTH 66°19'31" WEST, 27.92 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG SAID CURVE A ARC LENGTH OF 27.93 FEET TO A POINT; THENCE NORTH 41°29'38" WEST, A DISTANCE OF 126.94 FEET; THENCE NORTH 21°01'50" WEST, A DISTANCE OF 326.90 FEET; THENCE NORTH 55°03'02" WEST, A DISTANCE OF 99.69 FEET; THENCE NORTH 30°38'42" EAST, A DISTANCE OF 174.34 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF RODEO DRIVE AS PER PLAT OF PRAIRIE WOOD, PHASE 1, RECORDED IN PLAT BOOK 17, PAGE 44 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA; THENCE SOUTH 59°21'18" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 26.12 FEET TO A POINT OF TANGENT OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 245.00 FEET, CENTRAL ANGLE OF 38°15'29" AND A CHORD BEARING OF SOUTH 40°11'34" EAST, 160.64 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC LENGTH OF 163.88 FEET TO THE OF TANGENT OF CURVE; THENCE SOUTH 21°01'50" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 97.01 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 430.00 FEET, CENTRAL ANGLE OF 11°09'43" AND A CHORD BEARING SOUTH 26°35'41" EAST, 83.64 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC LENGTH OF 83.77 FEET TO A POINT OF TANGENT; THENCE SOUTH 32°11'35" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 76.79 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTH WEST HAVING A RADIUS OF 370.00 FEET, CENTRAL ANGLE OF 11°09'45", AND A CHORD BEARING SOUTH 26°35'42" EAST, 71.97; THENCE ALONG SAID RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC LENGTH OF 72.08 FEET TO A POINT OF TANGENT; THENCE SOUTH 21°01'50" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 110.91 FEET TO THE TO THE POINT OF BEGINNING. CONTAINING 97,200 SQUARE FEET, OR 2.23 ACRES, MORE OR LESS.

GENERAL NOTES:

1) SYMBOL ⊡ INDICATES SET PERMANENT REFERENCE MONUMENT W/ CAP LB6017.
2) SYMBOL ● INDICATES SET PERMANENT CONTROL POINT W/ DISK PSM3945.
3) SYMBOL ○ INDICATES SET PERMANENT REFERENCE IRON ROD & CAP PSM3945.
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21) LOT TO BE SERVICED BY CITY WATER AND SEPTIC TANK.
22) ANY CONSTRUCTION IN ANY AREAS OTHER THAN ZONE "X" WILL REQUIRE AN ELEVATION CERTIFICATE PRIOR TO ISSUING A BUILDING PERMIT AND ON THE IMPROVEMENT PLAN.
23) PORTIONS OF THIS PLAT ARE SUBJECT TO THE DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1373, PAGE 665, PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

CERTIFICATE OF CLERK

STATE OF FLORIDA
COUNTY OF HIGHLANDS

I, JEROMEN N. KASZUBOWSKI, CLERK OF THE CIRCUIT COURT OF HIGHLANDS COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND THAT IT COMPLIES WITH AND IN THE LAWS OF THE STATE OF FLORIDA REGULATING THE MAKING OF SURVEYS AND THE FILING FOR RECORDING OF MAPS AND PLATS, AND THIS DAY FILED THE SAME FOR RECORDING IN BOOK_____OF PLATS AT PAGE_____OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

WITNESS MY HAND AND OFFICIAL SEAL AT SEBRING, HIGHLANDS COUNTY, FLORIDA, THIS_____DAY OF_____A.D. 2023.

_____CLERK OF THE CIRCUIT COURT (SEAL)

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF HIGHLANDS

KNOWN ALL MEN BY THESE PRESENTS, THAT BRAMBLEWOOD, LLC, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THIS PLAT, TITLED PRAIRIE WOOD PHASE 2. DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE PURPOSES AND USES EXPRESSED HEREIN.

TO HIGHLANDS COUNTY, FLORIDA: TRACT 1, 60' RIGHT OF WAY IN FEE SIMPLE.

WITNESS SIGNATURE

WITNESS PRINT

SHEILA T. TUBBS, MANAGER
BRAMBLEWOOD, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS SIGNATURE DATE:_____

WITNESS PRINT

WITNESS SIGNATURE

WITNESS PRINT

JEFFREY W. PARKER, MANAGER
BRAMBLEWOOD, LLC. A FLORIDA LIMITED LIABILITY COMPANY

WITNESS SIGNATURE DATE:_____

WITNESS PRINT

WITNESS SIGNATURE

WITNESS PRINT

JASON B. ROGERS, MANAGER
BRAMBLEWOOD, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS SIGNATURE DATE:_____

WITNESS PRINT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HIGHLANDS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION OF SHEILA T. TUBBS AS MANAGER OR BRAMBLEWOOD, LLC WHO PERSONALLY SWORE OR AFFIRMED THAT HE IS AUTHORIZED TO EXECUTE THIS PLAT AND WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED
AS IDENTIFICATION, AND WHO DID / DID NOT TAKE AN OATH THIS _____DAY OF_____A.D. 2024.

(SEAL) _____
(SIGNATURE OF NOTARY PUBLIC-STATE OF FLORIDA)

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HIGHLANDS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION OF JEFFREY W. PARKER AS MANAGER OR BRAMBLEWOOD, LLC WHO PERSONALLY SWORE OR AFFIRMED THAT HE IS AUTHORIZED TO EXECUTE THIS PLAT AND WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED
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(SIGNATURE OF NOTARY PUBLIC-STATE OF FLORIDA)

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ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HIGHLANDS

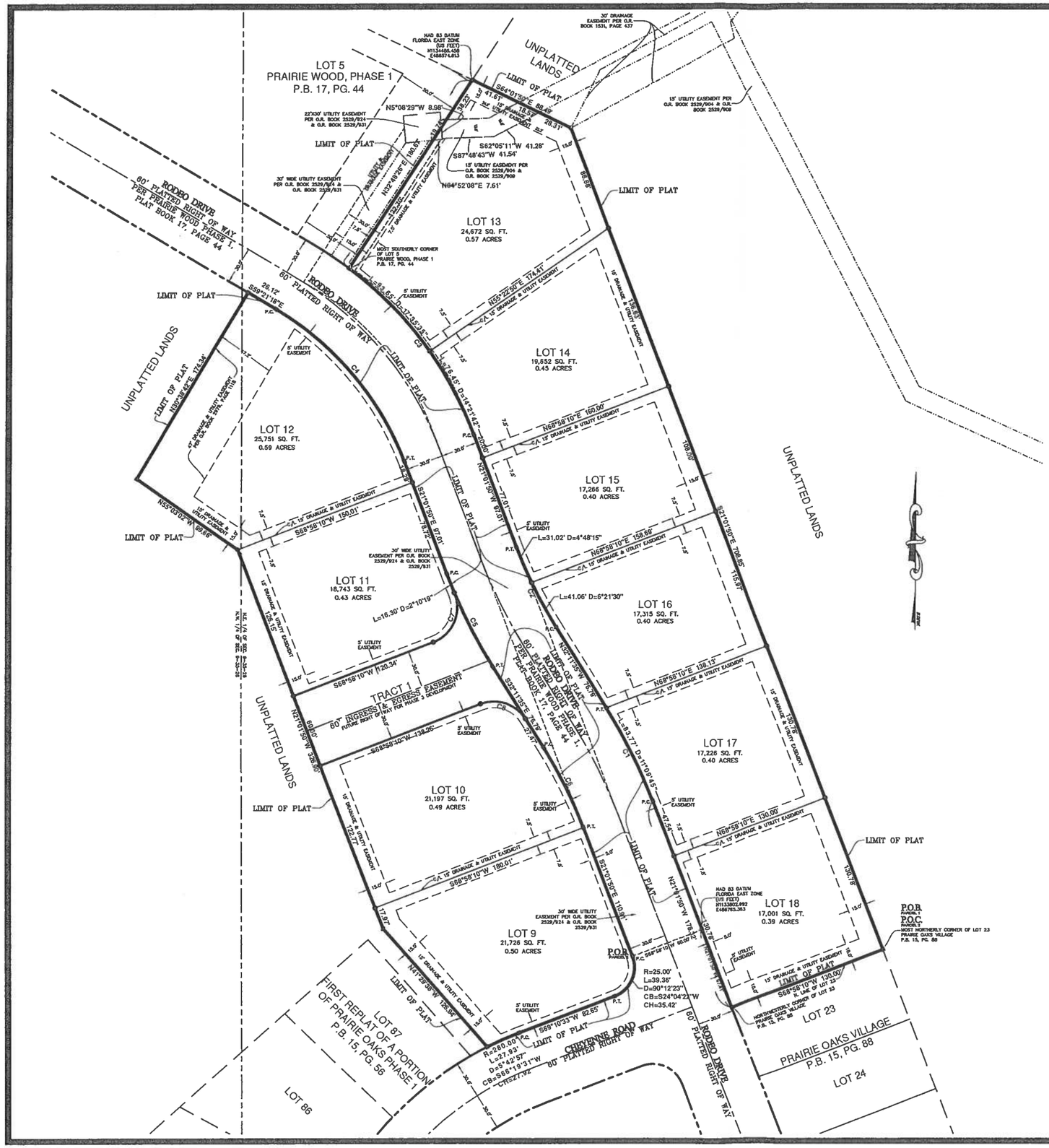
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION OF JASON B. ROGERS AS MANAGER OR BRAMBLEWOOD, LLC WHO PERSONALLY SWORE OR AFFIRMED THAT HE IS AUTHORIZED TO EXECUTE THIS PLAT AND WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED
AS IDENTIFICATION, AND WHO DID / DID NOT TAKE AN OATH THIS _____DAY OF_____A.D. 2024.

(SEAL) _____
(SIGNATURE OF NOTARY PUBLIC-STATE OF FLORIDA)

MY COMMISSION EXPIRES: _____

PRAIRIE WOOD PHASE 2

A PORTION OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 28 EAST
ALL IN HIGHLANDS COUNTY, FLORIDA.
FEBRUARY 1, 2024



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	430.00'	11°09'45"	83.77'	N26°36'42"W	83.64'
C2	370.00'	11°09'45"	72.08'	N26°36'42"W	71.97'
C3	305.00'	31°57'16"	170.10'	N37°00'28"W	167.91'
C4	245.00'	38°19'29"	163.88'	S40°11'34"E	160.84'
C5	430.00'	11°09'43"	83.77'	S26°36'41"E	83.64'
C6	370.00'	11°09'45"	72.08'	S26°36'42"E	71.97'
C7	30.00'	92°10'19"	48.26'	S22°53'01"W	43.22'
C8	30.00'	78°36'15"	41.28'	S71°36'42"E	38.10'

PREPARED BY:
GERMAINE SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
3803 KENILWORTH BLVD.
SEBRING, FLORIDA 33870
L.B. #6017
BUS. (863) 385-6856
FAX. (863) 382-4531
GERMAINE JOB# 714-16-013

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PLAT BOOK _____ PAGE _____

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: February 20, 2024

PRESENTER: **Clinton Howerton Jr., P.E., Director of Critical Infrastructure**

SUBJECT/TITLE: **Request approval to submit the Draft Onsite Sewage Treatment and Disposal System Remediation Plan (OSTDS) to the Department of Environmental Protection (FDEP) as required by Subparagraph 403.067 (7)(a)9, Florida Statutes (FS).**

STATEMENT OF ISSUE

On June 12, 2023, the state of Florida Department of Environmental Protection (FDEP) ordered through the Office of the General Counsel (OGC) Case No. 23-0112 to 0135 that a determination regarding the necessity of wastewater treatment plants and onsite sewage treatment and disposal system (OSTDS) remediation plans for certain nutrient Basin Management Action Plans (BMAP) be completed pursuant to Subparagraph 403.067 (7)(a)9, Florida Statutes (FS). Subparagraph 403.067 (7)(a)9, FS, specifies that local governments within a BMAP must develop a wastewater treatment plan and/or an OSTDS remediation plan containing certain information if FDEP "…identifies domestic wastewater treatment facilities or OSTDS as contributors of at least 20 percent of point source or nonpoint source nutrient pollution or if the Department determines remediation is necessary to achieve the total maximum daily load (TMDL)."
FDEP has determined that the domestic wastewater treatment facilities and/or OSTDS sources within the Lake Okeechobee BMAP in Highlands County meets the 20-percent contribution threshold and/or remediation of these sources is necessary to achieve the BMAP for a nutrient TMDL pursuant to subparagraph 403.067 (7)(a) 9, FS.
The OSTDS Remediation Plan has been prepared by Jones Edmunds for Highlands County to satisfy the requirements of the Final Order for OGC Case No. 23-0112 to 0135.

RECOMMENDED ACTION

Move to approve the submittal draft of the Onsite Sewage Treatment and Disposal System Remediation Plan (OSTDS) to the Department of Environmental Protection (FDEP) as required by Subparagraph 403.067 (7)(a)9, FS.

FISCAL IMPACT

There is no fiscal impact to the General Fund or the overall budget since a Budget Amendment went to the Board on January 8, 2024, to set up and fund Project 23043 (OSTDS Remediation Plan).

Attachments: Draft OSTDS Remediation Plan Report v2.pdf

DRAFT

ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM REMEDIATION PLAN

Highlands County | February 2024

DRAFT

ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM REMEDIATION PLAN

Prepared for:

Florida Department of Environmental Protection

Division of Environmental Assessment and Restoration

Water Quality Restoration Program

Prepared by:

Highlands County

Critical Infrastructure

505 S. Commerce Avenue

Sebring, Florida 33870

with

Jones Edmunds & Associates, Inc.

7230 Kyle Court

Sarasota, Florida 34240

Jones Edmunds Project No. 08345-054-01

February 2024

DRAFT

TABLE OF CONTENTS

1 INTRODUCTION 1

1.1 Purpose 1

1.1.1 Final Order Requirement 1

1.2 Background 1

1.2.1 General County Description 1

1.2.2 Central Sewer in the County 1

1.2.3 County Interlocal Coordination 2

1.2.4 Report Organization 2

2 OSTDS INVENTORY 4

3 OSTDS GROWTH FORECAST 4

4 OSTDS ELIMINATION FORECAST 8

5 CENTRAL SEWER PLAN 8

6 CENTRAL SEWER PLAN ESTIMATED COSTS 8

7 OSTDS UPGRADING FORECAST 8

8 OSTDS UPGRADING ESTIMATED COST 8

9 OTHER PROJECTS 8

FIGURES

Figure 1 Current Wastewater Service Areas 3

Figure 2 Estimated OSTDS Location within 200 Meters of Surface Water 5

Figure 3 FLWMI Wastewater Summary 6

Figure 4 Estimated OSTDS Hotspots within 200 Meters of Surface Water 7

TABLES

Table 1 20-Year Population Projections 4

Table 2 OSTDS Growth Forecast 6

1 INTRODUCTION

1.1 PURPOSE

1.1.1 FINAL ORDER REQUIREMENT

On June 12, 2023, the State of Florida Department of Environmental Protection (FDEP) ordered through the Office of the General Counsel (OGC) Case No. 23-0112 to 0135 that a determination regarding the necessity of wastewater treatment plants and onsite sewage treatment and disposal system (OSTDS) remediation plans for certain nutrient Basin Management Action Plans (BMAP) be completed pursuant to Subparagraph 403.067(7)(a)9, Florida Statues (FS).

Subparagraph 403.067(7)(a)9, FS, specifies that local governments within a BMAP must develop a wastewater treatment plan and/or an OSTDS remediation plan containing certain information if FDEP "…identifies domestic wastewater treatment facilities or OSTDS as contributors of at least 20 percent of point source or nonpoint source nutrient pollution or if the Department determines remediation is necessary to achieve the total maximum daily load (TMDL)."

FDEP has determined that the domestic wastewater treatment facilities and/or OSTDS sources within the Lake Okeechobee BMAP in Highlands County meets the 20-percent contribution threshold and/or remediation of these sources is necessary to achieve the BMAP for a nutrient TMDL pursuant to subparagraph 403.067(7)(a)9, FS.

This OSTDS Remediation Plan has been prepared by Highlands County to satisfy the requirements of the Final Order for OGC Case No. 23-0112 to 0135.

1.2 BACKGROUND

1.2.1 GENERAL COUNTY DESCRIPTION

Highlands County is in the Florida Heartland region. The April 1, 2023, population is estimated as 104,385 by the Bureau of Economic and Business Research (BEBR) at the University of Florida. The County includes the incorporated municipalities of Avon Park, Lake Placid, and Sebring. The County seat is in Sebring. Highlands County is the fourteenth largest county in Florida by area. The County has a total area of 1,106 square miles of which 1,017 square miles is land and 89 square miles is water.

The County is largely within the Lake Okeechobee Watershed (LOW) bounded on the east by the Kissimmee River. With its location in the LOW, the County is within the Lake Okeechobee BMAP and subject to the cited Final Order.

1.2.2 CENTRAL SEWER IN THE COUNTY

Currently, Highlands County does not own or operate any wastewater collection or treatment facilities and does not plan to own or operate wastewater facilities in the future. The County believes that it has demonstrated no need to establish a domestic wastewater treatment facility within its jurisdiction to improve water quality to achieve the BMAP water quality objectives. Given this conclusion and the Final Order exemption provision, on July 7,

2023, the County submitted to FDEP a letter explaining its reasoning for their exemption from preparing a Wastewater Treatment Plant Remediation Plan.

1.2.3 County Interlocal Coordination

The publicly-owned wastewater facilities within the County are in areas served by the following government entities:

- City of Avon Park.
- City of Sebring.
- Town of Lake Placid.
- Spring Lake Improvement District.
- Sun 'n Lake of Sebring District.

Figure 1 is a map showing wastewater service areas within the County.

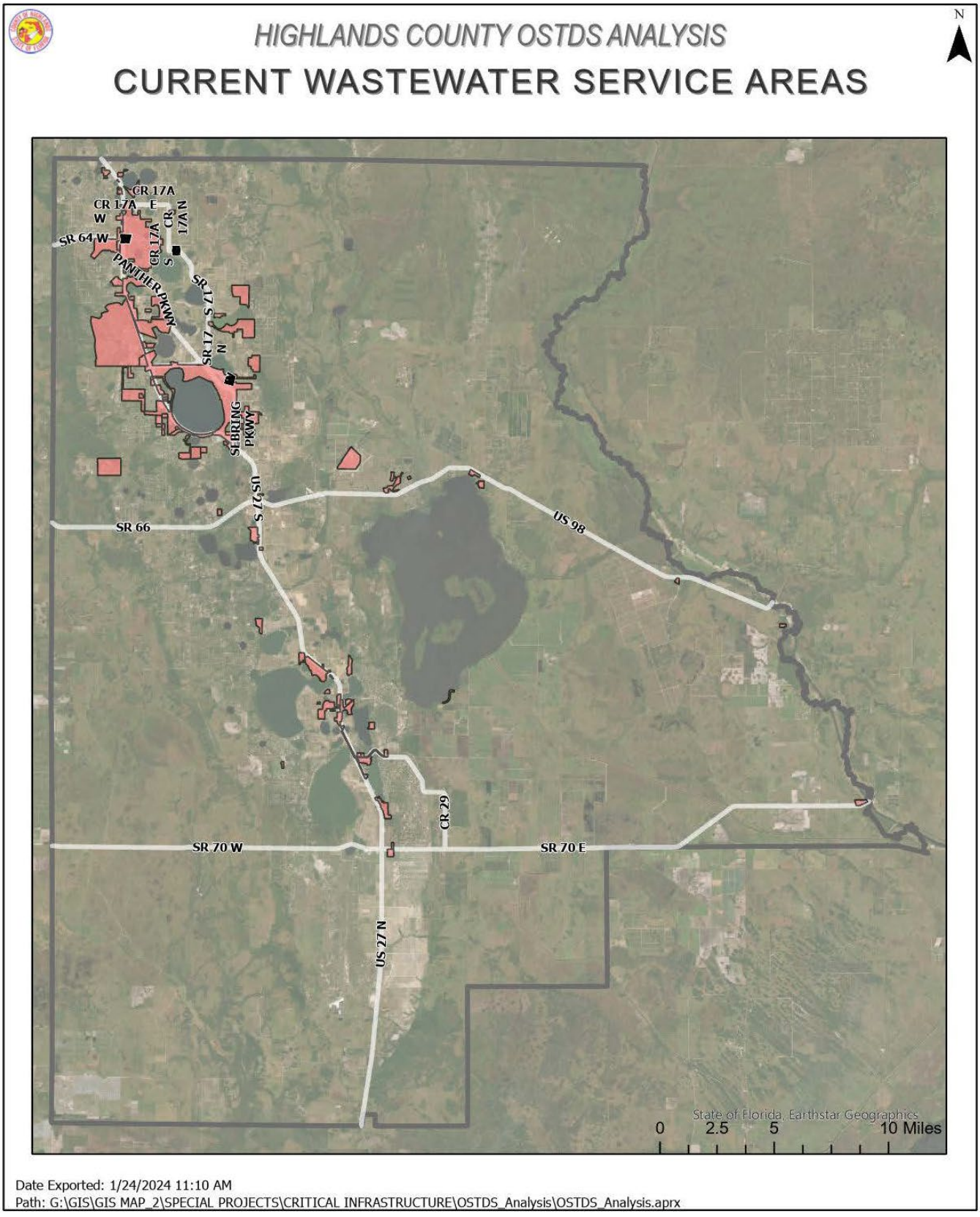
The County is coordinating with the local government entities to prepare the final Remediation Plan.

1.2.4 Report Organization

The County has organized the OSTDS Remediation Plan to correspond to the Final Order requirements described in paragraphs 7 through 14 as presented below:

7. *An inventory of the OSTDS (including locational information, such as GIS shape files, if available, or an excel spreadsheet with addresses and/or latitude and longitude) within the local government's jurisdiction or service area based on the best information available;*
8. *An estimate of future growth in new OSTDS over the next 20 years in the local government's jurisdiction or service area (including locational information, such as GIS shape files, if available, or an excel spreadsheet with addresses and/or latitude and longitude);*
9. *An inventory of OSTDS that are expected to be eliminated over the next 20 years through connection to central sewer lines of a domestic wastewater facility or other distributed wastewater system with additional nutrient reduction (including locational information, such as GIS shape files, if available, or an excel spreadsheet with address and/or latitude and longitude);*
10. *Identification of deadlines and interim milestones for the planning, design, and construction of new/extended central sewer lines and replacement of OSTDS by connection to the new/extended lines (including locational information, such as GIS shape files, if available, or an excel spreadsheet with address and/or latitude and longitude); (NOT required due to exemption)*
11. *The estimated costs associated with the projects in 10) above; (NOT required due to exemption)*

Figure 1 Current Wastewater Service Areas



12. *For OSTDS that are not expected to be eliminated over the next 20 years through connection to central sewer lines, an estimate of the number of these OSTDS that will require upgrading to enhanced nutrient-reducing OSTDS or participating in a distributed wastewater treatment system with additional nutrient reduction (including locational information, such as GIS shape files, if available, or an excel spreadsheet with addresses and/or latitude and longitude) within the local government's jurisdiction, in order to meet the water quality objectives of the BMAP;*
13. *The estimated costs associated with upgrading to enhanced nutrient-reducing OSTDS that are identified in 12); and,*
14. *Any other cost-effective and financially feasible projects necessary to achieve the nutrient load reductions for OSTDS in order to meet the water quality.*

2 OSTDS INVENTORY

The County's geographic information system (GIS) staff developed Figure 2 to present the geo-referenced estimated OSTDS locations and inventory of OSTDS within 200 meters of surface waters. The GIS dataset and Figure 2 were developed from the best information available. The final report will provide location information such as GIS shape files if available or an Excel spreadsheet with addresses and/or latitude and longitude.

Based on this analysis, the County estimates that approximately 35,115 OSTDSs are currently in the County.

3 OSTDS GROWTH FORECAST

A projection of Countywide growth over the next 20 years is presented in the BEBR January 2024 *Projections of Florida Population by County, 2025–2050, with Estimates for 2023*.

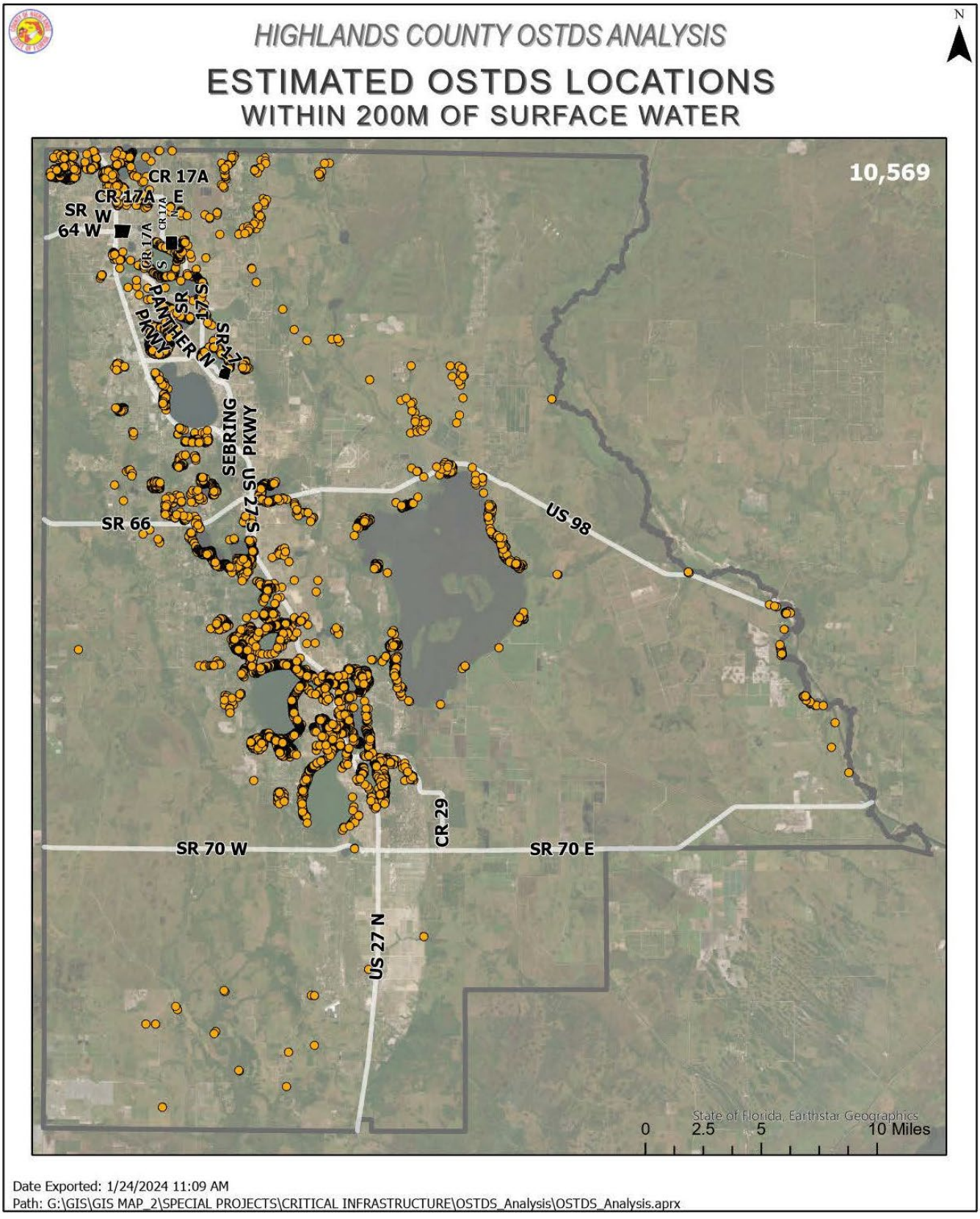
BEBR has produced population projections for Florida and its counties since the 1970s. To account for uncertainty regarding future population growth, BEBR publishes three series of projections – low, medium, and high. BEBR recommends using the medium series since it has historically provided the most accurate forecasts for Florida counties. The projections are for resident population; they do not include temporary or seasonal residents whose usual place of residence is in another jurisdiction. Table 1 provides the BEBR population projections through 2045.

Table 1 20-Year Population Projections

	2025	2030	2035	2040	2045
Low	100,400	99,100	97,300	95,500	93,600
Medium	105,700	108,300	110,300	112,000	113,500
High	111,000	117,500	123,300	128,500	133,300

An estimate of future growth in new OSTDSs over the next 20 years in the County's jurisdiction is more difficult to project because existing wastewater service areas are likely to expand and OSTDS use will be generally limited to low-density development in unincorporated areas.

Figure 2 Estimated OSTDS Location within 200 Meters of Surface Water



For this report, the future growth in new OSTDSs is conservatively estimated using the BEBR medium population projections converted to equivalent residential units (ERU). Figure 3 presents the Florida Water Management Inventory (FLWMI) 2023 data for Percent Known Septic (21.8%) plus Percent Estimated Septic (44.1%) for all developed properties in Highlands County. Table 2 shows the forecasted OSTDS growth through 2045.

Figure 3 FLWMI Wastewater Summary

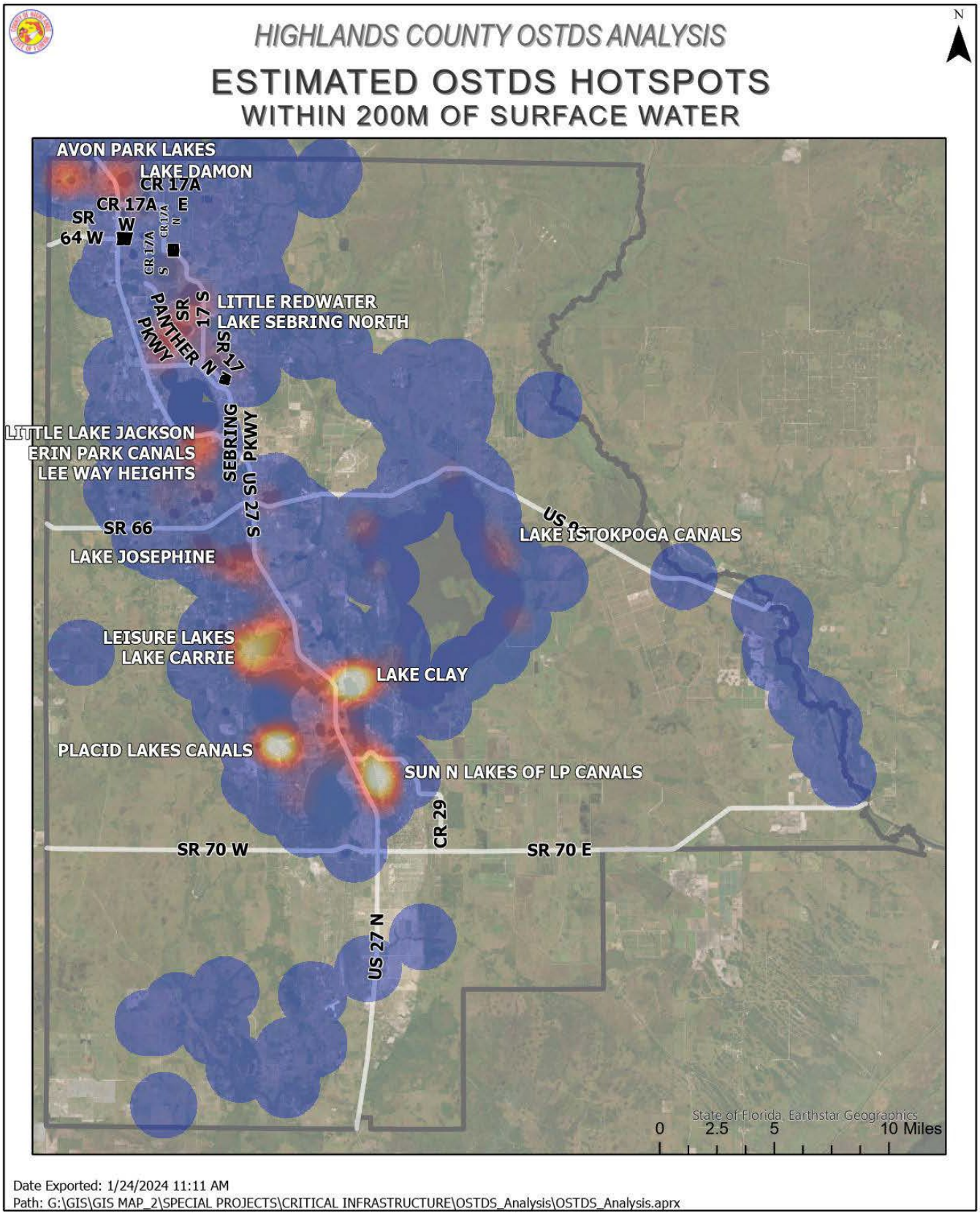


Table 2 OSTDS Growth Forecast

	2025	2030	2035	2040	2045
Population Estimate	105,700	108,300	110,300	112,000	113,500
Existing Population (April 1 previous period)	104,385	105,700	108,300	110,300	112,000
Population Growth	1,315	2,600	2,000	1,700	1,500
66% of Population Growth served by OSTDS	868	1,716	1,320	1,122	990
Future number of OSTDS assuming ERU = Population service/3	289	572	440	374	330
Total Additional OSTDS in 2045	–	–	–	–	2,005

Figure 4 presents the locations for future OSTDS growth. The final report will provide location information such as GIS shape files if available or an Excel spreadsheet with addresses and/or latitude and longitude.

Figure 4 Estimated OSTDS Hotspots within 200 Meters of Surface Water



4 OSTDS ELIMINATION FORECAST

An inventory of OSTDSs that are expected to be eliminated over the next 20 years through connection to the central sewer lines of a domestic wastewater facility or other distributed wastewater system with additional nutrient reduction will be developed for the final report.

5 CENTRAL SEWER PLAN

Currently, Highlands County does not own or operate any wastewater collection or treatment facilities and does not plan to own or operate wastewater facilities in the future.

The County is agreeable to having existing publicly-owned or investor-owned wastewater utilities extend a central sewer service into unincorporated areas of the County to eliminate current OSTDSs and/or reduce construction of future OSTDSs.

The County believes that it has demonstrated no need to establish a domestic wastewater treatment facility within its jurisdiction to improve water quality to achieve the BMAP water-quality objectives.

6 CENTRAL SEWER PLAN ESTIMATED COSTS

This Section is not applicable because the County does not currently own or operate any wastewater collection or treatment facilities and does not plan to own or operate wastewater facilities in the future.

7 OSTDS UPGRADING FORECAST

For the final report, the County will develop an estimate of OSTDSs that are not expected to be eliminated over the next 20 years through connection to central sewer lines.

Remaining OSTDSs identified within 200 meters of surface waters will be listed for upgrading to enhanced nutrient-reducing OSTDSs or participating in a distributed wastewater treatment system with additional nutrient reduction to meet the water quality-objectives of the BMAP.

The final report will provide location information such as GIS shape files if available or an Excel spreadsheet with addresses and/or latitude and longitude.

8 OSTDS UPGRADING ESTIMATED COST

The final report will present the estimated costs associated with upgrading to the enhanced nutrient-reducing OSTDSs identified in Section 7.

9 OTHER PROJECTS

The final report will address other identified cost-effective and financially feasible projects necessary to achieve the nutrient load reductions for the OSTDSs to meet the BMAP water-quality objectives.

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: February 20, 2024

PRESENTER:	**Clinton Howerton Jr., P.E., Director of Critical Infrastructure**
SUBJECT/TITLE:	**Consideration of a license agreement between Highlands County and the Highlands Radio Control Club. Inc. for the access and use of approximately fifty (50) acres of the Highlands County Solid Waste Management Center located at 12700 Arbuckle Creek Road for the purpose of flying remote control model aircraft.**

STATEMENT OF ISSUE

Attached for your approval and execution is a license agreement between Highlands County and the Highlands County Radio Control Club, Inc. for the access and use of approximately 4 acres for parking and runway use and approximately fifty (50) acres of airspace at the Highlands County Solid Waste Management Center located at 12700 Arbuckle Creek Road for the purpose of flying remote control model aircraft. This license agreement when executed will be valid for one (1) year; provided that the Highlands Radio Control Club, Inc. is not in default under the term of this License, the term may be extended for four (4) additional periods of one (1) year (each a "Renewal Term").

RECOMMENDED ACTION

Move to approve the license agreement between Highlands County and the Highlands Radio Control Club for the access and use of approximately 4 acres for parking and runway use and approximately fifty (50) acres of airspace at the Highlands County Solid Waste Management Center located at 12700 Arbuckle Creek Road for the purpose of flying remote control model aircraft.

Attachments: Highlands Radio Control.LIcense Agreement.SGS.gch.Final.pdf

LICENSE AGREEMENT

THIS LICENSE AGREEMENT ("Agreement") is made by and between HIGHLANDS COUNTY, a political subdivision of the State of Florida, 600 S. Commerce Avenue, Sebring Florida 33870 ("COUNTY") and Highlands Radio Control Club, Inc., 208 Parkview Rd, Sebring, Florida 33870 ("LICENSEE"). The COUNTY and LICENSEE are collectively referred to herein as the "Parties" or individually as a "Party".

R E C I T A L S

WHEREAS, the COUNTY owns and maintains certain real property located at 12700 Arbuckle Creek Road, Sebring, Florida 33870, as depicted on **Exhibit "A"** attached hereto, consisting of approximately fifty (50) acres ("Property"), and

WHEREAS, the Property is vacant, abuts the Highlands County Solid Waste Management Center ("HCSWMC") and is not currently used for any particular County purpose; however, it has historically been used by the LICENSEE to fly remote-control model aircraft; and

WHEREAS, the COUNTY has determined that in order to continue allowing the LICENSEE to utilize the Property, it is necessary to update and formalize the arrangement related to the LICENSEE'S use of the Property.

NOW THEREFORE, in consideration of the above stated recitals, the mutual covenants, terms and conditions herein contained and other good and valuable consideration the receipt of which is hereby acknowledged, the Parties hereto, intending to be legally bound, agree as follows:

1. Grant of Rights. The COUNTY hereby grants a license to LICENSEE over the Property for the purpose of flying remote control model aircraft, effective as of the date of execution hereof by the COUNTY ("Commencement Date").

2. Permitted and Prohibited Uses.

A. Subject to the terms and conditions of this Agreement, LICENSEE may use the Property at its sole cost and expense with no supplement from the COUNTY for the sole purpose of flying remote control model aircraft; installation of a properly permitted mobile office trailer and one (1) storage shed for use solely related to the primary use of remote control model aircraft activities; placement of no more than two (2) portable toilet facilities; installation and maintenance of facilities for electric power, telephone, internet and water; installation and maintenance of a shell surface roadway and vehicle parking lot; planting grass; mowing and maintenance of the trailer, roadway, parking area and grass area necessary for the take-off and landing zone (collectively, the "Permitted Use").

B. LICENSEE's use of the Property shall not unreasonably interfere with, disrupt, or obstruct COUNTY's existing use of HCSWMC. The COUNTY will from time to time use small unmanned aerial vehicles (sUAV) related to operations at the HCSWMC and other operations. The COUNTY will notify the LICENSEE and the LICENSEE and its members and guest will be required to yield the airspace to the County sUAV. The COUNTY has the right from

time to time and without notice to make periodic inspections of the Property and LICENSEE'S personal property located on the Property.

C. The LICENSEE and/or the members and guests thereof shall not fly the model aircraft outside of the parameters of the Property, nor shall LICENSEE and/or its members or guests enter the HCSWMC to retrieve model airplanes, or for any other purpose, unless accompanied by an authorized employee of Highlands County.

D. LICENSEE shall at all times keep the Property safe, secure and free of all trash, garbage and/or debris. Other than as set forth above, LICENSEE shall not modify, change or in any way alter the Property. LICENSEE shall not increase the size of the Property. LICENSEE's use of the Property shall create no responsibility or liability whatsoever on the part of the COUNTY. Notwithstanding anything stated herein to the contrary, LICENSEE shall not perform any maintenance or other activity on the Property which will damage the Property in any way and shall immediately repair any damage to the Property directly resulting from LICENSEE's exercise of its rights hereunder.

E. Use or possession of alcoholic beverages on the Property is prohibited.

F. The following areas of the HCSWMC are off limits at all times:

Class I Landfill disposal cells and equipment storage areas
Construction and demolition landfill
Soil borrow pits
The leachate treatment plant and spray field
The Sheriff's Office Pistol Firing Range and inmate farm
The leased agricultural land
The mitigated wetland
The asphalt plant
The Material Transfer Facility

G. If LICENSEE desires to hold a special event, it must obtain a Special Event permit from the COUNTY pursuant to the COUNTY requirements in place at the time of the event.

3. <u>Access to Property</u>. Throughout the Term of this Agreement, LICENSEE shall have the right of access without escort to the Property in accordance herewith, from sunrise to sunset, seven (7) days a week, at its own risk and without any liability to the COUNTY. LICENSEE, nor any of its members or guests, shall be on the Property after sunset or any time before sunrise, seven (7) days a week.

A. In order to control access to its members and guests, LICENSEE shall provide, at its own expense, heavy duty combination locks to be located on the existing eastern entrance gate at Arbuckle Creek Road ("Gate A"), a shared entrance to the agricultural land under License with the COUNTY. This combination lock shall be interlocked with County master locks and the agriculture land lease lock on the same gate. The combination lock shall be the only lock for which the LICENSEE shall have access control.

B. No other route shall be used by LICENSEE or its members or guests to access the Property.

C. LICENSEE may erect a sign at the entrance of the HCSWMC and a sign at the entrance to the Property and no more than three (3) other directional signs to direct members and guests to the Property.

4. Compliance with Laws.

A. LICENSEE and its members and guests shall comply with the Academy of Model Aeronautics (AMA) National Model Aircraft Safety Code (most recent version) and all of LICENSEE'S safety rules and regulations.

B. LICENSEE and its members and guests shall comply with all Federal Aviation Agency regulations, policies, rules, recommendations, and any other restrictions therein. Any conflict with the terms of this Agreement and any Federal Aviation Agency regulations, policies, rules, recommendations, or other restrictions shall be resolved by applying the most restrictive regulation, policy, rule, recommendation or other restriction.

C. LICENSEE and its members and guests shall comply with all federal, state and local laws, ordinances, regulations, rules, policies, recommendations, and restrictions, including any and all permitting, licensing or other regulatory obligations which may apply related to LICENSEE's use of the Property in accordance herewith.

5. Term, Extension and Termination. The initial term of this License Agreement shall be one (1) year ("the Initial Term") beginning on the Commencement Date. Provided LICENSEE is not in default under the terms of this License, the Term may be extended for four (4) additional periods of one (1) year (each a "Renewal Term"). The Initial Term and any Renewal Terms shall collectively be referred to as the "Term". LICENSEE understands that the primary function of the Property is for COUNTY solid waste functions. The County reserves the right to terminate this Agreement given thirty (30) days written notice to the LICENSEE or in the event of breach of any of the terms and conditions hereof, the County may terminate this Agreement immediately.

6. LICENSEE Improvements and License Fees. Beginning on the Commencement Date and due and payable on the monthly anniversary date every month thereafter, LICENSEE shall pay, as a license fee the sum of Ten Dollars ($10.00) (the "License Fee"). The License Fee shall be paid to Highlands County by money order or Cashier's Check made payable to: Highlands County, ATTN: Critical Infrastructure, 505 S. Commerce Avenue, Sebring, Florida 33870.

7. Taxes. LICENSEE shall have the responsibility to pay any personal property taxes, assessments, or charges owed for LICENSEE equipment and personal property or which are directly attributable to LICENSEE's improvements and/or LICENSEE's use of the Property.

8. Insurance. LICENSEE shall maintain the following required insurance: (1) Commercial General Liability, with limits of One Million Dollars ($1,000,000.00) per occurrence

and Two Million Dollars ($2,000,000.00) in the aggregate, (2) Automobile liability coverage, and (3) Workers Compensation as required by law. The Parties agree that neither the provisions of this paragraph, nor the purchase of insurance pursuant to this paragraph, nor including the COUNTY as an additional insured, nor the delivery of any certificate of insurance to the COUNTY shall alter the COUNTY's right to sovereign immunity or extend the COUNTY's liability beyond the limits established by Florida Statutes, Section 768.28. The COUNTY shall be included on LICENSEE's insurance policies, as applicable, as an additional insured by endorsement with respect to this Agreement. LICENSEE shall provide the COUNTY with a certificate of insurance evidencing the coverage required by this paragraph and Indemnification required in accordance herewith within thirty (30) days of the Commencement Date.

9. Assignments or Transfers. This Agreement may not be sold, assigned or transferred by the LICENSEE.

10. Removal of Facilities Upon Termination or Expiration. Within twenty (20) days after the termination of this Agreement (the "Removal Period"), LICENSEE will remove all of LICENSEE's equipment and personal property from the Property and LICENSEE will restore the Property to its condition as of the Commencement Date, reasonable wear and tear and loss by casualty or other causes beyond LICENSEE's control excepted. The LICENSEE shall not be required to remove and utilities installed or the roadway at termination or natural expiration of this Agreement. Any equipment and/or personal property remaining on the Property following the expiration of the Removal Period shall become the property of the COUNTY to dispose of in any manner which it deems appropriate.

11. Indemnification and Liability. LICENSEE hereby agrees to indemnify, defend and hold harmless HIGHLANDS COUNTY and its respective elected officials, officers, directors, employees, agents, contractors, and subcontractors from and against any and all injury losses, liabilities, damages, costs and expenses (including reasonable attorney's fees and court costs) arising from LICENSEE's use, operation, maintenance or repair of the Property; LICENSEE's equipment and/or personal property on the Property and/or LICENSEE's access to HCSWMC. This provision shall in no way be construed as a waiver of the COUNTY's right to sovereign immunity and the protections afforded by Florida Statutes, Section 768.28. This indemnity and liability provision shall survive the termination or natural expiration of this Agreement.

12. Notices and Deliveries. Any notice or demand required to be given herein shall be made by certified or registered mail, return receipt requested, or reliable overnight delivery service to the address of the respective parties set forth below:

If to COUNTY: HIGHLANDS COUNTY
ATTN: County Administrator
600 S. Commerce Avenue
Sebring, Florida 33879

With a mandatory copy to: County Attorney
600 S. Commerce Avenue
Sebring, Florida 33879

If to LICENSEE: Highlands Radio Club, Inc.
805 US Highway 27
Sebring, FL 33870

The COUNTY and/or LICENSEE may from time to time designate any other address for notices or deliveries by providing at least 30 days prior written notice to the other party.

13. Designated Contact of LICENSEE. LICENSE hereby designates the following individual as its contact person for emergency purposes in accordance with this Agreement. LICENSEE shall immediately notify the County in writing of any change in its contact individual or the address, and/or phone number thereof.

KEN FREELAND
Print Name

708 PARKVIEW RD SEBRING FL 33870
Address

863-253-9094
Telephone Number

14. Public Records.
A. Pursuant to Florida Statutes, Section 119.0701:

IF YOU HAVE QUESTIONS REGARDING THE APPLICATION OF FLORIDA STATUTES, CHAPTER 119, TO YOUR DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE COUNTY'S CUSTODIAN OF PUBLIC RECORDS:
COUNTY: GLORIA RYBINSKI
600 COMMERCE AVENUE
SEBRING, FLORIDA 33870
(863) 402-6836
GRYBINSKI@HCBCC.ORG

B. LICENSEE agrees to comply with public records laws, specifically to:

1. Keep and maintain public records required by the COUNTY for the scope of this Agreement.
2. Upon request from the COUNTY's custodian of public records,

provide the COUNTY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost allowed by law.

3. Ensure that any public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of the contract term and following completion of the contract if the LICENSEE does not transfer the records to the COUNTY.

4. Upon completion of this contract, transfer, at no cost, to the COUNTY all public records in the LICENSEE's possession or keep and maintain the public records as required by the COUNTY. If the LICENSEE transfers all public records to the COUNTY upon completion of this contract, the LICENSEE shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the LICENSEE keeps and maintains public records upon completion of the contract, the LICENSEE shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the COUNTY, upon request, in a format that is compatible with the information technology systems of the COUNTY.

15. Auditing, Records, and Inspection. In the performance of this Agreement, the LICENSEE shall keep books, records, and accounts of all activities, related to the Agreement, in compliance with generally accepted accounting procedures. Throughout the term of this Agreement, books, records, and accounts related to the performance of this Agreement shall be open to inspection during regular business hours by an authorized representative of the COUNTY and shall be retained by the LICENSEE, for a period of five (5) years after termination or completion of the Agreement or until a full COUNTY audit is completed, whichever comes first. The COUNTY shall retain the right to audit the books during the Five (5) year retention period. All books, records, and accounts related to the performance of this Agreement shall be subject to the applicable provisions of the Florida Public Records Act, chapter 119, Florida Statutes. The COUNTY also has the right to conduct an audit within sixty (60) days from the effective date of this Agreement to determine whether the LICENSEE has the ability to fulfill its contractual obligations to the satisfaction of the COUNTY.

16. Miscellaneous.

A. Severability. If any provision of the Agreement is held to be invalid or unenforceable by a court of competent jurisdiction with respect to any party, the remainder of this Agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable shall not be affected, each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law, and the parties shall negotiate in good faith to amend this Agreement to retain the economic effect of the invalid or unenforceable provisions.

B. Binding Effect. Each Party represents and warrants that said party has full power and authority, and the person(s) executing this Agreement have full power and authority, to execute and deliver this Agreement, and that this Agreement constitutes a valid and binding

obligation of each party, enforceable in accordance with its terms, except as enforceability may be limited by applicable bankruptcy, insolvency, reorganization, moratorium or other laws affecting the enforcement of creditor's rights generally and by general equitable principles (whether enforcement is sought in proceedings in equity or at law). This Agreement shall be binding on and inure to the benefit of the successors and permitted assignees of the respective parties.

C. Waivers. No provision of this Agreement shall be deemed to have been waived by a Party unless the waiver is in writing and signed by the Party against whom enforcement of the waiver is attempted. No custom or practice which may develop between the parties in the implementation or administration of the terms of this Agreement shall be construed to waive or lessen any right to insist upon strict performance of the terms of this Agreement.

D. Governing Law, Venue and Jury Trial. The laws of the State of Florida shall govern all aspects of this Agreement. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall lie in Highlands County, Florida. The parties hereby waive their right to trial by jury in any action, proceeding or claim, arising out of this Agreement, which may be brought by either of the parties hereto.

E. Survival. Terms and conditions of this Agreement which by their sense and context survive the termination, cancellation or expiration of this Agreement will so survive.

F. No Recording. This Agreement nor any other document pertaining to this Agreement shall be recorded in the Official Records of Highlands County.

G. Entire Agreement; Amendments. This Agreement constitutes the entire agreement and understanding between the parties regarding the LICENSEE's license of the Property and supersedes all prior and contemporaneous offers, negotiations and other agreements concerning the subject matter contained herein. There are no representations or understandings of any kind not set forth herein. Any amendments to this Agreement must be in writing and executed by duly authorized representatives of both parties.

H. No Presumptions Regarding Preparation of Agreement. The Parties acknowledge and agree that each of the parties has been represented by counsel or has had full opportunity to consult with counsel and that each of the parties has participated in the negotiation and drafting of this Agreement. Accordingly, it is the intention and agreement of the parties that the language, terms and conditions of this Agreement are not to be construed in any way against or in favor of any party hereto by reason of the roles and responsibilities of the parties or their counsel in connection with the preparation of this Agreement.

I. Certification. LICENSEE certifies by signing this Agreement that no Commissioner or employee of the COUNTY has solicited or accepted gratuities, favors, or anything of monetary value from LICENSEE, or parties to subcontracts. LICENSEE and subcontractors shall not pay any gratuities, favors, or anything of monetary value to any member of the Board of County Commissioners or employee of the Highlands County.

[Signatures on Following Page]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives effective this _____ day of _____, 2024.

HIGHLANDS COUNTY

_____
Kevin Roberts, Chairman

Attest:

_____
Jerome Kaszubowski, Clerk

LICENSEE

- Ken Freeland
- Print: KEN FREELAND
- Title: PRESIDENT

STATE OF FLORIDA
COUNTY OF Highlands

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization of Kenneth Freeland, as President, of Highlands Radio Control Club, Inc., who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Licensee, and who is personally known to me or who produced FIDL F645-505-45-062-0 as identification, and who did/did not take an oath this 13th day of February, 2024.

(stamp)

JENNIFER L. WILLIS
Notary Public
State of Florida
Comm# HH154099
Expires 9/25/2025

NOTARY PUBLIC

EXHIBIT "A"
Aerial of Property



G:\chowerton\DWG\Arbuckle Landfill Lease Area.dwg, 8.5X11 (RC Field), Howerton Jr, Clinton ----

DESIGNED BY:	CLINTON HOWERTON, P.E.
DRAWN BY:	CLINTON HOWERTON, P.E.
CHECKED BY:	CLINTON HOWERTON, P.E.
IN CHARGE:	CLINTON HOWERTON, P.E.
DATE:	04-18-23

HIGHLANDS COUNTY
DIVISION OF CRITICAL INFRASTRUCTURE
505 S. COMMERCE AVENUE
SEBRING, FLORIDA 33870

APPROVED BY: CLINTON HOWERTON, JR., P.E.
FLORIDA REGISTRATION NO.: 61021
DATE:

HIGHLANDS COUNTY SOLID WASTE DEPARTMENT
Highlands Radio Control Club
Area Site Map
Exhibit "A"

SCALE:
HORIZ. N/A
VERT. N/A

DRAWING NO. N/A
REV. 0

DATE: 10-24-23

SHEET 01 OF 01

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: February 20, 2024

PRESENTER: **Brandon Gunn, Parks & Facilities Director**

SUBJECT/TITLE: **Request approval of expenditures for a rest area dedicated to Joey Barfield along the Multi-use path by the Panther Parkway and Scenic Highway.**

STATEMENT OF ISSUE

The Parks & Facilities would like to install a concrete pad surface, a bench with a small pergola and a plaque. The location chosen will be off the multi-use path along Panther Parkway and Scenic Highway. This rest area would be a remembrance to joey Barfield, who was a dedicated county employee, who had a positive impact with family, co-workers, and citizens of the county.

RECOMMENDED ACTION

Move to approve expenditures for the rest area dedicated to Joey Barfield by Panther Parkway and Scenic Highway.

FISCAL IMPACT

The Fiscal impact is a decrease of $4,500.00 from the Fund 005 (General Fund) account 59900 (Reserve for Contingency) and increase to Cost Center 2672 (Facilities Management) to account 55200 (Operating Account).

Attachments: 23-24-053 Joey Barfield Memorial (BA).pdf

REVIEWED
O.M.B DEPARTMENT
January 29, 2024
BOARD OF COUNTY COMMISSIONERS
HIGHLANDS COUNTY FLORIDA

BOARD OF COUNTY COMMISSIONERS

BUDGET AMENDMENTS
(Transfers over $5,000 require Board approval)

DATE: **1/29/2024** SUBMITTED BY: **Robert Williams**

FUND(S): **005** FUND TITLE(S): **General** COST CENTER(S) #: **2672 ; 9990**

PROJECT(S) #: PROJECT TITLE(S): COST CENTER TITLE(S): **Facilities Management ; Budget Expenditure AC/005**
*list additional cost centers on reverse side of form

TYPE	FUND	COST CENTER	ACCOUNT	ACCOUNT NAME	ACTIVITY	BUDGET	INCREASE	DECREASE	REVISED BUDGET
E	**005**	**9990**	**59900**	**Reserve For Contingency**		**343,407.00**		**4,500.00**	**338,907.00**
E	**005**	**2672**	**55200**	**Operating Supplies**		**51,902.00**	**4,500.00**		**56,402.00**
									0.00
									0.00
									0.00
									0.00
									0.00

REASON: **To provide funding from Reserve for Contingency for the Joey Barfield Memorial on the Panther Parkway.**

OFFICE USE ONLY

OMB RECOMMENDATION:

_____ Approval

_____ Denial

REQUEST # **23-24-053**

ACTION:
Board _____ Approved _____ Denied
County Administrator _____ Approved _____ Denied

SIGNATURE: _____

DATE: ____/____/____

TRANSFER TYPE:

_____ ITEM TO ITEM
XX RESERVE
_____ BY RESOLUTION
_____ SUPPLEMENTAL BUDGET

Signature: _____ Posted by Clerk: _____

Form Revised 08/05/2020

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: Feb 14, 2023

PRESENTER: **Mitchell D. Thomas, PE**

SUBJECT/TITLE: **Request approval of the State of Florida Department of Environmental Protection (FDEP) amendment 01 for the Florida Water Pollution Control Financing Corporation Clean Water State Revolving Fund Planning Loan.**

STATEMENT OF ISSUE

On April 5, 2022, The HCBCC approved receipt of a Florida Water Pollution Control Financing Corporation Clean Water State Revolving Fund Planning Loan Agreement SW280230 in the amount of $1,750,000. On February 21, 2023, HCBCC approved Professional Services Agreements with Geoysntec Consultants Inc. (fee $542,516.00) Kimley-Horn and Associates (KHA) (fee of $805,430.00) for Water Quality and Drainage Studies

FDEP has developed amendment 1 to Loan Agreement SW280230 where oversight and management of the loan is transferred from the Florida Water Pollution Control Financing Corporation to FDEP. This amendment must be approved before the County can submit a Disbursement Request to FDEP.

RECOMMENDED ACTION

Move to approve the State of Florida Department of Environmental Protection (FDEP) amendment 01 for the Florida Water Pollution Control Financing Corporation Clean Water State Revolving Fund Planning Loan.

FISCAL IMPACT

There is no fiscal impact.

Attachments: Highlands County SW280230 A1.pdf

STATE REVOLVING FUND
AMENDMENT 1 TO LOAN AGREEMENT SW280230
HIGHLANDS COUNTY

This amendment is executed by the STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (Department) and HIGHLANDS COUNTY, FLORIDA, (the "Local Government") existing as a local governmental entity under the laws of the State of Florida. Collectively, the Department and the Local Government shall be referred to as "Parties" or individually as "Party."

WITNESSETH:

WHEREAS, the Florida Water Pollution Control Financing Corporation (Corporation) and the Local Government entered into a Clean Water State Revolving Fund Loan Agreement, Number SW280230, authorizing a Loan amount of $1,750,000, excluding Capitalized Interest; and

WHEREAS, the oversight and management of this Loan is being assumed by the Department; and

WHEREAS, the Loan to the Local Government is under same terms and conditions of the transferred Loan unless amended herein; and

WHEREAS, certain provisions of the Agreement require revision and a provision needs to be added to the Agreement.

NOW, THEREFORE, the Parties hereto agree as follows:

1. Oversight and management of the loan is transferred to the Department. All references in the Agreement to Corporation or Trustee are deleted and replaced with "Department" and all references to "Local Borrower" shall be replaced with "Local Government."

2. Subsections 1.01(4), (5), (10) and (29) of the Agreement are deleted.

3. Subsection 1.01(11) is deleted and replaced as follows:

"Grant Allocation Assessment" shall mean an assessment, expressed as a percent per annum, accruing on the unpaid balance of the Loan. It is computed similarly to the way interest charged on the Loan is computed and is included in the Semiannual Loan Payment. The Department will use Grant Allocation Assessment moneys for making grants to financially disadvantaged small communities pursuant to Section 403.1835 of the Florida Statutes.

4. Subsection 2.01(13) of the Agreement is deleted.

5. Section 2.02. of the Agreement is deleted.

6. Section 8.04 of the Agreement is deleted and replaced as follows:

8.04. ASSIGNMENT OF RIGHTS UNDER AGREEMENT.

The Department may assign any part of its rights under this Agreement after notification to the Local Government. The Local Government shall not assign rights created by this Agreement without the written consent of the Department.

7. Section 8.12 is added to the Agreement as follows:

8.12. CIVIL RIGHTS.

The Local Government shall comply with all Title VI requirements of the Civils Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Equal Employment Opportunity requirements (Executive Order 11246, as amended) which prohibit activities that are intentionally discriminatory and/or have a discriminatory effect based on race, color, national origin (including limited English proficiency), age, disability, or sex.

8. All other terms and provisions of the Loan Agreement shall remain in effect.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

ARTICLE XI - EXECUTION OF AGREEMENT

This Amendment 1 to Loan Agreement SW280230 may be executed in three or more counterparts, any of which shall be regarded as an original and all of which constitute but one and the same instrument.

IN WITNESS WHEREOF, the Department has caused this Agreement to be executed on its behalf by the Secretary or Designee and the Local Government has caused this Agreement to be executed on its behalf by its Authorized Representative and by its affixed seal. The effective date of this Agreement shall be as set forth below by the Department.

for
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

_____ _____
Secretary or Designee Date

for
HIGHLANDS COUNTY

_____
Chairperson

Attest: Attest as to form and correctness:

_____ _____
County Clerk County Attorney

SEAL

APPROVED AND ACCEPTED BY THE FLORIDA WATER POLLUTION CONTROL FINANCING CORPORATION

_____
Chief Executive Officer

_____
Reviewed and approved by the Corporate Secretary
or Designee

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: February 20, 2024

PRESENTER: **Eric Longshore, Building Official**

SUBJECT/TITLE: **Request to appoint voting member to the Construction Licensing Enforcement and Appeals Board (CLEAB).**

STATEMENT OF ISSUE

There is currently a regular member, contractor, vacancy due to a resignation by Armando Llado. Position needs to be appointed as required in FAC 61G4.20.001 and Section 12.03.601 Code of Ordinances which reads in pertinent part: "The members of the CLEAB shall consist of seven members and two alternates, appointed by the BCC for a period not to exceed four years and may be reappointed for successive terms. The terms of office shall be staggered so not more than one-third of the CLEAB is appointed in any 12-month period..." The membership of the Board shall consist of: (1) Four Contractors, one of whom must be a general contractor, (2) Two members at large from the public, (3) One member from the building industry, and (4) Two alternate members; one member from the building industry and one member at large from the public.

One application was received from Mark Wilson for the contractor voting member position.

RECOMMENDED ACTION

Move to approve the appointment of Mark Wilson as Regular Voting Member to the Construction Licensing Enforcement and Appeal Board with term expiring October 31, 2026.

Attachments: Mark Wilson 2024.pdf
License Board Members 2024 .pdf

Name = Mark Wilson
Address = 883 S Eucalyptus Street
City = Sebring
State = FL
Zip_Postal_Code = 33870
Phone = 954-254-3023
Email = Markwilsonhpr@gmail.com
Request = Construction Licensing, Enforcement and Appeals Board
Membership Type = Regular Member
Current Employment Experience: = State Certified Roofing Contractor since 2005Real Estate Broker 1994
Previous Employment Experience: = East West Roofing Corp 19yrs owner
High School = roofing contractor CCC 1326991
College = College
Special Training: = Special Training
Activities & Interest: = Construction and Protecting the General public against unlicensed activities.
Current positions on boards, committees, elected offices, law enforcement positions: = none
Relation = No
Relative Name: =
Relationship: =
Conviction = No
Gender = Male
Disabled = Yes
Age = 60
Race: = White
Signature Certification: = Checked indicating Electronically Signed
Client IP = 73.91.47.75

CONSTRUCTION LICENSING BOARD

Charge It is a requirement per FAC 61G4-20.001 and FS 489.117(2) and 489.131(7) **Ordinances)** License county (as per Section 4.7-51 of Highlands County Code of qualified contractors and specialty contractors; enforce related to the all state and local laws as construction industry; hear appeals of decisions and interpretations of the Building Official and consider variances of the technical codes; hear grievances and complaints; impose disciplinary action upon locally licensed contractors through powers as set forth by the County Commission. Consists of 7 members - appointed for 4 years - composed of 4 contractors, 1 of whom must be a general contractor, 2 members at large from the public, and 1 member at large from the building industry. Alternates shall be one member at large from the building industry and one member at large from the public.

Member	Organization	Address	City	Zip Code	Phone #	Fax #	Term	Start Date	Exp. Date	
Thomas James	Regular	4120 Commercial Dr.	Sebring	33870	381-3880		4	3/31/2020	3/31/2024	General
Kamla Long	Regular	524 Lotus Ave.	Sebring	33872	941-321-9222		4	5/2/2023	5/5/2027	Public
John Palmer	Regular	5 S. Prospect Ave.	Avon Park	33825	452-2848		4	5/5/2023	5/5/2027	Contractor
Scott Webster	Regular	213 Wren Ave.	Sebring	33870	381-2162		4	3/30/2021	3/30/2025	Contractor
J. Conley Jahna	Regular	900 CR 17A West	Avon Park	33825	443-0115		4	3/31/2020	3/31/2024	Building Industry
Vacant	Regular						4	10/18/2022	10/30/2026	Contractor
Salvador Castor	Regular	871 Letitia Dr	Sebring	33875	407-970-1966		4	10/18/2022	10/30/2026	Public
Vacant	Alternate - Public						4		10/30/2026	Alt Public
George Abboud	Alternate - Building Industry	1783 Lake Lotela Dr.	Avon Park	33825	305-563-1218		4	1/3/20/23	12/30/2027	Alt Building

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: February 20, 2024

PRESENTER: **Hailey Collinsworth, Planner I**

SUBJECT/TITLE: **Request appointment of Ladonna Rodriguez to the Historic Preservation Commission (HPC) as an alternate voting member for a four-year term to expire June 30, 2027.**

STATEMENT OF ISSUE

There are two alternate member vacancies on the Highlands County Historic Preservation Commission (HPC). The alternate vacancy have been advertised on the County's website since November 2022. At this time, we have received one new application for appointment to the HPC: Ladonna Rodriguez. If appointed, Ms. Rogriguez would fill the vacancy, whose four-year term is scheduled to expire on June 30, 2027. The application for Ms. Rodriguez is attached for your review and consideration.

MEMBERS:
Chair - Kathy Couturier / Professional, Archaeologist | Term expires: 06/30/2027
Vice Chair - Gaylin Thomas / Lay, Arts and Cultural Affairs | Term expires: 06/30/2026
Secretary - William C. Pollard Jr. / Professional, History Writer |Term expires: 06/30/2024
Joseph Gentili / Professional, Archivist | Term expires: 06/30/2025
David Schmidt / Professional, Museum Curator | Term expires: 06/30/2026
Graham Huls / Lay, Anthropology | Term expires: 06/30/2026
Patricia Flynn / Lay, Archaeology | Term expires: 06/30/2027

ALTERNATE MEMBERS:
1. Vacant (If appointed, LaDonna Rodriguez would be filling this vacancy with term expiring June 30, 2027.)
Term expires: TBD

RECOMMENDED ACTION

Move to appoint Ladonna Rodriguez to the Historic Preservation Commission (HPC) as an alternate voting member for a four-year term to expire June 30, 2027.

FISCAL IMPACT

There is no fiscal impact.

Attachments: Ladonna Rodriguez Resume.pdf

Name = Ladonna Paedae Rodriguez
Address = 111 Rising R Road
City = Lake Placid
State = Florida
Zip_Postal_Code = 33852
Phone = 8632141055
Email = hectorandladonna@gmail.com
Request = Historic Preservation Commission
Current Employment Experience: = Freelance writer for the Heartland Living Magazine and the Highlands News-Sun. Artist.
Previous Employment Experience: = Former owner and operator of Hobby Hill Florist in Sebring for 48 years.
High School = High School Graduate
College = College AA Degree
Special Training: = Special Training
Activities & Interest: = Art, history of our community, writing, walking.
Current positions on boards, committees, elected offices, law enforcement positions: = Not currently serving on any boards or committees, or elected office or law enforcement.
Relation = No
Relative Name: =
Relationship: =
Conviction = No
Gender = Female
Age = 65
Signature Certification: = Checked indicating Electronically Signed

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: February 20, 2024

PRESENTER:	**Rachel Barry, Zoning Supervisor and Interim Planning & Zoning Manager**
SUBJECT/TITLE:	**Request to appoint members to fill vacancies on the Highlands County Board of Adjustment (BOA) and the Planning and Zoning Commission and Local Planning Agency (P&Z).**

STATEMENT OF ISSUE

There is currently one vacancy for a Regular Voting Member on the Highlands County Board of Adjustment (BOA) and the Planning and Zoning Commission and Local Planning Agency (P&Z). Per the Policy on Board Appointments, when a vacancy occurs, the Alternate Members shall be given priority consideration for appointment to a board based on seniority. The two existing Alternate Voting Members were appointed on the same date.
There is currently one vacancy for an Alternate Voting Member, and should the Board appoint one of the current Alternates as a Regular Voting Member, there will be two vacancies for Alternate Voting Members.
Attached for your review and consideration are four resumes, all of whom have confirmed their interest on serving on the BOA and P&Z, and a summary of the current members and applicants.

RECOMMENDED ACTION

Move to appoint one of the existing Alternate Voting Members as a Regular Voting Member and appoint two Alternate Voting Members to the Highlands County Board of Adjustment (BOA) and the Planning and Zoning Commission and Local Planning Agency (P&Z); or,
Move to appoint one Regular Voting Member and one Alternate Voting Member to the Highlands County Board of Adjustment (BOA) and the Planning and Zoning Commission and Local Planning Agency (P&Z).

FISCAL IMPACT

There is no fiscal impact.

Attachments: Applicants' Resumes.pdf
Applicants' and Members' Information.pdf

From: noreply@revize.com <noreply@revize.com>
Sent: Monday, December 11, 2023 12:32 PM
To: Drake, Michelle <mdrake@highlandsfl.gov>
Cc: Strahan, Chantel E. <cbrutus@highlandsfl.gov>
Subject: Committee Application

[**CAUTION:** External Message*]

Name = Kathie Payne (Kathleen Clark Payne)
Address = 111 Bearwoods Ave
City = Lake Placid
State = FL
Zip_Postal_Code = 33852
Phone = 8123054484
Email = payne.kathie@gmail.com
Request = Board of Adjustment / Planning & Zoning Commission
Membership Type = Alternate Member
Current Employment Experience: = Retired
Previous Employment Experience: = Corporate Training DirectorExecutive Director, American Red Cross, Warrick County (IN) ChapterDevelopment Director, National Multiple Sclerosis Society (IN)Director, Private Industry Council Special Projects (U.S. Dept. of Labor, Clean Air Grant/Retraining Program)Adjunct Teaching Staff, University of Southern IndianaGrades 6-12 Educator, Parochial and Public Schools, Spencer Co. INUnited States Navy
High School = S.R. Butler, Huntsville, AL
College = University of Evansville (IN), University of Southern Indiana, B.A.
Special Training: = MLS Cal St., Certified Fund-Raising Professional, IU School of Philanthropy
Activities & Interest: = Continuing Education Community AdvocacyAvid SCUBA Diver Proud and Active Parrothead (Highlands County Lakesharks)Artist, Craftsman and Chef
Current positions on boards, committees, elected offices, law enforcement positions: = District President, Federation of Mobile/Manufactured Home Owners Florida (4 Counties including Highlands)Chairman, Statutory (Negotiating) Committee, Tropical Harbor Estates Home Owners Association
Relation = No
Relative Name: =
Relationship: =
Conviction = No
Gender = Female
Disabled = No
Age = 69
Race: = White
Signature Certification: = Checked indicating Electronically Signed
Client IP = 71.203.52.144

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Barry, Rachel

From: Sauls, Leah M.
Sent: Monday, December 11, 2023 8:35 AM
To: Barry, Rachel; Garcia, Sergio J
Subject: FW: Brown FW: Committee Application

From: Drake, Michelle <mdrake@highlandsfl.gov>
Sent: Monday, December 11, 2023 7:28 AM
To: Sauls, Leah M. <lsauls@highlandsfl.gov>
Subject: Brown FW: Committee Application

FYI

From: noreply@revize.com <noreply@revize.com>
Sent: Wednesday, November 29, 2023 10:47 AM
To: Drake, Michelle <mdrake@highlandsfl.gov>
Cc: Strahan, Chantel E. <cbrutus@highlandsfl.gov>
Subject: Committee Application

[**CAUTION:** External Message*]

Name = Gary A. Brown
Address = 4957 Sparta Rd.
City = Sebring
State = Florida
Zip_Postal_Code = 33875
Phone = 863-253-9769
Email = g.brown@heartlandchristian.org
Request = Board of Adjustment / Planning & Zoning Commission
Membership Type = Regular Member
Current Employment Experience: = None in planning and Zoning
Previous Employment Experience: = None in Planning and Zoning
High School = Madison County High School
College = The Baptist College of Florida
Special Training: = Retired Military
Activities & Interest: = - Camping- Fishing- Spending time with family
Current positions on boards, committees, elected offices, law enforcement positions: = - Heartland Christian Academy - Assistant Director & Current Board Member- Deputy Sheriff in Florida - Retired- US Navy Chief - Retired
Relation = No
Relative Name: =
Relationship: =
Conviction = No
Gender = Male
Disabled = No

Age = 59
Race: = White
Signature Certification: = Checked indicating Electronically Signed
Client IP = 50.216.5.242

[***CAUTION:** This message originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

From: noreply=revize.com@turbo-smtp.info on behalf of noreply@revize.com
To: Drake, Michelle
Cc: tmorgan@highlandsfl.gov
Subject: Committee Application
Date: Monday, August 1, 2022 10:01:45 AM

[**CAUTION:** External Message*]

Name = Christine Lopez
Address = 617 Cunningham Street
City = Lake Placid
State = Florida
Zip_Postal_Code = 33852
Phone = 863-443-4957
Email = clopez@bhhsflpg.net
Request = Affordable Housing Advisory Committee
Request = Board of Adjustment / Planning & Zoning Commission
Request = Extension Advisory Council
Membership Type = Regular Member
Current Employment Experience: = I currently work for Berkshire Hathaway HomeServices Florida Properties Group as the Market President for the Highlands county offices. I have been a realtor for the last five years.
Previous Employment Experience: = My previous employment experiences include working for the Highlands County School Board as a IDEA clerk, I worked for Highlands Independent Bank as a Loan Processor and I worked for a bank called TIB Bank as a teller.
High School = High school diploma/ Key West High School
College = College
Special Training: = Special Training
Activities & Interest: = Some of my interests would be marketing, coaching others in real estate, volunteering and community involvement. The activities I enjoy are being on the lakes fishing and spending time with family.
Current positions on boards, committees, elected offices, law enforcement positions: = None
Relation = No
Relative Name: =
Relationship: =
Conviction = No
Gender = Female
Disabled = No
Age = 40
Race: = White
Signature Certification: = Checked indicating Electronically Signed
Client IP = 96.94.6.197

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From: Drake, Michelle
To: Sauls, Leah M.; Culpepper, Melony; Barry, Rachel
Cc: Hurner, Laurie
Subject: FW: Committee Application
Date: Thursday, September 8, 2022 9:37:02 AM

FYI

From: noreply@revize.com <noreply@revize.com>
Sent: Wednesday, September 7, 2022 6:33 PM
To: Drake, Michelle <mdrake@highlandsfl.gov>
Cc: tmorgan@highlandsfl.gov
Subject: Committee Application

[**CAUTION:** External Message*]

Name = Valerie Laurence
Address = 113 Murray CT NW
City = Lake Placid
State = FL
Zip_Postal_Code = 33852
Phone = 5182699442
Email = valerie0200@yahoo.com
Request = Board of Adjustment / Planning & Zoning Commission
Membership Type = Advisory Only
Current Employment Experience: = 7 Years Accounting
Previous Employment Experience: = Accounting
High School = Schalmont
College = SUNY Delhi
Special Training: = DIY-er
Activities & Interest: = I'd love to give some feedback as a property owner navigating the land development processes for both residential and industrial.
Current positions on boards, committees, elected offices, law enforcement positions: = N/A
Relation = No
Relative Name: =
Relationship: =
Conviction = No
Gender = Female
Disabled = No
Age = 38
Race: = White
Signature Certification: = Checked indicating Electronically Signed
Client IP = 174.211.111.109

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Current Members	Appointed Position	Term Expires	Member Since	Term #	# of Absences in 2023	Background / Occupation
Rick Ingler	Regular Voting Member	4/20/2026	6/6/2006	5	2	Chemistry
Chip Boring	Regular Voting Member	1/18/2027	2/20/2018	3	5	Real Estate
Thomas Roberts	Regular Voting Member	4/20/2026	4/21/2015	3	5	Finance & Accounting
Suzanne Hunnicutt	Regular Voting Member	2/21/2025	4/16/2019	2	3	Architecture
Emma Ezell	Regular Voting Member	4/20/2026	9/20/2022	1	1	Agriculture/Citrus
Frank Youngman	Regular Voting Member	1/18/2027	9/20/2022	2	0	Agriculture/Citrus
VACANT	Regular Voting Member	2/21/2025				
Sara Pipal	Alternate Voting Member	3/21/2027	3/21/2023	1	2	Real Estate
Douglas J Miller Jr	Alternate Voting Member	3/21/2027	3/21/2023	1	6	Agriculure/Produce Sales
VACANT	Alternate Voting Member	3/21/2027				

Current Applicants	Preference, if appointed	Background / Occupation
Kathie Payne	Either	Red Cross, Health Care, Education
Gary Brown	Regular Voting Member	Education/Director, Retired law enforcement & Navy
Christine Lopez	Either	Real Estate/Broker
Valerie Laurence	Either	Accounting

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: February 20, 2024

PRESENTER: **Brandon Gunn, Parks & Facilities Director**

SUBJECT/TITLE: **Request to appoint members to fill vacancies on the Recreation & Parks Advisory Committee (RPAC).**

STATEMENT OF ISSUE

The Recreation and Parks Advisory Committee (RPAC) serves as the recommending body to the Board of County Commissioners for county-wide recreational infrastructure projects and funding. The RPAC committee consists of twelve (12) voting members and seven (7) alternate voting members. Of those nineteen (19) members, the Board of County Commissioners nominate four (4) voting members and two (2) alternate members from the unincorporated area of the County.

There will be two Regular Voting Member vacancies after February 16, 2024. The Policy on Board Appointments states, when a vacancy occurs the Alternate Member(s) shall be given priority consideration for appointment to the board based on seniority. At this time, only one of the two Alternate Voting Member, Michael Blackney, wishes to be appointed as a Regular Voting Member. This would leave one Regular Voting Member seat and one Alternate Voting Member seat available if he is appointed.

After posting the vacancies, we have received two resumes from the unincorporated area of the County to be considered. Attached for your review and consideration are resumes for Michael Blackney, Israel Serrano and Rocco Joseph Mazza.

RECOMMENDED ACTION

Move to appoint two Regular voting members and one alternate voting member to the Recreation & Parks Advisory Committee.

Attachments: RPAC Seats.pdf
Michael Blackney Resume.pdf
Israel Serrano Resume.pdf
Rocco Joseph Mazza resume.pdf

RECREATION AND PARKS ADVISORY COMMITTEE VOTING MEMBERS 2023-2024			
Agency	**Name**	**Voting Member**	**Consecutive Terms**
Avon Park	Garrett Anderson	Regular	1
Avon Park	Danielle Phillips	Regular	2
Avon Park	Tim Devlin	Alternate	2
Lake Placid	Harry Durbano	Regular	2
Lake Placid	Todd Moore	Regular	2
Lake Placid	Eva Cooper Hapeman	Alternate	2
Sebring	Lenard Carlisle	Regular	1
Sebring	Bob Swaine	Regular	1
Sebring	Harrison Havery	Alternate	1
School Board	Isaac Durrance	Regular	1
School Board	Jan Shoop	Alternate	2
SFSC	Kim Crawford	Regular	1
SFSC	Carlos Falla	Alternate	1
HCBCC	**Vacant** by Joe Decerbo	Regular	2
HCBCC	**Vacant** by Kiko Vazquez	Regular	2
HCBCC	Ariel Fells	Regular	1
HCBCC	Vicki Pontius	Regular	1
HCBCC	Michael Blackney	Alternate	1
HCBCC	Sandy Rossborough	Alternate	2

Current Applicants	**Preference, if appointed**
Michael Blackney	Regular Voting Member
Israel Serrano	Regular Voting Member
Rocco Joseph Mazza	Alternate Voting Member

From: noreply@revize.com <noreply@revize.com>
Sent: Tuesday, August 25, 2020 10:02 AM
To: Drake, Michelle <mdrake@highlandsfl.gov>
Cc: Morgan, Tasha L. <tmorgan@highlandsfl.gov>
Subject: Committee Application

[**CAUTION:** External Message*]

Name = Michael Blackney
Address = 3705 Creekside Drive
City = Sebring
State = Florida
Zip_Postal_Code = 33875
Phone = 9123221537
Email = blackneymg@gmail.com
Request = Recreation and Parks Advisory Committee
Membership Type = Alternate Member
Current Employment Experience: = Recently retired from the US Navy exploring different options for future employment.
Previous Employment Experience: = Senior Chief in the Navy Seabees (Naval Construction Force) 26 year veteran completing various missions and leadership tasking worldwide. Roles included: Projects and Facility Manager, Safety Officer, Training and Readiness Officer, Operations Director, Project Supervisor and Crew Leader.
High School = High School Graduate
College = Bachelor of Science in Environmental Studies / American Military University
Special Training: = Construction Health and Safety Technician (Board of Certified Safety Prof
Activities & Interest: = Head Youth Baseball Coach with the city of Sebring (Last two seasons, not currently)
Racquetball enthusiast to include tournament play
Fishing
Gardening
Parenting
Boating
Youth Mentor
Interested in nature and any outdoor activities

Current positions on boards, committees, elected offices, law enforcement positions: = Member of the Residential Review Committee for the Country Club of Sebring Property Owners Association
Relation = No
Relative Name: =
Relationship: =
Conviction = No
Gender = Male
Age = 45
Race: = White

Signature Certification: = Checked indicating Electronically Signed
Client IP = 73.91.62.106

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Svendsen, Ginger

From: gsvendsen@highlandsfl.gov
To: Drake, Michelle
Subject: RE: Committee Application

From: noreply@revize.com <noreply@revize.com>
Sent: Tuesday, November 28, 2023 3:00 PM
To: Drake, Michelle <mdrake@highlandsfl.gov>
Cc: Strahan, Chantel E. <cbrutus@highlandsfl.gov>
Subject: Committee Application

[**CAUTION:** External Message*]

Name = Israel Serrano
Address = 8832 Monserrat road.
City = Sebring
State = FL
Zip_Postal_Code = 33876
Phone = 407-494-9049
Email = iserrano@springlakefl.com
Request = Recreation and Parks Advisory Committee
Membership Type = Regular Member
Current Employment Experience: = Spring Lake Improvement Districts Deputy Manager. I handle all duties and care for our district's parks and recreations. Assist in grants and funds to grow our parks. Assist in our 3-, 5-, and 10-year plan to improve all parks and recreation in the district.
Previous Employment Experience: = Spring Lake Improvement District Utility Superintendent. Handled all utility infrastructure, water plant, sewer plant and staff.
High School = Sebring High School
College = South Florida state College, Sacramento State University
Special Training: = Certified District Manager, Drinking Water Operator, Wastewater Operator
Activities & Interest: = Camping, Trail riding, Fishing and anything that involves doing things with my family. I have 2 boys and 2 girls. Anything that involves them I'm in.
Current positions on boards, committees, elected offices, law enforcement positions: = None
Relation = No
Relative Name: =
Relationship: =
Conviction = No
Gender = Male
Disabled = No
Age = 40
Race: = Hispanic or Latino
Signature Certification: = Checked indicating Electronically Signed
Client IP = 173.10.229.9

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Svendsen, Ginger

From: gsvendsen@highlandsfl.gov
Subject: FW: Committee Application

[**CAUTION:** External Message*]

From: RJM <rjmazza1@aol.com>
Sent: Friday, December 30, 2022 11:10 AM
To: Drake, Michelle <mdrake@highlandsfl.gov>
Subject: Re: Committee Application

Thank you Michelle.

I forgot to add that I have been a licensed Real Estate Professional for over 40 years in New Jersey, Maryland, and now in Florida.

Please let me know if you or any of the Committees have any further questions about me or any of my qualifications.

Sincerely,

Rocco Joseph Mazza

(732) 221-8686 cell

From: noreply=revize.com@turbo-smtp.info <noreply=revize.com@turbo-smtp.info> **On Behalf Of** noreply@revize.com
Sent: Thursday, December 29, 2022 12:41 PM
To: Drake, Michelle <mdrake@highlandsfl.gov>
Cc: tmorgan@highlandsfl.gov
Subject: Committee Application

[**CAUTION:** External Message*]

Name = Rocco Joseph Mazza
Address = 4102 Medina Way
City = Sebring
State = FL
Zip_Postal_Code = 33875
Phone = 732-221-8686
Email = rjmazza1@aol.com
Request = Board of Adjustment / Planning & Zoning Commission
Request = Construction Licensing, Enforcement and Appeals Board
Request = Dangerous Dog Hearing Board
Request = Extension Advisory Council
Request = Extension Advisory Council
Request = Heartland Workforce Investment Board, Inc.
Request = Highlands County Citizen Advisory Task Force
Request = Historic Preservation Commission
Request = Industrial Development Authority / Economic Development Commission
Request = Natural Resources Advisory Commission
Request = Public Safety Coordinating Council
Request = Recreation and Parks Advisory Committee
Request = Tourist Development Council
Request = Veteran Services Advisory Board

Membership Type = Regular Member
Current Employment Experience: = Founder and CEO of RJM Business Consulting, LLC - A national Business Consulting Firm serving organizations throughout US in all industries.
Previous Employment Experience: = Management with IBMExecutive Consultant with AARPSenior Manager with AT&TFounder and CEO of Allegiance Title AgencyFounder and CEO of Castle Real Estate
High School = Franklin High School, Somerset, NJ
College = BS in Mgt., Rutgers U.; MS in Behavioral Science, Johns Hopkins U.
Special Training: = Certified Arbitrator and MediatorMBTI - Certified Instructor
Activities & Interest: = Football Private PilotBicyclingSports Cars and Auto RacingTennisReadingWriting (Author)Dogs (animal welfare)PoliticsEducation
Current positions on boards, committees, elected offices, law enforcement positions: = None so far here in FloridaFormer County Commissioner in New Jersey
Relation = No
Relative Name: =
Relationship: =
Conviction = No
Gender = Male
Disabled = No
Age = 69
Race: = Hispanic or Latino
Signature Certification: = Checked indicating Electronically Signed
Client IP = 73.255.233.47

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HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: Feb 20, 2024

PRESENTER:	**Ingra Gardner, Director of Community Programs and Lucy Castillo, Housing Coordinator**
SUBJECT/TITLE:	**Public Hearing to consider approval of the Affordable Housing Surplus Land Inventory List as required by Florida Statutes, Chapter 125.379 and Resolution 23-24-67.**

STATEMENT OF ISSUE

Florida Statutes, Chapter 125.379, mandates in part that every three years following 2007, each Florida County shall identify and prepare an inventory list of real properties appropriate for affordable housing that is owned in fee simple by the County.

Identifying publicly owned lands that are "appropriate" for Affordable Housing: Florida law at s. 125.379 and s. 166.0451 of the Florida Statutes requires counties and municipalities to identify parcels they (and their dependent special districts) own in fee simple that are "appropriate for use as affordable housing." Parcels identified as "appropriate" for affordable housing must be placed on a local affordable housing inventory list and adopted by the city or county commission via a resolution.

The adopted inventory must then be made publicly available on the local government's website to encourage potential development. Parcels placed on the affordable housing inventory list may be used for affordable housing purposes, although a parcel does not need to be placed on the inventory list before using it for affordable housing. The purpose of these statutes is to increase accountability, transparency, and the number of publicly owned parcels used to address local affordable housing needs.

The list of eight (8) parcels was developed and emailed to Purchasing, Road and Bridge, Engineering, Development, and Parks for first right of refusal. The parcels were reviewed by staff and have been determined to be suitable for the development of affordable housing or for sale.

RECOMMENDED ACTION

Approval of the Affordable Housing Surplus Land Inventory List and Resolution 23-24-67.

FISCAL IMPACT

When developed, these parcels will increase the ad valorem tax base.

Attachments: 203 Tobler Terrace NW, Lake Placid.pdf
385 Calumet Road, Avon Park.pdf

943 Larkspur Street, Lake Placid.pdf
1720 Sebring Parkway, Sebring.pdf
2349 N Monterey Rd, Avon Park.pdf
9236 Orange Blossom Blvd, Sebring.pdf
9233 Orange Blossom Blvd, Sebring.pdf
Resolution_23-24-67_Affordable_Housing_Property.sgs.pdf
2024 Affordable Housing Suplus List.pdf
1627 W Fondulac Rd, Avon Park.pdf

SEARCH Go

Parcel C-14-37-29-180-1890-0020

203 TOBLER TER NW
LAKE PLACID, FL 33852

Owners:
HIGHLANDS COUNTY BOARD OF CNTY COMM

Mailing Address
600 S. COMMERCE AVE
SEBRING, FL 33870

DOR Code: 86 - COUNTY
Neighborhood: 1216.00 - PLACID LAKES S+SW OF LK AUGUST
Millage: 40 - County Southwest Water
Map ID: 97C

Legal Description
PLACID LAKES SEC 18
PB 8-PG 41
LOT 2 BLK 189



Value Summary

Total Building Value	$0
Total XF Value	$0
Total Land Value	$10,000
Total Land value - Agri.	$10,000
Income	NA
Total Classified Use Value	$10,000
Total Just Value	$10,000

Taxable Value Summary

Total Assessed (Capped) Value	$3,221
Total Exemptions	$3,221
Total Taxable Value	$0
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2498	1795	10	2015	TD	Unqualified	Vacant	11	$0
847	451	05	1985		Unqualified	Vacant	01	$1

Buildings

None

Extra Features

None

Land Lines

The zoning information contained in this record is **not guaranteed**.
For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
8600	COUNTY	C	R1A	80.00	125.00	1.00	LT	1.00	1.00	1.00	10,000.00	10,000.00	$10,000	N/W

DISCLAIMER:
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Highlands County Property Appraiser · 560 S. Commerce Avenue · Sebring, Florida 33870-3899

SEARCH Go

Parcel C-01-33-28-010-0001-2455

385 CALUMET RD
AVON PARK, FL 33825

Owners:
HIGHLANDS COUNTY BOARD OF CNTY COM

Mailing Address
600 S. COMMERCE AVE
SEBRING, FL 33870

DOR Code: 86 - COUNTY
Neighborhood: 1011.00 - AVON PARK LAKES
Millage: 40 - County Southwest Water
Map ID: 2D

Legal Description
AVON PARK LAKES UNIT 39
PB 5-PG 82
LOTS 12455 + 12456



Value Summary

Total Building Value	$0
Total XF Value	$0
Total Land Value	$6,300
Total Land value - Agri.	$6,300
Income	NA
Total Classified Use Value	$6,300
Total Just Value	$6,300

Taxable Value Summary

Total Assessed (Capped) Value	$3,513
Total Exemptions	$3,513
Total Taxable Value	$0
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2451	1959	11	2014	TD	Unqualified	Vacant	11	$0

Buildings

None

Extra Features

None

Land Lines

The zoning information contained in this record is **not guaranteed**.
For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
8600	COUNTY	D	R1	80.00	100.00	2.00	LT	1.00	1.00	1.00	3,150.00	3,150.00	$6,300	

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Highlands County Property Appraiser · 560 S. Commerce Avenue · Sebring, Florida 33870-3899

Office Hours: 9:00 a.m. to 5:00 p.m. Monday - Friday · Phone: (863) 402-6659

SEARCH Go

Parcel C-21-36-29-030-1690-0050

943 LARKSPUR ST
LAKE PLACID, FL 33852

Owners:
HIGHLANDS COUNTY BOARD OF CNTY COMM

Mailing Address
600 S. COMMERCE AVE
SEBRING, FL 33870

DOR Code: 86 - COUNTY
Neighborhood: 1190.00 - LEISURE LAKES UNIT 1, 3, 4A
Millage: 40 - County Southwest Water
Map ID: 95C

Legal Description
LEISURE LAKES SEC 3
PB 6-PG 25
LOTS 5 + 6 BLK 169



Value Summary

Total Building Value	$0
Total XF Value	$0
Total Land Value	$23,145
Total Land value - Agri.	$23,145
Income	NA
Total Classified Use Value	$23,145
Total Just Value	$23,145

Taxable Value Summary

Total Assessed (Capped) Value	$9,241
Total Exemptions	$9,241
Total Taxable Value	$0
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2652	797	08	2018	TD	Unqualified	Vacant	11	$0
1863	1522	05	2005	WD	Unqualified	Vacant	02	$101,000
1809	1079	12	2004	WD	Unqualified	Vacant	02	$33,200
1616	632	07	2002	WD	Unqualified	Vacant	05	$3,800
1009	759	07	1988		Unqualified	Vacant	01	$1
909	449	10	1986		Unqualified	Vacant	01	$1
850	70	10	1985		Unqualified	Vacant	01	$1,200

Buildings

None

Extra Features

None

Land Lines

The zoning information contained in this record is **not guaranteed**.
For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
8600	COUNTY	B	R1	86.00	151.00	86.00	FF	1.06	1.00	1.06	125.00	132.50	$11,395	LT 5 AVG
8600	COUNTY	B	R1	94.00	126.00	94.00	FF	1.00	1.00	1.00	125.00	125.00	$11,750	LT 6 AVG

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Highlands County Property Appraiser · 560 S. Commerce Avenue · Sebring, Florida 33870-3899

Office Hours: 9:00 a.m. to 5:00 p.m. Monday - Friday · Phone: (863) 402-6659

SEARCH Go

Parcel C-33-34-29-080-0000-0160

1720 SEBRING PKWY
SEBRING, FL 33870

Owners:
HIGHLANDS COUNTY BOARD OF CNTY COMM

Mailing Address
600 S. COMMERCE AVE
SEBRING, FL 33870

DOR Code: 86 - COUNTY
Neighborhood: 440.00 - RURAL TRACTS IN 34/29
Millage: 40 - County Southwest Water
Map ID: 90C

Legal Description
LAKE VIEW PARK TRACT
TB-PG 11
LOT 16-LESS RD R/W
9.73 ACRES



Value Summary

Total Building Value	$0
Total XF Value	$0
Total Land Value	$243,250
Total Land value - Agri.	$243,250
Income	NA
Total Classified Use Value	$243,250
Total Just Value	$243,250

Taxable Value Summary

Total Assessed (Capped) Value	$160,545
Total Exemptions	$160,545
Total Taxable Value	$0
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2022	564	11	2006	WD	Unqualified	Vacant	01	$1
1512	1597	08	2000	WD	Unqualified	Vacant	01	$107,100

Buildings

None

Extra Features

None

Land Lines

The zoning information contained in this record is **not guaranteed**.
For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
8600	COUNTY	B	R1	330.00	1283.00	9.73	AC	1.00	1.00	1.00	25,000.00	25,000.00	$243,250	

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Highlands County Property Appraiser · 560 S. Commerce Avenue · Sebring, Florida 33870-3899

Office Hours: 9:00 a.m. to 5:00 p.m. Monday - Friday · Phone: (863) 402-6659

SEARCH Go

Parcel C-01-33-28-010-0001-1734

2349 N MONTEREY RD
AVON PARK, FL 33825

Owners:
HIGHLANDS COUNTY BOARD OF CNTY COM

Mailing Address
600 S. COMMERCE AVE
SEBRING, FL 33870

DOR Code: 86 - COUNTY
Neighborhood: 1011.00 - AVON PARK LAKES
Millage: 40 - County Southwest Water
Map ID: 1C

Legal Description
AVON PARK LAKES UNIT 36
PB 5-PG 40
LOTS 11734 + 11735



Value Summary

Total Building Value	$0
Total XF Value	$0
Total Land Value	$11,000
Total Land value - Agri.	$11,000
Income	NA
Total Classified Use Value	$11,000
Total Just Value	$11,000

Taxable Value Summary

Total Assessed (Capped) Value	$4,831
Total Exemptions	$4,831
Total Taxable Value	$0
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2449	99	10	2014	TD	Unqualified	Vacant	11	$0
1864	1567	06	2005	WD	Unqualified	Vacant	01	$7,000

Buildings

None

Extra Features

None

Land Lines

The zoning information contained in this record is **not guaranteed**.
For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
0100	SFR	B	R1	80.00	100.00	2.00	LT	1.00	1.00	1.00	5,500.00	5,500.00	$11,000	

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Highlands County Property Appraiser · 560 S. Commerce Avenue · Sebring, Florida 33870-3899

SEARCH Go

Parcel C-24-35-28-140-0160-0010

9236 S ORANGE BLOSSOM BLVD
SEBRING, FL 33875-

Owners:
HIGHLANDS COUNTY BOARD OF CNTY COMM

Mailing Address
600 S. COMMERCE AVE
SEBRING, FL 33870

DOR Code: 86 - COUNTY
Neighborhood: 1118.00 - ORANGE BLOSSOM UNITS 13-19
Millage: 40 - County Southwest Water
Map ID: 72B

Legal Description
ORANGE BLOSSOM COUNTRY
CLUB COMMUNITY-UNIT 14-
PB 10 PG 6
LOTS 1-2-3 BLK 16



Value Summary

Total Building Value	$0
Total XF Value	$0
Total Land Value	$25,600
Total Land value - Agri.	$25,600
Income	NA
Total Classified Use Value	$25,600
Total Just Value	$25,600

Taxable Value Summary

Total Assessed (Capped) Value	$18,741
Total Exemptions	$18,741
Total Taxable Value	$0
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
1415	99	06	1998	WD	Unqualified	Vacant	05	$5,000
1185	1012	05	1992		Unqualified	Vacant	05	$3,900
491	845	03	1975		Unqualified	Vacant	05	$5,500

Buildings

None

Extra Features

None

Land Lines

The zoning information contained in this record is **not guaranteed**.
For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
8600	COUNTY	B	R1A	84.00	125.00	84.00	FF	1.00	1.00	1.00	100.00	100.00	$8,400	AVG LT 1
8600	COUNTY	B	R1A	86.00	125.00	86.00	FF	1.00	1.00	1.00	100.00	100.00	$8,600	LT 2
8600	COUNTY	B	R1A	86.00	125.00	86.00	FF	1.00	1.00	1.00	100.00	100.00	$8,600	LT 3

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Highlands County Property Appraiser · 560 S. Commerce Avenue · Sebring, Florida 33870-3899

Office Hours: 9:00 a.m. to 5:00 p.m. Monday - Friday · Phone: (863) 402-6659

SEARCH Go

Parcel C-24-35-28-140-0180-0240

9233 S ORANGE BLOSSOM BLVD
SEBRING, FL 33875-

Owners:
HIGHLANDS COUNTY BOARD OF CNTY COMM

Mailing Address
600 S. COMMERCE AVE
SEBRING, FL 33870

DOR Code: 86 - COUNTY
Neighborhood: 1118.00 - ORANGE BLOSSOM UNITS 13-19
Millage: 40 - County Southwest Water
Map ID: 72B

Legal Description
ORANGE BLOSSOM CTRY CLUB
COMM UNIT 14 PB 10 PG 6
LOT 24 BLK 18



Value Summary

Total Building Value	$0
Total XF Value	$0
Total Land Value	$11,300
Total Land value - Agri.	$11,300
Income	NA
Total Classified Use Value	$11,300
Total Just Value	$11,300

Taxable Value Summary

Total Assessed (Capped) Value	$8,273
Total Exemptions	$8,273
Total Taxable Value	$0

Please note that property values in this office are being updated throughout the year. The final values are certified in October.

Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
1415	95	06	1998	WD	Unqualified	Vacant	01	$1
1415	94	06	1998	WD	Unqualified	Vacant	01	$5,000
961	776	04	1987		Unqualified	Vacant	01	$1
579	672	04	1978		Unqualified	Vacant	01	$500,000

Buildings

None

Extra Features

None

Land Lines

The zoning information contained in this record is **not guaranteed**.
For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
8600	COUNTY	B	R1	113.00	125.00	113.00	FF	1.00	1.00	1.00	100.00	100.00	$11,300	AVG

RESOLUTION NO.: 23-24-67

A RESOLUTION OF HIGHLANDS COUNTY, FLORIDA, PERTAINING TO THE INVENTORY LIST OF COUNTY OWNED PROPERTY THAT IS AVAILABLE AND APPROPRIATE FOR AFFORDABLE HOUSING; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR REPEAL OF PRIOR RESOLUTIONS; PROVIDING FOR APPROVAL OF LIST OF REAL PROPERTY APPROPRIATE FOR AFFORDABLE HOUSING; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AND EFFECTIVE DATE.

WHEREAS, pursuant to Florida Statutes, Section 125.379, periodically the County shall prepare an inventory list of all real property which it owns in fee simple that is appropriate for affordable housing; and

WHEREAS, Highlands County owns real property throughout the County and maintains a list of such real property that is appropriate for affordable housing; and

WHEREAS, the County's Community Programs Department has reviewed the current list of real property which has been deemed appropriate for affordable housing based on certain evaluation criteria and recommends that the same be updated; and

WHEREAS, the County has determined that it is appropriate and in the best interest of the citizens of Highlands County to update the list of real property available and appropriate for affordable housing.

NOW, THEREFORE, BE IT RESOLVED BY HIGHLANDS COUNTY AS FOLLOWS:

SECTION 1. Legislative Findings and Intent. Highlands County has complied with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

SECTION 2. Repeal of Prior Resolutions. Highlands County hereby repeals in their entirety any prior Resolution adopted related to the inventory list of lands available for affordable housing in Highlands County.

SECTION 3. Approval of Real Property Appropriate for Affordable Housing. The list of real property attached hereto as **Exhibit "A"** is hereby approved as the current list of real property, which is owned in fee simply by Highlands County and which is available and appropriate for affordable housing.

SECTION 4. Implementation of Administrative Actions. The County Administrator is hereby authorized and directed to take such actions as deemed necessary and appropriate in order to implement the provisions of this Resolution. The County Administrator may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such County employees as deemed effectual and prudent.

SECTION 5. Savings Clause. All prior actions of Highlands County pertaining to the updated and approved list of real property owned by Highlands County which is available and appropriate for affordable housing, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 6. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the County Administrator and County Attorney, may be corrected.

SECTION 7. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 8. Severability. The divisions, sections, subsections, paragraphs, sentences, clauses and phrases of this Resolution are severable, and if any phrase, clause, sentence, paragraph, subsection, section, or divisions of this Resolution shall be declared invalid, unconstitutional or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such invalidity, unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs, subsections, sections, and divisions of this Resolution.

SECTION 9. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this ____ day of _____ 2024.

HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS

By: _____
Kevin J. Roberts, Chairman

ATTEST:

_____
Jerome Kaszubowski, Clerk

Exhibit “A”

	ParcelNo	Zoning	Future Use	Acres	Address			City	Zip	Assessed F	Total Land Value	Notes	
1	C01332801000012928	R1	RM	0.18	1627	W FONDULAC	RD	AVON PARK	33825	7000	7000	DIRT ROAD - TD	NOT ON MASTER
2	C01332801000012455	R1	RM	0.29	385	CALUMET	RD	AVON PARK	33825	7000	7000	DIRT ROAD - TD	NOT ON MASTER
3	C01332801000011734	R1	RM	0.18	2349	N MONTEREY	RD	AVON PARK	33825	9000	9000	TD	NOT ON MASTER
4	C24352814001800240	R1	AG	0.32	9233	S ORANGE BLOSSOM	BLVD	SEBRING	33875	10170	10170	WARRANTY DEED	NOT ON MASTER
5	C14372918018900020	R1A	RM	0.23	203	TOBLER TER NW		LAKE PLACID	33852	10400	10400	DIRT ROAD - TD	NOT ON MASTER
6	C24352814001600010	R1A	AG	0.74	9236	S ORANGE BLOSSOM	BLVD	SEBRING	33875	23040	23040	WARRANTY DEED	NOT ON MASTER
7	C21362903016900050	R1	RM	0.56	943	LARKSPUR	ST	LAKE PLACID	33852	23145	23145	TD	NOT ON MASTER
8	C33342908000000160	R1	C	9.73	1720	SEBRING PARKWAY		SEBRING	33870	145950	145950	Approx 4.5 acres vacant-	NOT ON MASTER

	ParcelNo	Zoning	Future Use	Acres	Address			City	Zip	Assessed F	Total Land Value	Notes	
1	C01332801000012928	R1	RM	0.18	1627	W FONDULAC	RD	AVON PARK	33825	7000	7000	DIRT ROAD - TD	NOT ON MASTER
2	C01332801000012455	R1	RM	0.29	385	CALUMET	RD	AVON PARK	33825	7000	7000	DIRT ROAD - TD	NOT ON MASTER
3	C01332801000011734	R1	RM	0.18	2349	N MONTEREY	RD	AVON PARK	33825	9000	9000	TD	NOT ON MASTER
4	C24352814001800240	R1	AG	0.32	9233	S ORANGE BLOSSOM	BLVD	SEBRING	33875	10170	10170	WARRANTY DEED	NOT ON MASTER
5	C14372918018900020	R1A	RM	0.23	203	TOBLER TER NW		LAKE PLACID	33852	10400	10400	DIRT ROAD - TD	NOT ON MASTER
6	C24352814001600010	R1A	AG	0.74	9236	S ORANGE BLOSSOM	BLVD	SEBRING	33875	23040	23040	WARRANTY DEED	NOT ON MASTER
7	C21362903016900050	R1	RM	0.56	943	LARKSPUR	ST	LAKE PLACID	33852	23145	23145	TD	NOT ON MASTER
8	C33342908000000160	R1	C	9.73	1720	SEBRING PARKWAY		SEBRING	33870	145950	145950	Approx 4.5 acres vacant-	NOT ON MASTER

SEARCH Go

Parcel C-01-33-28-010-0001-2928

1627 W FONDULAC RD
AVON PARK, FL 33825

Owners:
HIGHLANDS COUNTY BOARD OF CNTY COM

Mailing Address
600 S. COMMERCE AVE
SEBRING, FL 33870

DOR Code: 86 - COUNTY
Neighborhood: 1011.00 - AVON PARK LAKES
Millage: 40 - County Southwest Water
Map ID: 23C

Legal Description
AVON PARK LAKES UNIT 41
PB 5-PG 88
LOTS 12928 + 12929



Value Summary

Total Building Value	$0
Total XF Value	$0
Total Land Value	$6,300
Total Land value - Agri.	$6,300
Income	NA
Total Classified Use Value	$6,300
Total Just Value	$6,300

Taxable Value Summary

Total Assessed (Capped) Value	$3,513
Total Exemptions	$3,513
Total Taxable Value	$0
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2451	1961	11	2014	TD	Unqualified	Vacant	11	$0
		02	2012	NN	Unqualified	Vacant	11	$0
1864	1522	06	2005	WD	Unqualified	Vacant	01	$8,000
1117	1784	08	1990		Unqualified	Vacant	01	$1

Buildings

None

Extra Features

None

Land Lines

The zoning information contained in this record is **not guaranteed**.
For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
8600	COUNTY	D	R1	80.00	100.00	2.00	LT	1.00	1.00	1.00	3,150.00	3,150.00	$6,300	

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: February 20, 2024

PRESENTER: **Sergio Garcia, Planner II**

SUBJECT/TITLE: **Public hearing to consider adoption of Large Scale Comprehensive Plan Future Land Use Amendment, CPA-23-627LS, for six (6) parcels totaling an approximate 610-acres, from Conservation/Management Lands (CM) to Agriculture (AG).**

STATEMENT OF ISSUE

The Applicant is requesting a large-scale comprehensive plan amendment for six (6) parcels totaling an approximate 610-acres, from Conservation/Management Lands (CM) to Agriculture (AG). The subject property is mostly composed of pasture for soil grazing but still retains native vegetation associated with marsh and wetland areas; the parcels are currently operated for cattle grazing and other farming activities generally associated with agricultural operations.

The Board approved CPA-23-627LS at the December 19, 2023, regular meeting for transmittal to the Department of Commerce and state review agencies. This is the 2nd public hearing concerning this FLUM amendment request, otherwise known as the "adoption phase", as part of the Expedited State Review procedures for large-scale amendments to local comprehensive plans, pursuant to F.S. 163.3184.

RECOMMENDED ACTION

Move to approve and adopt by Ordinance 23-24-05, CPA-23-627LS, amending the Future Land Use Map of the Highlands County Comprehensive Plan for an approximate 610-acres from Conservation/Management Lands (CM) to Agriculture (AG), and transmitting CPA-23-627LS to the Florida Department of Commerce for its compliance determination, referencing the mandatory findings of fact and becoming effective as provided by law.

FISCAL IMPACT

There is no fiscal impact.

Attachments: Staff Report CPA-23-627LS for BCC 5 Iron LLC.pdf
Application CPA-23-627LS 5 Iron LLC.pdf
Ordinance CPA-23-627LS 5 Iron LLC.sgs.pdf
Ordinance Fiscal Impact Form.pdf

HIGHLANDS COUNTY
PLANNING DIVISION
STAFF REPORT

Type: Large Scale Comprehensive Plan Amendment	**BCC Hearing Date:** 2/20/2024
Case Number: CPA-23-627LS (24-01 ESR)	**Case Name:** 5 Iron, LLC, FLUM Amendment
Agent: N/A	**Property Owners:** 5 Iron, LLC
Public Hearing: BCC Adoption Phase	**Case Staff Member:** Sergio Garcia

Request: Change the Future Land Use Map (FLUM) for six parcels totaling an approximate 610-acres, from Conservation/Management Lands (CM) to Agriculture (AG)

General Location: Six (6) parcels totaling an approximate 610-acres located approximately 10.30 miles east of Lake Istokpoga, south of US 98, on both the east and west sides of CR 721, and north of the CSX Transportation railroad right-of-way; the addresses for three (3) of the parcels being 15416 US 98, 1239 CR 721, and 139 Boondock Road, Lorida, and the three (3) additional parcels being identified by Parcel IDs C-17-36-33-A00-0070-0000, C-17-36-33-A00-0090-0000, and C-17-36-33-A00-0150-0000.

PARCEL ID: C-07-36-33-A00-0030-0000
C-08-36-33-A00-0050-0000
C-17-36-33-A00-0070-0000
C-17-36-33-A00-0090-0000
C-17-36-33-A00-0150-0000
C-18-36-33-A00-0020-0000

Staff Recommendation and Minutes:

1. **Staff Recommendation to the Board of County Commissioners (BCC):** Move to approve and adopt by Ordinance 23-24-05, CPA-23-627LS, amending the Future Land Use Map of the Highlands County Comprehensive Plan for an approximate 610-acres from Conservation/Management Lands (CM) to Agriculture (AG), and transmitting CPA-23-627LS to the Florida Department of Commerce for its compliance determination, referencing the mandatory findings of fact and becoming effective as provided by law.

2. **Staff Recommendation to the BCC concerning the Planning and Zoning Commission (P&Z) Recommendation:** Move to approve CPA-23-627LS, amending the Future Land Use Map of the Highlands County Comprehensive Plan

for an approximate 610-acres from Conservation/Management Lands (CM) to Agriculture (AG), and transmit CPA-23-627LS to the Florida Department of Commerce for its compliance determination, referencing the mandatory findings of fact and becoming effective as provided by law.

3. **Excerpt from the December 19, 2023, DRAFT BCC Minutes: "<u>10.E. Public hearing to consider transmittal of Large-Scale Comprehensive Plan Future Land Use Amendment CPA-23-627LS, for six (6) parcels totaling an approximate 610-acres, from Conservation/Management Lands (CM) to Agriculture (AG) to the Florida Department of Commerce and review agencies for Expedited State Review</u>.**

   Sergio Garcia, Planner II, presented the request and read the caption of the proposed ordinance into the record. This public hearing was properly advertised, and a proof of publication was submitted to the Clerk to become part of the permanent record.

   Chairman Roberts opened the floor for public comment. Input was received by Verna Flexon. Mr. Garcia and Ms. Barry addressed questions raised by Ms. Flexon.

   Commissioner Kirouac moved to approve and transmit CPA-23-627LS, amending the Future Land Use Map of the Highlands County Comprehensive Plan for an approximate 610 acres from Conservation/Management Lands (CM) to Agriculture (AG), referencing the mandatory findings of fact, for transmittal to the Florida Department of Commerce and review agencies for expedited state review. Commissioner Campbell seconded the motion.

   Upon roll call, all Commissioners voted aye. The motion carried. ***See Comprehensive Plan Amendment file.***".

4. **Staff Recommendation to the P&Z:** Recommend to the Board of County Commissioners to approve and adopt by Ordinance, CPA-23-627LS, amending the Future Land Use Map of the Highlands County Comprehensive Plan for an approximate 610-acres from Conservation/Management Lands (CM) to Agriculture (AG), referencing the mandatory findings of fact, and transmitting CPA-23-627LS to the Florida Department of Commerce for expedited state review.

5. **Excerpt from the November 14, 2023, P&Z Minutes and Recommendation to the BCC: "<u>A. HEARING NUMBER CPA-23-627LS – 5 IRON, LLC</u>** Six (6) parcels totaling an approximate 610-acres located approximately 10.30 miles east of Lake Istokpoga, south of US 98, on both the east and west sides of CR 721, and north of the CSX Transportation railroad right-of-way; the addresses for three (3) of the parcels being 15416 US 98, 1239 CR 721, and 139 Boondock Road, Lorida, and the three (3) additional parcels being identified by Parcel IDs C-17-36-33-A00-0070-0000, C-17-36-33-A00-0090-0000, and C-17-36-33-A00-0150-0000; and abbreviated legal description as follows: Six (6) parcels totaling an approximate

610-acres located in Sections 7, 8, 17, and 18, Township 36 South, Range 33 East, Highlands County, Florida.

The Applicant is requesting a large-scale Comprehensive Plan amendment to amend the future land use map designation from Conservation/Management Lands (CM) to Agriculture (AG). Mrs. Hunnicutt read the request and Mr. Garcia presented the request. There were no letters received in favor or against the request. Board members had questions regarding the origin of the conservation designation; easements; and ownership of a triangle portion of property shown at the southern end of parcel C-17-36-33-A00-0090-0000. Staff clarified the properties were surplus and not used as originally intended for the Kissimmee River Restoration project; confirmed there are easements for the CSX rail line and the Water Management District; and confirmed the refenced triangle portion is owned by the Water Management District and will need to be removed from the boundary of this request. One (1) member of the audience asked for clarification regarding the advantages of changing from Conservation to Agriculture and the property owner's intended use of the property whether it would be a dairy farm. The applicant confirmed his intentions are to farm the property(ies) and grow crops, and there is no intention to construct a dairy farm.

Motion by Mr. Roberts and seconded by Mrs. Ezell to recommend to the Board of County Commissioners to approve and adopt by Ordinance, CPA-23-627LS, amending the Future Land Use Map of the Highlands County Comprehensive Plan for an approximate 610-acres from Conservation/Management Lands (CM) to Agriculture (AG), referencing the mandatory findings of fact, and transmitting CPA-23-627LS to the Florida Department of Commerce for expedited state review, less the approximate ¼-acre piece in the southern portion of parcel C-17-36-33-A00-0090-0000.

Upon roll call, all members voted yes. **Motion carried 6-0**."

Supplemental Material/Issue Analysis Report:

1. **Request:** The matter for consideration is for a change to the Future Land Use Map for six parcels totaling an approximate 610-acres, from Conservation/Management Lands (CM) to Agriculture (AG).

The subject property is mostly composed of pasture for soil grazing but still retains native vegetation associated with marsh and wetland areas; the parcels are currently operated for cattle grazing and other farming activities generally associated with agricultural operations.

During the review period, the DOC and reviewing agencies did not provide additional comments to be resolved for the proposed amendment.

2. Existing Use Analysis:

LOCATION	EXISTING USE	LAND USE CATEGORY	ZONING
Subject Property	Soil Grazing	CM	CM
Adjacent Property to the North	SFWMD Conservation Easement, FWC Long-term Gopher Tortoise Recipient Site, Edna Pearce Homestead & Fort Basinger School (Local Historic Sites)	CM	CM
Adjacent Property to the South	Citrus Grove, Soil Grazing, SFWMD Fee Owned Parcel	AG & CM	AU & CM
Adjacent Property to the East	Soil Grazing, Kissimmee River Shores Mobile Home Park, Hidden Acres RV and MH Campground	AG, CM, & Existing (E)	AU, CM, Mobile Home Subdivisions District (M-1), Mobile Home Parks District (M-2), & Campground District (CG-3)
Adjacent Property to the West	Soil Grazing	AG	AU

3. Applicable References:

Planning…§163.3194(1)(a) - (b), F.S.; Highlands County 2030 Comprehensive Plan: Future Land Use Policies: 1.1, General Growth Management Strategy; Policy 1.2.D.1, Agriculture (AG) and Policy 1.2.D.6, Conservation/Management Lands (CM).

Zoning…Highlands County Land Development Regulations (LDRs): Section 12.05.200: Agricultural District (AU) and Section 12.05.282: Conservation/ Management Lands District (CM).

4. Supporting Goals, Objectives, and/or Policies from Comprehensive Plan:

Future Land Use Element

OBJECTIVE 1: GROWTH MANAGEMENT STRATEGY

Policy 1.2: Land Use Categories, Densities, and Intensities

C. Nonresidential Land Use Categories: The intensity of nonresidential development shall recognize natural environmental constraints, traffic and

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

D. Land Use Categories:

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

e. Additional Uses which may be granted upon approval of an application Subject to Specific Criteria set forth in the Land Development Regulations…

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

1. The provision of the facilities and services is in conformity with the provisions of this and other elements of the 2030 Comprehensive Plan;
2. The use meets all local, State, and federal regulatory requirements and performance standards;
3. The location, type, scale, density/intensity, and design of the facilities are compatible with the overall character of the existing, as well as the proposed future development of the area;
4. Facilities and structures must be located and designed in such a manner as to protect the safety of individuals nearby and to ensure that neighboring properties and structures are protected during the normal operation of these facilities and structures and in the event that the facilities or structures are damaged or destroyed; and
5. The use does not attract spin-off urban development or may not be a desirable activity in the urbanized area because of external impacts on adjacent lands.

OBJECTIVE 8: KISSIMMEE RIVER

Policy 8.1: Special Measures for Kissimmee River Flood Plain

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

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

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

Policy 8.2: Consistency with Kissimmee River Plan

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

Natural Resources Element

OBJECTIVE 10: MEASURES TO PROTECT FLOODPLAINS

Policy 10.4: Maintain Natural Drainage in Floodplain

The County shall not issue development orders for new development or redevelopment within flood prone areas whenever grading or excavation is proposed that will change, impede, or displace the existing drainage pattern of the site or the natural flow functions within the floodplain.

Policy 10.5: Requirements When in Floodplain or Near Surface Water

The County shall continue to condition all development orders whenever development activities are proposed within 50 feet of surface water bodies or within the 100-year floodplain.

Economic Development Element

OBJECTIVE 2: MAINTAIN AND ENHANCE THE ECONOMIC BASE AND RETAIN AND CREATE NEW JOBS

Policy 2.1: Targets for Growth

The County, through the EDO, shall maintain programs and develop new programs which:

A. Support existing businesses and their expansion and attract businesses, both of which are sensitive to the County's environment and natural resources.
B. Expand and enhance the County's existing economic base and assist existing companies in expansion efforts.
C. Assist in the location of new companies in the County.

Property Rights Element

OBJECTIVE 1: HIGHLANDS COUNTY WILL RECOGNIZE AND RESPECT ALL JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

Policy 1.1: Highlands County will consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 1.2: Highlands County will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Department Comments and Analysis of Petitioner's Proposal:

1. The Departments, Divisions, and Agencies listed below provided comments as follows:

Engineering Department: Approved with conditions. At the time of development, the Applicant shall undergo the commercial development review process, and additional requirements may be identified at that time.

Zoning Division: The staff has no objection to this request.

Natural Resources Division: [At the time of development, Natural Resources recommends the requirement of an Environmental Clearance Report on the large scale FLUM amendment or future development orders. A concerning factor of changing these lands from CM to AG are the implications of run-off that may go

into the river. FDACS administers Best Management Practices, but assurances should be granted.]

South Florida Water Management District (SFWMD): The lands owned by 5 Iron, LLC, appear to be outside the 100-year floodplain for the Kissimmee River Restoration Project. Regarding Parcel C-17-36-33-A00-0090-0000: the District owns an access easement that encumbers this parcel in 2 different areas. This easement is needed to give SFWMD access to our fee-owned parcel to the East (C-17-36-33-A00-0060-0000). [Furthermore], the District owns a triangular piece of fee simple along the South boundary, which gives us access to another fee-owned parcel to the East (C-20-36-33-010-0010-0000). It appears that the Property Appraiser is not correctly showing this District ownership in its records and is showing 5 Iron, LLC, as the owner. We insist that any future development not restrict these 2 easement areas or our strip of fee simple ownership. No permanent structures can be allowed within these areas and these areas cannot be blocked off or fenced off from their connection to public roads. If there is to be a plat filed, [the District's] easements and ownership must be shown on any plat(s).

2. **The following Departments, Divisions, and Agencies offered no comment:** Florida Department of Health, Town of Lake Placid, and the School Board of Highlands County.

3. **The following Departments, Divisions, and Agencies did not respond:** City of Sebring, Highlands County Economic Development, Highlands County Emergency Management, Highlands County Emergency Medical Services, and Highlands County Fire Rescue.

4. **Planning Division:** The following analysis and findings of fact describe the physical, legal and cultural characteristics of the Applicant's property:

A. Natural Features Analysis:

1. **Topography:** The topographic map depicts the subject property as sloping slightly from west to east with an elevation between 45 and 40 feet.
2. **Soils:** The soils underlying the site are *Basinger Fine Sand, Depressional; Placid Fine Sand, Depressional; Immokalee Sand; Myakka Fine Sand; Basinger Fine Sand; and Pomello Sand, 0 To 5% Slopes.*
   i. *Basinger Fine Sand, Depressional:* This soil is very poorly drained, the available water capacity is low, and permeability is rapid. Internal drainage is very slow because of the high-water table and is ponded for 4 to 6 months each year.
   ii. *Placid Fine Sand, Depressional:* This soil is nearly level, very poorly drained, the available water capacity is low, and permeability is rapid. The soil has severe limitations for all urban uses because of ponding but has high potential for producing range plants.
   iii. *Immokalee Sand:* This soil is nearly level, poorly drained, the available water capacity is low, and permeability is moderate. The

soil has severe limitations for most urban uses because of wetness but has moderate potential for most agricultural activity.

iv. *Myakka Fine Sand:* This soil is nearly level, poorly drained, the available water capacity is very low, and permeability is moderate. The soil has severe limitations for urban uses because of wetness but has moderate potential for most agricultural activity with proper management and use of conservation practices.

v. *Basinger Fine Sand:* This soil is nearly level, poorly drained, the available water capacity is low, and permeability is rapid. This soil has severe limitations for urban uses because of wetness and has varying degrees of potential for agricultural activities that can be partly mitigated with properly designed water control systems.

vi. *Pomello Sand, 0 To 5% Slopes:* This soil is nearly level to gently sloping, moderately well drained, the available water capacity is very low, and permeability is moderately rapid. This soil has moderate limitations for urban uses because of the seasonal water table and has varying degrees of potential for agricultural activities.

3. **Surface Waters:** The subject parcel has no surface water areas. However, it is within 1,000 feet of the Kissimmee River.
4. **Vegetative Cover:** The site is mostly composed of pasture for soil grazing but still retains native vegetation associated with marsh areas.

B. Land Use Analysis:

1. **Current Use of Land:** The current use of the land is for grazing soil.
2. **Vesting Rights:** None.
3. **Current Future Land Use Map (FLUM) Designation:** The site has a FLUM designation of CM.
4. **Proposed FLUM Designation:** The proposed FLUM designation is AG.
5. **Current FLUM Population Yield/Maximum Intensity:** The current FLUM designation allows up to 1 dwelling unit per 80 acres for public uses. The current potential population yield amounts to 15 persons; 610 ÷ 80 acres = 7.625 dwelling units; 7 dwelling units x 2.25 persons = 15.75 persons.

   The current FLUM designation allows a maximum intensity of 0.15 FAR.
6. **Proposed FLUM Population Yield:** The proposed FLUM would allow up to 1 dwelling unit per 5 acres. The parcel would allow for a potential population yield of 274 persons; 610 ÷ 5 acres = 122 dwelling units; 122 dwelling units x 2.25 persons = 274.50 persons.
7. **The Applicant's proposed development program:** There is currently no proposed development program, however, contingent on the approval of the FLUM amendment and Zoning change, the applicant wishes to apply for a special exception within the Agricultural District.

C. Special Designated Areas:

1. **Environmental Protection:** The Conservation Overlay Map series of the Comprehensive Plan indicates that the site contains Xeric Upland and Wetlands habitats. Pursuant to Natural Resource Element Policy

3.3. of the Comprehensive Plan, bona-fide agricultural operations are **exempt** from obtaining Environmental Clearance at the time of a large-scale FLUM amendment. For uses not consistent with a bona-fide agricultural operation, environmental clearance will be required for any clearing or development proposals for this site.

2. **Historic Resources:** The Florida Master Site File (FMSF) indicates that there are no known historic resources on the property.
3. **Archaeological Resources:** The Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Comprehensive Plan and the FMSF recommend FMSF 8HG742 for further testing for extant artifacts from possible debris of early Pearce family activity. Furthermore, Section 12.15.205 of the LDRs designates the Kissimmee River and its adjacent embankment and floodplain as an Archaeological Confinement Zone, with a depth of 500 feet existing westward from the river's mean annual flood zone within Highlands County. "River" may mean the C-38 canal or an old run of the Kissimmee River, which ever constitutes the most westerly bank within the county. Any development proposed within these areas will require an Archaeological Reconnaissance Survey (ARS).
4. **Floodplains (FEMA designation):** As depicted on the Flood Insurance Rate Map Community Panel Numbers **12055C0435C**, effective November 18, 2015, the property has a flood zone designation of “X” for areas located outside the Special Flood Hazard Area (SFHA); the property has a flood zone designation of “A” for areas located within the SFHA.
5. **Military Airport Zones (MAZ):** The property is located within MAZ II as designated by Section 12.12.800 of the Highlands County LDRs.
6. **Wellhead Protection Zones:** The parcel identified as C-17-36-33-A00-0090-0000 is located within a 600 feet Zone of Control as defined by Infrastructure Policy 6.6. of the Comprehensive Plan.
7. **Airport Surface Areas:** The property is not located within any of the defined surface areas as designated by Chapter 2.1 of the Highlands County Code of Ordinances.

D. Public Facilities and Services:

1. **Potable Water:** The property will be served by an on-site potable water system that will be designed to connect to a central water system.
2. **Central Wastewater:** The property will be served by an on-site central wastewater system that will be designed to connect to a central water system.
3. **Solid Waste:** The property will be serviced by a county-approved refuse collection company.
4. **Vehicular Access and Traffic Circulation:** The site has direct access onto US 98 and CR 721, classified as a principal arterial highway and a rural minor collector roadway, respectively.
5. **Railroad Access:** The site has direct access to the CSX railroad line.

6. **Recreation:** The proposed development will be required to meet the Level of Service (LOS) Standards as stated in the Highlands County Comprehensive Plan.
7. **Drainage:** The Applicant will be required to comply with Section 12.13.104.F. of the Highlands County LDRs and the applicable water management district regulations.

E. **Traffic Impacts:** Pursuant to the Comprehensive Plan: Technical Support Section, a traffic analysis **is** required at the time of development.

F. **Schools:** The permitted uses within the AG FLUM will not generate student impacts to the school district; school concurrency **is not** required.

G. **Airports:** The subject property is located approximately 32.6 miles southeast of the Avon Park Executive Airport and 17.3 miles southeast of the Sebring Regional Airport.

H. **Fundamental Planning Analysis ref. Comprehensive Plan:**
Technical Support Section II. 3.b. (1-8) for the Future Land Use Element: Sprawl Rule Indicators:

(1) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems:

Throughout the 1980s and 1990s, the Save Our Rivers program acquired several acres of land spanning 4 different counties, including Highlands County, to restore the river/floodplain ecosystem as part of the broader effort of the Kissimmee River Restoration Program (KRRP), which continues to be sponsored by the U.S. Army Corps of Engineers and SFWMD. Resulting in their eventual public acquisition as part of this land stewardship program, these lands were primarily deemed to be environmentally sensitive because of their initial potential to contribute to the KRRP. The 100-year floodplain, which is the area on both sides of the River the WMD deemed critical for the restoration efforts, establishes the planned water levels for the River; areas initially acquired for the restoration but later excluded from the 100 year floodplain were deemed surplus by SFWMD and released for purchase. These parcels for consideration are within the initially acquired lands that were later deemed surplus.

Though these parcels may not directly impact the 100-year floodplain area, they are still in close proximity to the ecosystem of the River. For uses inconsistent with a bona-fide agricultural operation, Environmental Clearance shall be required to ensure the change does not adversely affect the larger body of natural resources in the area.

(2) Promotes the efficient and cost-effective provision or extension of public infrastructure and services:

This indicator is not applicable.

(3) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available:

Agricultural lands typically do not contribute to walkable or connected communities in the urban context. The focus of the FLUM amendment is to maintain agricultural activities rather than promoting urban forms that lend themselves to compact development patterns.

(4) Promotes conservation of water and energy:

The impact on water and energy conservation is unclear from the information provided in the application for the FLUM amendment. Agricultural activities have varying degrees of water consumption depending on the operation. The County encourages agricultural uses which use Best Management Practices (BMPs), and which are compatible with wildlife protection and water quality outputs.

(5) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils:

This FLUM amendment directly supports this indicator by preserving and potentially expanding agricultural lands and activities.

(6) Preserves open space and natural lands and provides for public open space and recreation needs:

The change reinforces the status quo to encourage retention of agricultural lands adjacent to conservation areas, essential natural habitats, and significant waterways to provide ecological buffers. The purpose of buffer areas is to adequately protect natural resources from human encroachment, as well as to protect the public health, safety, and welfare by providing adequate separation between human activities and wildlife habitat and conservation practices such as prescribed burns.

The applicant at this stage, however, has not detailed any plans to ensure open spaces and other natural lands do not become compromised through unforeseen externalities.

(7) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area:

One of the primary industries of Highlands County is that of Agriculture. This FLUM amendment would further reinforce the existing demand for agricultural products or activities in a general sense, but the application does not specify a specific activity other than to continue existing farming practices; as a result, this cannot be adequately assessed.

(8) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164:

This indicator is not applicable.

Mandatory Findings of Fact:

Use Consistency Finding: The proposed Large Scale Comprehensive Plan Amendment **is consistent** with the patterns of existing development within this area and compatible with the surrounding land uses.

Plan Consistency Finding: The proposed Large Scale Comprehensive Plan Amendment **is consistent** with the goals, objectives, and policies of the adopted Comprehensive Plan.

Environmental Clearance Finding: Environmental Clearance, pursuant to Natural Resources Element Policy 3.3 of the Comprehensive Plan, **is exempt** for the proposed Large Scale Comprehensive Plan Amendment.

Historical and Archaeological Clearance: The proposed Large Scale Comprehensive Plan Amendment **is required** to obtain Historical and Archaeological clearance, pursuant to FLU Policy 7.1 and NRE Policy 1.3 of the Comprehensive Plan. The Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Comprehensive Plan and the Florida Master Site File indicate that there are known cultural resources on the property.

Conformity Finding: If approved, all future development actions for the property shall be made to conform to applicable Comprehensive Plan policies and to LDRs in effect at the time the applicable development order becomes effective as provided by law.

The Planning Division, based on the Mandatory Findings of Fact and Consistency with the Comprehensive Plan, recommends the Board of County Commissioners to approve and adopt by Ordinance, CPA-23-627LS, amending the Future Land Use Map of the Highlands County Comprehensive Plan for an approximate 610-acres from Conservation/Management Lands (CM) to Agriculture (AG), and transmitting CPA-23-627LS to the Florida Department of Commerce for its compliance

determination, referencing the mandatory findings of fact and becoming effective as provided by law.

Attachments:

Exhibit 1: Location Map
Exhibit 2: Aerial Map
Exhibit 3: Future Land Use Map
Exhibit 4: Proposed Future Land Use Map

Exhibit 1:

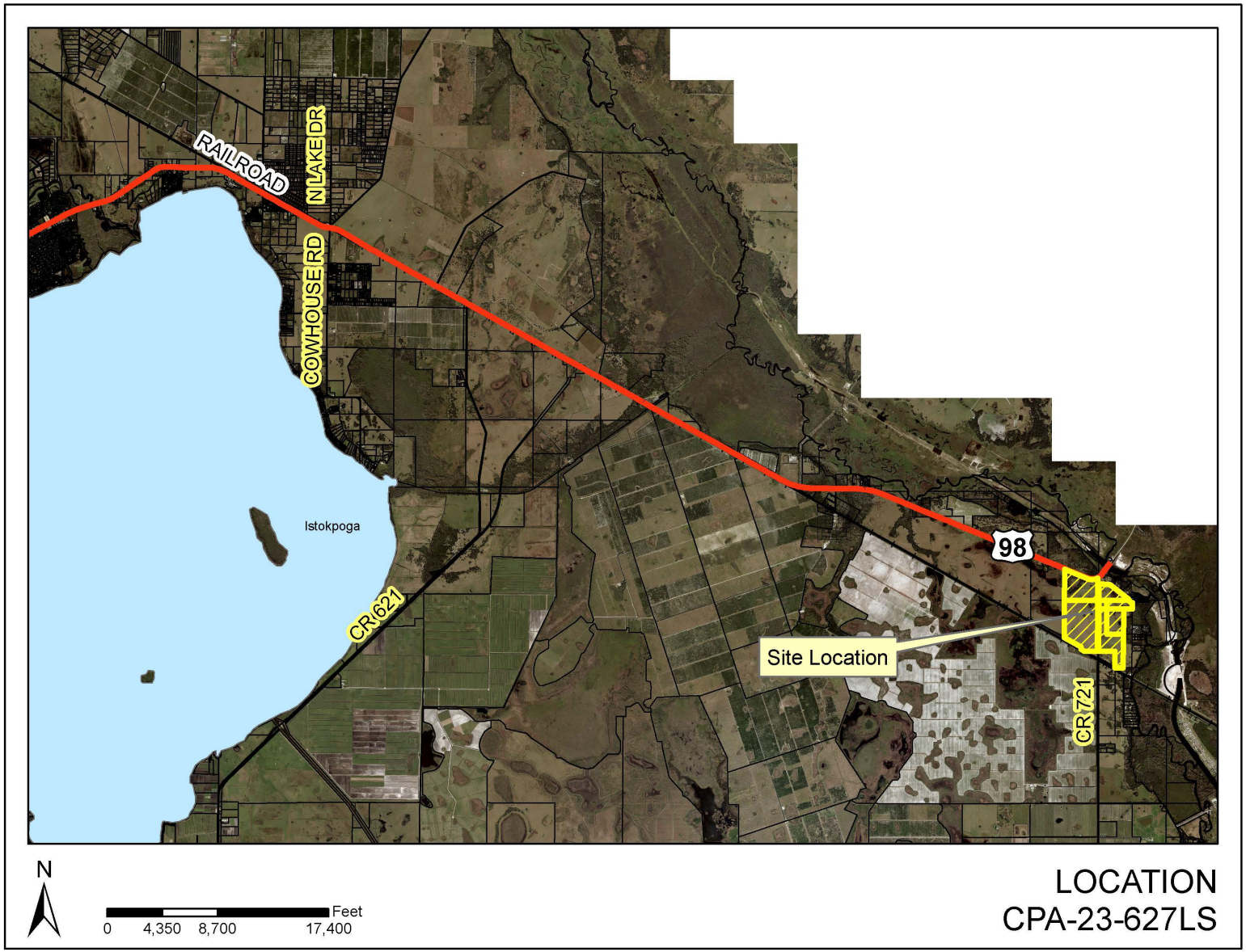

RAILROAD
N LAKE DR
COWHOUSE RD
Istokpoga
CR 621
98
Site Location
CR 721
N
0
4,350
8,700
17,400
Feet
LOCATION
CPA-23-627LS

Exhibit 2:

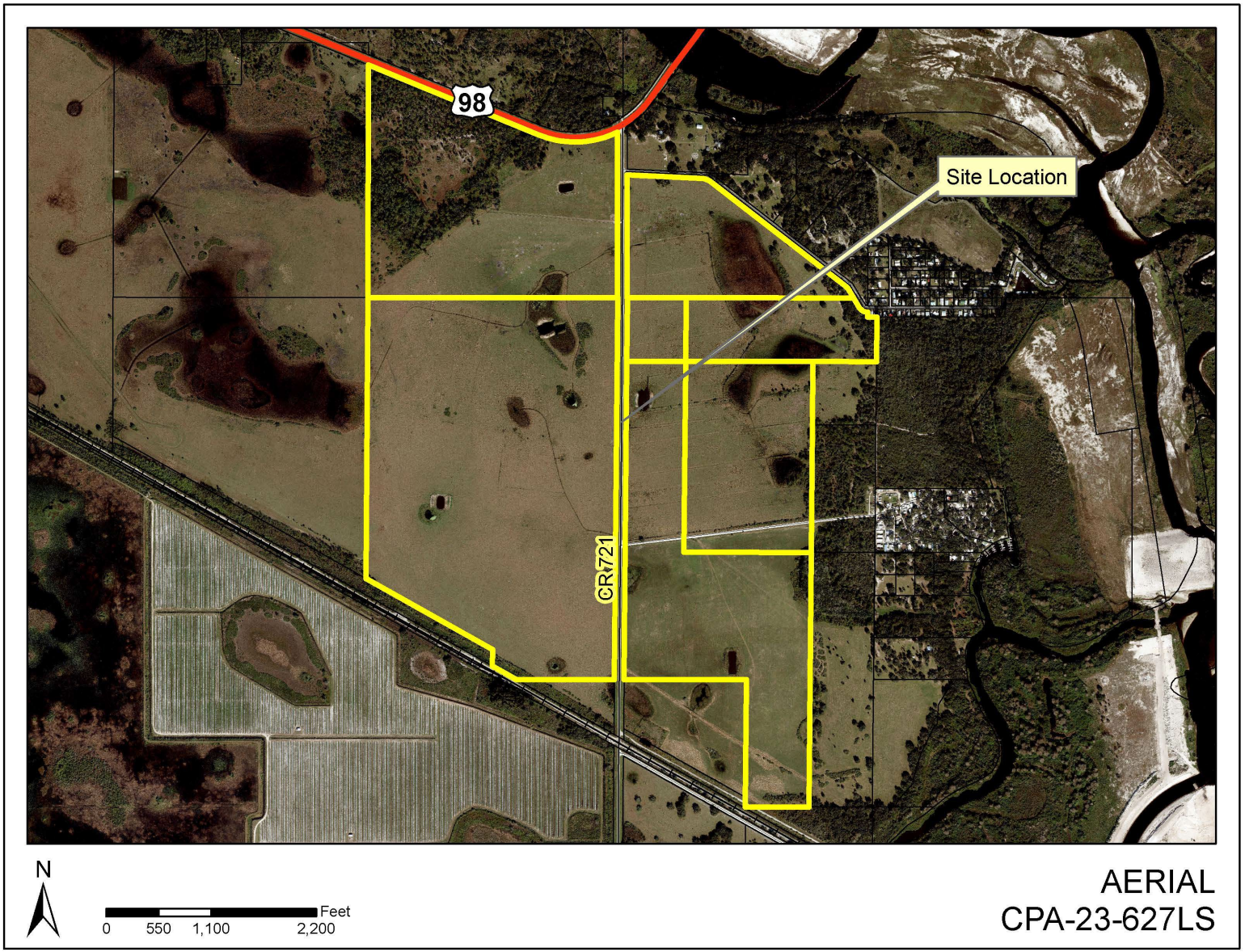

98
Site Location
CR 721
N
0
550
1,100
2,200
Feet
AERIAL
CPA-23-627LS

Exhibit 3:

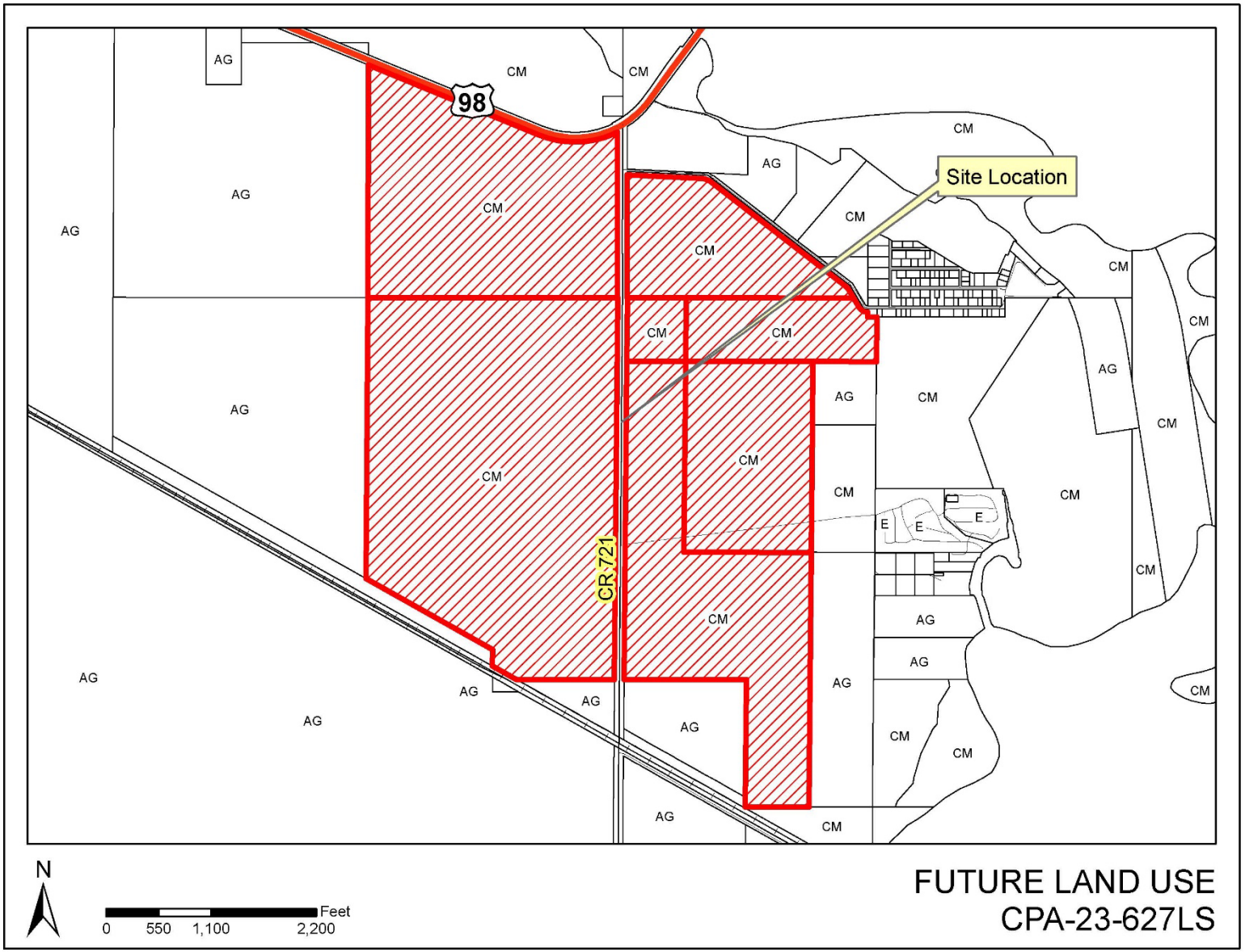
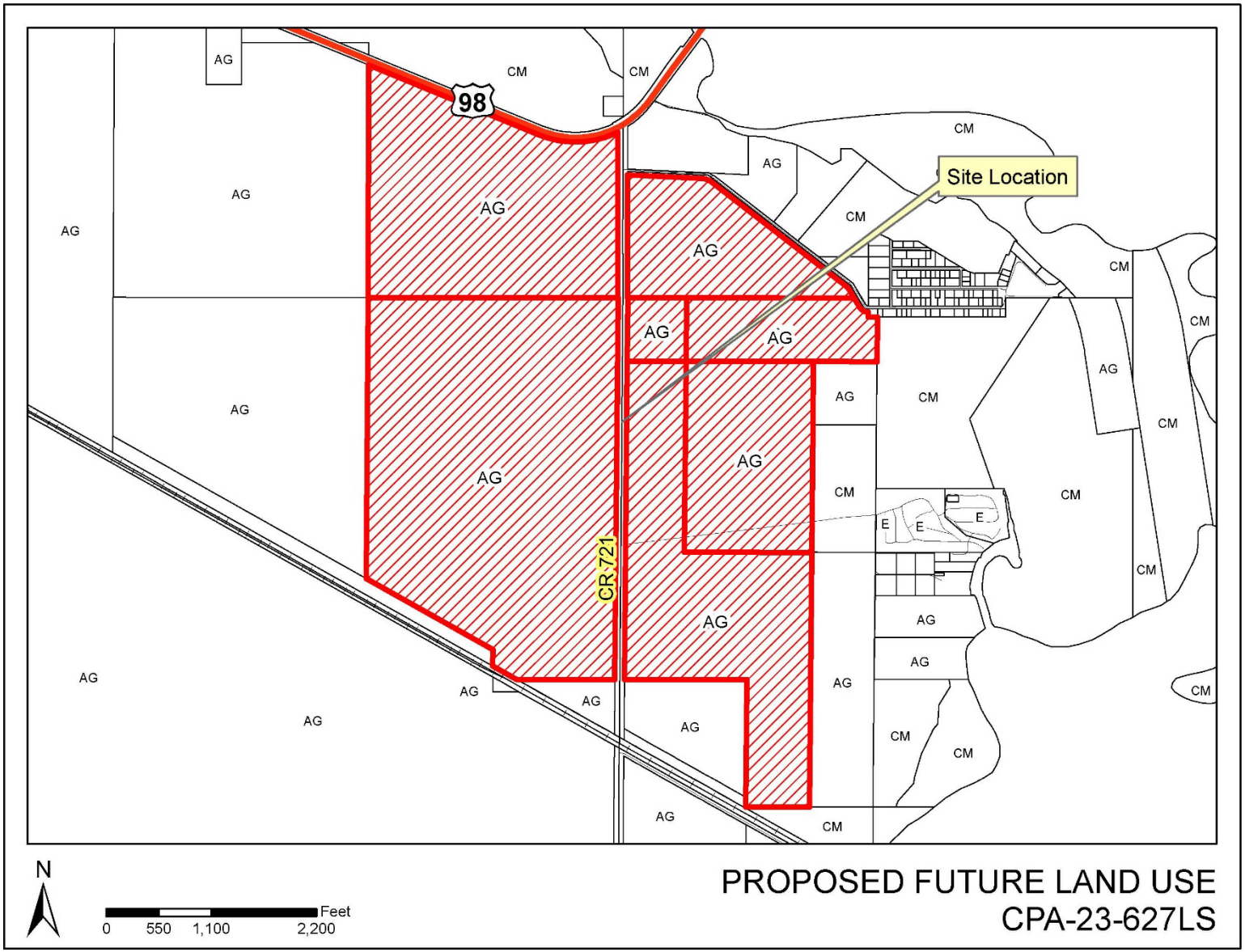

98
CR 721
Site Location
AG
CM
E
N
0
550
1,100
2,200
Feet
FUTURE LAND USE
CPA-23-627LS

Exhibit 4:


98
CR 721
Site Location
AG
CM
E
N
0
550
1,100
2,200
Feet
PROPOSED FUTURE LAND USE
CPA-23-627LS

Highlands County, Florida
Comprehensive Plan Amendment Application

☐ Small Scale Comprehensive Plan Map Amendment (100 acres or less)
☑ Large Scale Comprehensive Plan Map Amendment (more than 100 acres)

Change from: CM Change to: AG

Note: Do not leave any blank lines; if something does not apply, indicate that it is not applicable.

STAFF USE ONLY:

Case Number: CPA- 23 - 627 SS/LS **Date of Application:** 9/20/2023

Amount of Fee: $ 2,025.00 **Tax Map No.:** 271-CID 272-A&B Project # 23090012 Receipt # 4500000 1332

Hearing Dates: P&Z 11 / 14 / 23 BOCC 12 / 19 / 23

This application has been reviewed for completeness and determined sufficient.

Rachel Boyd 9/26/2023

Signed: Planning and Zoning Manager **Date**

Interim

Property Identification Number(s) / Strap(s) of Property Covered by Application:

STRAP No. C- 07-36-33-A00-0030-0000 **STRAP No. C-** 18-36-33-A00-0020-0000

STRAP No. C- 08-36-33-A00-0050-0000 **STRAP No. C-** 17-36-33-A00-0070-0000

C-17-36-33-A00-0090-0000 C-17-36-33-A00-0130-0000

APPLICANT INFORMATION:

1. **Name of Property Owner(s):** Owner(s) must sign the **Owner's Affidavit** (attached), which must accompany the application.

   Print Name(s): 5 Iron, LLC

   Mailing Address: PO Box 2122 Okeechobee FL 34973

   Daytime Telephone No. (863) 634-7504 **E-Mail Address:** larranjacob33@hotmail.com

2. **Name of Agent:** Complete the **Agent's Affidavit** (attached) from Property Owner, giving the Agent authority to represent this application. Attach completed affidavit to the application.

   Print Name: _____

   Mailing Address: _____

   Daytime Telephone No. ( ) _____ **E-Mail Address:** _____

NOTARIZED AUTHORIZATION:

- ❑ If the Applicant is not the Owner of the property, a written, notarized authorization from each Owner must be provided with this application – use Form A, attached. Property Owner authorization is required. If the Property Owner withdraws permission at any point during the review and approval process, the application is considered null and void.

- ❑ If an Agent is submitting the application for the Owner/Applicant – authorization from the Owner/Applicant is required – use Form B, attached.

PLAN AMENDMENT REQUEST INFORMATION:

3. Please provide a brief description of the proposed plan amendment, including the reason(s) the amendment should be approved:
   There is no conservation easement over the property, I am requesting the property be changed back to AG for continued farming practices.

4. Based upon the Highlands County Comprehensive Plan, please provide the goal(s), objective(s), and/or policy number(s) that support your proposed plan amendment.
   a. Goal(s) See attached
   b. Objective(s) _____
   c. Policy(ies) _____

PROPERTY INFORMATION:

5. **Legal Description(s) of Property Covered by Application:** If subdivided: Lot, block, complete name of subdivision, plat book, page number, section, township and range. If metes and bounds description: complete description including section, township and range.
   See attached deed

6. **Street Address(es) of Property Covered by the Application:**
   139 Boondock Rd, 15416 Us 98, 1239 CR 721, and 3 parcels with unassigned addresses in Lorida FL 33857

7. **Name of Project, Subdivision, or Overall Project or part of a larger project, if applicable:** N/A

8. **Existing Zoning District:** CM **Existing Future Land Use Classification:** CM

9. **Current Use of the Property:** Number of existing dwelling units, type of commercial or industrial, etc.
   Cattle Grazing and Farming

10. **Are there existing structures on the property?** ☐ **Yes** ☑ **No** **If yes,** what type? (Dwelling, Mobile Home, Accessory Structure, Commercial Building, Other)

_____

_____

If multiple units, the number of dwellings per building: _____

11. **Existing Property Information:** Size of Property (width) varies feet, (depth) varies feet, road frontage varies feet, water frontage 0 feet, **Total acres:** Approx 610

If different from the total acreage, the developable portion is TBD +/- acres.

12. **Is the property located within the Lake Placid Regional Plan area?** ☐ **Yes** ☑ **No**

13. **Vesting:** Is the property vested for specific property rights? ☐ **Yes** ☑ **No** **If yes,** explain:

_____

14. **Current Uses on the Adjacent Properties:**

	Current Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant	CM	CM
South	Groves / Grazing soil	AG	AV
East	vacant / SFRs / Mults / Camp Ground	CM / AG / RM / E	CM / M-1 / AV / GG3 / M2
West	Grazing soil	AG	AV

INFORMATION ABOUT THE PROPOSED USE:

15. **Proposed Number of Dwelling Units and/or Square Feet of Commercial space:** NA

16. **Residential Density:** The proposed density is 0 units per acre.

17. **Intensity:** The proposed intensity is TBD square feet at TBD Floor Area Ratio (FAR).

ADDITIONAL INFORMATION REQUIRED PERTAINING TO PUBLIC FACILITIES:

18. **Potable Water:** The proposed development will be served by an off-site central potable water system. ☐ **Yes** ☑ **No**
If yes, the potable water system requirements will be accommodated by the _____ water system. PLEASE ATTACH A LETTER FROM THE SERVICE PROVIDER ACKNOWLEDGING CAPACITY. *(See the attached sample letter requesting this information from the service provider.)*

If No, the proposed development will be served by an on-site potable water (well) system that will be designed to connect to a central water system when it becomes available.

19. **Wastewater Treatment:** The proposed development will be served by an off-site central wastewater treatment system. ☐ **Yes** ☑ **No**
If Yes, the wastewater treatment system requirements will be accommodated by the _____ _____ system. PLEASE ATTACH A LETTER FROM THE SERVICE

PROVIDER ACKNOWLEDGING CAPACITY. (See the attached sample letter requesting this information from the service provider.)

If No, the proposed development will be served by an on-site wastewater treatment system that will be designed to connect to a central wastewater treatment system when it becomes available.

20. **Schools:** Every application requesting a land use change that will generate new residential dwelling units and a permanent population shall secure from the Highlands County School District **a letter** that will certify information pertaining to the following concerns based upon the location of the Applicant's property: IF APPLICABLE, PLEASE ATTACH A LETTER TO THIS APPLICATION. (*See the attached sample letter requesting this information from the School District.)*

21. **Preliminary Concurrency Evaluation:** Completion of a Comprehensive Plan Amendment Traffic Study and approval of the Plan Amendment by the BCC does not provide Concurrency Approval. A separate application for Concurrency Determination is provided and administered by the County Engineer at time of development.

ADDITIONAL COMPREHENSIVE PLAN INFORMATION NEEDED AT THE TIME OF DEVELOPMENT:

A. **Environmental Clearance:** If the property contains Wetlands, Xeric Uplands and/or Cutthroatgrass Seeps.

B. **Flood Hazard Areas:** There may be Special Flood Hazard areas on the property.

C. **Historic Properties:** There may be historic resources on the property.

D. **Archaeological Resources:** There may be archaeological resources on the property.

E. **Military Airport Zones (MAZ):** The property may be located in a MAZ.

F. **Surface Drainage:** Storm water management must comply with the requirements of Section 12.13.104.F of the Highlands County Land Development Regulations (See County Engineer) and the applicable water management district regulations.

G. **Solid Waste Disposal:** The proposed development must be served by a County approved refuse collection company.

H. **Recreation and Open Space:** The recreation and open space LOS adopted by Highlands County must be met at the time of development.

END OF APPLICATION

ATTACHMENTS:

1. Preliminary Concurrency Evaluation
2. Owner's Affidavit(s) or Corporate Affidavit
3. Agent's Affidavit(s)
4. Notarized authorization from each owner, as applicable (Form A)

5. Notarized authorization for agent to submit petition, as applicable (Form B)
6. Public Utility Information Request Sample Letter
7. Public School Information Request Sample Letter
8. Application Due Dates
9. Fee Schedule

Goals, Objectives, & Policies for CPA-23-627LS

ECONOMIC DEVELOPMENT ELEMENT

GOAL: Create and support a diverse economy in Highlands County that is conducive to the prosperity of all residents by optimizing the most desirable opportunities for economic expansion, better jobs, and revenue growth during the 2010-2030 planning period.

OBJECTIVE 2: Maintain and enhance the economic base and retain and create new jobs by supporting the retention of existing business, promoting existing business expansion, and recruiting appropriate businesses and industries.

Policy 2.1: Diversify the Economy

Policy 2.9: Target Industries

PROPERTY RIGHTS ELEMENT

GOAL: To provide a framework for ensuring that private property rights are considered in local decision making.

OBJECTIVE 1: Highlands County will recognize and respect all judicially acknowledged and constitutionally protected private property rights.

Policy 1.2: Highlands County will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

PRELIMINARY CONCURRENCY EVALUATION

ENGINEERING INFORMATION ON THIS PAGE IS TO BE SECURED BY THE APPLICANT.

Traffic Levels of Service: Roadway Level of Service Standards are established by TE Policy 8.2. THE APPLICANT IS RESPONSIBLE FOR SECURING FROM THE COUNTY ENGINEER OR DESIGNEE A DETERMINATION AS TO WHETHER A COMPREHENSIVE PLAN TRAFFIC STUDY IS REQUIRED FOR THIS AMENDMENT. If a Land Development Traffic Assessment (LDTA) or Comprehensive Plan Amendment Impact Study (TIS) is not required, this application is to be endorsed confirming clearance: (to be circled by Reviewer)

A. Small Project: No Traffic Impact Study Required.

B. Minor Land Development Traffic Assessment or Comprehensive Plan Amendment Traffic Impact Study: A development which generates 150 but less than or equal to 1,000 average daily trips.

   1. Required with this application.

   2. Required at the time of development

C. Major Land Development Traffic Assessment or a Comprehensive Plan Amendment Traffic Impact Study: A development which generates more than 1,000 average daily trips.

   1. Required with this application

   2. Required at the time of development

(D) TRAFFIC STUDY REQUIRED AT THE TIME OF DEVELOPMENT

Tonya A. Anderson 9/19/23

Reviewer's Signature Date

County Engineer's Signature Date

Highlands County, Florida
Development Services Department Application

OWNER'S AFFIDAVIT (Corporation)

I, Jacob Larson, being first duly sworn, depose and say that I am the **OWNER/CORPORATION** of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application, are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before hearings can be advertised. I also understand that it is my obligation to comply with any other lawfully adopted and recorded deed restrictions or covenants that are more restrictive or impose a higher standard, and that any action of this Board does not supersede those requirements.

I authorize County staff to enter the property during the application process to complete its evaluation.

Please initial the appropriate line:

No contact is required. _____

An appointment is required before entering the property. JNL

Signed, Sealed and Delivered
in our presence:

Rachel Barry
Print Name: Rachel Barry

Hailey Collinsworth
Print Name: Hailey Collinsworth

5 Iron, LLC
a FL Limited Liability corporation.
By: Jacob N Larson
Print Name: Jacob N Larson
Title: Owner

STATE OF FLORIDA
HIGHLANDS COUNTY

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 20 day of September, 2023, by Jacob Larson who is personally known by me ☐ or who has produced FL DL, as identification and who did take an oath:

Angie M. King
Signature

Angie M. King
Print Name

NOTARY PUBLIC STATE OF FLORIDA
ANGIE KING
Commission # HH 123771
Expires April 28, 2025
Bonded Thru Budget Notary Services

Notary Public, State of Florida
My Commission Expires: 4/28/2025



Detail by Entity Name

Florida Limited Liability Company
5 IRON, LLC

Filing Information

Document Number	L10000022598
FEI/EIN Number	38-3810655
Date Filed	02/26/2010
Effective Date	02/19/2010
State	FL
Status	ACTIVE

Principal Address

17450 NW 203rd Ave
OKEECHOBEE, FL 34972

Changed: 04/06/2017

Mailing Address

P O Box 2122
OKEECHOBEE, FL 34973

Changed: 04/06/2017

Registered Agent Name & Address

LARSON, JACOB N
17450 NW 203rd Ave
OKEECHOBEE, FL 34972

Address Changed: 04/06/2017

Authorized Person(s) Detail

Name & Address

Title MGRM

LARSON, JACOB N
17450 NW 203rd Ave
OKEECHOBEE, FL 34972

Title MGRM

OFFICIAL RECORDS FILE#: 1831786 OR BK 2551 PG 1859 PAGES: 3
10/31/2016 12:03:19 PM REC FEES: $27.00 DEED DOC:$10500.00
D.C. STURNBULL ROBERT W. GERMAINE CLERK OF COURTS, HIGHLANDS CO.

Sd
27.00
10,500.00
1.00CF

This Instrument Prepared by and Return to:
Susie Burk
Okee-Tantie Title Company, Inc.
105 NW 6th Street
Okeechobee, FL. 34972
Our File No.: **34749HI**
Property Appraisers Parcel Identification (Folio) Number: **C-17-36-33-010-0050-0010**

Florida Documentary Stamps in the amount of **$10,500.00** have been paid hereon.

_____ Space above this line for Recording Data _____

Warranty Deed

THIS WARRANTY DEED, made the **24th** day of **October, 2016** by

FAMILY TREE ENTERPRISES LIMITED PARTNERSHIP, LLLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP F/K/A FAMILY TREE ENTERPRISES LIMITED PARTNERSHIP, A FLORIDA LIMITED LIABILITY PARTNERSHIP,

whose post office address is **10,000 US HIGHWAY 98 NORTH, OKEECHOBEE, FLORIDA 34972** herein called the Grantors, to **5 IRON, LLC, A FLORIDA LIMITED LIABILITY COMPANY**

whose post office address is **P.O. Box 2122, OKEECHOBEE, FL 34973,** hereinafter called the Grantees:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of Ten dollars and 00/100 ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in HIGHLANDS County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record and taxes for the year 2016 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Witness #3 Signature

Witness #3 Printed Name

Witness #4 Signature

Witness #4 Printed Name

FAMILY TREE ENTERPRISES LIMITED PARTNERSHIP, LLLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP F/K/A FAMILY TREE ENTERPRISES LIMITED PARTNERSHIP, A FLORIDA LIMITED LIABILITY PARTNERSHIP

(Seal)
LOUIS E. LARSON, JR., GENERAL PARTNER

(Seal)
GRACE ANN LARSON, GENERAL PARTNER

State of FLORIDA
County of OKEECHOBEE

The foregoing instrument was acknowledged before me this 24th day of October, 2016, by LOUIS E. LARSON, JR. AND GRACE ANN LARSON, GENERAL PARTNERS OF FAMILY TREE ENTERPRISES LIMITED PARTNERSHIP, LLLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP F/K/A FAMILY TREE ENTERPRISES LIMITED PARTNERSHIP, A FLORIDA LIMITED LIABILITY PARTNERSHIP who are personally known to me or have produced D/L as identification.

SEAL

SYLVIA E BURK
Notary Public - State of Florida
Commission # FF 204270
My Comm. Expires Feb 26, 2019
Bonded through National Notary Assn.

Notary Public

Printed Notary Name

My Commission Expires:

File No.: **34749HI**

LTF

Exhibit "A"

A parcel of land situate in Sections 7, 8, 17 and 18, Township 36 South, Range 33 East, Highlands County, Florida, more particularly described as follows:

All that portion of the Southeast Quarter (SE 1/4) of said Section 7, Township 36 South, Range 33 East, Highlands County, Florida, lying South of State Road 700 (U.S. Hwy 98).

TOGETHER WITH:

All of the unnumbered lots in the Southwestern corner of said Section 8, Township 36 South, Range 33 East, Highlands County, Florida, less and except that portion lying Northeasterly of a line lying 16 feet Southwesterly of and parallel with the existing centerline of a paved ingress and egress prescriptive roadway to Kissimmee River Shores, an unrecorded subdivision.

TOGETHER WITH:

All of the Northwest quarter (NW 1/4), and the Northwest quarter (NW 1/4) of the Southwest quarter (SW 1/4), and the West one-half (W 1/2) of the East one-half (E 1/2) of the Southwest quarter (SW 1/4) of said Section 17, Township 36 South, Range 33 East, Highlands County, Florida, less Kissimmee River Shores, an unrecorded subdivision and less that portion lying Northeasterly of a line lying 16 feet Southwesterly of and parallel with the existing centerline of said prescriptive roadway.

AND LESS, that certain parcel of land described in Official Records Book 585, page 977, of the Public Records of Highlands County, Florida, being described as follows:

The Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) of the Northwest quarter (NW 1/4) of said Section 17, Township 36 South, Range 33 East, Highlands County, Florida.

TOGETHER WITH:

All of the East one-half (E 1/2) of said Section 18, Township 36 South, Range 33 East, Highlands County, Florida, lying North of the Seaboard Systems Railroad.

LESS AND EXCEPT that parcel conveyed to Gagbee, Inc., a Florida corporation by Warranty Deed recorded in Official Records Book 2010, Page 317, of the Public Records of Highlands County, Florida;

FURTHER LESS AND EXCEPT the following tract number, to wit:

Tract No. 19-103-749

A parcel of land situate in Sections 17 and 20, Township 36 South, Range 33 East, Highlands County, Florida, being more particularly described as follows:

All that portion of the Southwest quarter of said Section 17 lying within 100 feet Northeasterly of the Northeasterly right of way line of the Seaboard Airline Railroad and lying Easterly of the Easterly right of way line of County Road 721.

TOGETHER WITH:

All that part of the Fort Bassinger Subdivision, according to the Plat thereof recorded in Plat Book 2, Page 138, Public Records of Highlands County, Florida, in said Section 20 lying Northeasterly of the Seaboard Airline Railroad Northeasterly right of way line.

JNL

JNL

DL

DL

Highlands County Board of County Commissioners

Ordinance Fiscal Impact Estimate
Florida Statutes, Section 125.66 (3)

ORDINANCE NUMBER: 23-24-05

ORDINANCE TITLE: CPA-23-627LS

DEPARTMENT: Development Services

MEETING DATE: February 20, 2024

Fiscal Impact:

- An estimate of the direct economic impact of the proposed ordinance on private for-profit businesses (the "Businesses") in the County's jurisdiction, including the following, if any:
  - o An estimate of direct compliance costs such Businesses may reasonably incur if the Ordinance is enacted: N/A;
  - o Identification of any new charge or fee on Businesses subject to the proposed Ordinance or for which such businesses will be financially responsible N/A; and
  - o Estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed to cover such costs.

  Costs: N/A Revenues from Fees: N/A
- A good faith estimate of the number of Businesses likely to be impacted by the Ordinance: N/A.
- Additional applicable information:

X A Fiscal Impact Estimate is not necessary because the proposed Ordinance is enacted to implement one of the following:

- Florida Statutes, Chapter 163, part II, relating to growth policy, county planning and land development regulation, including zoning, development orders, development agreements and development permits.
- Florida Statutes, Section 553.73, relating to the Florida Building Code
- Florida Statutes, Section 633.202, relating to the Florida Fire Prevention Code
- Florida Statutes, Sections 190.005 and 190.046, regarding community development district.
  Related to the issuance or refinancing of debt.
  Required to comply with a federal or state law or regulation.
  Related to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.
  Required to implement a contract or an agreement.
  Related to procurement.
- Adopted in an Emergency pursuant to applicable law.

Highlands County Board of County Commissioners

Ordinance Fiscal Impact Estimate
Florida Statutes, Section 125.66 (3)

ORDINANCE NUMBER: 23-24-05

ORDINANCE TITLE: CPA-23-627LS

DEPARTMENT: Development Services

MEETING DATE: February 20, 2024

Fiscal Impact:

- An estimate of the direct economic impact of the proposed ordinance on private for-profit businesses (the "Businesses") in the County's jurisdiction, including the following, if any:
  - o An estimate of direct compliance costs such Businesses may reasonably incur if the Ordinance is enacted: N/A;
  - o Identification of any new charge or fee on Businesses subject to the proposed Ordinance or for which such businesses will be financially responsible N/A; and
  - o Estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed to cover such costs.

  Costs: N/A Revenues from Fees: N/A
- A good faith estimate of the number of Businesses likely to be impacted by the Ordinance: N/A.
- Additional applicable information:

X A Fiscal Impact Estimate is not necessary because the proposed Ordinance is enacted to implement one of the following:

- Florida Statutes, Chapter 163, part II, relating to growth policy, county planning and land development regulation, including zoning, development orders, development agreements and development permits.
- Florida Statutes, Section 553.73, relating to the Florida Building Code
- Florida Statutes, Section 633.202, relating to the Florida Fire Prevention Code
- Florida Statutes, Sections 190.005 and 190.046, regarding community development district.
  Related to the issuance or refinancing of debt.
  Required to comply with a federal or state law or regulation.
  Related to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.
  Required to implement a contract or an agreement.
  Related to procurement.
- Adopted in an Emergency pursuant to applicable law.

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: February 20, 2024

PRESENTER: **Sergio Garcia, Planner II**

SUBJECT/TITLE: **Public hearing to consider adoption of P&Z Hearing No. 2143, changing the Official Zoning Atlas for a 22-acre parcel, from Limited Business District (B-2) and Business District (B-4) to Business District Planned Development (B-3 PD).**

STATEMENT OF ISSUE

The Applicant is requesting to change the Official Zoning Atlas for an approximate 22-acre parcel, from Limited Business District (B-2) and Business District (B-4) to Business District Planned Development (B-3 PD). The subject property is vacant, is clear of native vegetation and contains groves. A previously adopted ordinance contains site-specific conditions that govern the development of the subject property to be implemented with a master plan.

The Planning and Zoning Commission recommended approval of P&Z Hearing No. 2143 as presented.

RECOMMENDED ACTION

Move to approve and adopt by Resolution 23-24-64, P&Z 2143, changing the Official Zoning Atlas for an approximate 22 acres from Limited Business District (B-2) and Business District (B-4) to Business District Planned Development (B-3 PD), referencing the mandatory findings of fact and becoming effective as provided by law.

FISCAL IMPACT

There is no fiscal impact.

Attachments: Staff Report P&Z 2143 for BCC Linder & Rapps.pdf
Application P&Z 2143.pdf
P&Z 2143 Resolution.sgs.pdf
P&Z 2143 Concepual Site Plan 2.05.24.pdf

HIGHLANDS COUNTY
PLANNING DIVISION
STAFF REPORT

Type: Rezone	**BCC Hearing Date:** 2/20/2024
Case Number: P&Z 2143	**Case Name:** Lindner & Rapps Rezone
Agent: John Wodjak & Daniel Delisi	**Property Owners:** Mark Lindner & William Rapps
Public Hearing: BCC	**Case Staff Member:** Sergio Garcia

Request: Rezone an approximate 22-acre parcel, from Limited Business District (B-2) and Business District (B-4) to Business District Planned Development (B-3 PD)

General Location: An approximate 22-acre parcel located on the northeast corner of the intersection of US 27 North and SR 70 East, approximately 1.09 miles east of Old SR 8, and 2.51 miles west of CR 29; the address being 2741 US 27 S, Lake Placid

PARCEL ID: C-33-37-30-020-00C0-0010

Staff Recommendation and Minutes:

1. **Staff Recommendation to the Board of County Commissioners (BCC) concerning the Planning and Zoning Commission (P&Z) Recommendation:** Move to approve and adopt by Resolution 23-24-64, P&Z 2143, changing the Official Zoning Atlas for an approximate 22 acres from Limited Business District (B-2) and Business District (B-4) to Business District Planned Development (B-3 PD), referencing the mandatory findings of fact and becoming effective as provided by law.

2. **Staff Recommendation to the Planning and Zoning Commission (P&Z):** Recommend to the Board of County Commissioners to approve and adopt by Resolution, P&Z 2143, changing the Official Zoning Atlas for an approximate 22 acres from Limited Business District (B-2) and Business District (B-4) to Business District Planned Development (B-3 PD), referencing the mandatory findings of fact and becoming effective as provided by law.

3. **Excerpt from the January 9, 2024, DRAFT P&Z Minutes and Recommendation to the BCC: "7A. HEARING NUMBER P&Z 2143 – MARK LINDNER AND WILLIAM RAPPS, C/O JOHN WOJDAK** An approximate 22-acre parcel located on the northeast corner of the intersection of US 27 North and SR 70 East, approximately 1.09 miles east of Old SR 8, and 2.51 miles west of CR 29; the address being 2741 US 27 S, Lake Placid; and abbreviated legal description as

follows: An approximate 22-acre parcel located in Section 33, Township 37 South, Range 30 East, Highlands County, Florida.

The Applicant is requesting a zoning change from Limited Business District (B-2) and Business District (B-4) to Business District Planned Development (B-3 PD). Mrs. Hunnicutt read the request and Mr. Garcia and Mr. Delisi presented the request. There were no letters received in favor of or against the request, but Staff noted additional comments were received from the Town of Lake Placid the morning of the hearing, which were printed and provided to the Board members. Ms. Barry reviewed the Town's comments, and noted which items were already a requirement listed in the Code of Ordinances and others the County did not feel appropriate. No one in the audience spoke in favor of or against the request. One member of the audience, Mr. Royce, noted the Town does not have any desire to delay the hearing but would like to confirm that certain conditions are adhered to. Town Planner, Ms. Riddell, noted the objective was to ensure compliance with the LPRP (Lake Placid Regional Plan Overlay District). Mr. Delisi noted they are happy to work with the Town and resolve any items prior to any hearing before the Board of County Commissioners. Ms. Ezell asked whether the conditions of approval would apply to future owners, to which Staff confirmed they would.

Motion by Mr. Youngman and seconded by Mrs. Pipal to recommend to the Board of County Commissioners to approve and adopt by Resolution, P&Z 2143, changing the Official Zoning Atlas for an approximate 22 acres from Limited Business District (B-2) and Business District (B-4) to Business District Planned Development (B-3 PD), referencing the mandatory findings of fact and becoming effective as provided by law.

Upon roll call, all members voted yes. **Motion carried 6-0."**

Conditions of approval are included in the adopting resolution and are as follows:

A. Development Guidelines and Requirements.

1. The development shall comply with all requirements of the Lake Placid Regional Plan (LPRP) Overlay District as found in Section 12.05.501 of the Code unless otherwise expressly modified by this Resolution.

2. This Resolution shall be binding upon and inure to the benefit of the Developer, its successors and assigns, including any entity, which may assume any of the rights bestowed, or responsibilities imposed upon the Developer by this Resolution.

3. Any reference herein to any governmental agency or utility company shall be construed to mean any future entity, which may be created or designated as successor to, or which otherwise, possesses any of the powers and duties of, any branch of government, governmental agency or utility company.

4. Whenever this resolution provides for or otherwise necessitates reviews or determinations of any kind subsequent to its issuance, the right to review shall include all directly affected governmental agencies and departments as are or may be designated by the BCC as well as all governmental agencies and departments set forth under applicable laws and legally adopted rules.

5. Failure by the Developer to comply with conditions of this Resolution or proposed development activity determined to constitute a failure to comply with the terms or conditions of this Resolution as provided for in Paragraph A.5. below, shall result in the County suspending approval of all development activity until such time as Developer achieves compliance.

6. The Highlands County Engineer (County Engineer) shall be responsible for monitoring all terms and conditions of this Resolution. For the purposes of this condition, the County Engineer may rely upon or utilize information supplied by any County department or agency and any State or Federal agencies having jurisdiction over the Property or subject matter involved. The County Engineer shall report to the BCC any findings of deviation from the terms and conditions of this Resolution and shall issue a notice of such non-compliance to the Developer. If the deviation is not corrected within a reasonable amount of time, or if the deviation is of such nature that it cannot be corrected within a reasonable amount of time, or if the Developer fails to pursue corrective action, the County Engineer shall recommend that the BCC set a hearing to determine whether a deviation has occurred and if so take appropriate action to ensure compliance with this Resolution.

7. Where required ongoing monitoring indicates that non-compliance with governmental regulatory requirements exists, the Developer shall notify the County immediately and appropriate corrective measures shall be taken by the Developer.

8. Unless otherwise defined herein, the definitions contained in the Highlands County ordinances and codes shall control the interpretation and construction of any terms of this Resolution.

9. All development undertaken pursuant to this Resolution shall be in accordance with applicable local codes, ordinances, and other laws in effect at the time of permitting except as otherwise specifically provided herein.

10. All development phases shall comply with the PD Conceptual Site Development Plan and the platting and site plan requirements of the Highlands County Land Development Regulations as applicable.

11. Any amendment to Sections 1 through 10 of this Resolution will be subject to applicable provisions of the Highlands County Comprehensive Plan, which are in effect at the time of the amendment. Those portions of the development, which are not affected by a proposed amendment, shall

remain vested.

12. The provisions of this Resolution shall in no way preclude the application of any other general government fees or any impact fees regardless of their nature either existing or new including any increases in those fees.

13. Improvement Schedule:

IMPROVEMENT	COMPLETION
(ROADWAY) Turn lanes and Entrances	Completed prior to the construction of the 1st commercial building
Internal Roadways	Completed concurrent with each commercial building
Storm Water Management / Retention Ponds	The 2.2-acre water management parcel shall be completed concurrent with the first commercial building, and additional water management retention areas shall be completed concurrent with each additional commercial building.
Landscaping	Completed with each phase and as-builts submitted and approved prior to a Certificate of Occupancy being issued for the respective phase.
Potable water and wastewater facilities	Completed prior to a Certificate of Occupancy being issued for the 1st commercial building.

14. COMPLETION DATES AND REZONING. Construction of the Development subject to this Resolution shall commence within 18 months after the effective date of this Resolution. The Development shall be deemed commenced upon the issuance of the first building permit to construct a commercial building. The foregoing notwithstanding, these time limits may be extended for a reasonable period upon petition of the Developer to the Board of County Commissioners.

15. COMMERCIAL FLOOR AREA. The Development shall include up to but not more than 200,000 square feet, of which shall be limited to a maximum 160,000 square feet of commercial or shall allow 100,000 square feet of commercial uses as allowed in the B-3 District and 100,000 square feet of self-storage.

16. SCHOOL CONCURRENCY. Not applicable.

B. LAKE PLACID 7-11 PLANNED DEVELOPMENT ZONING DISTRICT – The Lake Placid 7-11 B-3 PD Zoning District is hereby established.

1. UNDERLYING ZONING DISTRICT FOR THE PD ZONING. The underlying zoning for the Development is the County's B-3 zoning district (Section 12.05.242 of the Highlands County Land Development Regulations [LDRs]). The Development shall be subject to the other provisions of the Planned Development District (Section 12.05.290, LDRs) and other provisions of the LDRs which are not inconsistent with this Resolution. Should anything in this Resolution conflict with the Lake Placid Regional Plan (LPRP) Overlay District requirements as found in Section 12.05.501 (LDRs), the requirements of the LPRP shall prevail.

2. CONCEPTUAL SITE PLAN. The Development's Conceptual Site Development Plan is incorporated as "Exhibit A" and shall be considered as part of this zoning district. The Conceptual Site Development Plan shows the general location of buildings, amenities, roads and open space. The exact location/configuration of structures and amenities will be subject to further refinement on the final site plan or plat and subject to all requirements of the LPRP Overlay District and the Highlands County Comprehensive Plan. Minor amendments may be requested to the Conceptual Site Development Plan, pursuant to the Highlands County Code of Ordinances. The Final Plat shall be submitted to and approved by the BCC prior to the first building permit and may run concurrent with the Final Site Plan approval.

3. PERMITTED USES. Permitted principal uses and structures in this District shall be in accordance with uses allowed in the B-3 Zoning District.

4. MINIMUM LOT SIZE: The minimum lot size shall be:

   (a) 20,000 square feet each.
   (b) 100 feet width each.

5. ACCESSORY USES. Permitted accessory uses and structures in this District shall only be accessory to the permitted uses when located on the same lot.

6. VARIANCE. Variances to the standards listed in this Resolution may only be made by the BCC as an amendment to this Resolution or as a minor amendment according to the County Code of Ordinances (excepting an increase in intensity).

7. OPEN SPACE & BUILDING LOT COVERAGE. At a minimum the project will provide 20% overall of its gross land area as open space, and a minimum of 10% for each individual parcel. Building lot coverage shall not exceed 80% for the entire development.

8. MINIMUM SET BACK REQUIREMENTS.

   (a) Setback to Development Perimeter: 25 feet, in additional to any functional classification setback as required by Section 12.05.309 of the LDRs.
   (b) Front Yard: 25 feet to internal roadway
   (c) Rear Yard: 15 feet to lot line
   (d) Side Yard: 7 ½ feet to lot line
   (e) Corner Yard: 15 feet to internal roadway

9. HEIGHT. No portion of any structure shall exceed:

   (a) Commercial Retail: 1 story or 35 feet in height
   (b) Commercial Office: 3 stories or 45 feet in height
   (c) Any other permitted use: 3 stories or 45 feet in height

10. SIGNS. Signs are allowed in accordance with the LPRP Overlay District, Section 12.05.501, LDRs.

11. Interconnectivity shall be provided with adjacent properties to the north and east as shown on the Conceptual Site Development Plan. The Property Owner shall be responsible for constructing the required stub out to the north and connection to the east within the boundaries of the Development with each respective phase.

12. Exterior lighting fixtures shall be shielded and directed onto the property so as not to impact adjacent properties.

13. The subject property shall be landscaped consistent with "Florida Friendly" components and in accordance with the Comprehensive Plan and its LPRP Policies.

C. PUBLIC FACILITY REQUIREMENTS:

1. WATER AND WASTEWATER FACILITIES. Off-site public facilities for central potable water and wastewater are not available to the site at the time of this Resolution, however, the developer shall construct necessary on site central potable water and wastewater facilities to meet its demands, which shall be designed to connect to public facilities when they become available.

2. INTERNAL ROADS. Internal roads shall be constructed with Type F curb and gutter, with travel lanes at a minimum width of 12 feet. All roads internal to the development shall be private roads, owned and maintained by the Property Owners Association. The ownership and maintenance obligation shall be set out in the Deed Restrictions and Property Owners Association documents. A non-exclusive access easement shall be dedicated over, across, and through the internal roads depicted on the Conceptual Site Development Plan for the purpose of providing public safety and

government services, and for the purpose of providing the traveling public with access to lots within the Development and any adjacent property for which interconnectivity is required. The owners of lots within the Development shall be responsible for maintenance of all internal roads and only the internal roads depicted on the Conceptual Site Development Plan. Internal roadways shall be constructed in accordance with the Highlands County Technical Standards Manual.

3. UNDERGROUND UTILITIES. All utilities (specifically including electric distribution lines) shall be installed and maintained underground. This shall include any holding tanks required for fire suppression.

D. ENVIRONMENT AND NATURAL RESOURCES:

1. WATER MANAGEMENT. The storm water management system shall be maintained by the Property Owners Association in accordance with all applicable county, state, and federal regulations.

2. LANDSCAPE WATER CONSERVATION. Florida friendly landscaping and water conservation irrigation techniques shall be used on the development that are well suited to the environment in the Lake Placid Regional Plan (LPRP) Overlay District as listed in Division 1 of Article 11 of the Highlands County Land Development Regulations (LDRs). Eighty percent (80%) native plant species as specified by the LDRs must be used. Ecologically viable portions of existing native vegetation should be incorporated into the landscape design to the greatest extent practicable.

3. WATER CONSERVATION. For the purpose of water conservation, the development shall utilize high efficiency (low volume) plumbing fixtures, and other water conserving devices in all structures and facilities in accordance with applicable building codes.

4. INVASIVE EXOTICS. Invasive Exotic species listed in Highlands County LDRs shall be eliminated if found on-site prior to the first Certificate of Occupancy. The Property Owners Association shall maintain the Development free of the invasive exotic plants.

5. LANDSCAPE. The Developer shall provide the following irrigated landscaped areas, to wit: buffers, setbacks, and open space. The landscape plan shall be submitted with the Final Site Plan. The irrigation system shall be schedule 40 or stronger PVC. The landscaping and irrigation system shall be maintained by the Property Owners Association. Each phase indicated on the Conceptual Site Development Plan shall be treated individually for landscape requirements, with the required landscaping being completed with each respective phase.

6. MONITORING. In addition to any monitoring reports required by this Resolution, copies of any monitoring reports required under other local,

regional, state or federal permits, which relate to the environmental and natural resources on the Development, shall be submitted to the County Development Services Director.

E. TRANSPORTATION:

1. TRANSPORTATION IMPACTS. Transportation improvements may require off-site mitigation to satisfy concurrency requirements of the County. Those impacts will be addressed prior to final site plan approval.

2. TRANSPORTATION ENHANCEMENTS. The Developer shall construct all the turn lanes and entrances to the development to Florida Department of Transportation standards. The concurrency mandated facility improvements required for this development shall be in place prior to the issuance of the first building permit for a commercial structure. The Developer may apply for credit pursuant to the County's impact fee ordinance.

3. PRIVATE ROADS. All roads within the development shall be privately owned and maintained. All internal roads shall be completed concurrent with each building permit that the road is providing access for. A non-exclusive access easement shall be dedicated over, across, and through the internal roads depicted on the Conceptual Site Development Plan for the purpose of providing public safety and government services, and for the purpose of providing the traveling public with access to lots within the Development and any adjacent property for which interconnectivity is required. The owners of lots within the Development shall be responsible for maintenance of all internal roads and only the internal roads depicted on the Conceptual Site Development Plan. Internal roadways shall be constructed in accordance with the Highlands County Technical Standards Manual.

4. IMPACT FEES. Developer may apply to Highlands County for impact fee credits pursuant to the terms of the adopted Highlands County impact fee ordinance.

5. UPDATED TRAFFIC STUDY. The Developer shall provide an updated traffic study pursuant to the Traffic Concurrency Requirements of the Land Development Regulations

F. PROPERTY OWNERS ASSOCIATION: A property owners association shall be established for the Development (the "Association") prior to the issuance of the first certificate of occupancy, and prior to the conveyance of any parcel by the Developer (or successor developer). The Association's Declaration of Covenants, Conditions and Restrictions (the "Declaration") shall encumber all of the PD Land and shall include the following provisions:

1. COMMON AREA MAINTENANCE. The Association shall be responsible for

the maintenance of the common areas (to include but not be limited to private roads, sidewalks, open space, or any exterior fence around the perimeter of the Development, and buffers) within the Development.

2. ROADS. The Association shall own and maintain the internal roads. Said roads shall not be conveyed to the County. A non-exclusive access easement shall be dedicated over, across, and through the internal roads depicted on the Conceptual Site Development Plan for the purpose of providing public safety and government services, and for the purpose of providing the traveling public with access to lots within the Development and any adjacent property for which interconnectivity is required. The owners of lots within the Development shall be responsible for maintenance of all internal roads and only the internal roads depicted on the Conceptual Site Development Plan. Internal roadways shall be constructed in accordance with the Highlands County Technical Standards Manual.

3. IRRIGATION AND LANDSCAPE. The Association shall maintain the irrigation systems, landscaped buffers, setbacks, sidewalks, all other common areas and the water management district mandated systems, all in a good and workmanlike manner.

Supplemental Material/Issue Analysis Report:

1. Request: The matter for consideration is for a change to the Official Zoning Atlas of an approximate 22-acre parcel, from B-2 and B-4 to B-3 PD.

The parcel is vacant, is clear of native vegetation and contains groves.

Ordinance 11-12-02, which applies to the 10-acre northern and eastern portions of the property contiguous to the existing B-4 portion of the proposed zoning change request, contains site-specific conditions that govern the development of the entire subject property. At the time of that FLUM amendment, a condition requiring the 10-acre portion be developed with an overall Master Plan with the remaining 12 acres of the Commercial FLU directly to its south and west was implemented.

The subject property is also within the Lake Placid Regional Plan (LPRP) overlay district, formerly known as the Greater Lake Placid Planned Vision Overlay (GLPPVO).

2. Notices to Surrounding Property Owners.

On December 19, 2023, notices were mailed to 9 property owners notifying them of the public hearing for the Planning and Zoning Commission and the Board of County Commissioners.

3. Existing Use Analysis:

LOCATION	EXISTING USE	LAND USE CATEGORY	ZONING
Subject Property	Grove	Commercial (C)	B-2 & B-4
Adjacent Property to the North	Grove	Agriculture (AG)	Agricultural District (AU)
Adjacent Property to the South	Grove	C	B-3
Adjacent Property to the East	Grove	AG	B-2
Adjacent Property to the West	Convenience Store/Gas Station and Grove	C & Mixed Use (MU)	B-3 & AU

4. Applicable References:

Planning…§163.3194(1)(a) - (b), F.S.; Highlands County 2030 Comprehensive Plan: Future Land Use Policies: 1.1, General Growth Management Strategy; Policy 1.2.D.7, Commercial (C).

Zoning…Highlands County Land Development Regulations (LDRs): Section 12.05.241: Limited Business District (B-2); Section 12.05.242: Business District (B-3); Section 12.05.243: Business District (B-4); Section 12.05.290: Planned Development District, and Section 12.05.501: Lake Placid Regional Plan (LPRP) Overlay District.

Department Comments and Analysis of Petitioner's Proposal:

1. The Departments, Divisions, and Agencies listed below provided comments as follows:

Zoning Division: The staff has no objection to this request.

Engineering Department: Approved with conditions. At the time of development, the Applicant shall undergo the commercial development review process and additional requirements may be identified at that time.

Town of Lake Placid: (1) Please include language in the resolution that the internal roads will be constructed with Type F curb and gutter, sidewalks on both sides, and with travel lanes at a minimum width of 12 feet. The developer shall be responsible for the construction and maintenance of the roads and grant the county the right to maintain the roads without the obligation of ownership. (2) Please

provide a multi-use path in accordance with the regulations of the LPRP within the property lines along US 27 and SR 70. (3) Buffer yard A will be required along the north property line, which ranges in width from 10 to 20 feet. Please commit to the widest buffer yard requirement of 20 feet due to the agricultural zoning and Future Land Use on the adjacent property. (4) Please include language stating the Town of Lake Placid will have the opportunity to review the proposed development and provide comments as part of the commercial review process.

Comments made to the Planning & Zoning Commission meeting on January 9, 2024, concerning the requested updates to the proposed Resolution have since been addressed.

Florida Department of Health: No objection**.**

2. **The following Departments, Divisions, and Agencies did not respond:** Florida Department of Transportation, Highlands County Emergency Management, Highlands County Emergency Medical Services, Highlands County Fire Rescue, Natural Resources Division, and Florida Department of Transportation.

3. **Planning Division:** The following analysis and findings of fact describe the physical, legal and cultural characteristics of the Applicant's property:

   A. Natural Features Analysis:

   1. **Topography:** The topographic map depicts the subject property as mostly level with an elevation of 125 feet.
   2. **Soils:** The soils underlying the site are *Astatula Sand, 0 to 8 percent slopes; Paola Sand, 0 to 8 percent slopes; and Paola-Basinger Sands, Rolling:*
      Astatula, 0 to 8 percent slopes – The available water capacity is very low, with a very rapid permeability. Depth to the water table is more than 80 inches. This soil is nearly level to moderately sloping, and excessively drained. The potential for urban uses is high in this soil.
      Paola Sand, 0 to 8 percent slopes – The available water capacity is very low with a very rapid permeability. Depth to the water table is more than 80 inches. This soil has slight limitations for most urban uses, such as dwellings, local roads and streets but can be overcome by adding suitable topsoil.
      Paola-Basinger Sands, Rolling – The soil is nearly level to rolling, excessively drained on side slopes and ridge tops and poorly drained to very poorly drained in small depressional areas. The complex contains a range of 5 to 10 percent Basinger Sand, 60 to 75 percent Paola Sand and 5 to 35 percent of mixed soils. There are limitations to urban and recreational uses which depend on the slope and position of the landscape. On-site investigation of each area is needed to determine the limitations of the intended use.
   3. **Surface Waters:** The subject parcel has no surface water areas.
   4. **Vegetative Cover:** The site has been cleared of native vegetation and contains groves.

B. Zoning Analysis:

1. **Current Use of Land:** The subject property is currently used for groves.
2. **Vested Rights:** None.
3. **Current Zoning Designation:** The site has a zoning designation of B-2 and B-4.
4. **Proposed Zoning Designation:** The proposed zoning designation is B-3 PD.
5. **Current Zoning Intensity:** The current zoning allows a maximum intensity of up to 0.70 FAR for offices and a maximum intensity of up to 0.80 FAR for other commercial uses.
6. **Proposed Zoning Intensity:** The proposed zoning restricts the intensity of the commercial development to 200,000 square feet, or 0.23 FAR. The conceptual site plan, however, does not account for the provision of 200,000 square feet; instead, it proposes a lesser FAR of 160,000 square feet, or 0.18 FAR.
7. **The Applicant's proposed development program:** The Applicant is proposing to use the site for commercial purposes that integrate commercial activities from the B-2 and B-3 zoning districts. The B-2 District is intended to provide retail and service needs for neighborhoods or a substantial territory, which includes service establishments such as service stations. The B-3 District is intended to apply to general business, retail and wholesale, warehouse storage and other services of a general character. No residential uses are proposed.

C. Special Designated Areas:

1. **Environmental Protection:** The Conservation Overlay Map series of the Comprehensive Plan indicates that the site contains no Selected Natural Resources. Pursuant to Natural Resource Element Policy 3.3. of the Comprehensive Plan, the Applicant **is not required** to obtain Environmental Clearance.
2. **Historic Resources:** The Florida Master Site File (FMSF) indicates that there are no known historic resources on the property.
3. **Archaeological Resources:** The Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Comprehensive Plan and the FMSF indicate no known archaeological resources on the site.
4. **Floodplains (FEMA designation):** The property has a flood zone designation of X, for areas located outside the Special Flood Hazard Areas, as depicted on the Flood Insurance Rate Map Community Panel Number **12055C0529C**, effective November 18, 2015.
5. **Military Airport Zones (MAZ):** The property is not located within any Military Airport Zones as designated by Section 12.12.800 of the Highlands County LDRs.
6. **Wellhead Protection Zones:** The property is located within a 600-foot Zone of Control as defined by Infrastructure Policy 6.6. of the Comprehensive Plan.

7. **Airport Surface Areas:** The property is not located within any of the defined surface areas as designated by Chapter 2.1 of the Highlands County Code of Ordinances.
8. **Lake Placid Regional Plan (LPRP) Overlay District:** The property is located within the LPRP Overlay District as designated by Section 12.05.501 of the Code and as indicated on FLU Map 2, 2030 LPRP Growth Management Areas of the Highlands County Future Land Use Map Series.

D. Public Facilities and Services:

1. **Potable Water:** The property will be served by an on-site potable water system that will be designed to connect to a central water system when it becomes available.
2. **Central Wastewater:** The property will be served by an on-site wastewater treatment system that will be designed to connect to a central wastewater treatment system when it becomes available.
3. **Solid Waste:** The property will be serviced by a county-approved refuse collection company.
4. **Vehicular Access and Traffic Circulation:** The site has direct access to US 27 S and SR 70. Pursuant to Policy 12.7.1 of the County's Comprehensive Plan, access management to both highways are regulated by the Florida Department of Transportation.
5. **Railroad Access:** The site is located one mile east of the South-Central Florida Express railroad tracks; however, the site does not have direct access to these tracks.
6. **Recreation:** The proposed development will not require the need for recreation. Per the Highlands County Parks and Recreation Master Plan a shared bikeway exists along US 27; however, during the development process a sidewalk may be required pursuant to Section 12.09.103.C. of the LDRs. Interconnectivity between developments shall be in accordance with the LPRP policies of the Comprehensive Plan and LDRs.
7. **Drainage:** The Applicant will be required to comply with Section 12.13.104.F. of the Highlands County LDRs and the applicable water management district regulations.

E. Traffic Impacts: Pursuant to the Comprehensive Plan: Technical Support Section, a traffic analysis **will be** required at the time of development.

F. Schools: The permitted uses within the Business District Planned Development proposal are all commercial uses in nature and therefore, will have no student impacts. School concurrency **is not** required.

G. Airports: The subject property is located approximately 28.7 miles southeast of the Avon Park Executive Airport and 16.3 miles south of the Sebring Regional Airport.

Mandatory Findings of Fact:

Use Consistency Finding: The proposed zoning change **is consistent** with the patterns of existing development within this area and compatible with the surrounding land uses.

Plan Consistency Finding: The proposed zoning change **is consistent** with the goals, objectives, and policies of the adopted Comprehensive Plan.

Environmental Clearance Finding: Environmental Clearance, pursuant to Natural Resources Element Policy 3.3 of the Comprehensive Plan, **is not required** for the proposed zoning change.

Historical and Archaeological Clearance: The proposed zoning change **is not required** to obtain Historical and Archaeological clearance, pursuant to FLU Policy 7.1 and NRE Policy 1.3 of the Comprehensive Plan. The Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Comprehensive Plan and the Florida Master Site File indicate that there are no known cultural resources on the property.

Conformity Finding: If approved, all future development actions for the property shall be made to conform to applicable Comprehensive Plan policies and to LDRs in effect at the time the applicable development order becomes effective as provided by law.

The Planning Division, based on the Mandatory Findings of Fact and Consistency with the Comprehensive Plan, recommends the Board of County Commissioners to approve and adopt by Resolution, P&Z 2143, changing the Official Zoning Atlas for an approximate 22 acres from Limited Business District (B-2) and Business District (B-4) to Business District Planned Development (B-3 PD), referencing the mandatory findings of fact and becoming effective as provided by law.

Attachments:

Exhibit 1: Location Map
Exhibit 2: Aerial Map
Exhibit 3: Zoning Map
Exhibit 4: Proposed Zoning Map
Exhibit 5: “Exhibit A” Conceptual Site Plan (Zoomed In)
Exhibit 6: “Exhibit A” Conceptual Site Plan (Full)

Exhibit 1:

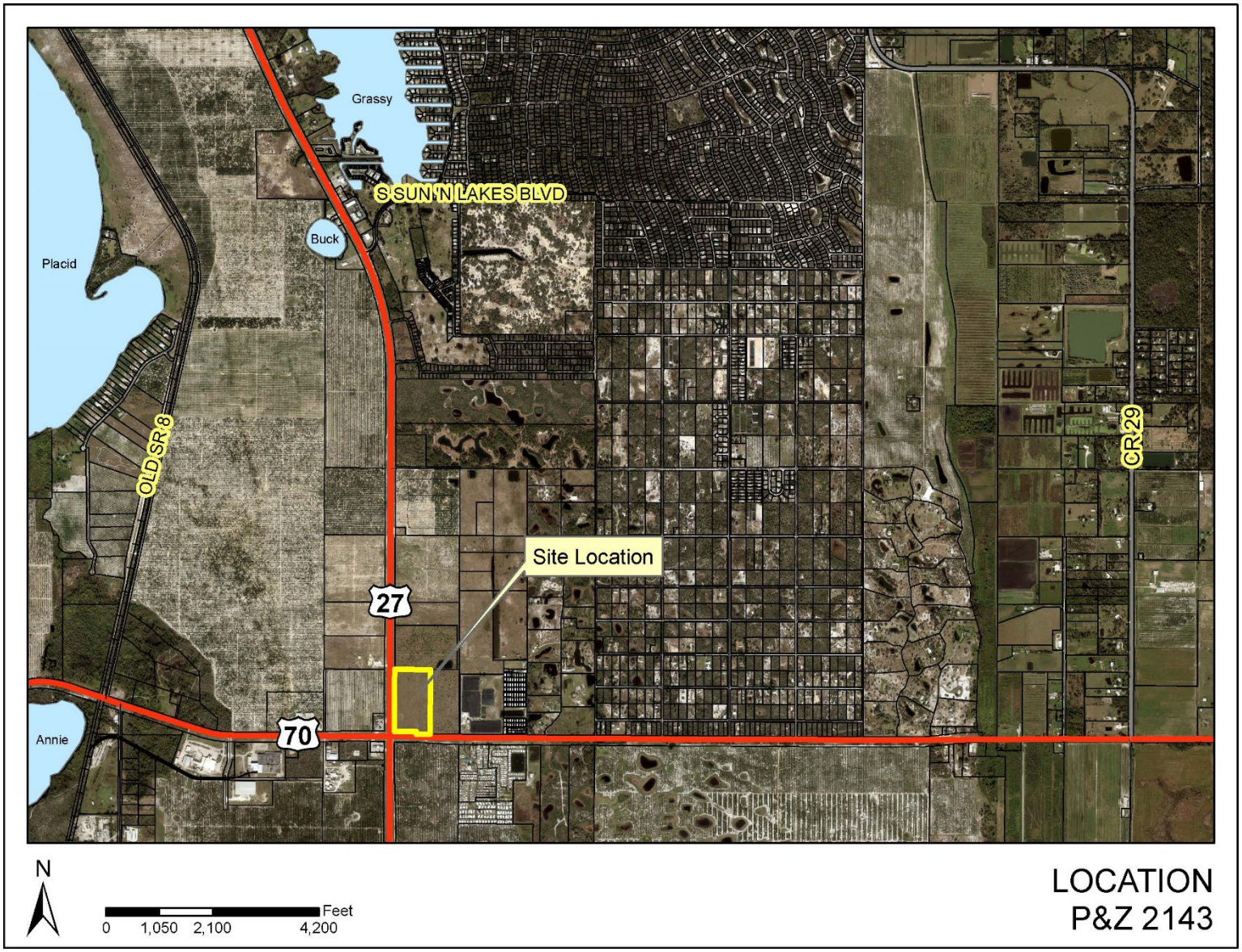

Grassy
S SUN 'N LAKES BLVD
Buck
Placid
OLD SR 8
CR 29
Site Location
27
70
Annie
N
0 1,050 2,100 4,200
Feet
LOCATION
P&Z 2143

Exhibit 2:

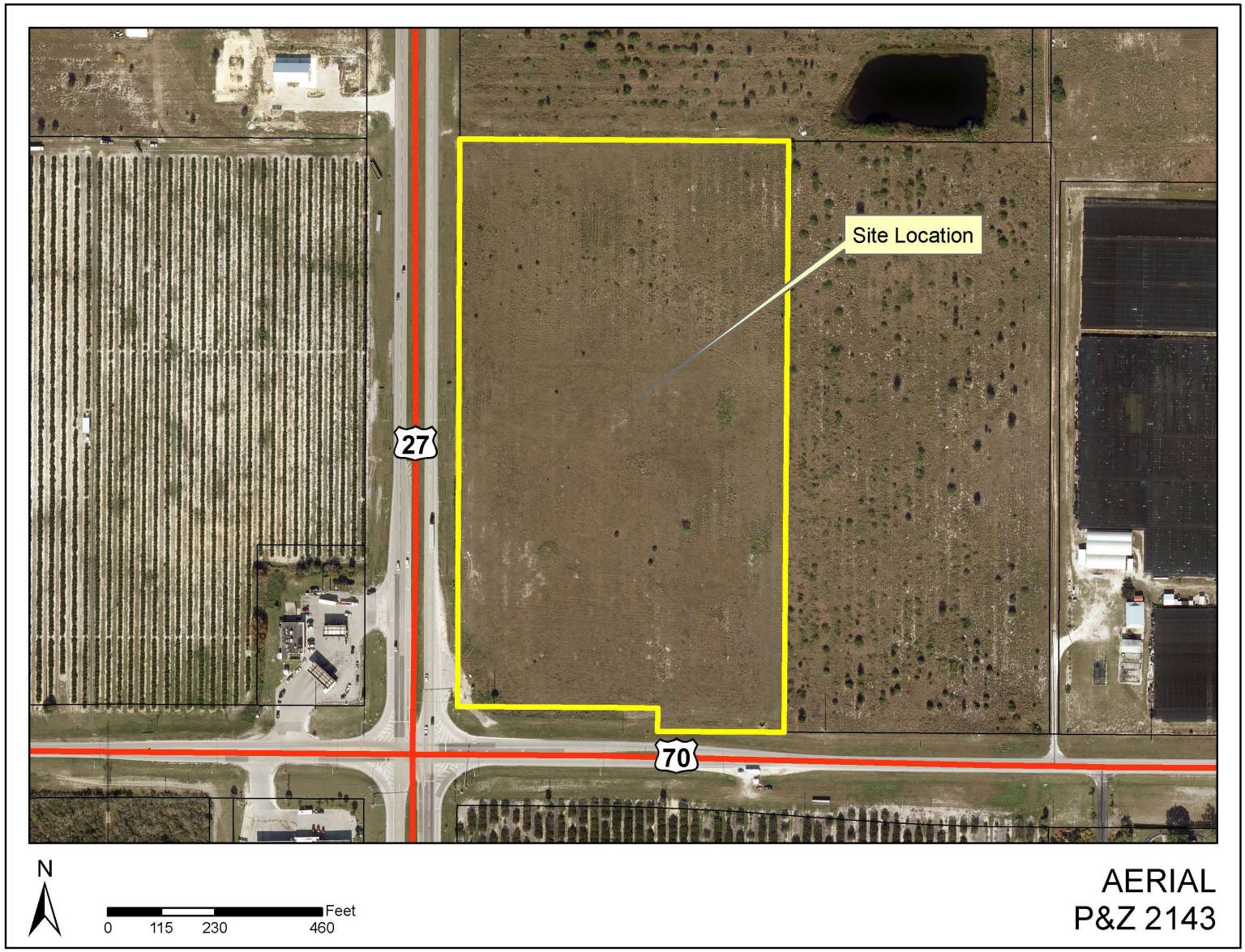


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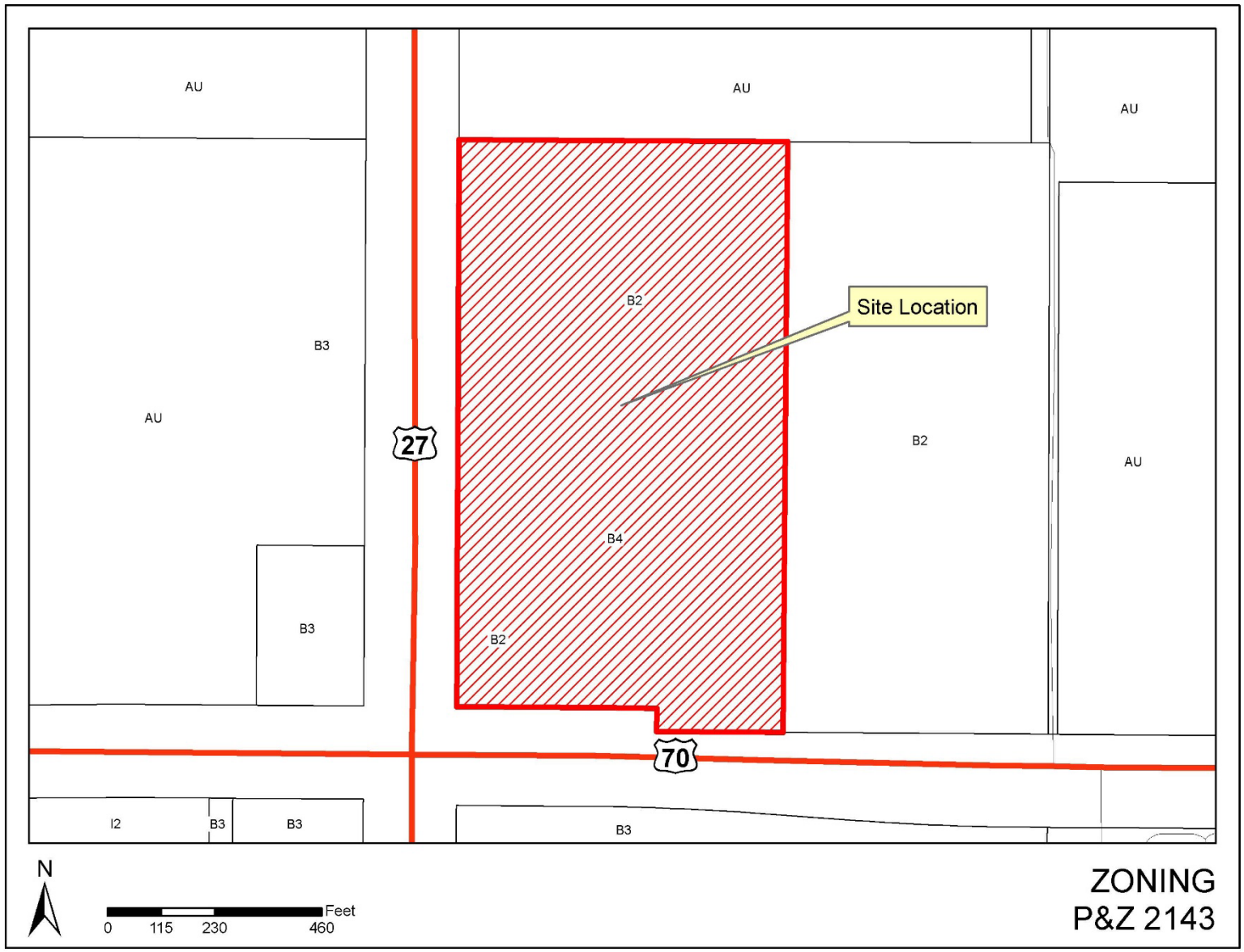

AU
AU
AU
AU
B3
B2
Site Location
AU
27
B2
AU
B4
B3
B2
70
I2
B3
B3
B3
N
Feet
0
115
230
460
ZONING
P&Z 2143

Exhibit 4:

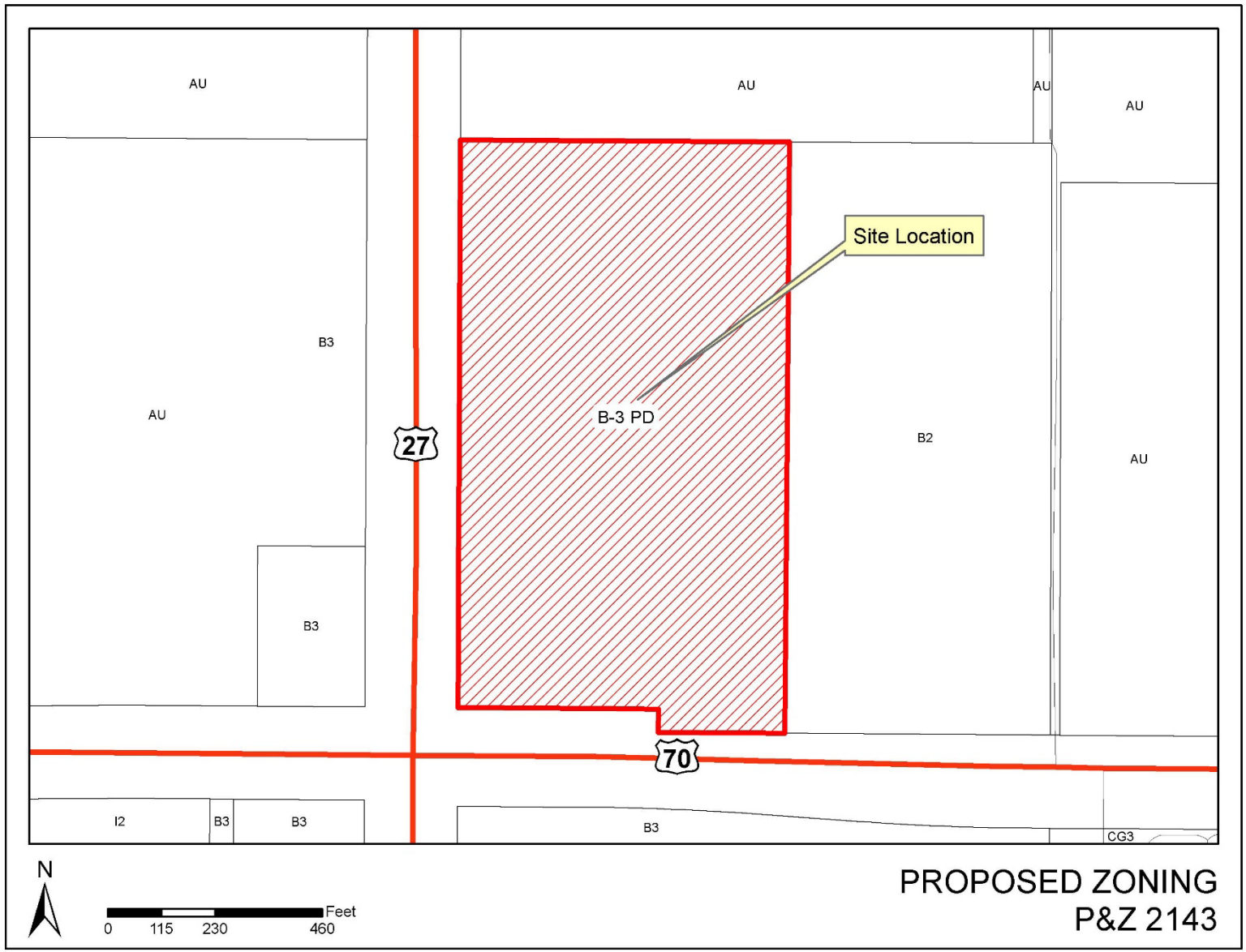

AU
AU
AU
AU
Site Location
B3
AU
B-3 PD
27
B2
AU
B3
70
I2
B3
B3
B3
CG3
N
Feet
0
115
230
460
PROPOSED ZONING
P&Z 2143

Exhibit 5:

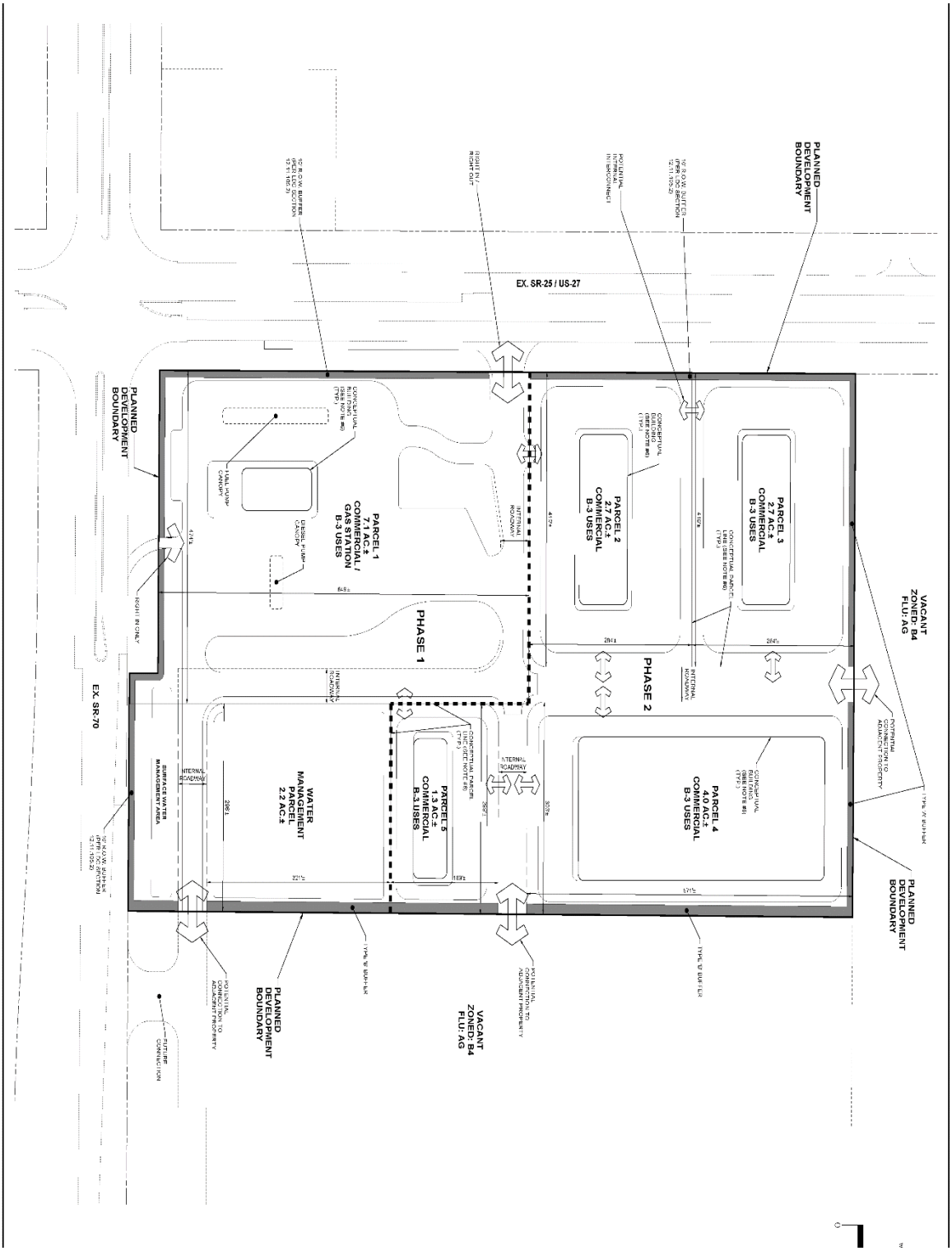
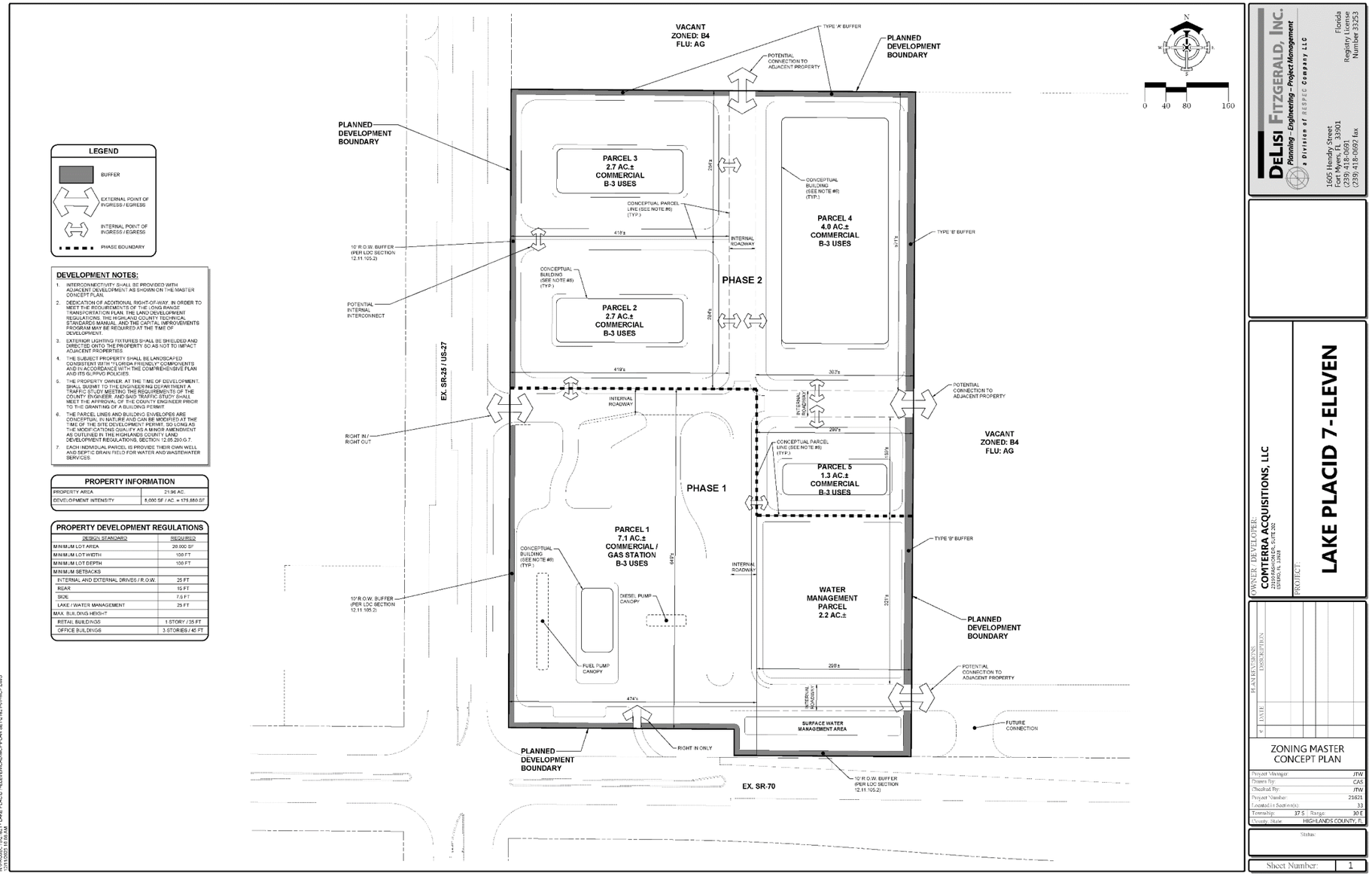

PLANNED DEVELOPMENT BOUNDARY
EX. SR-25 / US-27
RIGHT IN / RIGHT OUT
POTENTIAL INTERCONNECT
10' R.O.W. BUFFER (PER LDC SECTION 12-11-105.2)
VACANT ZONED: B4 FLU: AG
PARCEL 1 7.1 AC.± COMMERCIAL / GAS STATION B-3 USES
PARCEL 2 2.7 AC.± COMMERCIAL B-3 USES
PARCEL 3 2.7 AC.± COMMERCIAL B-3 USES
PARCEL 4 4.1 AC.± COMMERCIAL B-3 USES
PARCEL 5 1.3 AC.± COMMERCIAL B-3 USES
WATER MANAGEMENT PARCEL 2.2 AC.±
PHASE 1
PHASE 2
INTERNAL ROADWAY
CONCEPTUAL BUILDING (SEE NOTE #6)
CONCEPTUAL CANOPY (SEE NOTE #6)
DIESEL PUMP CANOPY
RIGHT IN ONLY
EX. SR-70
SURFACE WATER MANAGEMENT AREA
TYPE 'B' BUFFER
POTENTIAL CONNECTION TO ADJACENT PROPERTY
CUT-TIE CONNECTION

Exhibit 6:


LEGEND
BUFFER
EXTERNAL POINT OF INGRESS / EGRESS
INTERNAL POINT OF INGRESS / EGRESS
PHASE BOUNDARY
DEVELOPMENT NOTES:
1. INTERCONNECTIVITY SHALL BE PROVIDED WITH ADJACENT DEVELOPMENT AS SHOWN ON THE MASTER CONCEPT PLAN.
2. DEDICATION OF ADDITIONAL RIGHT-OF-WAY, IN ORDER TO MEET THE REQUIREMENTS OF THE LONG RANGE TRANSPORTATION PLAN, THE LAND DEVELOPMENT REGULATIONS, THE HIGHLAND COUNTY TECHNICAL STANDARDS MANUAL, AND THE CAPITAL IMPROVEMENTS PROGRAM MAY BE REQUIRED AT THE TIME OF DEVELOPMENT.
3. EXTERIOR LIGHTING FIXTURES SHALL BE SHIELDED AND DIRECTED ONTO THE PROPERTY SO AS NOT TO IMPACT ADJACENT PROPERTIES.
4. THE SUBJECT PROPERTY SHALL BE LANDSCAPED CONSISTENT WITH "FLORIDA FRIENDLY" COMPONENTS AND IN ACCORDANCE WITH THE COMPREHENSIVE PLAN AND ITS GLPPVO POLICIES.
5. THE PROPERTY OWNER, AT THE TIME OF DEVELOPMENT, SHALL SUBMIT TO THE ENGINEERING DEPARTMENT A TRAFFIC STUDY MEETING THE REQUIREMENTS OF THE COUNTY ENGINEER, AND SAID TRAFFIC STUDY SHALL MEET THE APPROVAL OF THE COUNTY ENGINEER PRIOR TO THE GRANTING OF A BUILDING PERMIT.
6. THE PARCEL LINES AND BUILDING ENVELOPES ARE CONCEPTUAL IN NATURE AND CAN BE MODIFIED AT THE TIME OF THE SITE DEVELOPMENT PERMIT, SO LONG AS THE MODIFICATIONS QUALIFY AS A MINOR AMENDMENT AS OUTLINED IN THE HIGHLANDS COUNTY LAND DEVELOPMENT REGULATIONS, SECTION 12.05.2(H)(3).G.7.
7. EACH INDIVIDUAL PARCEL IS PROVIDE THEIR OWN WELL AND SEPTIC DRAIN FIELD FOR WATER AND WASTEWATER SERVICES.
PROPERTY INFORMATION
PROPERTY AREA 21.96 AC.
DEVELOPMENT INTENSITY 8,000 SF / AC. = 175,680 SF
PROPERTY DEVELOPMENT REGULATIONS
DESIGN STANDARD | REQUIRED
MINIMUM LOT AREA 20,000 SF
MINIMUM LOT WIDTH 100 FT
MINIMUM LOT DEPTH 100 FT
MINIMUM SETBACKS
INTERNAL AND EXTERNAL DRIVES / R.O.W. 25 FT
REAR 15 FT
SIDE 7.5 FT
LAKE / WATER MANAGEMENT 25 FT
MAX. BUILDING HEIGHT
RETAIL BUILDINGS 1 STORY / 35 FT
OFFICE BUILDINGS 3 STORIES / 45 FT
VACANT ZONED: B4 FLU: AG
TYPE 'A' BUFFER
POTENTIAL CONNECTION TO ADJACENT PROPERTY
PLANNED DEVELOPMENT BOUNDARY
PARCEL 3 2.7 AC.± COMMERCIAL B-3 USES
CONCEPTUAL PARCEL LINE (SEE NOTE #5) (TYP.)
CONCEPTUAL BUILDING (SEE NOTE #6) (TYP.)
PARCEL 4 4.0 AC.± COMMERCIAL B-3 USES
TYPE 'B' BUFFER
10' R.O.W. BUFFER (PER LDC SECTION 12.11.105.2)
INTERNAL ROADWAY
PHASE 2
POTENTIAL INTERNAL INTERCONNECT
PARCEL 2 2.7 AC.± COMMERCIAL B-3 USES
EX. SR-25 / US-27
RIGHT IN / RIGHT OUT
PARCEL 5 1.3 AC.± COMMERCIAL B-3 USES
PHASE 1
PARCEL 1 7.1 AC.± COMMERCIAL / GAS STATION B-3 USES
CONCEPTUAL BUILDING (SEE NOTE #6) (TYP.)
DIESEL PUMP CANOPY
FUEL PUMP CANOPY
WATER MANAGEMENT PARCEL 2.2 AC.±
SURFACE WATER MANAGEMENT AREA
FUTURE CONNECTION
RIGHT IN ONLY
EX. SR-70
0 40 80 160
DeLisi Fitzgerald, Inc.
Planning - Engineering - Project Management
a Division of RESPEC Company LLC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0697 fax
Florida Registry License Number 33253
OWNER / DEVELOPER:
COMTERRA ACQUISITIONS, LLC
2300 PASSCO CIR., SUITE 302
TROY, IL 62294
PROJECT:
LAKE PLACID 7-ELEVEN
REVISIONS / DESCRIPTION
DATE
ZONING MASTER CONCEPT PLAN
Project Manager: JTW
Drawn By: CAS
Checked By: JTW
Project Number: 21621
Located in Section(s): 33
Township: 37 S Range: 30 E
County, State: HIGHLANDS COUNTY, FL
Status:
Sheet Number: 1

Highlands County, Florida
Zoning Change Application

Zoning change from: B-2 and B-4
Zoning change to: Planned Development (B-3)

Note: *Do not leave any blank lines; if something does not apply, indicate that it is not applicable by using N/A*

****

SECTION I: STAFF USE ONLY:

P&Z Hearing Number: 2143 **Date of Application:** 9/20/2023
Amount of Fee: $ 1,950.00 **~~Receipt~~ Project No.:** 23090014 **Tax Map No.:** 162-C
Hearing Dates: LP: **P&Z:** 11/14/2023 **BCC:** 12/19/2023
Receipt #s: 8963147 and 45000001334

****

This application has been reviewed for completeness and determined sufficient:

Zoning Supervisor 10/09/2023 Date

****

SECTION II: APPLICANT & PROPERTY INFORMATION:

1. **Name of Property Owner(s):** If more than one, all owners must sign the Owner's Affidavit (attached), which must accompany the application.
   Print Name: Mark Lindner Trust
   Mailing Address: 2301 NE Savannah Rd. #1516, Jensen Beach, FL 34958
   Telephone No.: N/A **E-Mail Address:** marklindner1@gmail.com

2. **Name of Agent:** Complete the Agent's Affidavit (attached) from property owner, which must accompany application, giving agent authority to represent this application.
   Print Name: John Wojdak, PE
   Mailing Address: 1605 Hendry Street, Fort Myers, FL 33901
   Telephone No.: 239-418-0691 **E-Mail Address:** john.wojdak@respec.com

NOTARIZED AUTHORIZATION:

- ☐ If the applicant is not the owner of the property, a written, notarized authorization from each owner must be provided with this application – use Form A, attached. Property owner authorization is required. If the property owner withdraws permission at any point during the review and approval process, the application is considered null and void.
- ☐ If an agent is submitting the application for the owner/applicant – authorization from the owner/applicant is required – use Form B, attached.

3. **Legal Description Covered by Application:** If subdivided: Lot, block, complete name of subdivision, plat book, page number, section, township and range. If metes and bounds description, complete description, including section, township and range. See attached Legal Description.

4. **Strap No.(s) of Property Covered by Application:**
   STRAP #:C-33-37-30-020-00C0-0010 **STRAP #:**C-_____
   STRAP #:C-_____ **STRAP #:**C-_____

5. **Street Address(es) of Property Covered by the Application:** 2741 US 27 South, Lake Placid, FL 33852

****

SECTION III: INFORMATION ABOUT EXISTING USES:

6. **Existing Zoning District:** B2 and B4 **Existing Land Use Classification:** Commercial - C
   Are the Zoning and Comprehensive Plan Consistent? ■Consistent ☐Not Consistent

7. **Existing Property Information:** Size of Property (width) 1,400 +/- feet, (depth) 850 +/- feet, street frontage 1,400 +/- (US 27) feet, water frontage N/A feet, **Total acres** 20.0
   If different from the total acreage, the upland, or developable portion is 20.0 +/- acres.

8. **Are there existing structures on the property?** ☐Yes ■No **If Yes,** what type (CBS, Frame, Stucco, Other Multiple Units, Number of Dwellings per Building), and what are they used for? N/A

   If multiple units, the number of dwellings per building/number of buildings: N/A

9. **Is the property located within the Lake Placid Regional Plan (LPRP) area?** ■Yes ☐No **If yes,** please submit a draft PD Resolution and site plan as part of the application. A separate application meeting should be arranged with the Town of Lake Placid. Please ask the Town staff (County Planning Department) for assistance.

10. **Vesting:** Is the property vested for specific property rights? ☐Yes ■No **If Yes,** list the Vesting Action or Order Number or the method used to grant vested rights (state binding letter, legal lot of record, etc).:

11. **Has a public hearing been held on this property within the last 12 months?** ☐Yes ■No **If Yes,** in whose name and when? N/A

12. **Is this hearing being requested as a result of a code violation notice?** ☐Yes ■No **If Yes,** explain. N/A

13. **Information on the Adjacent Properties:**

	Existing Uses	FLUM Designations	Zoning Districts
North	Agriculture	AG	AU
South	Agriculture	C	B3
East	Agriculture	AG	AU
West	Commercial/Agriculture	MU & C	B3

****

SECTION IV: INFORMATION ABOUT THE PROPOSED CHANGE:

14. **Reason for Proposed Change(s) (DO NOT INCLUDE SPECIFIC USES):** Zoning of the property as Planned Development (PD) consistent with the requirements of Ord. #11-12-02.

15. **Proposed Number of Dwelling Units Desired or Number of Square Feet of Commercial Space (if applicable):** 200,000 sq. ft., consisting of 160,000 square feet of commercial retail or 100,000 sq. ft commercial commercial plus 100,000 sq. ft. of self storage use.

16. **Proposed Development Standards (if applicable):**

    A. Proposed parcel size (if increasing area with this application) 20.0 square feet/acre
    B. Proposed Floor Area Ratio (FAR): Gross floor area of existing building 200,000 sq. ft. divided by Parcel size 871,200 = FAR 23 %

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SECTION V: ADDITIONAL INFORMATION REQUIRED: 16 & 17 – NOT APPLICABLE FOR EXISTING DEVELOPMENT THAT IS NOT INCREASING IN SIZE; INDICATE N/A.

17. **Potable Water:** The proposed development will be served by an off-site central potable water system. ☐Yes ■No **If Yes,** the potable water system requirements will be accommodated by the N/A water system.

(See the attached model letter requesting this information from the respective servers). PLEASE ATTACH THEIR LETTER TO THIS APPLICATION. THIS APPLICATION WILL NOT BE COMPLETE WITHOUT THIS LETTER.

The Applicant must provide the following data of the water system that will be used (gallons per capita per day or gpcd):

a. The facility has the designed capacity for pumping and treating N/A gpcd.
b. The facility has a permitted capacity for N/A gpcd.
c. The facility has an average demand or committed capacity for N/A gpcd.
d. The facility has an excess capacity of N/A gpcd.
e. This proposed development will require approximately N/A gpcd.

Note: The required level of service (LOS) for potable water for Highlands County is:

Residence Type	Gallons per Capita per Day
RV Park	75
Mobile Home Park	100
Single Family or Multi-Family	120

If No, the proposed development will be served by an on-site potable water (well) system that will be designed to connect to a central water system when it becomes available. ML **Applicant's Initial**

18. **Wastewater Treatment:** The proposed development will be served by an off-site central wastewater treatment system. ☐Yes ■No

If Yes, the wastewater treatment system requirements will be accommodated by the N/A system.

(See the attached model letter requesting this information from the respective servers). PLEASE ATTACH THEIR LETTER TO THIS APPLICATION. THIS APPLICATION WILL NOT BE COMPLETE WITHOUT THIS LETTER.

The Applicant must provide the following data of the wastewater treatment system that will be used:

a. The facility has the designed capacity for pumping and treating N/A gpcd.
b. The facility has a permitted capacity for N/A gpcd.
c. The facility has an average demand or committed capacity for N/A gpcd.
d. The facility has an excess capacity of N/A gpcd.
e. This proposed development will require approximately N/A gpcd.

Note: The required LOS for potable water for Highlands County is:

Residence Type	Gallons per Capita per Day
RV Park	75
Mobile Home Park	100
Single Family or Multi-Family	120

If No, the proposed development will be served by an on-site wastewater tank system that will be designed to connect to a central wastewater treatment system when it becomes available. ML **Applicant's Initial**

19. **Surface Drainage:** I (we) certify that storm water management will comply with the requirements of Section 12.13.104.F of the Highlands County Land Development Regulations (See County Engineer) and the applicable water management district regulations: ■Yes ☐No ML **Applicant's Initial**

Note: The required LOS for the County is premised upon the applicable water management district standards.
SFWMD:25-year/24-hour storm event (peak discharge, 25-year/36-hour)
SWFWMD:25-year/24-hour storm event (peak discharge, 25-year/24-hour)

*Applicants must utilize the appropriate water management district standards for drainage procedures and methods to assure that post-development run-off will not exceed pre-development run-off for a minimum of 24-year/24-hour storm event, and that Best Management Practices shall be utilized to meet or exceed state water quality standards. Direct discharge into designated outstanding Florida waters requires a treatment area 1.5 times standard area.

20. **Solid Waste Disposal:** The proposed development will be served by the Waste Connections of Florida refuse collection company.

Note: The required LOS for the County is based upon the landfill capacity to accommodate at least 5.21 pounds/person/day.

21. **Recreation and Green Space:** The recreation and green space LOS adopted by Highlands County will be met at the time of development which will include, in part, the following facilities, if any: Not applicable. The request is for a commercial development.

    Note: The required LOS for the County is to provide adequate facilities to maintain a County-wide standard of 10 acres/1,000 population.

22. **Military Airport Zones (MAZ):** Is this property located in an MAZ? ☐Yes ■No

    If Yes, please indicate the area as MAZ I, MAZ II, or MAZ III _____.

****

SECTION VI: ADDITIONAL ZONING AMENDMENT INFORMATION:

23. **Owner's Affidavit:** Owner's Affidavit(s) must be completed and submitted as part of **all** applications.

24. **Agent's Affidavit:** Agent's Affidavit(s), if applicable, must be completed and submitted as part of **all** applications.

25. **Map Properties within 500 Feet:** Submit a map which delineates the boundary of the proposed development site and its location on the map. Include each parcel of land within **500 feet** of the property being considered in the application.

26. **List of Property Owners:** List all current property owners within a 500-foot radius of the property being considered for a rezone, including names, mailing and site addresses, and STRAP numbers of their properties. **If** the property being considered for a rezone is an area currently zoned Agriculture, the list must contain a minimum of 6 different property owners adjacent to or in the vicinity of the rezoning being requested (Attach separate sheets to this application).

27. **Land Survey:** A copy of the survey, showing all dedications or easements within the property that is the subject of the application, prepared by a Florida registered land surveyor may be required and attached to the application.

28. **Proposed Flexible Unit Development (FUD) or Planned Development (PD) – Site Plan, Resolution, and Letter of Intent:** A site plan, a draft resolution, and a letter of intent are required which indicate uses, density, building locations, streets, site access, off-street parking, water courses or bodies, buffers, setbacks (dimensions), and environmentally sensitive areas. (See Section 12.05.291 of the Code of Ordinances for FUD requirements and Section 12.05.290 for PD requirements.)

29. **Surrounding Property Owners:** Have you discussed this rezoning request with the surrounding property owners? ☐**Yes** ■**No**

30. **Contract to Sell:** Is this property under contract to sell contingent on the rezoning? ■**Yes** ☐**No**

****

END OF APPLICATION

ATTACHMENTS:

1) Owner's Affidavit(s) or Corporation Affidavit
2) Agent's Affidavit(s)
3) Notarized authorization from each owner, as applicable (Form A)
4) Notarized authorization for agent to submit petition, as applicable (Form B)
5) Public Utility Information Request Format
6) Application Due Dates
7) Fee Schedule

Highlands County, Florida
Development Services Department Application

OWNER'S AFFIDAVIT (Corporation)

I, MARK LINDNER, TRUSTEE, being first duly sworn, depose and say that I am the **OWNER/CORPORATION** of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application, are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before hearings can be advertised. I also understand that it is my obligation to comply with any other lawfully adopted and recorded deed restrictions or covenants that are more restrictive or impose a higher standard, and that any action of this Board does not supersede those requirements.

I authorize County staff to enter the property during the application process to complete its evaluation.

Please initial the appropriate line:

No contact is required. ML

An appointment is required before entering the property. _____

Signed, Sealed and Delivered
in our presence:

Print Name: Thomas G. Eckerty

Print Name: Kristen M. Eckerty

Highlands Gateway Land Trust
a FLORIDA ~~corporation~~ Land Trust
By: _____
Print Name: MARK LINDNER
Title: TRUSTEE
Highlands Gateway Land Trust

STATE OF FLORIDA
HIGHLANDS COUNTY

The Foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 28th day of August, 2023, by physical presence who is personally known by me [ ] or who has produced a drivers license, as identification and who did take an oath:

KRISTEN M. ECKERTY
NOTARY PUBLIC
MY COMMISSION
EXPIRES 11-12-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 323304

Signature

Kristen M. Eckerty
Print Name

Notary Public, State of Florida
My Commission Expires: 11/12/2026

Highlands County, Florida
Development Services Department Application

FORM A. Property Owner Authorization to Applicant

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for COMTERRA ACQUISITIONS, LLC to be the applicant for this REZONING.

MARK LINDNER, TRUSTEE
Print Name of Owner

Signature of Owner

2301 NE SAVANNAH RD #1516
Address: Number and Street (P.O. Box)

JENSEN BEACH, FL 34958
City and State (Zip Code)

STATE OF FLORIDA
HIGHLANDS COUNTY

The Foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of August, 2023 by Mark Lindner who is personally known by me ☐ or who has produced drivers license, as identification and who did take an oath:

Signature

Kristen M. Eckerty
Print Name

Notary Public, State of Florida
My Commission Expires: 11/12/2026

KRISTEN M. ECKERTY
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-12-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 323304

Letter of Authorization

Project Name: Lake Placid 7 Eleven
Parcel ID: C-33-37-30-020-00C0-0010

To Whom it may concern:

I, Mark Lindner, Trustee of Highlands Gateway Land Trust herby designate and authorize Benjamin R, Bledsaw, P.E. & John T. Wojdak, P.E. of DeLisi Fitzgerald a Division of RESPEC Company, LLC to act on behalf of Owner, as the authorized agent, applicant, and representative in the processing and furnishing of supplemental information in support of the zoning, building, and site development permit applications to the governing entities for the subject project.

Owners Signature — 28 August 2023 (Date Signed)

2261 NE Savannah Rd #1516 (Address) — Mark Lindner (Printed Name)

848 565 5432 (Telephone) — markLindner1@gmail.com (Email Address)

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF HIGHLANDS

I hereby certify that before me personally appeared Mark Lindner, Trustee, to me well known to be of Highlands Gateway Land Trust, who executed the foregoing instrument and who acknowledges that he/she executed the same freely and voluntarily.

Sworn to and subscribed before me this 28th day of August, 2023.

KRISTEN M. ECKERTY NOTARY PUBLIC (SEAL) MY COMMISSION EXPIRES 11-12-2026 STATE OF FLORIDA COMMISSION NUMBER HH 322304

(Signature of Notary Public - State of Florida)

Kristen M. Eckerty
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ____ OR
Produced Identification X Type of Identification Produced Drivers License

Highlands County, Florida
Development Services Department Application

AGENT'S AFFIDAVIT

I, John Wojdak, PE, being first duly sworn, depose and say that I am the **ATTORNEY-IN-FACT, AGENT or LESSEE** of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application, are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before hearings can be advertised. I also understand that it is my obligation to comply with any other lawfully adopted and recorded deed restrictions or covenants that are more restrictive or impose a higher standard, and that any action of this Board does not supersede those requirements.

John Wojdak
Print Name of Agent

Signature of Agent

1605 Hendry St.
Address: Number and Street (P.O. Box)

Fort Myers, FL 33901
City and State (Zip Code)

STATE OF FLORIDA
HIGHLANDS COUNTY

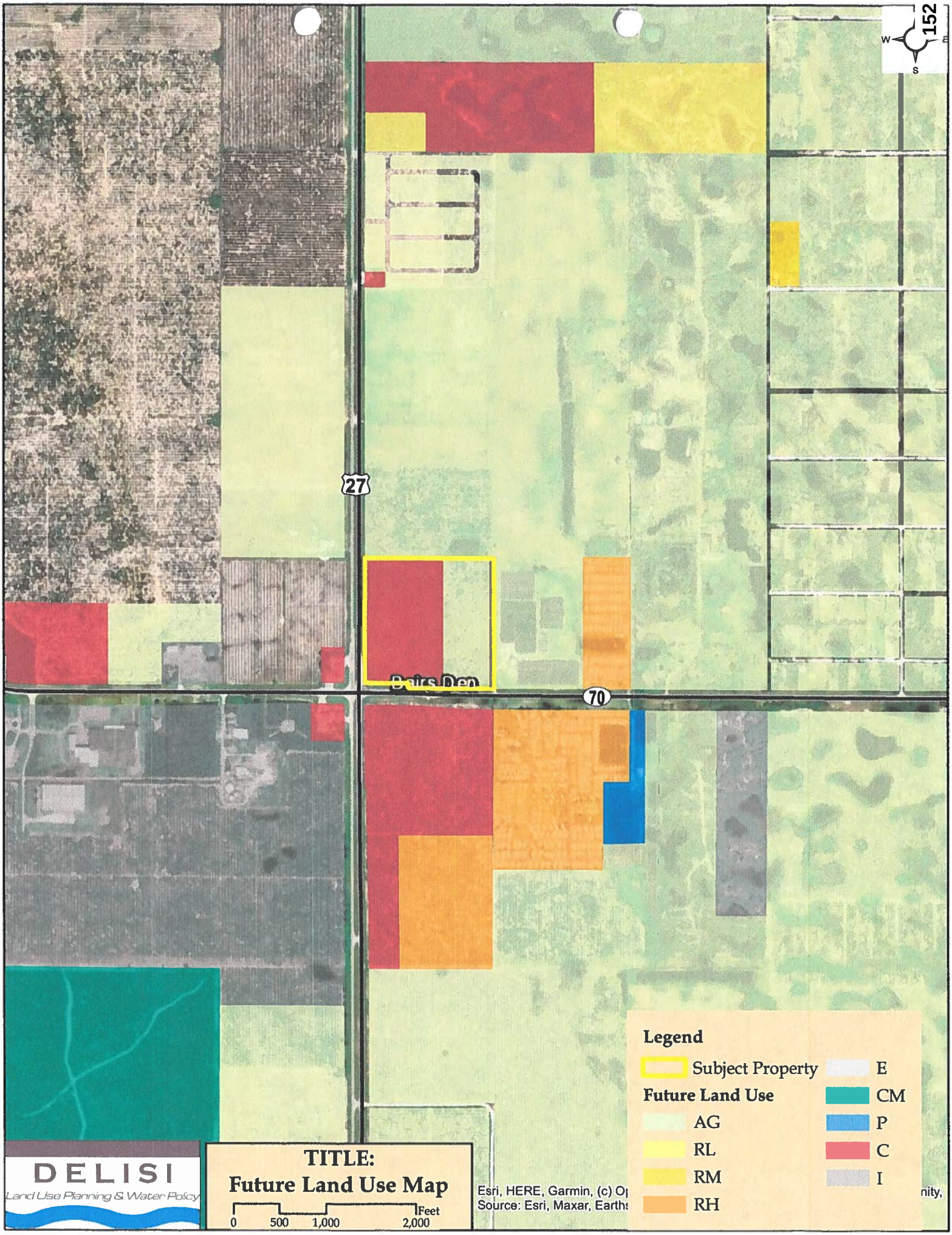
The Foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 18th day of September, 2023 by John Wojdak who is personally known by me ☐ or who has produced _____, as identification and who did take an oath:

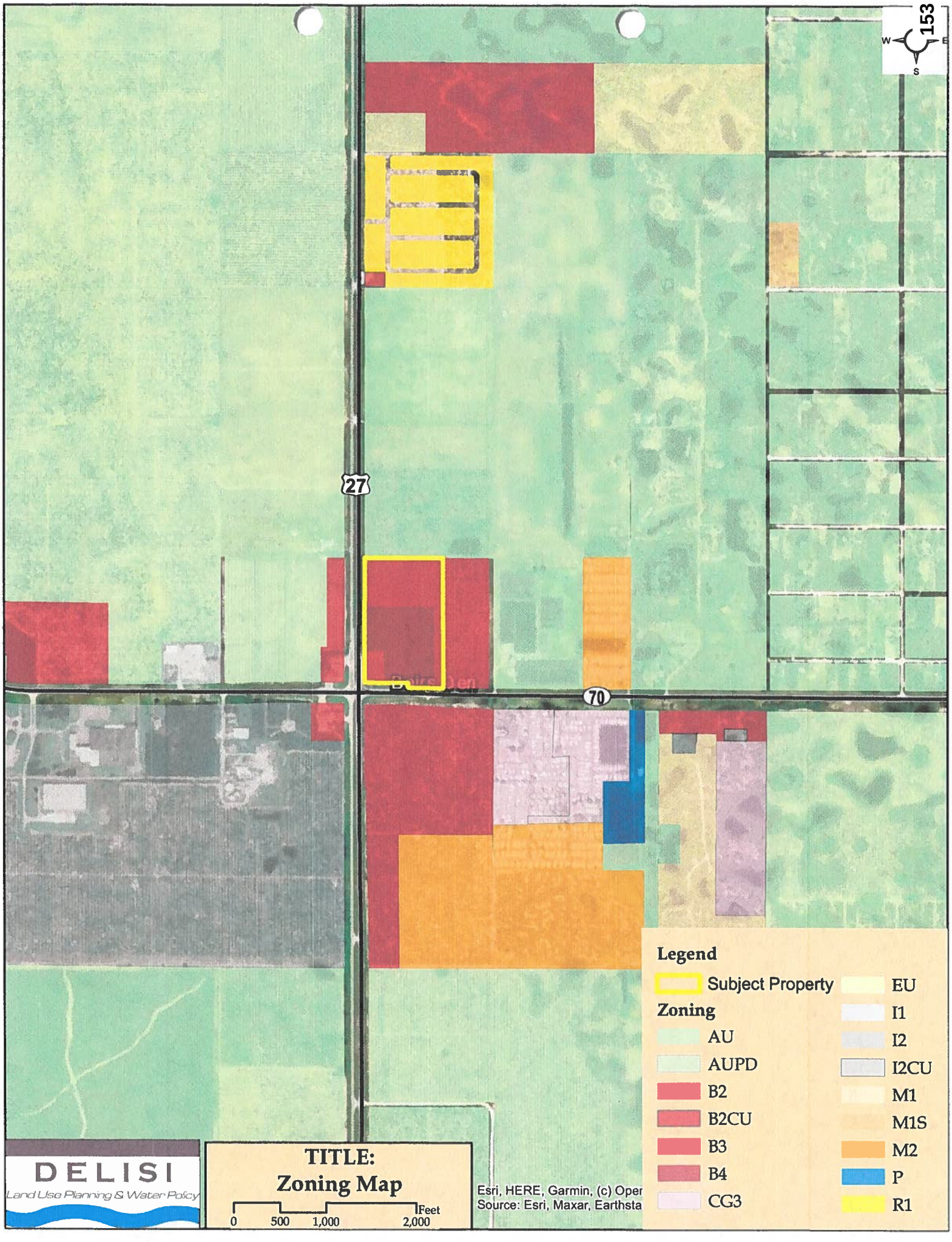
Kelly M. Mann
Signature

Kelly M. Mann
Print Name

Notary Public, State of Florida
My Commission Expires: July 1, 2027

Notary Public State of Florida
Kelly M. Mann
My Commission HH 411352
Expires 7/7/2027


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RESOLUTION NO. 23-24-64

A RESOLUTION OF HIGHLANDS COUNTY, FLORIDA, PERTAINING TO THE ZONING CHANGE FOR THAT PROPERTY IDENTIFIED BY THE HIGHLANDS COUNTY PROPERTY APPRAISER THROUGH PARCEL ID# C-33-37-30-020-00C0-0010; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF ZONING CHANGE AND ZONING ATLAS AMENDMENT; PROVIDING FOR GENERAL CONDITIONS, RESTRICTIONS AND LIMITATIONS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Highlands County Code of Ordinances, Section 12.03.401, the Property Owner of that property identified by the Highlands County Property Appraiser through Parcel ID# C-33-37-30-020-00C0-0010 (Property), has requested a change to the existing zoning classification on the Property for the specific purposes of furthering economic development objectives; and

WHEREAS, the County has determined that the proposed modification is consistent with FLU Policy 1.1.A., which states that 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; and

WHEREAS, the County has determined that the proposed modification is consistent with the goals, objectives and policies of the Highlands County 2030 Comprehensive Plan (Plan); and

WHEREAS, the County has determined that Environmental Clearance, pursuant to NRE Policy 3.3 of the Plan, is not required for the proposed modification; and

WHEREAS, the County has determined that the Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Plan and the Florida Master Site File indicate that there are no known cultural resources on the Property and the proposed modification does not require Historical and Archaeological clearance, pursuant to FLU Policy 7.1 of the Plan, NRE Policy 1.3 of the Plan and the Highlands County Land Development Regulations; and

WHEREAS, all future development actions for the Property shall be made to conform to applicable Plan policies and to the County's Land Development Regulations in effect at the time of any development.

NOW, **THEREFORE BE IT RESOLVED**, by Highlands County, after public hearing

and comment that:

SECTION 1. Legislative Findings and Intent. Highlands County has complied with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

SECTION 2. Approval of Zoning Modification. The official zoning atlas of the County is amended and adopted by changing the zoning designation from Limited Business District, B-2, and Business District, B-4, to Business District Planned Development District, B-3 PD for the following described property, as identified by the Highlands County Property Appraiser through Parcel ID# C-33-37-30-020-00C0-0010 ("Property"):

> A portion of parcel two of Exhibit "A", Official Records Book 2064, Page 1739, of Public Records of Highlands County, Florida and being a portion of West & Barhite Subdivision of East Lake Childs, according to the plat thereof as recorded in Plat Book 1, Page 102a, of the Public Records of Highlands County, Florida, also known as that portion of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 33, Township 37 South, Range 30 East, Highlands County, Florida, lying east of U.S. Highway 27 and north of State Road 70 and being more particularly described as follows: Commence at the southeast corner of Lot 10, Block D, of said West & Barhite Subdivision of East Lake Childs; thence North 89°35'58" West, along the north right of way of State Road 70, for a distance of 461.94 feet to the Point of Beginning of the parcel of land herein described; thence continue North 89°35'58" West, along said north right of way, for a distance of 338.06 feet; thence North 00°09'18" East, along said north right of way, for a distance of 50.00 feet; thence North 89°35'56" West, along said right of way, for a distance of 431.24 feet to a point on the east right of way of U.S. Highway 27; thence North 00°13'48" East, along said east right of way, for a distance of 1218.01 feet to a point on the north line of said Plat of West & Barhite Subdivision of East Lake Childs; thence South 89°35'56" East along said north line, for a distance of 773.13 feet; thence South 00°24'02" West for a distance of 1268.00 feet to the Point of Beginning. Parcel contains 21.96 acres, more or less.

SECTION 3. General Condition, Restrictions and Limitations. This B-3 PD shall be subject to the conditions, restrictions, and limitations stated in Sections 12.05.242 and 12.05.290 of the Code of Ordinances, Highlands County, Florida (hereinafter referred to as the "Code") except as expressly modified herein, and shall be subject to the development guidelines and requirements listed herein and in the Code of Ordinances, Highlands County, Florida:

A. Development Guidelines and Requirements.

1. The development shall comply with all requirements of the Lake Placid Regional Plan (LPRP) Overlay District as found in Section 12.05.501 of the

Code unless otherwise expressly modified by this Resolution.

2. This Resolution shall be binding upon and inure to the benefit of the Developer, its successors and assigns, including any entity, which may assume any of the rights bestowed, or responsibilities imposed upon the Developer by this Resolution.

3. Any reference herein to any governmental agency or utility company shall be construed to mean any future entity, which may be created or designated as successor to, or which otherwise, possesses any of the powers and duties of, any branch of government, governmental agency or utility company.

4. Whenever this resolution provides for or otherwise necessitates reviews or determinations of any kind subsequent to its issuance, the right to review shall include all directly affected governmental agencies and departments as are or may be designated by the BCC as well as all governmental agencies and departments set forth under applicable laws and legally adopted rules.

5. Failure by the Developer to comply with conditions of this Resolution or proposed development activity determined to constitute a failure to comply with the terms or conditions of this Resolution as provided for in Paragraph A.5. below, shall result in the County suspending approval of all development activity until such time as Developer achieves compliance.

6. The Highlands County Engineer (County Engineer) shall be responsible for monitoring all terms and conditions of this Resolution. For the purposes of this condition, the County Engineer may rely upon or utilize information supplied by any County department or agency and any State or Federal agencies having jurisdiction over the Property or subject matter involved. The County Engineer shall report to the BCC any findings of deviation from the terms and conditions of this Resolution and shall issue a notice of such non-compliance to the Developer. If the deviation is not corrected within a reasonable amount of time, or if the deviation is of such nature that it cannot be corrected within a reasonable amount of time, or if the Developer fails to pursue corrective action, the County Engineer shall recommend that the BCC set a hearing to determine whether a deviation has occurred and if so take appropriate action to ensure compliance with this Resolution.

7. Where required ongoing monitoring indicates that non-compliance with governmental regulatory requirements exists, the Developer shall notify the County immediately and appropriate corrective measures shall be taken by the Developer.

8. Unless otherwise defined herein, the definitions contained in the Highlands County ordinances and codes shall control the interpretation and

construction of any terms of this Resolution.

9. All development undertaken pursuant to this Resolution shall be in accordance with applicable local codes, ordinances, and other laws in effect at the time of permitting except as otherwise specifically provided herein.

10. All development phases shall comply with the PD Conceptual Site Development Plan and the platting and site plan requirements of the Highlands County Land Development Regulations as applicable.

11. Any amendment to Sections 1 through 10 of this Resolution will be subject to applicable provisions of the Highlands County Comprehensive Plan, which are in effect at the time of the amendment. Those portions of the development, which are not affected by a proposed amendment, shall remain vested.

12. The provisions of this Resolution shall in no way preclude the application of any other general government fees or any impact fees regardless of their nature either existing or new including any increases in those fees.

13. Improvement Schedule:

IMPROVEMENT	**COMPLETION**
(ROADWAY) Turn lanes and Entrances	Completed prior to the construction of the 1st commercial building
Internal Roadways	Completed concurrent with each commercial building
Storm Water Management / Retention Ponds	The 2.2-acre water management parcel shall be completed concurrent with the first commercial building, and additional water management retention areas shall be completed concurrent with each additional commercial building.
Landscaping	Completed with each phase and as-builts submitted and approved prior to a Certificate of Occupancy being issued for the respective phase.
Potable water and wastewater facilities	Completed prior to a Certificate of Occupancy being issued for the 1st commercial building.

14. COMPLETION DATES AND REZONING. Construction of the Development subject to this Resolution shall commence within 18 months after the effective date of this Resolution. The Development shall be deemed commenced upon the issuance of the first building permit to construct a commercial building. The foregoing notwithstanding, these time limits may be extended for a reasonable period upon petition of the Developer to the Board of County Commissioners.

15. COMMERCIAL FLOOR AREA. The Development shall include up to but not more than 200,000 square feet, of which shall be limited to a maximum 160,000 square feet of commercial or shall allow 100,000 square feet of commercial uses as allowed in the B-3 District and 100,000 square feet of self-storage.

16. SCHOOL CONCURRENCY. Not applicable.

B. LAKE PLACID 7-11 PLANNED DEVELOPMENT ZONING DISTRICT – The Lake Placid 7-11 B-3 PD Zoning District is hereby established.

1. UNDERLYING ZONING DISTRICT FOR THE PD ZONING. The underlying zoning for the Development is the County's B-3 zoning district (Section 12.05.242 of the Highlands County Land Development Regulations [LDRs]). The Development shall be subject to the other provisions of the Planned Development District (Section 12.05.290, LDRs) and other provisions of the LDRs which are not inconsistent with this Resolution. Should anything in this Resolution conflict with the Lake Placid Regional Plan (LPRP) Overlay District requirements as found in Section 12.05.501 (LDRs), the requirements of the LPRP shall prevail.

2. CONCEPTUAL SITE PLAN. The Development's Conceptual Site Development Plan is incorporated as "Exhibit A" and shall be considered as part of this zoning district. The Conceptual Site Development Plan shows the general location of buildings, amenities, roads and open space. The exact location/configuration of structures and amenities will be subject to further refinement on the final site plan or plat and subject to all requirements of the LPRP Overlay District and the Highlands County Comprehensive Plan. Minor amendments may be requested to the Conceptual Site Development Plan, pursuant to the Highlands County Code of Ordinances. The Final Plat shall be submitted to and approved by the BCC prior to the first building permit and may run concurrent with the Final Site Plan approval.

3. PERMITTED USES. Permitted principal uses and structures in this District shall be in accordance with uses allowed in the B-3 Zoning District.

4. MINIMUM LOT SIZE: The minimum lot size shall be:

   (a) 20,000 square feet each.
   (b) 100 feet width each.

5. ACCESSORY USES. Permitted accessory uses and structures in this District shall only be accessory to the permitted uses when located on the same lot.

6. VARIANCE. Variances to the standards listed in this Resolution may only be made by the BCC as an amendment to this Resolution or as a minor amendment according to the County Code of Ordinances (excepting an increase in intensity).

7. OPEN SPACE & BUILDING LOT COVERAGE. At a minimum the project will provide 20% overall of its gross land area as open space, and a minimum of 10% for each individual parcel. Building lot coverage shall not exceed 80% for the entire development.

8. MINIMUM SET BACK REQUIREMENTS.

   (a) Setback to Development Perimeter: 25 feet, in additional to any functional classification setback as required by Section 12.05.309 of the LDRs.
   (b) Front Yard: 25 feet to internal roadway
   (c) Rear Yard: 15 feet to lot line
   (d) Side Yard: 7 ½ feet to lot line
   (e) Corner Yard: 15 feet to internal roadway

9. HEIGHT. No portion of any structure shall exceed:

   (a) Commercial Retail: 1 story or 35 feet in height
   (b) Commercial Office: 3 stories or 45 feet in height
   (c) Any other permitted use: 3 stories or 45 feet in height

10. SIGNS. Signs are allowed in accordance with the LPRP Overlay District, Section 12.05.501, LDRs.

11. Interconnectivity shall be provided with adjacent properties to the north and east as shown on the Conceptual Site Development Plan. The Property Owner shall be responsible for constructing the required stub out to the north and connection to the east within the boundaries of the Development with each respective phase.

12. Exterior lighting fixtures shall be shielded and directed onto the property so as not to impact adjacent properties.

13. The subject property shall be landscaped consistent with "Florida Friendly" components and in accordance with the Comprehensive Plan and its LPRP Policies.

C. PUBLIC FACILITY REQUIREMENTS:

1. WATER AND WASTEWATER FACILITIES. Off-site public facilities for central potable water and wastewater are not available to the site at the time of this Resolution, however, the developer shall construct necessary on site central potable water and wastewater facilities to meet its demands, which shall be designed to connect to public facilities when they become available.

2. INTERNAL ROADS. Internal roads shall be constructed with Type F curb and gutter, with travel lanes at a minimum width of 12 feet. All roads internal to the development shall be private roads, owned and maintained by the Property Owners Association. The ownership and maintenance obligation shall be set out in the Deed Restrictions and Property Owners Association documents. A non-exclusive access easement shall be dedicated over, across, and through the internal roads depicted on the Conceptual Site Development Plan for the purpose of providing public safety and government services, and for the purpose of providing the traveling public with access to lots within the Development and any adjacent property for which interconnectivity is required. The owners of lots within the Development shall be responsible for maintenance of all internal roads and only the internal roads depicted on the Conceptual Site Development Plan. Internal roadways shall be constructed in accordance with the Highlands County Technical Standards Manual.

3. UNDERGROUND UTILITIES. All utilities (specifically including electric distribution lines) shall be installed and maintained underground. This shall include any holding tanks required for fire suppression.

D. ENVIRONMENT AND NATURAL RESOURCES:

1. WATER MANAGEMENT. The storm water management system shall be maintained by the Property Owners Association in accordance with all applicable county, state, and federal regulations.

2. LANDSCAPE WATER CONSERVATION. Florida friendly landscaping and water conservation irrigation techniques shall be used on the development that are well suited to the environment in the Lake Placid Regional Plan (LPRP) Overlay District as listed in Division 1 of Article 11 of the Highlands County Land Development Regulations (LDRs). Eighty percent (80%) native plant species as specified by the LDRs must be used. Ecologically viable portions of existing native vegetation should be incorporated into the landscape design to the greatest extent practicable.

3. WATER CONSERVATION. For the purpose of water conservation, the development shall utilize high efficiency (low volume) plumbing fixtures, and other water conserving devices in all structures and facilities in accordance with applicable building codes.

4. INVASIVE EXOTICS. Invasive Exotic species listed in Highlands County LDRs shall be eliminated if found on-site prior to the first Certificate of Occupancy. The Property Owners Association shall maintain the Development free of the invasive exotic plants.

5. LANDSCAPE. The Developer shall provide the following irrigated landscaped areas, to wit: buffers, setbacks, and open space. The landscape plan shall be submitted with the Final Site Plan. The irrigation system shall be schedule 40 or stronger PVC. The landscaping and irrigation system shall be maintained by the Property Owners Association. Each phase indicated on the Conceptual Site Development Plan shall be treated individually for landscape requirements, with the required landscaping being completed with each respective phase.

6. MONITORING. In addition to any monitoring reports required by this Resolution, copies of any monitoring reports required under other local, regional, state or federal permits, which relate to the environmental and natural resources on the Development, shall be submitted to the County Development Services Director.

E. TRANSPORTATION:

1. TRANSPORTATION IMPACTS. Transportation improvements may require off-site mitigation to satisfy concurrency requirements of the County. Those impacts will be addressed prior to final site plan approval.

2. TRANSPORTATION ENHANCEMENTS. The Developer shall construct all the turn lanes and entrances to the development to Florida Department of Transportation standards. The concurrency mandated facility improvements required for this development shall be in place prior to the issuance of the first building permit for a commercial structure. The Developer may apply for credit pursuant to the County's impact fee ordinance.

3. PRIVATE ROADS. All roads within the development shall be privately owned and maintained. All internal roads shall be completed concurrent with each building permit that the road is providing access for. A non-exclusive access easement shall be dedicated over, across, and through the internal roads depicted on the Conceptual Site Development Plan for the purpose of providing public safety and government services, and for the purpose of providing the traveling public with access to lots within the Development and any adjacent property for which interconnectivity is

required. The owners of lots within the Development shall be responsible for maintenance of all internal roads and only the internal roads depicted on the Conceptual Site Development Plan. Internal roadways shall be constructed in accordance with the Highlands County Technical Standards Manual.

4. IMPACT FEES. Developer may apply to Highlands County for impact fee credits pursuant to the terms of the adopted Highlands County impact fee ordinance.

5. UPDATED TRAFFIC STUDY. The Developer shall provide an updated traffic study pursuant to the Traffic Concurrency Requirements of the Land Development Regulations.

F. PROPERTY OWNERS ASSOCIATION: A property owners association shall be established for the Development (the "Association") prior to the issuance of the first certificate of occupancy, and prior to the conveyance of any parcel by the Developer (or successor developer). The Association's Declaration of Covenants, Conditions and Restrictions (the "Declaration") shall encumber all of the PD Land and shall include the following provisions:

1. COMMON AREA MAINTENANCE. The Association shall be responsible for the maintenance of the common areas (to include but not be limited to private roads, sidewalks, open space, or any exterior fence around the perimeter of the Development, and buffers) within the Development.

2. ROADS. The Association shall own and maintain the internal roads. Said roads shall not be conveyed to the County. A non-exclusive access easement shall be dedicated over, across, and through the internal roads depicted on the Conceptual Site Development Plan for the purpose of providing public safety and government services, and for the purpose of providing the traveling public with access to lots within the Development and any adjacent property for which interconnectivity is required. The owners of lots within the Development shall be responsible for maintenance of all internal roads and only the internal roads depicted on the Conceptual Site Development Plan. Internal roadways shall be constructed in accordance with the Highlands County Technical Standards Manual.

3. IRRIGATION AND LANDSCAPE. The Association shall maintain the irrigation systems, landscaped buffers, setbacks, sidewalks, all other common areas and the water management district mandated systems, all in a good and workmanlike manner.

SECTION 4. Implementation of Administrative Actions. The County Administrator is hereby authorized and directed to take such action as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The County Administrator may, as deemed appropriate, necessary and convenient, delegate

the powers of implementation as herein set forth to such County employees as deemed effectual and prudent.

SECTION 5. Savings Clause. All prior actions of Highlands County pertaining to P&Z 2143, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 6. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the County Administrator and County Attorney, may be corrected.

SECTION 7. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 8. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 9. Effective Date. This Resolution shall take effect immediately after adoption.

DONE AND ADOPTED, this 20th day of February 2024.

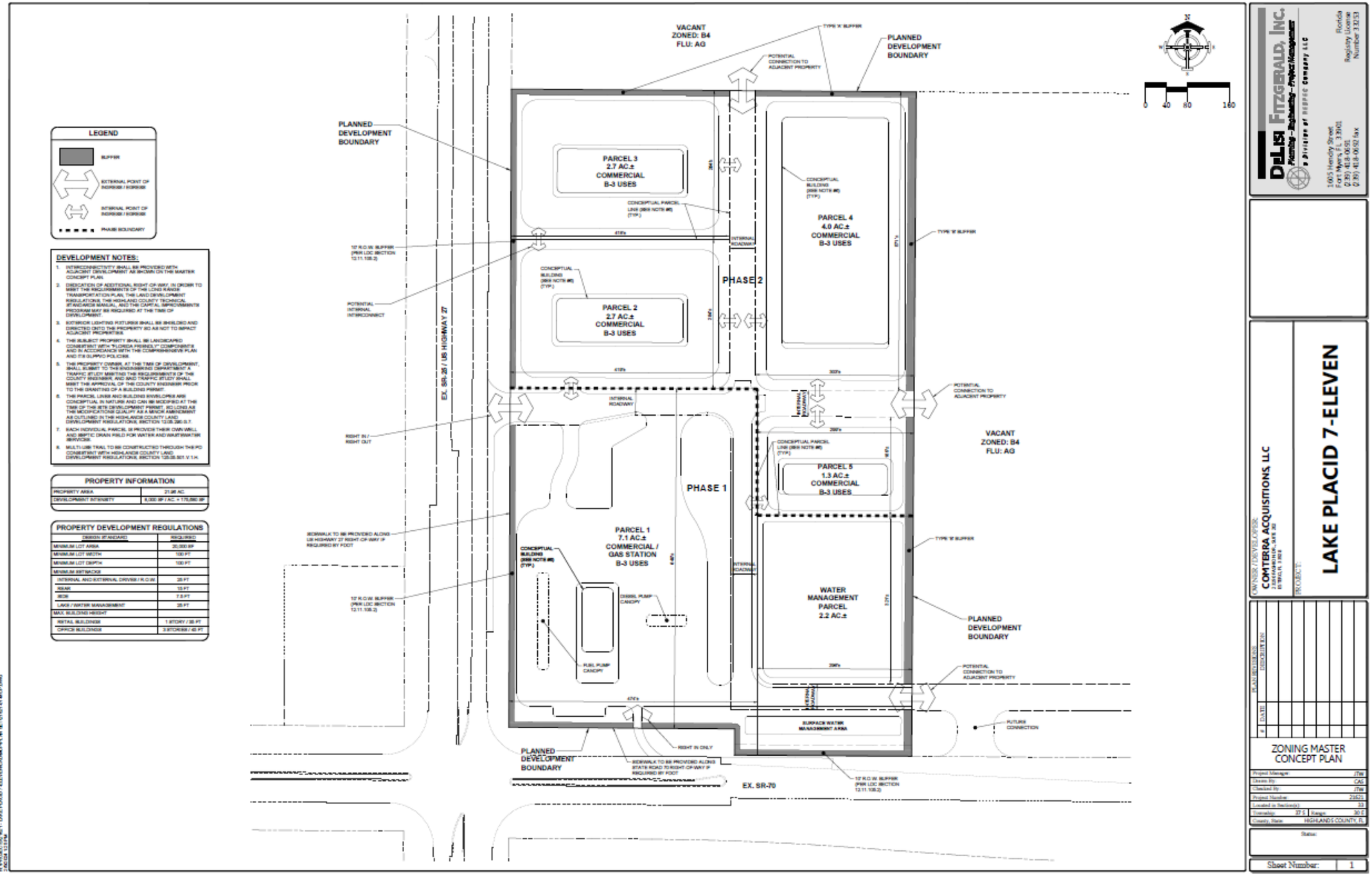
BOARD OF COUNTY COMMISSIONERS
OF HIGHLANDS COUNTY, FLORIDA

By: _____
Kevin Roberts, Chairperson

(SEAL)

ATTEST: _____
Jerome Kaszubowski, Clerk

“Exhibit A”



DeLisi Fitzgerald, Inc.
Planning – Engineering – Project Management
a Division of Kimley-Horn and Associates, Inc.
1605 Main Street, Suite 810, Sarasota, Florida 34236
(941) 329-6000 Fax (941) 329-6008
Registry Number 3233

OWNER / DEVELOPER:
COMTERRA ACQUISITIONS, LLC
2 SOUTHAMPTON VILLAGE, SUITE 202
ST. PETERSBURG, FL 33716

PROJECT:
LAKE PLACID 7-ELEVEN

PLAN REVISIONS

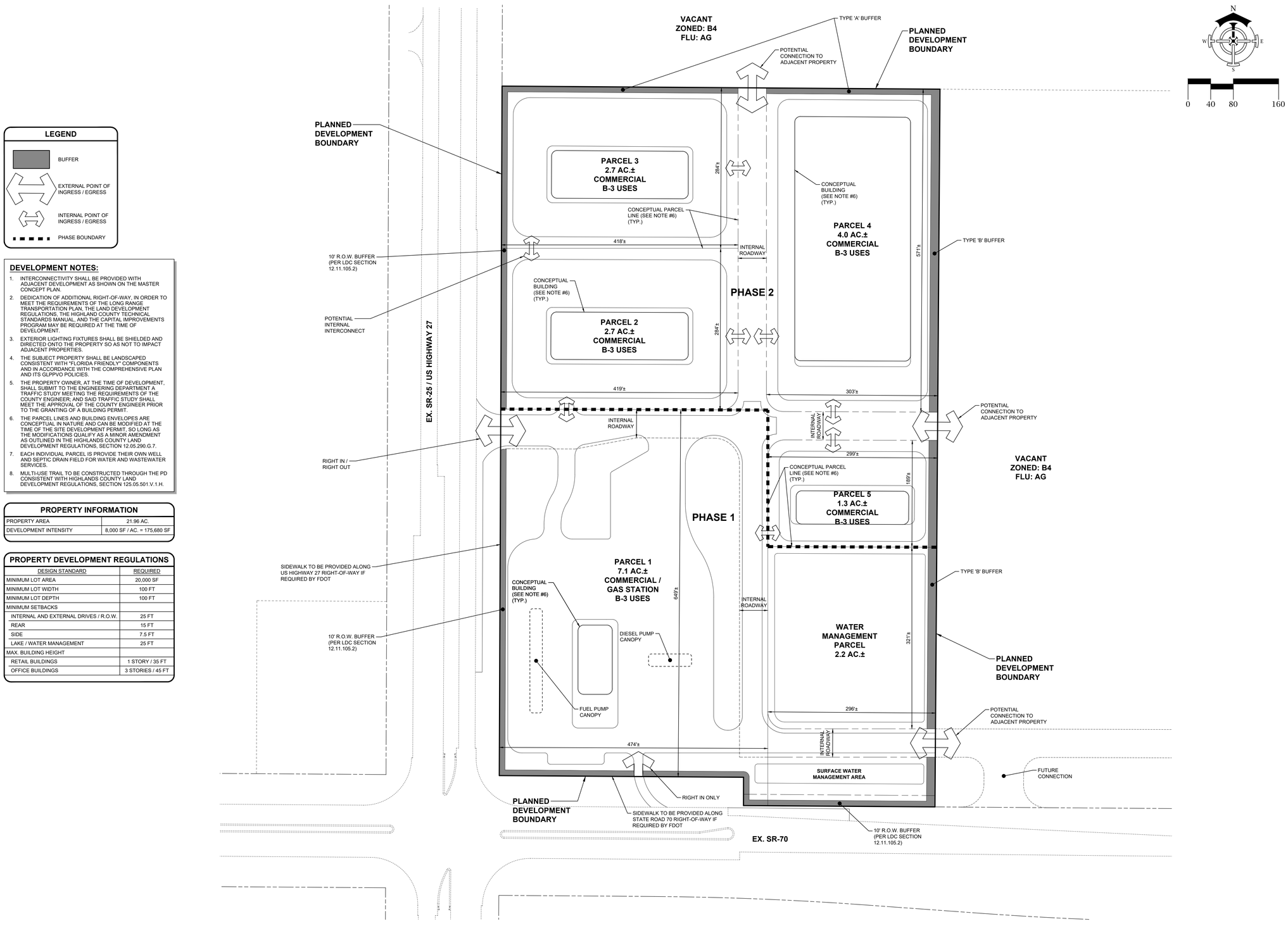
#	DATE	DESCRIPTION

ZONING MASTER CONCEPT PLAN

Project Manager:	JTW
Drawn By:	CAS
Checked By:	JTW
Project Number:	23620
Located in Section(s):	33
Township:	37 S
Range:	30 E
County, State:	HIGHLANDS COUNTY, FL

Status:

Sheet Number: 1



LEGEND

- BUFFER
- EXTERNAL POINT OF INGRESS / EGRESS
- INTERNAL POINT OF INGRESS / EGRESS
- PHASE BOUNDARY

DEVELOPMENT NOTES:

1. INTERCONNECTIVITY SHALL BE PROVIDED WITH ADJACENT DEVELOPMENT AS SHOWN ON THE MASTER CONCEPT PLAN.
2. DEDICATION OF ADDITIONAL RIGHT-OF-WAY, IN ORDER TO MEET THE REQUIREMENTS OF THE LONG RANGE TRANSPORTATION PLAN, THE LAND DEVELOPMENT REGULATIONS, THE HIGHLAND COUNTY TECHNICAL STANDARDS MANUAL, AND THE CAPITAL IMPROVEMENTS PROGRAM MAY BE REQUIRED AT THE TIME OF DEVELOPMENT.
3. EXTERIOR LIGHTING FIXTURES SHALL BE SHIELDED AND DIRECTED ONTO THE PROPERTY SO AS NOT TO IMPACT ADJACENT PROPERTIES.
4. THE SUBJECT PROPERTY SHALL BE LANDSCAPED CONSISTENT WITH "FLORIDA FRIENDLY" COMPONENTS AND IN ACCORDANCE WITH THE COMPREHENSIVE PLAN AND ITS GLPPVO POLICIES.
5. THE PROPERTY OWNER, AT THE TIME OF DEVELOPMENT, SHALL SUBMIT TO THE ENGINEERING DEPARTMENT A TRAFFIC STUDY MEETING THE REQUIREMENTS OF THE COUNTY ENGINEER; AND SAID TRAFFIC STUDY SHALL MEET THE APPROVAL OF THE COUNTY ENGINEER PRIOR TO THE GRANTING OF A BUILDING PERMIT.
6. THE PARCEL LINES AND BUILDING ENVELOPES ARE CONCEPTUAL IN NATURE AND CAN BE MODIFIED AT THE TIME OF THE SITE DEVELOPMENT PERMIT, SO LONG AS THE MODIFICATIONS QUALIFY AS A MINOR AMENDMENT AS OUTLINED IN THE HIGHLANDS COUNTY LAND DEVELOPMENT REGULATIONS, SECTION 12.05.290.G.7.
7. EACH INDIVIDUAL PARCEL IS PROVIDE THEIR OWN WELL AND SEPTIC DRAIN FIELD FOR WATER AND WASTEWATER SERVICES.
8. MULTI-USE TRAIL TO BE CONSTRUCTED THROUGH THE PD CONSISTENT WITH HIGHLANDS COUNTY LAND DEVELOPMENT REGULATIONS, SECTION 125.05.501.V.1.H.

PROPERTY INFORMATION

PROPERTY AREA	21.96 AC.
DEVELOPMENT INTENSITY	8,000 SF / AC. = 175,680 SF

PROPERTY DEVELOPMENT REGULATIONS

DESIGN STANDARD	REQUIRED
MINIMUM LOT AREA	20,000 SF
MINIMUM LOT WIDTH	100 FT
MINIMUM LOT DEPTH	100 FT
MINIMUM SETBACKS	
INTERNAL AND EXTERNAL DRIVES / R.O.W.	25 FT
REAR	15 FT
SIDE	7.5 FT
LAKE / WATER MANAGEMENT	25 FT
MAX. BUILDING HEIGHT	
RETAIL BUILDINGS	1 STORY / 35 FT
OFFICE BUILDINGS	3 STORIES / 45 FT

DeLisi Fitzgerald, Inc.
Planning – Engineering – Project Management
A Division of RESPEC Company LLC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida
Registry License
Number 33253

OWNER / DEVELOPER:
COMTERRA ACQUISITIONS, LLC
23190 FASHION DR. SUITE 202
ESTERO, FL 33928

PROJECT:
LAKE PLACID 7-ELEVEN

PLAN REVISIONS

#	DATE	DESCRIPTION

ZONING MASTER CONCEPT PLAN

Project Manager:	JTW
Drawn By:	CAS
Checked By:	JTW
Project Number:	21621
Located in Section(s):	33
Township: 37 S	Range: 30 E
County, State:	HIGHLANDS COUNTY, FL

Status:

Sheet Number: 1

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HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: February 20, 2024

PRESENTER: **Sergio Garcia, Planner II**

SUBJECT/TITLE: **Public hearing to consider adoption of Small Scale Comprehensive Plan Future Land Use Amendment CPA-24-630SS, for an approximate 1.4-acre parcel, from Medium Density Residential (RM) to Commercial (C).**

STATEMENT OF ISSUE

The Applicant is requesting a small scale comprehensive plan amendment for an approximate 1.4-acre parcel, to change the Future Land Use Map from Medium Density Residential (RM) to Commercial (C). The parcel is vacant of structures and is clear of its native vegetation. The Applicant is proposing to utilize the property for future commercial development.

There is a companion request for a zoning change from Mobile Home and Residential Subdivisions District (M-1-S) and Mobile Home Parks District (M-2) to Business District (B-3), P&Z 2147.

The Planning and Zoning Commission recommended approval of CPA-24-630SS as presented.

RECOMMENDED ACTION

Move to approve and adopt by Ordinance 23-24-20, CPA-24-630SS, amending the Future Land Use Map of the Highlands County Comprehensive Plan for an approximate 1.4 acres from Medium Density Residential (RM) to Commercial (C), and transmit CPA-24-630SS to the Florida Department of Commerce for its compliance determination, referencing the mandatory findings of fact and becoming effective as provided by law.

FISCAL IMPACT

There is no fiscal impact.

Attachments: Staff Report CPA-24-630SS for BCC Myrna Morales Estate.pdf
Application CPA-24-630SS.pdf
Ordinance CPA-24-630SS.pdf
Ordinance Fiscal Impact form.pdf

HIGHLANDS COUNTY
PLANNING DIVISION
STAFF REPORT

Type: Small Scale Comprehensive Plan Amendment	**BCC Hearing Date:** 2/20/2024
Case Number: CPA-24-630SS	**Case Name:** Morales Estate FLUM Amendment
Agent: Brandon Craig	**Property Owners:** Myrna Morales Estate
Public Hearing: BCC	**Case Staff Member:** Sergio Garcia

Request: Change the Future Land Use Map (FLUM) for an approximate 1.4-acre parcel, from Medium Density Residential (RM) to Commercial (C)

General Location: An approximate 1.16-acre parcel located on the east side of US 27 South and the west side of Twitty Road, approximately 1.4 miles south of Skipper Road and 0.61 miles north of Tauchens Road; the address being 11800 US 27 S, Sebring

Parcel ID: C-34-35-29-030-0070-0000

Staff Recommendation and Minutes:

1. **Staff Recommendation to the Board of County Commissioners (BCC) concerning the Planning and Zoning Commission (P&Z) Recommendation:** Move to approve and adopt by Ordinance 23-24-20, CPA-24-630SS, amending the Future Land Use Map of the Highlands County Comprehensive Plan for an approximate 1.4 acres from Medium Density Residential (RM) to Commercial (C), and transmit CPA-24-630SS to the Florida Department of Commerce for its compliance determination, referencing the mandatory findings of fact and becoming effective as provided by law.

2. **Staff Recommendation to the Planning and Zoning Commission (P&Z):** Recommend to the Board of County Commissioners to approve and adopt by Ordinance, CPA-24-630SS, amending the Future Land Use Map of the Highlands County Comprehensive Plan for an approximate 1.4 acres from Medium Density Residential (RM) to Commercial (C), and transmit CPA-24-630SS to the Florida Department of Commerce for its compliance determination, referencing the mandatory findings of fact and becoming effective as provided by law.

3. **Excerpt from the January 9, 2024, DRAFT P&Z Minutes and Recommendation to the BCC: "7B. HEARING NUMBER CPA-24-630SS – ASHLEY PAGAN, P.R. OF THE MYRNA MORALES ESTATE, C/O BRANDON CRAIG** An approximate 1.16-acre parcel located on the east side of US 27 South and the west side of

Twitty Road, approximately 1.4 miles south of Skipper Road and 0.61 miles north of Tauchens Road; the address being 11800 US 27 S, Sebring; and legally described as follows: Lots 4 and 8 of a subdivision of the West 1/2 of the Northwest 1/4 of Section 34, Township 35 South, Range 29 East, lying East of the present ROW line of US 27, as per map or plat thereof recorded in Transcript Book, Page 41, of the Public Records of Highlands County, Florida.

The Applicant is requesting a small-scale Comprehensive Plan amendment to amend the future land use map designation from Medium Density Residential (RM) to Commercial (C). Mrs. Hunnicutt read the request and Mr. Garcia presented the request. There were no letters received and no one spoke in favor or against the request.

Motion by Mrs. Ezell and seconded by Mr. Youngman recommend to the Board of County Commissioners to approve and adopt by Ordinance, CPA-24-630SS, amending the Future Land Use Map of the Highlands County Comprehensive Plan for an approximate 1.4 acres from Medium Density Residential (RM) to Commercial (C), and transmit CPA-24-630SS to the Florida Department of Commerce for its compliance determination, referencing the mandatory findings of fact and becoming effective as provided by law.

Upon roll call, all members voted yes. **Motion carried 6-0."**

Supplemental Material/Issue Analysis Report:

1. Request: The matter for consideration is for a change to the Future Land Use Map of an approximate 1.4-acre parcel, from RM to C.

The parcel is vacant of structures and is clear of its native vegetation. The Applicant is proposing to utilize the property for future commercial development.

There is a companion request for a zoning change from Mobile Home and Residential Subdivisions District (M-1-S) and Mobile Home Parks District (M-2) to Business District (B-3), P&Z 2147.

2. Existing Use Analysis:

LOCATION	EXISTING USE	LAND USE CATEGORY	ZONING
Subject Property	Vacant	RM	M-1-S & M-2
Adjacent Property to the North	Veterinarian Office	C	B-3

LOCATION	EXISTING USE	LAND USE CATEGORY	ZONING
Adjacent Property to the South	Gas Station & Dollar Store	C	B-3
Adjacent Property to the East	Propane Facility & Grove	C & Agriculture (AG)	B-3 & Agricultural District (AU)
Adjacent Property to the West	Vacant	C & AG	B-3 & AU

3. Applicable References:

Planning…§163.3194(1)(a) - (b), F.S.; Highlands County 2030 Comprehensive Plan: Future Land Use Policies: 1.1, General Growth Management Strategy; Policy 1.2.D.3, Medium Density Residential (RM); and Policy 1.2.D.7, Commercial (C).

Zoning…Highlands County Land Development Regulations (LDRs): Section 12.05.221: Mobile Home and Residential Subdivisions District (M-1-S); Section 12.05.222: Mobile Home Parks District (M-2); and Section 12.05.242: Business District (B-3).

4. Supporting Goals, Objectives, and/or Policies from Comprehensive Plan:

Future Land Use Element

Objective 1: Growth Management Strategy:

Policy 1.1, General Growth Management Strategy:

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

Policy 1.2, Land Use Categories, Densities, and Intensities:

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

(FAR). The County shall amend its Land Development Regulations to incorporate these standards and ratios.

D. Land Use Categories:

7. Commercial: (abbreviation = C) …Generally, such uses should locate at the intersection of arterial/collector roads or at the center of large-scale subdivisions.

Department Comments and Analysis of Petitioner's Proposal:

1. The Departments, Divisions, and Agencies listed below provided comments as follows:

Zoning Division: The staff has no objection to this request.

Engineering Department: Approved with conditions. At the time of development, the applicant shall undergo the development review process and additional requirements may be identified at that time.

Florida Department of Health: No objection.

2. The following Departments, Divisions, and Agencies offered no comment: School Board of Highlands County, the Natural Resources Division, and Sebring Airport Authority.

3. The following Departments, Divisions, and Agencies did not respond: City of Sebring, Florida Department of Transportation, Florida Department of Environmental Protection, Highlands County Emergency Management, Highlands County Emergency Medical Services, and Highlands County Fire Rescue.

4. Planning Division: The following analysis and findings of fact describe the physical, legal and cultural characteristics of the Applicant's property:

A. Natural Features Analysis:

1. **Topography:** The topographic map depicts the subject property as mostly level with an elevation between 80 and 85 feet.
2. **Soils:** The soil underlying the site is Astatula Sand, 0 to 8% slopes, and Tavares Sand, 0 to 5% slopes.
   Astatula – The available water capacity is very low, with a very rapid permeability. Depth to the water table is more than 80 inches. This soil is nearly level to moderately sloping, and excessively drained. A slight limitation for most urban uses can be overcome with adding suitable topsoil.
   Tavares – The available water capacity is very low, with a rapid to very rapid permeability. Depth to the water table 48 - 72 inches for 1 to 4 months during the summer rainy season; during the dry periods, the water table may recede below this depth. This soil is nearly level to

gently sloping and is moderately well drained. It has slight limitations for small commercial buildings.
3. **Surface Waters:** The subject parcel has no surface water areas.
4. **Vegetative Cover:** The site has been cleared of its native vegetation.

B. Land Use Analysis:

1. **Current Use of Land:** The current use of the land is vacant. The site has been cleared.
2. **Vesting Rights:** None.
3. **Current Future Land Use Map (FLUM) Designation:** The site has a FLUM designation of Medium Density Residential (RM).
4. **Proposed FLUM Designation:** The proposed FLUM designation is Commercial (C).
5. **Current FLUM Population Yield:** The current FLUM allows up to 8 dwelling units per acre. The parcel would carry a potential population yield of 24 persons; 8 dwelling units x 1.4 acres = 11.2 dwelling units; 11 dwelling units x 2.25 persons = 24.75 persons. However, the property currently cannot be developed with the nonconforming zoning designations.
6. **Proposed FLUM Intensity:** The proposed FLUM allows a maximum of 0.8 FAR for commercial uses other than office uses and 0.7 FAR for office uses.
7. **The Applicant's proposed development program:** The Applicant is proposing to use the site for commercial uses.

C. Special Designated Areas:

1. **Environmental Protection:** The Conservation Overlay Map series of the Comprehensive Plan indicates that the site contains no Selected Natural Resources; the Applicant **is not required** to obtain Environmental Clearance at the time of development.
2. **Historic Resources:** The Florida Master Site File (FMSF) indicates that there are no known historic resources on the property.
3. **Archaeological Resources:** The Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Comprehensive Plan and the FMSF indicate no known archaeological resources on the site.
4. **Floodplains (FEMA designation):** The property has a flood zone designation of X, for areas located outside the Special Flood Hazard Areas, as depicted on the Flood Insurance Rate Map Community Panel Number **12055C0243C**, effective November 18, 2015.
5. **Military Airport Zones (MAZ):** The property is located within MAZ III as designated by Section 12.12.800 of the Highlands County LDRs.
6. **Wellhead Protection Zones:** The property is not located within any of the defined protection zones as defined by Infrastructure Policy 6.6. of the Comprehensive Plan.
7. **Airport Surface Areas:** The property is not located within any of the defined surface areas as designated by Chapter 2.1 of the Highlands County Code of Ordinances.

D. Public Facilities and Services:

1. **Potable Water:** The property will be served by an on-site potable water well system that will be designed to connect to a central water system when it becomes available.
2. **Central Wastewater:** The property will be served by an on-site wastewater septic tank system that will be designed to connect to a central water system when it becomes available.
3. **Solid Waste:** The property will be serviced by a county-approved refuse collection company.
4. **Vehicular Access and Traffic Circulation:** The site has direct access onto Twitty Road.
5. **Railroad Access:** The site is not located adjacent to any railroad tracks or rail spurs.
6. **Recreation:** The proposed development will not require the need for recreation.
7. **Drainage:** The Applicant will be required to comply with Section 12.13.104.F. of the Highlands County LDRs and the applicable water management district regulations.

E. Schools: The permitted uses within the Commercial Future Land Use designation are commercial in nature. Any project development will not generate student impacts to the school district; school concurrency **is not** required.

F. Airports: The subject property is located approximately 15 miles southeast of the Avon Park Executive Airport and 5.5 miles southwest of the Sebring Regional Airport.

G. Fundamental Planning Analysis Ref. Comprehensive Plan:
Technical Support Section II. 3.b. (1-8) for the Future Land Use Element: Sprawl Rule Indicators:

(1) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems:

The proposed change aligns with the existing commercial node that has developed in this area overtime. In concentrating commercial uses where premature sprawling patterns may have occurred, natural resources and ecosystems are protected by avoiding the adverse impacts associated with sprawling commercial strips. The site has already been cleared of its native vegetation, and no surface water areas are present on the subject parcel.

(2) Promotes the efficient and cost-effective provision or extension of public infrastructure and services:

This commercial node encourages the concentration of commercial activities in specific areas rather than scattered development along US 27. This approach can lead to more efficient use of public infrastructure and services, as it reduces the need for extensive road networks and utilities serving dispersed commercial areas. By focusing development in nodes, the cost of infrastructure maintenance and expansion can be more manageable.

(3) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available:

Commercial nodes, by design, aim to remediate ribbon development patterns by bringing commercial activities closer together, reducing the need for long car trips between businesses in support of sustainable and compact urban development patterns. This approach aligns with the goal of providing a multimodal transportation system by eventually reducing dependence on cars.

(4) Promotes conservation of water and energy:

Concentrated development reduces the need for extensive utility networks, which leads to more efficient use of water and energy resources.

(5) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils:

This indicator does not apply.

(6) Preserves open space and natural lands and provides for public open space and recreation needs:

This indicator does not apply.

(7) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area:

This concentration of commercial land uses aims to strike a balance by concentrating commercial uses where they are needed and can be efficiently served, while still considering the residential population's needs. This approach aligns with the goal of creating a balanced land use pattern. Furthermore, the existing RM land use was previously associated with a legal non-conforming use predating the advent of comprehensive planning systems in the County. The former non-conforming use no longer exists and allocating this property consistent

with the existing area promotes sustainable colocation of nonresidential needs of the area.

(8) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164:

Commercial nodes represent an alternative development pattern to traditional strip commercial development, which is often associated with sprawl. This approach can be seen as providing an innovative development pattern that aligns with the objective of mitigating sprawl, encouraging the sustainable urban form.

Mandatory Findings of Fact:

Use Consistency Finding: The proposed Small Scale Comprehensive Plan Amendment **is consistent** with the patterns of existing development within this area and compatible with the surrounding land uses.

Plan Consistency Finding: The proposed Small Scale Comprehensive Plan Amendment **is consistent** with the goals, objectives, and policies of the adopted Comprehensive Plan.

Environmental Clearance Finding: Environmental Clearance, pursuant to Natural Resources Element Policy 3.3 of the Comprehensive Plan, **is not required** for the proposed Small Scale Comprehensive Plan Amendment.

Historical and Archaeological Clearance: The proposed Small Scale Comprehensive Plan Amendment **is not required** to obtain Historical and Archaeological clearance, pursuant to FLU Policy 7.1 and NRE Policy 1.3 of the Comprehensive Plan. The Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Comprehensive Plan and the Florida Master Site File indicate that there are no known cultural resources on the property.

Conformity Finding: If approved, all future development actions for the property shall be made to conform to applicable Comprehensive Plan policies and to LDRs in effect at the time the applicable development order becomes effective as provided by law.

The Planning Division, based on the Mandatory Findings of Fact and Consistency with the Comprehensive Plan, recommends the Board of County Commissioners to approve and adopt by Ordinance, CPA-24-630SS, amending the Future Land Use Map of the Highlands County Comprehensive Plan for an approximate 1.4 acres from Medium Density Residential (RM) to Commercial (C), and transmit CPA-24-630SS to the Florida Department of Commerce for its compliance determination, referencing the mandatory findings of fact and becoming effective as provided by law.

Attachments:

Exhibit 1: Location Map
Exhibit 2: Aerial Map
Exhibit 3: Future Land Use Map
Exhibit 4: Proposed Future Land Use Map

Exhibit 1:

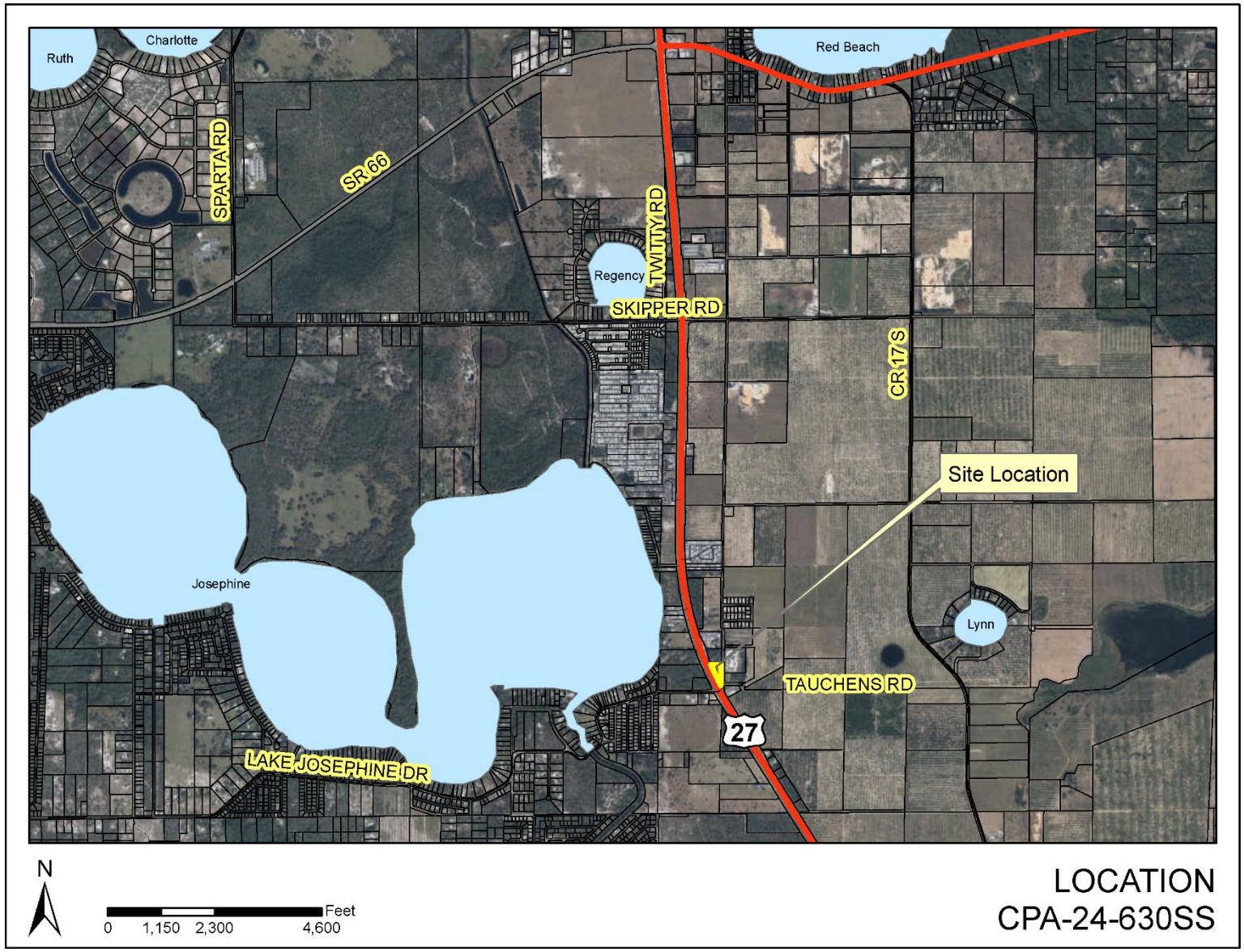

Charlotte
Ruth
Red Beach
SPARTA RD
SR 66
TWITTY RD
Regency
SKIPPER RD
CR 17 S
Site Location
Josephine
Lynn
TAUCHENS RD
27
LAKE JOSEPHINE DR
N
Feet
0
1,150
2,300
4,600
LOCATION
CPA-24-630SS

Exhibit 2:

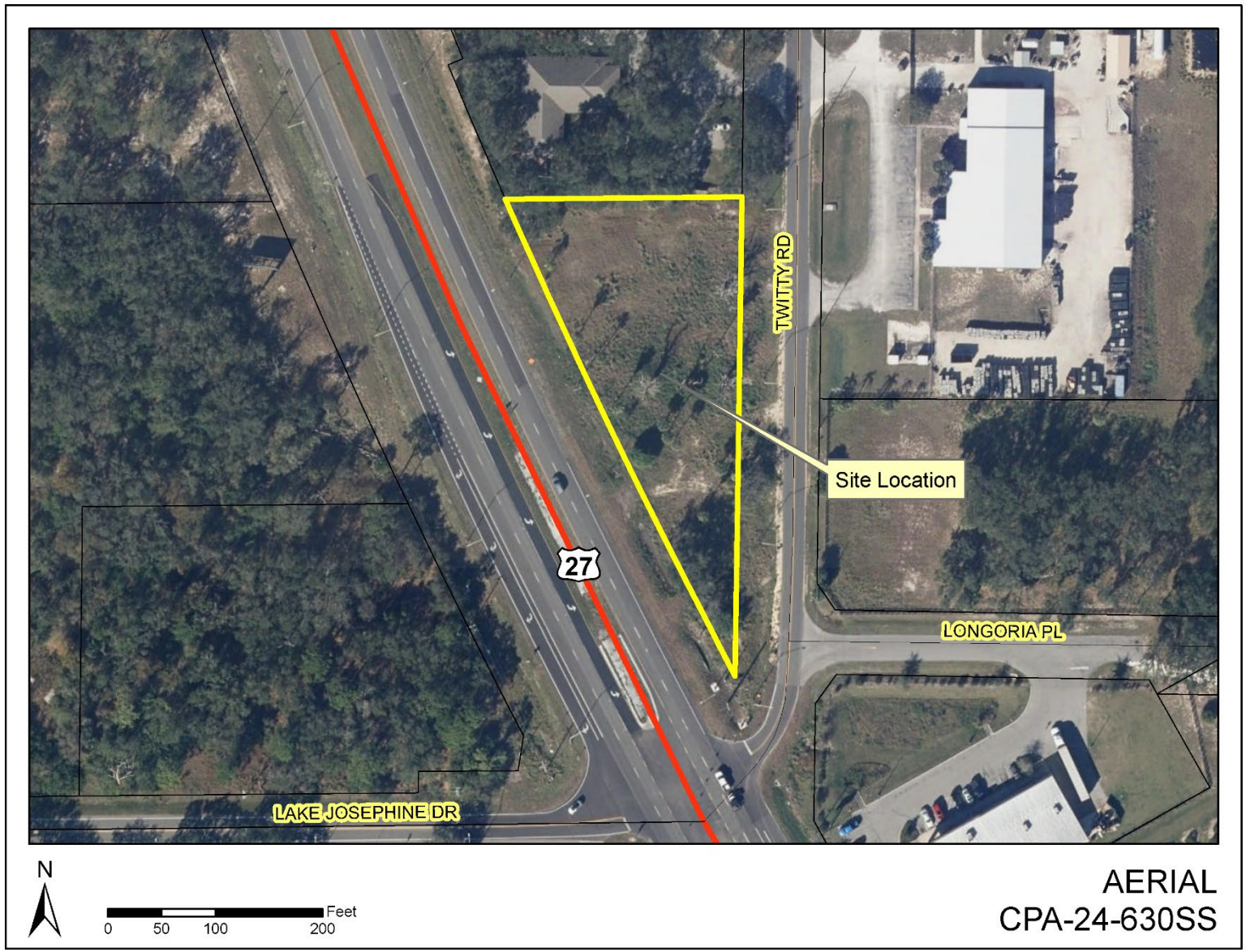

TWITTY RD
Site Location
27
LONGORIA PL
LAKE JOSEPHINE DR
N
0
50
100
200
Feet
AERIAL
CPA-24-630SS

Exhibit 3:

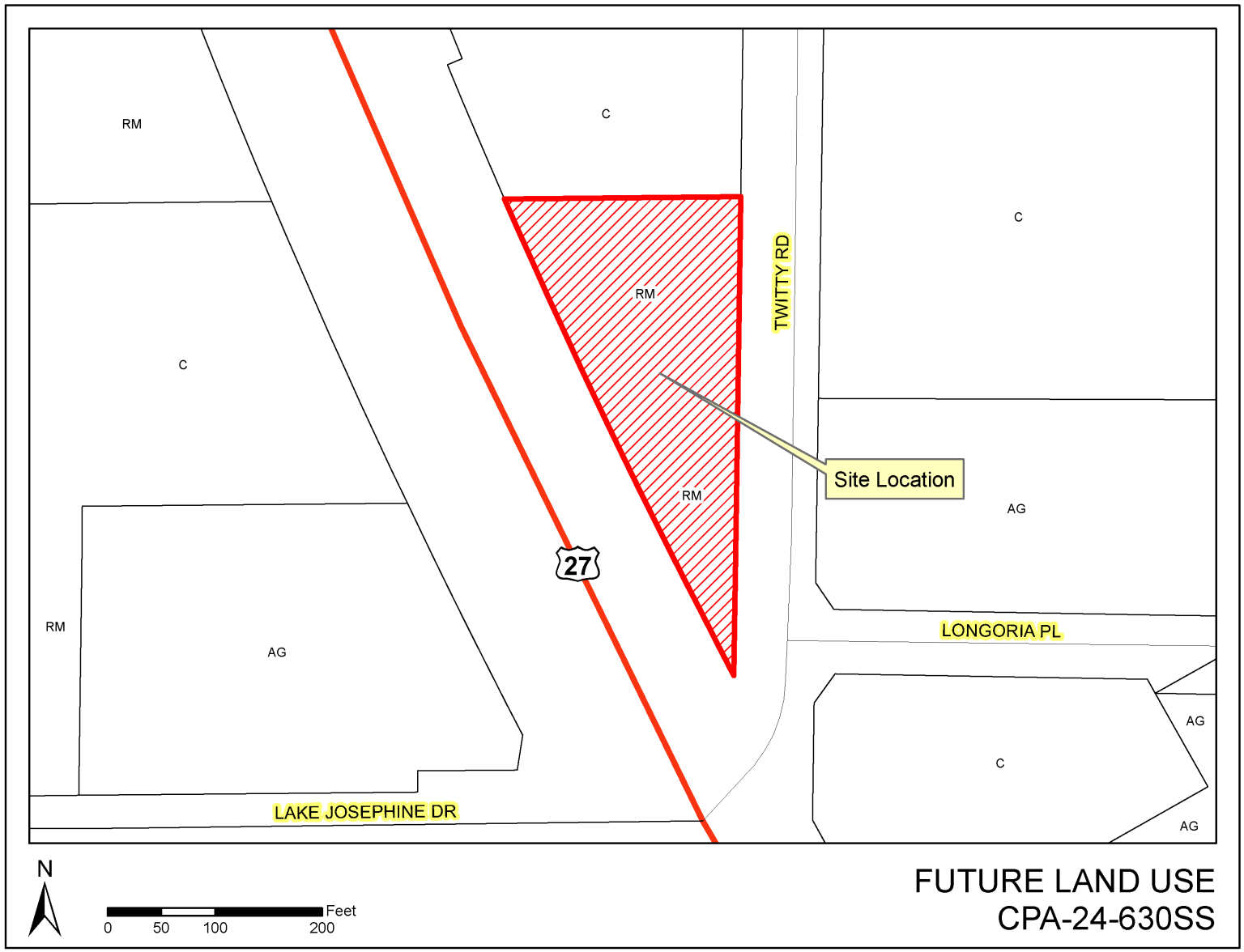
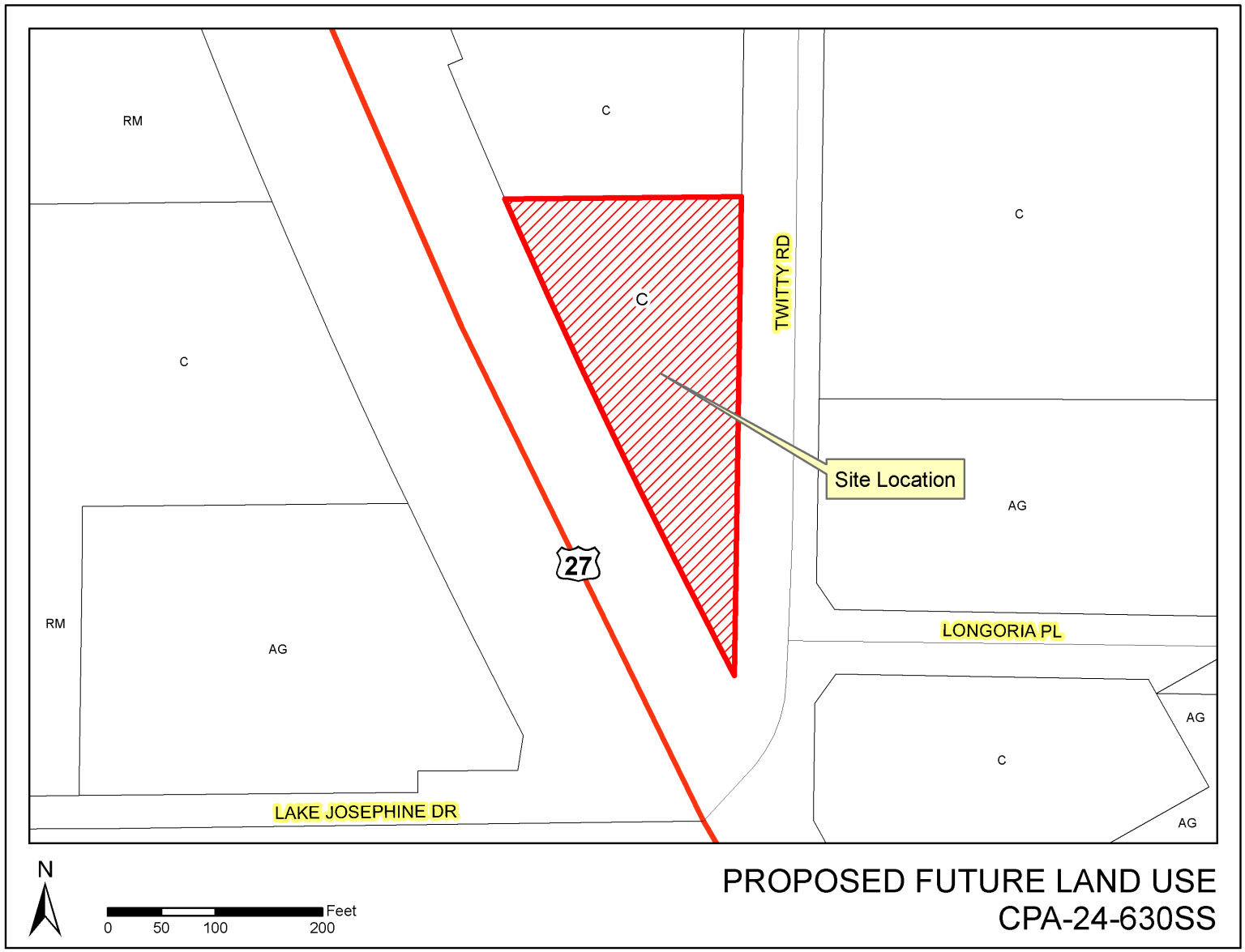

RM
C
C
RM
TWITTY RD
C
Site Location
RM
AG
27
RM
AG
LONGORIA PL
AG
C
AG
LAKE JOSEPHINE DR
N
Feet
0
50
100
200
FUTURE LAND USE
CPA-24-630SS

Exhibit 4:


RM
C
C
C
TWITTY RD
C
Site Location
AG
27
RM
AG
LONGORIA PL
AG
C
AG
LAKE JOSEPHINE DR
N
0
50
100
200
Feet
PROPOSED FUTURE LAND USE
CPA-24-630SS

Highlands County, Florida
Comprehensive Plan Amendment Application

☑ Small Scale Comprehensive Plan Map Amendment (100 acres or less)
☐ Large Scale Comprehensive Plan Map Amendment (more than 100 acres)

Change from: RM Change to: C

Note: Do not leave any blank lines; if something does not apply, indicate that it is not applicable.

STAFF USE ONLY:

Case Number: CPA- 24 - 630 (SS/LS) **Date of Application:** 11/09/2023

Amount of Fee: $ 1,600.00 **Tax Map No.:** 93-D project #: 23110014 receipt # 400000002269

Hearing Dates: P&Z 01 / 09 / 24 **BOCC** 02 / 20 / 24

This application has been reviewed for completeness and determined sufficient.

_____ _____
Signed: Planning and Zoning Manager (Interim) **Date**

Property Identification Number(s) / Strap(s) of Property Covered by Application:

STRAP No. C-34-35-29-030-0070-0000 **STRAP No. C-**___-___-___-___-____-_____-_____

STRAP No. C-___-___-____-____-____-_____-_____ **STRAP No. C-**___-___-___-___-____-_____-_____

APPLICANT INFORMATION:

1. **Name of Property Owner(s):** Owner(s) must sign the **Owner's Affidavit** (attached), which must accompany the application.

   Print Name(s): Angie Pagan, Personal Representative of the Myrna Morales Estate

   Mailing Address: 4021 Capri Street, Sebring, FL 33872

   Daytime Telephone No. ( ) _____ **E-Mail Address:** _____

2. **Name of Agent:** Complete the **Agent's Affidavit** (attached) from Property Owner, giving the Agent authority to represent this application. Attach completed affidavit to the application.

   Print Name: Brandon S. Craig

   Mailing Address: 551 S. Commerce Ave., Sebring, FL 33870

   Daytime Telephone No. (863) 385-0112 **E-Mail Address:** bcraig@heartlandfloridalaw.c

NOTARIZED AUTHORIZATION:

- ☐ If the Applicant is not the Owner of the property, a written, notarized authorization from each Owner must be provided with this application – use Form A, attached. Property Owner authorization is required. If the Property Owner withdraws permission at any point during the review and approval process, the application is considered null and void.
- ☑ If an Agent is submitting the application for the Owner/Applicant – authorization from the Owner/Applicant is required – use Form B, attached.

PLAN AMENDMENT REQUEST INFORMATION:

3. Please provide a brief description of the proposed plan amendment, including the reason(s) the amendment should be approved:
   current plan is residential, the property is @ the corner of US 27 & Twitty Rd, which is heavily traveled & not condusive to residential. Business is what the surrounding properties are & is a better fit.
4. Based upon the Highlands County Comprehensive Plan, please provide the goal(s), objective(s), and/or policy number(s) that support your proposed plan amendment.
   a. Goal(s) FLU Element: "... efficient distribution of compatible land uses..." ~~Change to Business which is highest & best use.~~
   b. Objective(s) FLU Element, Objective 1 and Objective 2
   c. Policy(ies) FLU Element, Policies 1.1.A.1., 1.2.C., and 1.2.D.7.

PROPERTY INFORMATION:

5. **Legal Description(s) of Property Covered by Application:** If subdivided: Lot, block, complete name of subdivision, plat book, page number, section, township and range. If metes and bounds description: complete description including section, township and range.
   Lots 4 & 8 of a subdivision of the West Half of the NW Quarter of Section 34, Township 35 South, Range 29 East, lying East of the present right of way line of US Hwy 27, as per map or plat thereof recorded in Transcript Book 2, Page 41, of the Public Records of Highlands County, Florida.
6. **Street Address(es) of Property Covered by the Application:**
   11800 US 27 S, Sebring, FL 33876
7. **Name of Project, Subdivision, or Overall Project or part of a larger project, if applicable:** N/A
8. **Existing Zoning District:** MIS/M-2 **Existing Future Land Use Classification:** RM
9. **Current Use of the Property:** Number of existing dwelling units, type of commercial or industrial, etc.
   Vacant Lot

10. **Are there existing structures on the property?** ☐ **Yes** ☑ **No** **If yes,** what type? (Dwelling, Mobile Home, Accessory Structure, Commercial Building, Other)

_____

_____

If multiple units, the number of dwellings per building: _____

11. **Existing Property Information:** Size of Property (width) 492.08 feet, (depth) 219.76 feet, road frontage 437.43 feet, water frontage 0 feet, **Total acres:** 1.1

If different from the total acreage, the developable portion is N/A +/- acres.

12. **Is the property located within the Lake Placid Regional Plan area?** ☐ **Yes** ☑ **No**

13. **Vesting:** Is the property vested for specific property rights? ☐ **Yes** ☑ **No** **If yes,** explain:

_____

14. **Current Uses on the Adjacent Properties:**

	Current Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vet office	C	B-3
South	Gas Station / Dollar General	C	B-3
East	Propane facility / Grove	C/AU	B-3/AU
West	Vacant Land	C/AU	B-3/AU

INFORMATION ABOUT THE PROPOSED USE:

15. **Proposed Number of Dwelling Units and/or Square Feet of Commercial space:** ~~N/A~~ TBD

16. **Residential Density:** The proposed density is N/A units per acre.

17. **Intensity:** The proposed intensity is ~~FAR~~ TBD square feet at ____ Floor Area Ratio (FAR).

ADDITIONAL INFORMATION REQUIRED PERTAINING TO PUBLIC FACILITIES:

18. **Potable Water:** The proposed development will be served by an off-site central potable water system. ☐ **Yes** ☑ **No**
If yes, the potable water system requirements will be accommodated by the _____ water system. PLEASE ATTACH A LETTER FROM THE SERVICE PROVIDER ACKNOWLEDGING CAPACITY. *(See the attached sample letter requesting this information from the service provider.)*

If No, the proposed development will be served by an on-site potable water (well) system that will be designed to connect to a central water system when it becomes available.

19. **Wastewater Treatment:** The proposed development will be served by an off-site central wastewater treatment system. ☐ **Yes** ☑ **No**
If Yes, the wastewater treatment system requirements will be accommodated by the _____ _____ system. PLEASE ATTACH A LETTER FROM THE SERVICE

PROVIDER ACKNOWLEDGING CAPACITY. (See the attached sample letter requesting this information from the service provider.)

If No, the proposed development will be served by an on-site wastewater treatment system that will be designed to connect to a central wastewater treatment system when it becomes available.

20. **Schools:** Every application requesting a land use change that will generate new residential dwelling units and a permanent population shall secure from the Highlands County School District **a letter** that will certify information pertaining to the following concerns based upon the location of the Applicant's property: IF APPLICABLE, PLEASE ATTACH A LETTER TO THIS APPLICATION. (*See the attached sample letter requesting this information from the School District.)* N/A

21. **Preliminary Concurrency Evaluation:** Completion of a Comprehensive Plan Amendment Traffic Study and approval of the Plan Amendment by the BCC does not provide Concurrency Approval. A separate application for Concurrency Determination is provided and administered by the County Engineer at time of development.

ADDITIONAL COMPREHENSIVE PLAN INFORMATION NEEDED AT THE TIME OF DEVELOPMENT:

A. **Environmental Clearance:** If the property contains Wetlands, Xeric Uplands and/or Cutthroatgrass Seeps.

B. **Flood Hazard Areas:** There may be Special Flood Hazard areas on the property.

C. **Historic Properties:** There may be historic resources on the property.

D. **Archaeological Resources:** There may be archaeological resources on the property.

E. **Military Airport Zones (MAZ):** The property may be located in a MAZ.

F. **Surface Drainage:** Storm water management must comply with the requirements of Section 12.13.104.F of the Highlands County Land Development Regulations (See County Engineer) and the applicable water management district regulations.

G. **Solid Waste Disposal:** The proposed development must be served by a County approved refuse collection company.

H. **Recreation and Open Space:** The recreation and open space LOS adopted by Highlands County must be met at the time of development.

END OF APPLICATION

ATTACHMENTS:

1. Preliminary Concurrency Evaluation
2. Owner's Affidavit(s) or Corporate Affidavit
3. Agent's Affidavit(s)
4. Notarized authorization from each owner, as applicable (Form A)

5. Notarized authorization for agent to submit petition, as applicable (Form B)
6. Public Utility Information Request Sample Letter
7. Public School Information Request Sample Letter
8. Application Due Dates
9. Fee Schedule

PRELIMINARY CONCURRENCY EVALUATION

ENGINEERING INFORMATION ON THIS PAGE IS TO BE SECURED BY THE APPLICANT.

Traffic Levels of Service: Roadway Level of Service Standards are established by TE Policy 8.2. THE APPLICANT IS RESPONSIBLE FOR SECURING FROM THE COUNTY ENGINEER OR DESIGNEE A DETERMINATION AS TO WHETHER A COMPREHENSIVE PLAN TRAFFIC STUDY IS REQUIRED FOR THIS AMENDMENT. If a Land Development Traffic Assessment (LDTA) or Comprehensive Plan Amendment Impact Study (TIS) is not required, this application is to be endorsed confirming clearance: (to be circled by Reviewer)

A. Small Project: No Traffic Impact Study Required.

B. Minor Land Development Traffic Assessment or Comprehensive Plan Amendment Traffic Impact Study: A development which generates 150 but less than or equal to 1,000 average daily trips.

   1. Required with this application.

   2. Required at the time of development

C. Major Land Development Traffic Assessment or a Comprehensive Plan Amendment Traffic Impact Study: A development which generates more than 1,000 average daily trips.

   1. Required with this application

   2. Required at the time of development

(D.) TRAFFIC STUDY REQUIRED AT THE TIME OF DEVELOPMENT

Kenya b. Anderson 11-7-23
Reviewer's Signature Date

11/7/2023
County Engineer's Signature Date

Highlands County, Florida
Development Services Department Application

OWNER'S AFFIDAVIT

I, Angie Pagan, being first duly sworn, depose and say that I am the **OWNER** of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application, are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before hearings can be advertised. I also understand that it is my obligation to comply with any other lawfully adopted and recorded deed restrictions or covenants that are more restrictive or impose a higher standard, and that any action of this Board does not supersede those requirements.

I authorize County staff to enter the property during the application process to complete its evaluation.

Please initial the appropriate line:

No contact is required. AP

An appointment is required before entering the property. ____

Angie Pagan
Print Name of Owner

Angie Pagan
Signature of Owner

4221 Capri Street
Address: Number and Street (P.O. Box)

Sebring, FL 33872
City and State (Zip Code)

STATE OF FLORIDA
HIGHLANDS COUNTY

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 8 day of November, 2023, by Angie Pagan who is personally known by me ☑ or who has produced _____, as identification and who did take an oath:

Helen Rachel Moretto
Signature

HELEN RACHEL MORETTO
Commission # HH 069694
Expires December 7, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Helen Rachel Moretto
Print Name

Notary Public, State of Florida
My Commission Expires: Dec. 7, 2024

Highlands County, Florida
Development Services Department Application

AGENT'S AFFIDAVIT

I, Brandon S. Craig, being first duly sworn, depose and say that I am the **ATTORNEY-IN-FACT, AGENT or LESSEE** of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application, are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before hearings can be advertised. I also understand that it is my obligation to comply with any other lawfully adopted and recorded deed restrictions or covenants that are more restrictive or impose a higher standard, and that any action of this Board does not supersede those requirements.

Brandon S. Craig
Print Name of Agent

Brandon S. Craig
Signature of Agent

551 S. Commerce Avenue
Address: Number and Street (P.O. Box)

Sebring, FL 33870
City and State (Zip Code)

STATE OF FLORIDA
HIGHLANDS COUNTY

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 8 day of November, 2023, by Brandon S. Craig who is personally known by me ☑ or who has produced _____, as identification and who did take an oath:

Helen Rachel Moretto
Signature

Helen Rachel Moretto
Print Name

HELEN RACHEL MORETTO
Commission # HH 069694
Expires December 7, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public, State of Florida
My Commission Expires: Dec. 7, 2024

Highlands County, Florida
Development Services Department Application

FORM B. Applicant Authorization to Agent

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the FUTURE LAND USE CHANGE of the property described and which is the subject matter of the proposed hearing.

I give authorization for Brandon S. Craig to be my agent for this application.

Angie Pagan
Print Name of Applicant

Angie Pagan
Signature of Applicant

4221 Capri Street
Address: Number and Street (P.O. Box)

Sebring, FL 33872
City and State (Zip Code)

STATE OF FLORIDA
HIGHLANDS COUNTY

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 8 day of November, 2023, by _____ who is personally known by me ☑ or who has produced _____, as identification and who did take an oath:

Helen Rachel Moretto
Signature

Helen Rachel Moretto
Print Name

HELEN RACHEL MORETTO
Commission # HH 069694
Expires December 7, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public, State of Florida
My Commission Expires: Dec. 7, 2024

ORDINANCE NO. 23-24-20

AN ORDINANCE OF HIGHLANDS COUNTY, FLORIDA, PERTAINING TO THE FUTURE LAND USE MAP OF THE HIGHLANDS COUNTY 2030 COMPREHENSIVE PLAN AND THAT PROPERTY IDENTIFIED BY THE HIGHLANDS COUNTY PROPERTY APPRAISER THROUGH PARCEL ID# C-34-35-29-030-0070-0000; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF LAND USE DESIGNATION CHANGE AND FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statutes, Section 163.3167 empowers the Highlands County Board of County Commissioners to adopt and amend the Highlands County 2030 Comprehensive Plan ("Plan"); and

WHEREAS, the Property Owner of that property identified by the Highlands County Property Appraiser through Parcel ID# C-34-35-29-030-0070-0000 ("Property"), has requested a change to the Property which requires an amendment to the Future Land Use Map of the Plan; and

WHEREAS, the Highlands County Planning and Zoning Commission, held a duly noticed public hearing on January 9, 2024, to review the small-scale amendment to the Property, identified by CPA-24-630SS, which proposes a change to the Future Land Use Map of the Plan; and

WHEREAS, the Highlands County Planning and Zoning Commission recommended approval of CPA-24-630SS and adoption of the subject Future Land Use Map amendment; and

WHEREAS, the County has determined that the proposed Future Land Use Map amendment, CPA-24-630SS, is consistent with the patterns of existing development within this area of the County and is compatible with the surrounding land uses; and

WHEREAS, the County has determined that the proposed Future Land Use Map amendment, CPA-24-630SS, is consistent with the goals, objectives and policies of the Plan; and

WHEREAS, the County has determined that Environmental clearance, pursuant to NRE Policy 3.3 of the Plan, is not required for the proposed Future Land Use Map amendment, CPA-24-630SS; and

WHEREAS, the County has determined that the Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Plan and the Florida Master Site File indicate that there are no known cultural resources on the Property and the proposed Future Land Use Map amendment, CPA-24-630SS, does not require Historical and Archaeological clearance, pursuant to FLU Policy 7.1 and NRE Policy 1.3 of the Plan; and

WHEREAS, the County has determined that the Property that is the subject of CPA-24-630SS is not located within an area of critical state concern; and

WHEREAS, all future development actions for the Property shall be made to conform to applicable Plan policies and to the County's Land Development Regulations in effect at the time of development.

NOW THEREFORE, BE IT ORDAINED by Highlands County, Florida, after due notice and public hearing, as follows:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT. Highlands County has complied with all requirements and procedures of Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. APPROVAL OF LAND USE DESIGNATION CHANGE AND FUTURE LAND USE MAP AMENDMENT.

A. The land use designation for that Property identified by the Highlands County Property Appraiser through Parcel ID# C-34-35-29-030-0070-0000, consisting of approximately 1.16 acres and more particularly described together as:

> Lots 4 and 8 of a subdivision of the west half of the NW quarter of Section 34, Township 35 South, Range 29 East, lying east of the present right of way line of US Highway 27, as per map or plat thereof recorded in Transcript Book, Page 41, of the Public Records of Highlands County, Florida.

is hereby changed from "Medium Density Residential" to "Commercial".

B. The Future Land Use Map of the Plan is hereby amended to reflect that the land use for the Property is Commercial.

SECTION 3. IMPLEMENTING ADMINISTRATIVE ACTIONS. The County Administrator is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance. The County Administrator may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such County employees as deemed effectual and prudent.

SECTION 4. SAVINGS CLAUSE. All prior actions of Highlands County pertaining to CPA-24-630SS, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 5. **NON-CODIFICATION AND SCRIVENER'S ERRORS.** The provisions of this Ordinance shall not be codified in the Board of County Commissioners of Highlands County Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the County Administrator and County Attorney, may be corrected.

SECTION 6. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 8. EFFECTIVE DATE. This Ordinance shall be effective immediately upon adoption; however, pursuant to Florida Statutes, Section 163.3187, the subject small-scale Future Land Use Map amendment shall become effective 31 days after adoption of this Ordinance by the County, unless otherwise challenged within 30 days after said adoption. In the event of a timely challenge, the subject small-scale Future Land Use Map amendment shall become effective once the Florida Department of Commerce or the Administration Commission issues a final order determining that the adopted small-scale Future Land Use Map amendment is in compliance with the Plan.

DONE AND ADOPTED this 20th day of February 2024.

BOARD OF COUNTY COMMISSIONERS
HIGHLANDS COUNTY, FLORIDA

(SEAL)

By:_____
Kevin Roberts, Chairman

ATTEST_____
Jerome Kaszubowski, Clerk

Highlands County Board of County Commissioners

Ordinance Fiscal Impact Estimate
Florida Statutes, Section 125.66 (3)

ORDINANCE NUMBER: 23-24-20

ORDINANCE TITLE: CPA-24-630SS

DEPARTMENT: Development Services

MEETING DATE: February 20, 2024

Fiscal Impact:

- An estimate of the direct economic impact of the proposed ordinance on private for-profit businesses (the "Businesses") in the County's jurisdiction, including the following, if any:
  - o An estimate of direct compliance costs such Businesses may reasonably incur if the Ordinance is enacted: N/A;
  - o Identification of any new charge or fee on Businesses subject to the proposed Ordinance or for which such businesses will be financially responsible N/A; and
  - o Estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed to cover such costs.

  Costs: N/A Revenues from Fees: N/A
- A good faith estimate of the number of Businesses likely to be impacted by the Ordinance: N/A.
- Additional applicable information:

X A Fiscal Impact Estimate is not necessary because the proposed Ordinance is enacted to implement one of the following:

- Florida Statutes, Chapter 163, part II, relating to growth policy, county planning and land development regulation, including zoning, development orders, development agreements and development permits.
- Florida Statutes, Section 553.73, relating to the Florida Building Code
- Florida Statutes, Section 633.202, relating to the Florida Fire Prevention Code
- Florida Statutes, Sections 190.005 and 190.046, regarding community development district.
  Related to the issuance or refinancing of debt.
  Required to comply with a federal or state law or regulation.
  Related to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.
  Required to implement a contract or an agreement.
  Related to procurement.
- Adopted in an Emergency pursuant to applicable law.

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: February 20, 2024

PRESENTER: **Sergio Garcia, Planner II**

SUBJECT/TITLE: **Public hearing to consider adoption of P&Z Hearing No. 2147, changing the Official Zoning Atlas for an approximate 1.4-acre parcel, from Mobile Home and Residential Subdivisions District (M-1-S) and Mobile Home Parks District (M-2) to Business District (B-3).**

STATEMENT OF ISSUE

The Applicant is requesting to change the Official Zoning Atlas for an approximate 1.4-acre parcel, from Mobile Home and Residential Subdivisions District (M-1-S) and Mobile Home Parks District (M-2) to Business District (B-3). The subject property is vacant of structures and is clear of its native vegetation. The Applicant is proposing to utilize the property for future commercial development.

There is a companion request for a Future Land Use Map (FLUM) amendment from Medium Density Residential (RM) to Commercial (C), CPA-24-630SS.

The Planning and Zoning Commission recommended approval of P&Z Hearing No. 2147 as presented.

RECOMMENDED ACTION

Move to approve and adopt by Resolution 23-24-65, P&Z 2147, changing the Official Zoning Atlas for an approximate 1.4 acres from Mobile Home and Residential Subdivisions District (M-1-S) and Mobile Home Parks District (M-2) to Business District (B-3), referencing the mandatory findings of fact and becoming effective as provided by law.

FISCAL IMPACT

There is no fiscal impact.

Attachments: Staff Report P&Z 2147 for BCC Myrna Morales Estate.pdf
Application P&Z 2147.pdf
Resolution P&Z 2147.pdf

HIGHLANDS COUNTY
PLANNING DIVISION
STAFF REPORT

Type: Rezone	**BCC Hearing Date:** 2/20/2024
Case Number: P&Z 2147	**Case Name:** Morales Estate Rezone
Agent: Brandon Craig	**Property Owners:** Myrna Morales Estate
Public Hearing: BCC	**Case Staff Member:** Sergio Garcia

Request: Rezone an approximate 1.4-acre parcel, from Mobile Home and Residential Subdivisions District (M-1-S) and Mobile Home Parks District (M-2) to Business District (B-3).

General Location: An approximate 1.16-acre parcel located on the east side of US 27 South and the west side of Twitty Road, approximately 1.4 miles south of Skipper Road and 0.61 miles north of Tauchens Road; the address being 11800 US 27 S, Sebring

Parcel ID: C-34-35-29-030-0070-0000

Staff Recommendation and Minutes:

1. **Staff Recommendation to the Board of County Commissioners (BCC) concerning the Planning and Zoning Commission (P&Z) Recommendation:** Move to approve and adopt by Resolution 23-24-65, P&Z 2147, changing the Official Zoning Atlas for an approximate 1.4 acres from Mobile Home and Residential Subdivisions District (M-1-S) and Mobile Home Parks District (M-2) to Business District (B-3), referencing the mandatory findings of fact and becoming effective as provided by law.

2. **Staff Recommendation to the Planning and Zoning Commission (P&Z):** Recommend to the Board of County Commissioners to approve and adopt by Resolution, P&Z 2147, changing the Official Zoning Atlas for an approximate 1.4 acres from Mobile Home and Residential Subdivisions District (M-1-S) and Mobile Home Parks District (M-2) to Business District (B-3), referencing the mandatory findings of fact and becoming effective as provided by law.

3. **Excerpt from the January 9, 2024, DRAFT P&Z Minutes and Recommendation to the BCC: "7B. HEARING NUMBER CPA-24-630SS – ASHLEY PAGAN, P.R. OF THE MYRNA MORALES ESTATE, C/O BRANDON CRAIG** An approximate 1.16-acre parcel located on the east side of US 27 South and the west side of Twitty Road, approximately 1.4 miles south of Skipper Road and 0.61 miles north of Tauchens Road; the address being 11800 US 27 S, Sebring; and legally

described as follows: Lots 4 and 8 of a subdivision of the West 1/2 of the Northwest 1/4 of Section 34, Township 35 South, Range 29 East, lying East of the present ROW line of US 27, as per map or plat thereof recorded in Transcript Book, Page 41, of the Public Records of Highlands County, Florida.

The Applicant is requesting a small-scale Comprehensive Plan amendment to amend the future land use map designation from Medium Density Residential (RM) to Commercial (C). Mrs. Hunnicutt read the request and Mr. Garcia presented the request. There were no letters received and no one spoke in favor or against the request.

Motion by Mrs. Ezell and seconded by Mr. Youngman recommend to the Board of County Commissioners to approve and adopt by Ordinance, CPA-24-630SS, amending the Future Land Use Map of the Highlands County Comprehensive Plan for an approximate 1.4 acres from Medium Density Residential (RM) to Commercial (C), and transmit CPA-24-630SS to the Florida Department of Commerce for its compliance determination, referencing the mandatory findings of fact and becoming effective as provided by law.

Upon roll call, all members voted yes. **Motion carried 6-0."**

Supplemental Material/Issue Analysis Report:

1. Request: The matter for consideration is for a change to the Official Zoning Atlas of an approximate 1.4-acre parcel, from M-1-S and M-2 to B-3.

The parcel is vacant of structures and is clear of its native vegetation. The Applicant is proposing to utilize the property for future commercial development.

There is a companion request for a Future Land Use Map (FLUM) amendment from Medium Density Residential (RM) to Commercial (C), CPA-24-630SS.

2. Notices to Surrounding Property Owners.

On December 6, 2023, notices were mailed to 13 property owners notifying them of the public hearings for the Planning and Zoning Commission and the Board of County Commissioners.

3. Existing Use Analysis:

LOCATION	EXISTING USE	LAND USE CATEGORY	ZONING
Subject Property	Vacant	RM	M-1-S & M-2
Adjacent Property to the North	Veterinarian Office	C	B-3

LOCATION	EXISTING USE	LAND USE CATEGORY	ZONING
Adjacent Property to the South	Gas Station & Dollar Store	C	B-3
Adjacent Property to the East	Propane Facility & Grove	C & Agriculture (AG)	B-3 & Agricultural District (AU)
Adjacent Property to the West	Vacant	C & AG	B-3 & AU

4. Applicable References:

Planning…§163.3194(1)(a) - (b), F.S.; Highlands County 2030 Comprehensive Plan: Future Land Use Policies: 1.1, General Growth Management Strategy; Policy 1.2.D.3, Medium Density Residential (RM); and Policy 1.2.D.7, Commercial (C).

Zoning…Highlands County Land Development Regulations (LDRs): Section 12.05.221: Mobile Home and Residential Subdivisions District (M-1-S); Section 12.05.222: Mobile Home Parks District (M-2); and Section 12.05.242: Business District (B-3).

Department Comments and Analysis of Petitioner's Proposal:

1. The Departments, Divisions, and Agencies listed below provided comments as follows:

Zoning Division: The staff has no objection to this request.

Engineering Department: Approved with conditions. At the time of development, the applicant shall undergo the development review process and additional requirements may be identified at that time.

Florida Department of Health: No objection.

2. The following Departments, Divisions, and Agencies offered no comment: School Board of Highlands County, the Natural Resources Division, and Sebring Regional Airport.

3. The following Departments, Divisions, and Agencies did not respond: City of Sebring, Florida Department of Transportation, Florida Department of Environmental Protection, Highlands County Emergency Management, Highlands County Emergency Medical Services, and Highlands County Fire Rescue.

4. Planning Division: The following analysis and findings of fact describe the physical, legal and cultural characteristics of the Applicant's property:

A. Natural Features Analysis:

1. **Topography:** The topographic map depicts the subject property as mostly level with an elevation between 80 and 85 feet.
2. **Soils:** The soil underlying the site is Astatula Sand, 0 to 8% slopes, and Tavares Sand, 0 to 5% slopes.
   Astatula – The available water capacity is very low, with a very rapid permeability. Depth to the water table is more than 80 inches. This soil is nearly level to moderately sloping, and excessively drained. A slight limitation for most urban uses can be overcome with adding suitable topsoil.
   Tavares – The available water capacity is very low, with a rapid to very rapid permeability. Depth to the water table 48 - 72 inches for 1 to 4 months during the summer rainy season; during the dry periods, the water table may recede below this depth. This soil is nearly level to gently sloping and is moderately well drained. It has slight limitations for small commercial buildings.
3. **Surface Waters:** The subject parcel has no surface water areas.
4. **Vegetative Cover:** The site has been cleared of its native vegetation.

B. Zoning Analysis:

1. **Current Use of Land:** The current use of the land is vacant. The site has been cleared.
2. **Vesting Rights:** None.
3. **Current Zoning Designation:** The current zoning is M-1-S and M-2.
4. **Proposed Zoning Designation:** The proposed zoning designation is B-3.
5. **Current Population Yield:** The property currently cannot be developed with the nonconforming zoning designations.
6. **Proposed Intensity:** The proposed FLUM allows a maximum of 0.8 FAR for commercial uses other than office uses and 0.7 FAR for office uses.
7. **The Applicant's proposed development program:** The Applicant is proposing to use the site for commercial uses.

C. Special Designated Areas:

1. **Environmental Protection:** The Conservation Overlay Map series of the Comprehensive Plan indicates that the site contains no Selected Natural Resources; the Applicant **is not required** to obtain Environmental Clearance at the time of development.
2. **Historic Resources:** The Florida Master Site File (FMSF) indicates that there are no known historic resources on the property.
3. **Archaeological Resources:** The Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Comprehensive Plan and the FMSF indicate no known archaeological resources on the site.

4. **Floodplains (FEMA designation):** The property has a flood zone designation of X, for areas located outside the Special Flood Hazard Areas, as depicted on the Flood Insurance Rate Map Community Panel Number **12055C0243C**, effective November 18, 2015.
5. **Military Airport Zones (MAZ):** The property is located within MAZ III as designated by Section 12.12.800 of the Highlands County LDRs.
6. **Wellhead Protection Zones:** The property is not located within any of the defined protection zones as defined by Infrastructure Policy 6.6. of the Comprehensive Plan.
7. **Airport Surface Areas:** The property is not located within any of the defined surface areas as designated by Chapter 2.1 of the Highlands County Code of Ordinances.

D. Public Facilities and Services:

1. **Potable Water:** The property will be served by an on-site potable water well system that will be designed to connect to a central water system when it becomes available.
2. **Central Wastewater:** The property will be served by an on-site wastewater septic tank system that will be designed to connect to a central water system when it becomes available.
3. **Solid Waste:** The property will be serviced by a county-approved refuse collection company.
4. **Vehicular Access and Traffic Circulation:** The site has direct access onto Twitty Road.
5. **Railroad Access:** The site is not located adjacent to any railroad tracks or rail spurs.
6. **Recreation:** The proposed development will not require the need for recreation.
7. **Drainage:** The Applicant will be required to comply with Section 12.13.104.F. of the Highlands County LDRs and the applicable water management district regulations.

E. **Traffic Impacts**: Pursuant to the Comprehensive Plan: Technical Support Section, a traffic analysis **is** required at the time of development.

F. **Schools:** The permitted uses within the Commercial Future Land Use designation are commercial in nature. Any project development will not generate student impacts to the school district; school concurrency **is not** required.

G. **Airports:** The subject property is located approximately 15 miles southeast of the Avon Park Executive Airport and 5.5 miles southwest of the Sebring Regional Airport.

Mandatory Findings of Fact:

Use Consistency Finding: The proposed zoning change **is consistent** with the patterns of existing development within this area and compatible with the surrounding land uses.

Plan Consistency Finding: The proposed zoning change **is consistent** with the goals, objectives, and policies of the adopted Comprehensive Plan.

Environmental Clearance Finding: Environmental Clearance, pursuant to Natural Resources Element Policy 3.3 of the Comprehensive Plan, **is not required** for the proposed zoning change.

Historical and Archaeological Clearance: The proposed Small Scale Comprehensive Plan Amendment **is not required** to obtain Historical and Archaeological clearance, pursuant to FLU Policy 7.1 and NRE Policy 1.3 of the Comprehensive Plan. The Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Comprehensive Plan and the Florida Master Site File indicate that there are no known cultural resources on the property.

Conformity Finding: If approved, all future development actions for the property shall be made to conform to applicable Comprehensive Plan policies and to LDRs in effect at the time the applicable development order becomes effective as provided by law.

The Planning Division, based on the Mandatory Findings of Fact and Consistency with the Comprehensive Plan, recommends the Board of County Commissioners to approve and adopt by Resolution, P&Z 2147, changing the Official Zoning Atlas for an approximate 1.4 acres from Mobile Home and Residential Subdivisions District (M-1-S) and Mobile Home Parks District (M-2) to Business District (B-3), referencing the mandatory findings of fact and becoming effective as provided by law.

Attachments:

Exhibit 1: Location Map
Exhibit 2: Aerial Map
Exhibit 3: Zoning Map
Exhibit 4: Proposed Zoning Map

Exhibit 1:

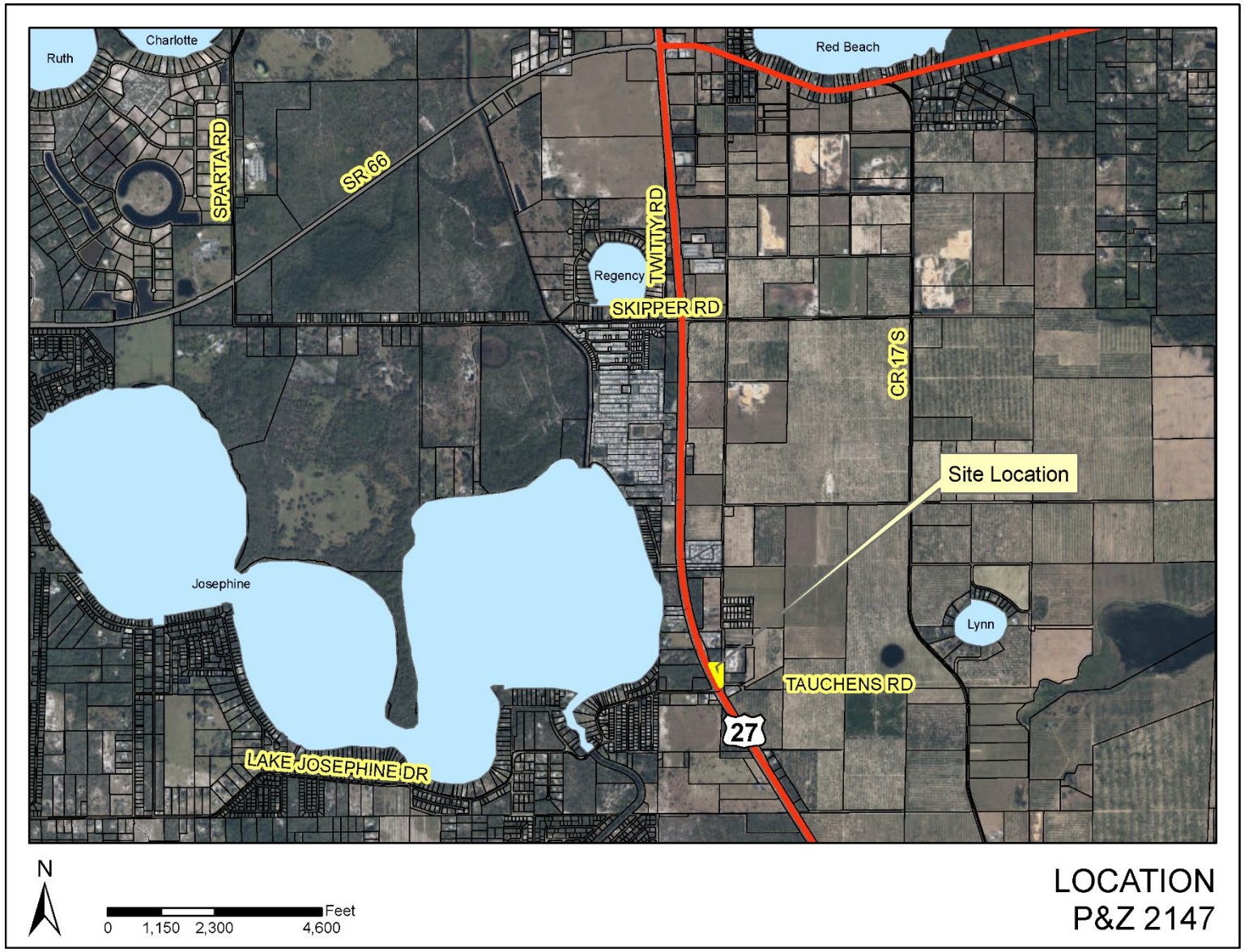

Charlotte
Ruth
Red Beach
SPARTA RD
SR 66
TWITTY RD
Regency
SKIPPER RD
CR 17 S
Site Location
Josephine
Lynn
TAUCHENS RD
27
LAKE JOSEPHINE DR
N
Feet
0
1,150
2,300
4,600
LOCATION
P&Z 2147

Exhibit 2:

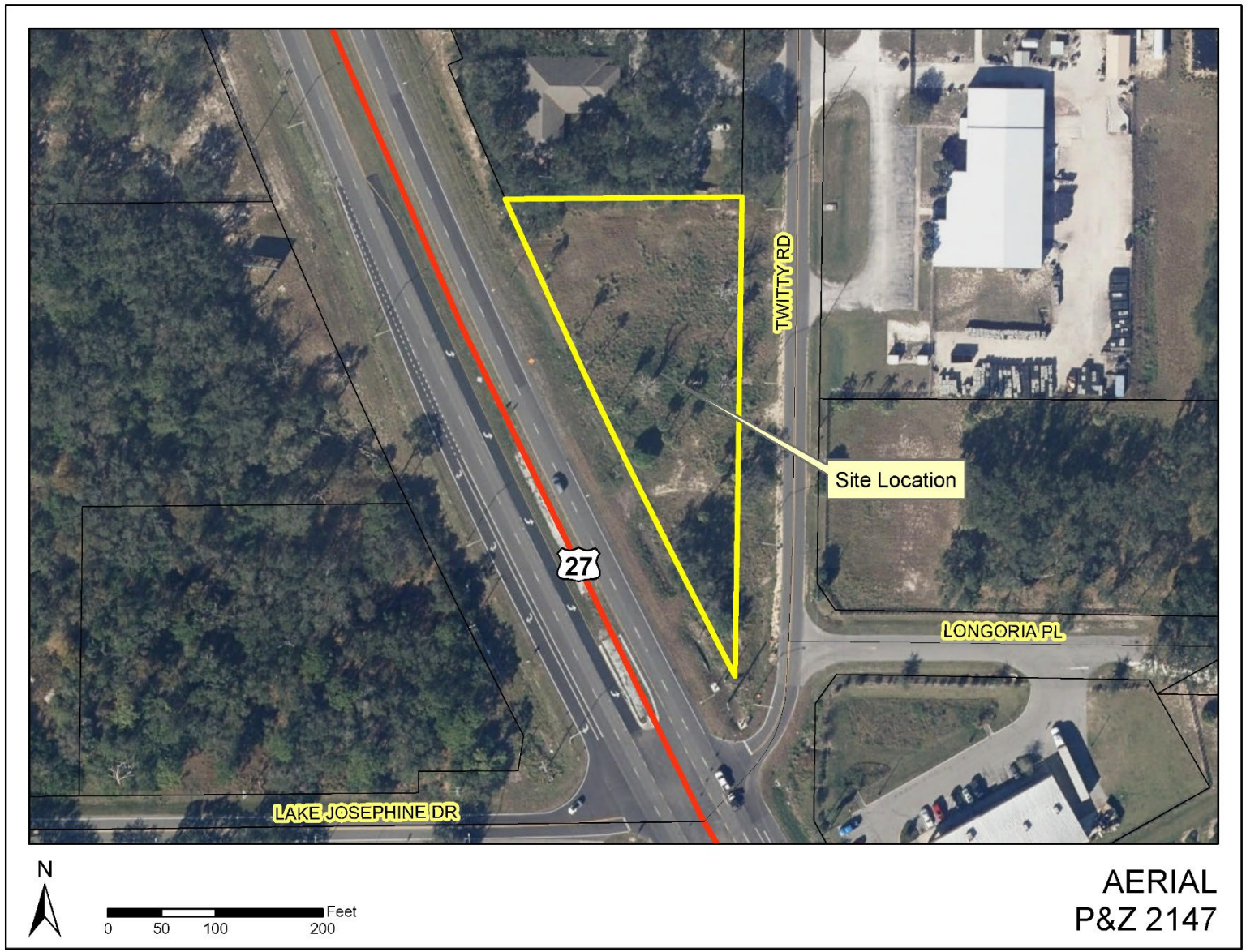

TWITTY RD
Site Location
27
LONGORIA PL
LAKE JOSEPHINE DR
N
0
50
100
200
Feet
AERIAL
P&Z 2147

Exhibit 3:

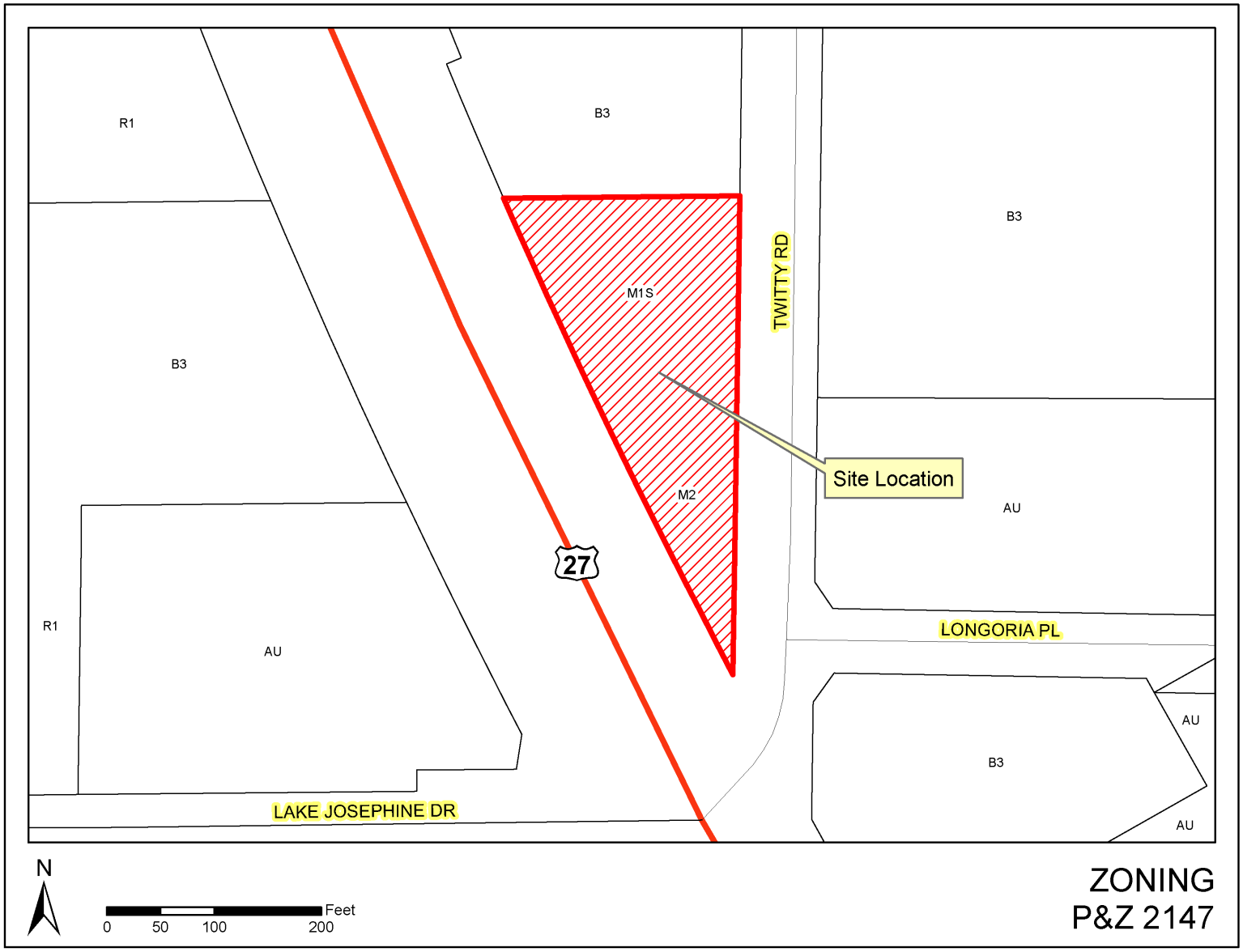
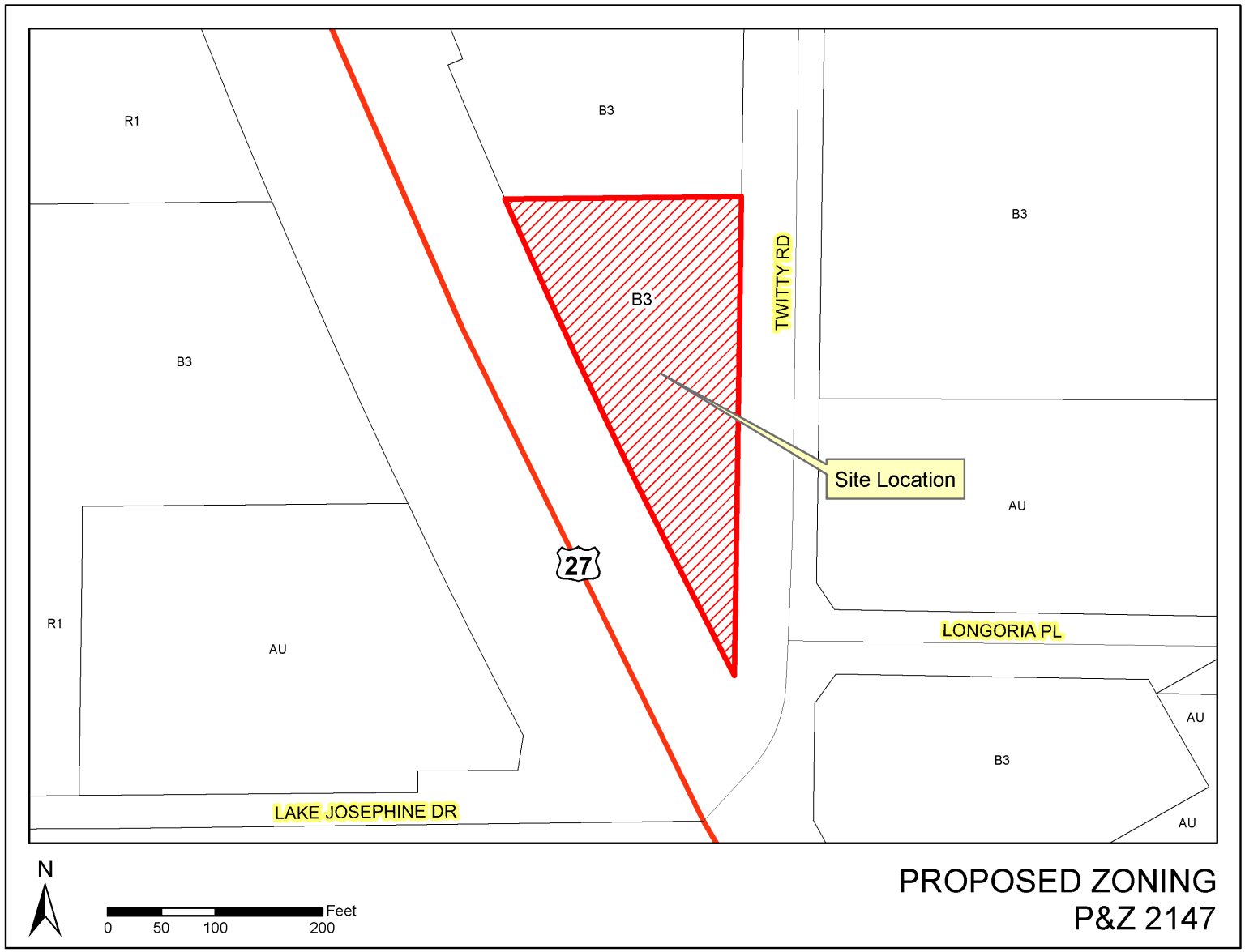

R1
B3
B3
M1S
TWITTY RD
B3
Site Location
M2
AU
27
R1
AU
LONGORIA PL
AU
B3
AU
LAKE JOSEPHINE DR
N
Feet
0
50
100
200
ZONING
P&Z 2147

Exhibit 4:


R1
B3
B3
B3
B3
TWITTY RD
Site Location
AU
27
R1
AU
LONGORIA PL
AU
B3
AU
LAKE JOSEPHINE DR
N
Feet
0
50
100
200
PROPOSED ZONING
P&Z 2147

Highlands County, Florida
Zoning Change Application

Zoning change from: H1S/H2
Zoning change to: B3

Note: *Do not leave any blank lines; if something does not apply, indicate that it is not applicable by using N/A*

****

SECTION I: STAFF USE ONLY:

P&Z Hearing Number: 2147/Project: 23110013 **Date of Application:** 11/09/2023
Amount of Fee: $ 1950.00 **Receipt No.:** 400000000269 **Tax Map No.:** 93-D
Hearing Dates: LP: _____ **P&Z:** 1/09/2024 **BCC:** 2/20/2024

****

This application has been reviewed for completeness and determined sufficient:

_____ _____
Zoning Supervisor **Date**

****

SECTION II: APPLICANT & PROPERTY INFORMATION:

1. **Name of Property Owner(s):** If more than one, all owners must sign the Owner's Affidavit (attached), which must accompany the application.
   Print Name: Angie Pagan, Personal Representative of the Myrna Morales Estate
   Mailing Address: 4221 Capri Street, Sebring, FL 33872
   Telephone No.: _____ **E-Mail Address:** _____

2. **Name of Agent:** Complete the Agent's Affidavit (attached) from property owner, which must accompany application, giving agent authority to represent this application.
   Print Name: Brandon S. Craig
   Mailing Address: 551 S. Commerce Ave, Sebring, FL 33870
   Telephone No.: 863-385-0112 **E-Mail Address:** bcraig@heartlandfloridalaw.com

NOTARIZED AUTHORIZATION:

☐ If the applicant is not the owner of the property, a written, notarized authorization from each owner must be provided with this application – use Form A, attached. Property owner authorization is required. If the property owner withdraws permission at any point during the review and approval process, the application is considered null and void.

☑ If an agent is submitting the application for the owner/applicant – authorization from the owner/applicant is required – use Form B, attached.

3. **Legal Description Covered by Application:** If subdivided: Lot, block, complete name of subdivision, plat book, page number, section, township and range. If metes and bounds description, complete description, including section, township and range. Lots 4+8 of a subdivision of the west half of the NW quarter of section 34, Township 35 South, Range 29 East, lying East of the present right of way line of US Hwy 27, as per map or plat thereof recorded in Transcript Book, Page 41, of the Public Records of Highlands County, Florida.

4. **Strap No.(s) of Property Covered by Application:**
   STRAP #:C-34-35-29-030-0070-0000 **STRAP #:**C-____-____-____-_____-_____-_____
   STRAP #:C-____-____-____-_____-_____-_____ **STRAP #:**C-____-____-____-_____-_____-_____

5. **Street Address(es) of Property Covered by the Application:** 11800 US 27 S, Sebring, FL 33876

****

SECTION III: INFORMATION ABOUT EXISTING USES:

6. **Existing Zoning District:** MIS / M-2 **Existing Land Use Classification:** Residential (RM)
Are the Zoning and Comprehensive Plan Consistent? ☑Consistent ☐Not Consistent

7. **Existing Property Information:** Size of Property (width) 492.08 feet, (depth) 219.76 feet, street frontage 937.48 feet, water frontage 0 feet, **Total acres** _____
If different from the total acreage, the upland, or developable portion is 1.1 +/- acres.

8. **Are there existing structures on the property?** ☐Yes ☑No **If Yes,** what type (CBS, Frame, Stucco, Other Multiple Units, Number of Dwellings per Building), and what are they used for? _____

If multiple units, the number of dwellings per building/number of buildings: _____

9. **Is the property located within the Lake Placid Regional Plan (LPRP) area?** ☐Yes ☑No **If yes,** please submit a draft PD Resolution and site plan as part of the application. A separate application meeting should be arranged with the Town of Lake Placid. Please ask the Town staff (County Planning Department) for assistance.

10. **Vesting:** Is the property vested for specific property rights? ☐Yes ☑No **If Yes,** list the Vesting Action or Order Number or the method used to grant vested rights (state binding letter, legal lot of record, etc).: _____

11. **Has a public hearing been held on this property within the last 12 months?** ☐Yes ☑No **If Yes,** in whose name and when? _____

12. **Is this hearing being requested as a result of a code violation notice?** ☐Yes ☑No **If Yes,** explain. _____

13. **Information on the Adjacent Properties:**

	Existing Uses	FLUM Designations	Zoning Districts
North	B-3 Vet office	C	B-3
South	B-3 Gas/Dollar General	C	B-3
East	B-3 / AU Propane/Grove	C / AU	B-3 / AU
West	B-3 / AU vacant	C / AUG	B-3 / AC

****

SECTION IV: INFORMATION ABOUT THE PROPOSED CHANGE:

14. **Reason for Proposed Change(s) (DO NOT INCLUDE SPECIFIC USES):** Currently zoned M2 but parcel is under 5 acres, which renders the property useless

15. **Proposed Number of Dwelling Units Desired or Number of Square Feet of Commercial Space (if applicable):** TBD

16. **Proposed Development Standards (if applicable):**

A. Proposed parcel size (if increasing area with this application) n/a square feet/acre
B. Proposed Floor Area Ratio (FAR): Gross floor area of existing building TBD divided by Parcel size _____ = FAR _____%

****

SECTION V: ADDITIONAL INFORMATION REQUIRED: 16 & 17 – NOT APPLICABLE FOR EXISTING DEVELOPMENT THAT IS NOT INCREASING IN SIZE; INDICATE N/A.

17. **Potable Water:** The proposed development will be served by an off-site central potable water system. ☐Yes ☑No
If Yes, the potable water system requirements will be accommodated by the N/A water system.

(See the attached model letter requesting this information from the respective servers). PLEASE ATTACH THEIR LETTER TO THIS APPLICATION. THIS APPLICATION WILL NOT BE COMPLETE WITHOUT THIS LETTER.

The Applicant must provide the following data of the water system that will be used (gallons per capita per day or gpcd):

a. The facility has the designed capacity for pumping and treating _____ gpcd.
b. The facility has a permitted capacity for _____ gpcd.
c. The facility has an average demand or committed capacity for _____ gpcd.
d. The facility has an excess capacity of _____ gpcd.
e. This proposed development will require approximately _____ gpcd.

Note: The required level of service (LOS) for potable water for Highlands County is:

Residence Type	Gallons per Capita per Day
RV Park	75
Mobile Home Park	100
Single Family or Multi-Family	120

If No, the proposed development will be served by an on-site potable water (well) system that will be designed to connect to a central water system when it becomes available. _____ **Applicant's Initial**

18. **Wastewater Treatment:** The proposed development will be served by an off-site central wastewater treatment system. ☐Yes ☑No

If Yes, the wastewater treatment system requirements will be accommodated by the _____ system.

(See the attached model letter requesting this information from the respective servers). PLEASE ATTACH THEIR LETTER TO THIS APPLICATION. THIS APPLICATION WILL NOT BE COMPLETE WITHOUT THIS LETTER.

The Applicant must provide the following data of the wastewater treatment system that will be used:

a. The facility has the designed capacity for pumping and treating _____ gpcd.
b. The facility has a permitted capacity for _____ gpcd.
c. The facility has an average demand or committed capacity for _____ gpcd.
d. The facility has an excess capacity of _____ gpcd.
e. This proposed development will require approximately _____ gpcd.

Note: The required LOS for potable water for Highlands County is:

Residence Type	Gallons per Capita per Day
RV Park	75
Mobile Home Park	100
Single Family or Multi-Family	120

If No, the proposed development will be served by an on-site wastewater tank system that will be designed to connect to a central wastewater treatment system when it becomes available. _____ **Applicant's Initial**

19. **Surface Drainage:** I (we) certify that storm water management will comply with the requirements of Section 12.13.104.F of the Highlands County Land Development Regulations (See County Engineer) and the applicable water management district regulations: ☑Yes ☐No _____ **Applicant's Initial**

Note: The required LOS for the County is premised upon the applicable water management district standards.

SFWMD:25-year/24-hour storm event (peak discharge, 25-year/36-hour)
SWFWMD:25-year/24-hour storm event (peak discharge, 25-year/24-hour)

*Applicants must utilize the appropriate water management district standards for drainage procedures and methods to assure that post-development run-off will not exceed pre-development run-off for a minimum of 24-year/24-hour storm event, and that Best Management Practices shall be utilized to meet or exceed state water quality standards. Direct discharge into designated outstanding Florida waters requires a treatment area 1.5 times standard area.

20. **Solid Waste Disposal:** The proposed development will be served by the Waste Connections refuse collection company.

Note: The required LOS for the County is based upon the landfill capacity to accommodate at least 5.21 pounds/person/day.

21. **Recreation and Green Space:** The recreation and green space LOS adopted by Highlands County will be met at the time of development which will include, in part, the following facilities, if any: TBD

Note: The required LOS for the County is to provide adequate facilities to maintain a County-wide standard of 10 acres/1,000 population.

22. **Military Airport Zones (MAZ):** Is this property located in an MAZ? ☐Yes ☑No
If Yes, please indicate the area as MAZ I, MAZ II, or MAZ III _____.

****

SECTION VI: ADDITIONAL ZONING AMENDMENT INFORMATION:

23. **Owner's Affidavit:** Owner's Affidavit(s) must be completed and submitted as part of **all** applications.

24. **Agent's Affidavit:** Agent's Affidavit(s), if applicable, must be completed and submitted as part of **all** applications.

25. **Map Properties within 500 Feet:** Submit a map which delineates the boundary of the proposed development site and its location on the map. Include each parcel of land within **500 feet** of the property being considered in the application.

26. **List of Property Owners:** List all current property owners within a 500-foot radius of the property being considered for a rezone, including names, mailing and site addresses, and STRAP numbers of their properties. **If** the property being considered for a rezone is an area currently zoned Agriculture, the list must contain a minimum of 6 different property owners adjacent to or in the vicinity of the rezoning being requested (Attach separate sheets to this application).

27. **Land Survey:** A copy of the survey, showing all dedications or easements within the property that is the subject of the application, prepared by a Florida registered land surveyor may be required and attached to the application.

28. **Proposed Flexible Unit Development (FUD) or Planned Development (PD) – Site Plan, Resolution, and Letter of Intent:** A site plan, a draft resolution, and a letter of intent are required which indicate uses, density, building locations, streets, site access, off-street parking, water courses or bodies, buffers, setbacks (dimensions), and environmentally sensitive areas. (See Section 12.05.291 of the Code of Ordinances for FUD requirements and Section 12.05.290 for PD requirements.)

29. **Surrounding Property Owners:** Have you discussed this rezoning request with the surrounding property owners? ☐**Yes** ☑**No**

30. **Contract to Sell:** Is this property under contract to sell contingent on the rezoning? ☐**Yes** ☑**No**

****

END OF APPLICATION

ATTACHMENTS:

1) Owner's Affidavit(s) or Corporation Affidavit
2) Agent's Affidavit(s)
3) Notarized authorization from each owner, as applicable (Form A)
4) Notarized authorization for agent to submit petition, as applicable (Form B)
5) Public Utility Information Request Format
6) Application Due Dates
7) Fee Schedule

Highlands County, Florida
Development Services Department Application

OWNER'S AFFIDAVIT

I, Angie Pagan, being first duly sworn, depose and say that I am the **OWNER** of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application, are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before hearings can be advertised. I also understand that it is my obligation to comply with any other lawfully adopted and recorded deed restrictions or covenants that are more restrictive or impose a higher standard, and that any action of this Board does not supersede those requirements.

I authorize County staff to enter the property during the application process to complete its evaluation.

Please initial the appropriate line:

No contact is required. AP

An appointment is required before entering the property. ____

Angie Pagan
Print Name of Owner

Angie Pagan
Signature of Owner

4221 Capri St.
Address: Number and Street (P.O. Box)

Sebring, FL 33872
City and State (Zip Code)

STATE OF FLORIDA
HIGHLANDS COUNTY

The Foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 8 day of November, 2023, by Angie Pagan who is personally known by me ☑ or who has produced _____, as identification and who did take an oath:

Helen Rachel Moretto
Signature

HELEN RACHEL MORETTO
Commission # HH 069694
Expires December 7, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Helen Rachel Moretto
Print Name

Notary Public, State of Florida
My Commission Expires: Dec. 7, 2024

Highlands County, Florida
Development Services Department Application

AGENT'S AFFIDAVIT

I, Brandon S. Craig, being first duly sworn, depose and say that I am the **ATTORNEY-IN-FACT, AGENT or LESSEE** of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application, are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before hearings can be advertised. I also understand that it is my obligation to comply with any other lawfully adopted and recorded deed restrictions or covenants that are more restrictive or impose a higher standard, and that any action of this Board does not supersede those requirements.

Brandon S. Craig
Print Name of Agent

Brandon S. Craig
Signature of Agent

551 S. Commerce Ave
Address: Number and Street (P.O. Box)

Sebring, FL 33870
City and State (Zip Code)

STATE OF FLORIDA
HIGHLANDS COUNTY

The Foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 8 day of November, 2023, by Brandon S. Craig who is personally known by me ☑ or who has produced _____, as identification and who did take an oath:

Helen Rachel Moretto
Signature

Helen Rachel Moretto
Print Name

HELEN RACHEL MORETTO
Commission # HH 069694
Expires December 7, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public, State of Florida
My Commission Expires: Dec. 7, 2024

Highlands County, Florida
Development Services Department Application

FORM B. Applicant Authorization to Agent

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the REZONING of the property described and which is the subject matter of the proposed hearing.

I give authorization for Brandon S. Craig to be my agent for this application.

Angie Pagan
Print Name of Applicant

Angie Pagan
Signature of Applicant

4221 Capri St.
Address: Number and Street (P.O. Box)

Sebring, FL 33870
City and State (Zip Code)

STATE OF FLORIDA
HIGHLANDS COUNTY

The Foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 8 day of November, 2023, by Angie Pagan who is personally known by me ☑ or who has produced _____, as identification and who did take an oath:

Helen Rachel Moretto
Signature

Helen Rachel Moretto
Print Name

HELEN RACHEL MORETTO
Commission # HH 069694
Expires December 7, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public, State of Florida
My Commission Expires: Dec. 7, 2024

15.00
875.00

** OFFICIAL RECORDS **
BK 1484 PG 27

DEED DOC STAMPS $875.00 D.C.

Prepared by and return to:
CLIFFORD M. ABLES, III
Attorney at Law
551 South Commerce Avenue
Sebring, Florida 33870
863-385-0112

Grantee's SS# : _____

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed made as of the 18th day of January, 2000 between

Ardith Ann Buskirk, a single woman
whose post office address is
Post Office Box 2801, Lake Placid, Florida 33852
grantor, and

Candido Garcia and Myrna Morales, husband and wife
whose post office address is
4221 Capri Street, Sebring, Florida 33872
grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Highlands County, Florida** to-wit:

See attached Exhibit "A"

Parcel Identification Number: C-34-35-29-030-0070-0000

This conveyance is subject to the following:
1. **Ad valorem taxes and solid waste charges subsequent to 1998.**
2. **Zoning, restrictions, prohibitions and other requirements imposed by governmental authority.**
3. **Restrictions and matters appearing on the plat or otherwise common to the subdivision.**
4. **Public utility easements of record.**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

RESOLUTION NO. 23-24-65

A RESOLUTION OF HIGHLANDS COUNTY, FLORIDA, PERTAINING TO THE ZONING CHANGE FOR THAT PROPERTY IDENTIFIED BY THE HIGHLANDS COUNTY PROPERTY APPRAISER THROUGH PARCEL ID# C-34-35-29-030-0070-0000; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF ZONING CHANGE AND ZONING ATLAS AMENDMENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Highlands County Code of Ordinances, Section 12.03.401, the Property Owner of that property identified by the Highlands County Property Appraiser through Parcel ID# C-34-35-29-030-0070-0000 ("Property"), has requested a change to the existing zoning classification on the Property for the specific purposes of furthering commercial services objectives; and

WHEREAS, the County has determined that the proposed zoning change is consistent with FLU Policy 1.1.A., which states that 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; and

WHEREAS, the County has determined that the proposed zoning change is consistent with the goals, objectives and policies of the Highlands County 2030 Comprehensive Plan ("Plan"); and

WHEREAS, the County has determined that Environmental Clearance, pursuant to NRE Policy 3.3 of the Plan, is not required for the proposed zoning change; and

WHEREAS, the County has determined that the Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Plan and the Florida Master Site File indicate that there are no known cultural resources on the Property and the proposed zoning change does not require Historical and Archaeological clearance, pursuant to FLU Policy 7.1 of the Plan, NRE Policy 1.3 of the Plan and the Highlands County Land Development Regulations; and

WHEREAS, all future development actions for the Property shall be made to conform to applicable Plan policies and to the County's Land Development Regulations in effect at the time of any development.

NOW, **THEREFORE BE IT RESOLVED**, by the County, after public hearing and comment that:

SECTION 1. <u>Legislative Findings and Intent.</u> Highlands County has complied

with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

SECTION 2. Approval of Zoning Change and Zoning Atlas Amendment.

A. The zoning designation for that Property identified by the Highlands County Property Appraiser through Parcel ID# C-34-35-29-030-0070-0000 and more particularly described as:

> Lots 4 and 8 of a subdivision of the west half of the NW quarter of Section 34, Township 35 South, Range 29 East, lying east of the present right of way line of US Highway 27, as per map or plat thereof recorded in Transcript Book, Page 41, of the Public Records of Highlands County, Florida.

is hereby changed from Mobile Home and Residential Subdivisions District, M-1-S, and Mobile Home Parks District, M-2, to Business District, B-3.

B. The official Zoning Atlas of the County is hereby amended to reflect that the zoning for the Property is Business District, B-3.

C. At the time of development on the Property, the Property Owner, or a representative thereof may be required to submit a traffic study and/or such other requirements imposed during the development review process.

SECTION 3. Implementation of Administrative Actions. The County Administrator is hereby authorized and directed to take such action as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The County Administrator may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such County employees as deemed effectual and prudent.

SECTION 4. Savings Clause. All prior actions of Highlands County pertaining to P&Z 2147, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the County Administrator and County Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 8. Effective Date. This Resolution shall take effect immediately after Highlands County Ordinance 23-24-20, adopting a small-scale comprehensive plan amendment, CPA-24-630SS, changing the land use designation on the Property from Medium Density Residential, RM, to Commercial, C.

DONE AND ADOPTED, this 20th day of February 2024.

BOARD OF COUNTY COMMISSIONERS
OF HIGHLANDS COUNTY, FLORIDA

By: _____
Kevin Roberts, Chairperson

(SEAL)

ATTEST: _____
Jerome Kaszubowski, Clerk

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: February 20, 2024

PRESENTER: **Sergio Garcia, Planner II**

SUBJECT/TITLE: **Public hearing to consider the adoption of modifications to the Five-Year Capital Improvement Schedule of the Highlands County 2030 Comprehensive Plan.**

STATEMENT OF ISSUE

This proposed ordinance provides for modifications to the Five-Year Capital Improvement Schedule (CIS) in the Capital Improvements Element (CIE) of the County's Comprehensive Plan for FY 2023/24 to FY 2027/28. Florida Statutes require an annual review to update the Five-Year CIS. Modifications may be done by ordinance and are not considered amendments to the Comprehensive Plan. The update must include any needed capital improvements and identify the listed projects' funding, as well as a level of priority.

The purpose of the Five-Year CIS is to identify the timing and funding of capital projects that are: 1) needed to implement the Goals, Objectives, and Policies of the Highlands County Comprehensive Plan, and/or 2) capital projects required to ensure that adopted level-of-service standards are achieved and maintained for concurrency related facilities (i.e., central wastewater, potable water, solid waste, drainage, parks and recreation, public school facilities, and transportation facilities).

RECOMMENDED ACTION

Move to adopt by Ordinance 23-24-21, modifications to the Five-Year Capital Improvement Schedule in the Capital Improvements Element of the Highlands County 2030 Comprehensive Plan and forward the adopting ordinance to the Florida Department of Commerce for notification.

FISCAL IMPACT

There is no fiscal impact.

Attachments: Staff Report CIS Update BCC.pdf
Ordinance - 5 Year CIS.sgs.pdf
Ordinance Fiscal Impact form.pdf

HIGHLANDS COUNTY
PLANNING DIVISION
STAFF REPORT

Type: Modification to the Five-Year Capital Improvement Schedule	**BCC Hearing Date:** 2/20/2024
Case Number: 2023/2024 CIS	**Case Name:** 2023/2024 CIS
Public Hearing: BCC	**Case Staff Member:** Sergio Garcia

Request: To consider adoption of the modified Five-Year Capital Improvement Schedule in the Capital Improvements Element of the Highlands County 2030 Comprehensive Plan for 2023/2024.

Area Covered by Amendment: County-wide.

Staff Recommendation and Minutes:

1. **Staff Recommendation to the Board of County Commissioners (BCC) concerning the Planning and Zoning Commission (P&Z) Recommendation:** Move to adopt by Ordinance 23-24-21, modifications to the Five-Year Capital Improvement Schedule in the Capital Improvements Element of the Highlands County 2030 Comprehensive Plan and forward the adopting ordinance to the Florida Department of Commerce for notification.

2. **Staff Recommendation to the P&Z:** Recommend to the BCC to adopt by ordinance, modifications to the Five-Year Capital Improvement Schedule in the Capital Improvements Element of the Highlands County 2030 Comprehensive Plan and forward the adopting ordinance to the Florida Department of Commerce for notification.

3. **Excerpt from the December 12, 2023, P&Z Minutes and Recommendation to the BCC: "2023/2024 CAPITAL IMPROVEMENT SCHEDULE (CIS) ORDINANCE NO. 23-24- , MODIFYING THE FIVE-YEAR CIS IN THE CAPITAL IMPROVEMENTS ELEMENT OF THE HIGHLANDS COUNTY 2030 COMPREHENSIVE PLAN**

   The matter for consideration is the adoption of the modified Five-Year Capital Improvement Schedule in the Capital Improvements Element of the Highlands County 2030 Comprehensive Plan for 2023/2024. Mrs. Hunnicutt read the request and Mr. Garcia presented the request. There were no letters received and no one spoke in favor or against the request.

Motion by Mr. Roberts and seconded by Mrs. Ezell to recommend to the Board of County Commissioners to adopt by Ordinance, modifications to the Five-Year Capital Improvement Schedule in the Capital Improvements Element of the Highlands County 2030 Comprehensive Plan and forward the adopting ordinance to the Florida Department of Commerce for notification.

Upon roll call, all members voted yes. **Motion carried 6-0"**

Supplemental Material/Issue Analysis Report:

1. Findings of Fact:

The purpose of the Capital Improvements Element of the Highlands County Comprehensive Plan is to evaluate the need for public facilities pursuant to Section 163.3177(3)(a), Florida Statutes, and to adopt policies that guide the funding of these improvements. It provides a schedule for the funding and construction of improvements.

The Capital Improvements Element (CIE) and the Five-Year Capital Improvement Schedule identify the timing, funding, and level of priority of capital projects that are needed to ensure that adopted level-of-service standards are achieved and maintained for concurrency related facilities (i.e., central wastewater, solid waste, drainage, potable water, parks and recreation, public school facilities, and transportation facilities).

The modifications to the Five-Year Capital Improvement Schedule directly correspond to the 2023/2024 Capital Financial Strategy (CFS) adopted BCC Budget.

2. Five-Year Work Programs adopted by Reference:

The Capital Improvements Element adopts by reference the Florida Department of Transportation's (FDOT's) Five-Year Work Program and the School District's Five-Year District Work Program for Highlands County in CIE Policy 3.6 and CIE Policy 5.1, respectively. The School District plans to present an update to their work program at the next school board meeting.

3. Recommendation:

The Planning Division recommends the Board of County Commissioners to adopt by ordinance, modifications to the Capital Improvement Schedule in the Capital Improvements Element of the Highlands County 2030 Comprehensive Plan and forward the adopting ordinance to the Florida Department of Commerce for notification.

Attachments:

Five-Year Capital Improvement Schedule
FDOT's Five-Year Work Program
School District Five-Year District Facilities Work Program

FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE
EXPENSES FY 23/24 THRU FY 27/28

Project Name	Description	LOS Purpose	Funding Source	Location	Ranking	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	5-YR TOTAL
LOS: PARKS AND RECREATION											
RPAC Improvements	Funding is needed to provide recreational improvements and recreational facilities for County residents.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 312,120	$ 318,362	$ 324,730	$ 331,224	$ 337,849	$ 1,624,285
RPAC Cost Sharing	Funding is needed to continue to provide needed recreational facilities for County residents. Funding will be used for cost sharing projects approved by the RPAC committee.	IMPROVEMENTS	Infrastructure Surtax	County-wide	Medium	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 250,000
Parks and Facilities Equipment	Replacement of Parks and Recreation equipment necessary for the continued maintenance of the parks inventory.	MAINTENANCE	Infrastructure Surtax	County-wide	High	$ 110,000	$ 110,000	$ -	$ -	$ 150,000	$ 370,000
Panther Trailhead Park (Memorial Trailhead Park Phase 2)	Improve lands adjacent to Panther Parkway to provide parks services to users.	QUALITY OF LIFE	Infrastructure Surtax	Avon Park	Medium	$ 136,000	$ -	$ -	$ -	$ -	$ 136,000
Adelaide Park	Improve recreation lands to create amenities on Lake Adelaide adjacent to the boat ramp at 2124 NW Shore Dr.	QUALITY OF LIFE	State Grants (FRDAP)	Avon Park	Medium	$ -	$ 210,000	$ -	$ -	$ -	$ 210,000
Sports Complex Metal Storage Building	Capital improvements to the Sports Complex and build a metal storage building to protect valuable grounds maintenance equipment, to store attractive property such as player benches, field nets and goals.	IMPROVEMENTS	Infrastructure Surtax	Sebring	Low	$ 94,150	$ -	$ -	$ -	$ -	$ 94,150
Sun N' Lake Preserve Improvements	The construction of boardwalks and gazebos would allow greater interconnectivity between the recreational options	IMPROVEMENTS	Infrastructure Surtax	Sebring	Medium	$ 240,000	$ 260,000	$ 260,000	$ -	$ -	$ 760,000
Total						$ 942,270	$ 948,362	$ 634,730	$ 381,224	$ 537,849	$ 3,444,435
LOS: POTABLE WATER											
LOS: POTABLE WATER											
Total											
LOS: TRANSPORTATION/PUBLIC WORKS											
Engineering Traffic Ops Equipment	Replace aging equipment.	CRITICAL REPAIRS	Infrastructure Surtax	County-wide	High	$ 153,000	$ 156,060	$ 159,181	$ 162,365	$ 165,612	$ 796,218
Road and Bridge Equipment	Replace aging equipment.	CRITICAL REPAIRS	Infrastructure Surtax	County-wide	High	$ 1,224,000	$ 1,248,480	$ 1,273,450	$ 1,298,919	$ 1,324,897	$ 6,369,746
Road Resurfacing	Resurfacing projects for 'poor' roads within the County reduce the need to reconstruct and substantially reduce maintenance cost.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 900,000	$ 2,809,080	$ 2,865,262	$ 2,922,567	$ 2,981,018	$ 12,477,927
Road Reconstruction	Reconstruction projects for repair of roads in the County return the roadways to satisfactory condition reducing maintenance cost.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 2,568,000	$ 728,280	$ 742,846	$ 757,703	$ 772,857	$ 5,569,686
Sebring Parkway Maintenance	Fund 110 (Transportation Trust) accounts for funds provided from the City of Sebring and County per IA, Fund 151 (Infrastructure Surtax) was created to maintain the Sebring Parkway.	CONSTRUCTION/ MAINTENANCE	Infrastructure Surtax; Other (Fund 110)-City of Sebring Maintenance %	Sebring Area	High	$ 238,980	$ 244,000	$ 248,880	$ 253,858	$ 258,936	$ 1,244,654
ADA Transition Plan (Exterior)	Annual funding to address specific improvements to facilities in order to meet the accessibility requirements of the Americans with Disabilities Act.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 35,190	$ 35,894	$ 36,612	$ 37,344	$ 39,091	$ 184,131

FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE
EXPENSES FY 23/24 THRU FY 27/28

Project Name	Description	LOS Purpose	Funding Source	Location	Ranking	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	5-YR TOTAL
TOSIP (Signals/Signs)	Refresh roadway pavement markings on a rotational basis to meet retroreflectivity requirements.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 86,190	$ 87,914	$ 89,672	$ 91,466	$ 93,295	$ 448,537
Right of Way Land Acquisition	Right-of-way acquistion funding for the purpose of obtaining additional right-of-way width along County Maintained roadway for the purpose of installing proper drainage to alleviating flooding concerns and shoulder stabilization.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 200,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 600,000
Sebring Parkway Phase IV Right of Way Land Acquisition	This is for additional right-of-way from Sebring Parkway to SR 17/Arbuckle Creek Rd necessary for the construction of the Sebring Parkway Phase IV.	IMPROVEMENTS	Infrastructure Surtax	Sebring Area	High	$ 300,000	$ -	$ -	$ -	$ -	$ 300,000
Daffodil Extension Project	Construct an extension of 5,550' of Daffodil Street from Lake Crews Ave south and connect to Catfish Creek Road for emergency services and residents.	IMPROVEMENTS	State Grants	Lake Placid	Medium	$ -	$ -	$ -	$ 300,000	$ 300,000	$ 600,000
ADA Hammock Road Multi-Use Path	A retrofit is needed for the entire Hammock Road Mult-Use Path to bring it into ADA compliance standards that have changed from over two (2) decades ago when it was originally built.	IMPROVEMENTS	Infrastructure Surtax	Sebring Area	High	$ 250,000	$ -	$ -	$ -	$ -	$ 250,000
Repair & Maintenance of County Multi-Use Paths	The repair and maintenance of the Multi-Use Paths County wide is necessary to ensure that there are no cracks, washouts or missing concrete that could lead to injuries to the public that use these paths.	IMPROVEMENTS	General Fund & Infrastructure Surtax	County-wide	High	$ 203,250	$ -	$ -	$ -	$ -	$ 203,250
Road & Bridge Main Building Expansion	Funding for the purpose of an additional 4,000 sq ft of office space for Road & Bridge personnel, as well as minor remodeling of a small portion of the current building. The current office building has reached max capacity.	IMPROVEMENTS	Infrastructure Surtax	County-wide	Medium	$ 500,000	$ 1,075,000	$ -	$ -	$ -	$ 1,575,000
Total						$ 6,658,610	$ 6,484,708	$ 5,515,903	$ 5,924,222	$ 6,035,706	$ 30,619,149

LOS: SCHOOLS											
See School District Work Program											
Total											

LOS: SOLID WASTE											
Off-Road Water Trucks for Landfill	Acquisition of specialized water trucks to enhance dust control and facilitate rapid response for fire emergencies at the landfill site, ensuring environmental compliance and safety.	IMPROVEMENTS	Other	Landfill	High	$ 446,000	$ -	$ -	$ -	$ -	$ 446,000
Construction of Landfill Cell No. 5	Construction of the next 18 acres cell expansion into Cell No. 5 of the Class I Landfilll, should provide enough landfill volume to meet the needs for the next 10-15 years.	IMPROVEMENTS	Other	Landfill	High	$ 3,771,564	$ -	$ -	$ -	$ -	$ 3,771,564
One 6" Water Pump	In accordance with Florida Department of Environmmental Protection (FDEP) and South Florida Water Management District (SFWMD) permit requirements two (2) pumps with suction line appurtenances will be required for dewatering operations in the new borrow pit	IMPROVEMENTS	Other	Landfill	Medium	$ 60,000	$ -	$ -	$ -	$ -	$ 60,000
Purchase 1/2 ton pick-up	Purchase one (1) new 2023 Ford Explorer 4x4 SUV to replace aging equipment.	IMPROVEMENTS	Other	Landfill	High	$ 60,000	$ -	$ -	$ -	$ -	$ 60,000
Construction of Borrow Pit	FY 23-24 Construction of a road and access crossing over the Arbuckle Branch to a section of the landfill where a new borrow pit has been permitted and construction of the borrow pit site infrastructure	IMPROVEMENTS	Other	Landfill	High	$ 1,850,000	$ -	$ -	$ -	$ -	$ 1,850,000
Total						$ 6,187,564	$ -	$ -	$ -	$ -	$ 6,187,564

LOS: STORMWATER/DRAINAGE											
Drainage Improvements Project	Drainage improvements as needed	IMPROVEMENTS	Infrastructure Surtax	County-wide	Medium	$ -	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 2,000,000

FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE
EXPENSES FY 23/24 THRU FY 27/28

Project Name	Description	LOS Purpose	Funding Source	Location	Ranking	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	5-YR TOTAL
Total						$ -	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 2,000,000
LOS: WASTEWATER											
LOS: WASTEWATER											
Total											
TOTAL LOS EXPENSES						**$ 13,788,444**	**$ 7,933,070**	**$ 6,650,633**	**$ 6,805,446**	**$ 7,073,555**	**$ 42,251,148**

FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE
REVENUE FY 23/24 THRU FY 27/28

Project Name	Description	LOS Purpose	Funding Source	Location	Ranking	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	5-YR TOTAL
INFRASTRUCTURE SURTAX/LOCAL OPTION SALES TAX											
RPAC Improvements	Funding is needed to provide recreational improvements and recreational facilities for County residents.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 312,120	$ 318,362	$ 324,730	$ 331,224	$ 337,849	$ 1,624,285
RPAC Cost Sharing	Funding is needed to continue to provide needed recreational facilities for County residents. Funding will be used for cost sharing projects approved by the RPAC committee.	IMPROVEMENTS	Infrastructure Surtax	County-wide	Medium	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 250,000
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Sports Complex Metal Storage Building	Capital improvements to the Sports Complex and build a metal storage building to protect valuable grounds maintenance equipment, to store attractive property such as player benches, field nets and goals.	IMPROVEMENTS	Infrastructure Surtax	Sebring	Low	$ 94,150	$ -	$ -	$ -	$ -	$ 94,150
Sun N' Lake Preserve Improvements	The construction of boardwalks and gazebos would allow greater interconnectivity between the recreational options	IMPROVEMENTS	Infrastructure Surtax	Sebring	Medium	$ 240,000	$ 260,000	$ 260,000	$ -	$ -	$ 760,000
Engineering Traffic Ops Equipment	Replace aging equipment.	CRITICAL REPAIRS	Infrastructure Surtax	County-wide	High	$ 153,000	$ 156,060	$ 159,181	$ 162,365	$ 165,612	$ 796,218
Road and Bridge Equipment	Replace aging equipment.	CRITICAL REPAIRS	Infrastructure Surtax	County-wide	High	$ 1,224,000	$ 1,248,480	$ 1,273,450	$ 1,298,919	$ 1,324,897	$ 6,369,746
Road Resurfacing	Resurfacing projects for 'poor' roads within the County reduce the need to reconstruct and substantially reduce maintenance cost.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 900,000	$ 2,809,080	$ 2,865,262	$ 2,922,567	$ 2,981,018	$ 12,477,927
Road Reconstruction	Reconstruction projects for repair of roads in the County return the roadways to satisfactory condition reducing maintenance cost.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 2,568,000	$ 728,280	$ 742,846	$ 757,703	$ 772,857	$ 5,569,686
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Repair & Maintenance of County Multi-Use Paths	The repair and maintenance of the Multi-Use Paths County wide is necessary to ensure that there are no cracks, washouts or missing concrete that could lead to injuries to the public that use these paths.	IMPROVEMENTS	General Fund & Infrastructure Surtax	County-wide	High	$ 101,625	$ -	$ -	$ -	$ -	$ 101,625
Road & Bridge Main Building Expansion	Funding for the purpose of an additional 4,000 sq ft of office space for Road & Bridge personnel, as well as minor remodeling of a small portion of the current building. The current office building has reached max capacity.	IMPROVEMENTS	Infrastructure Surtax	County-wide	Medium	$ 500,000	$ 1,075,000	$ -	$ -	$ -	$ 1,575,000
Drainage Improvements Project	Drainage improvements as needed	IMPROVEMENTS	Infrastructure Surtax	County-wide	Medium	$ -	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 2,000,000
Total						$ 7,260,275	$ 7,479,070	$ 6,401,753	$ 6,251,588	$ 6,514,619	$ 33,907,305
OTHER COUNTY FUNDING											

FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE
REVENUE FY 23/24 THRU FY 27/28

Project Name	Description	LOS Purpose	Funding Source	Location	Ranking	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	5-YR TOTAL
Repair & Maintenance of County Multi-Use Paths	The repair and maintenance of the Multi-Use Paths County wide is necessary to ensure that there are no cracks, washouts or missing concrete that could lead to injuries to the public that use these paths.	IMPROVEMENTS	General Fund & Infrastructure Surtax	County-wide	High	$ 101,625	$ -	$ -	$ -	$ -	$ 101,625
Off-Road Water Trucks for Landfill	Acquisition of specialized water trucks to enhance dust control and facilitate rapid response for fire emergencies at the landfill site, ensuring environmental compliance and safety.	IMPROVEMENTS	Other	Landfill	High	$ 446,000	$ -	$ -	$ -	$ -	$ 446,000
Construction of Landfill Cell No. 5	Construction of the next 18 acres cell expansion into Cell No. 5 of the Class I Landfilll, should provide enough landfill volume to meet the needs for the next 10-15 years.	IMPROVEMENTS	Other	Landfill	High	$ 3,771,564	$ -	$ -	$ -	$ -	$ 3,771,564
One 6" Water Pump	In accordance with Florida Department of Environmmental Protection (FDEP) and South Florida Water Management District (SFWMD) permit requirements two (2) pumps with suction line appurtenances will be required for dewatering operations in the new borrow pit	IMPROVEMENTS	Other	Landfill	Medium	$ 60,000	$ -	$ -	$ -	$ -	$ 60,000
Purchase 1/2 ton pick-up	Purchase one (1) new 2023 Ford Explorer 4x4 SUV to replace aging equipment.	IMPROVEMENTS	Other	Landfill	High	$ 60,000	$ -	$ -	$ -	$ -	$ 60,000
Construction of Borrow Pit	FY 23-24 Construction of a road and access crossing over the Arbuckle Branch to a section of the landfill where a new borrow pit has been permitted and construction of the borrow pit site infrastructure	IMPROVEMENTS	Other	Landfill	High	$ 1,850,000	$ -	$ -	$ -	$ -	$ 1,850,000
Sebring Parkway Maintenance	Fund 110 (Transportation Trust) accounts for funds provided from the City of Sebring and County per IA, Fund 151 (Infrastructure Surtax) was created to maintain the Sebring Parkway.	CONSTRUCTION/ MAINTENANCE	Infrastructure Surtax; Other (Fund 110)-City of Sebring Maintenance %	Sebring Area	High	$ 160,227	$ 162,737	$ 165,177	$ 167,666	$ 170,205	$ 826,012
Total						$ 6,347,791	$ 162,737	$ 165,177	$ 167,666	$ 170,205	$ 7,115,201
OTHER OUTSIDE FUNDING											
Sebring Parkway Maintenance	Fund 110 (Transportation Trust) accounts for funds provided from the City of Sebring and County per IA, Fund 151 (Infrastructure Surtax) was created to maintain the Sebring Parkway.	CONSTRUCTION/ MAINTENANCE	Infrastructure Surtax; Other (Fund 110)-City of Sebring Maintenance %	Sebring Area	High	$ 78,753	$ 81,263	$ 83,703	$ 86,192	$ 88,731	$ 418,642
Total						$ 78,753	$ 81,263	$ 83,703	$ 86,192	$ 88,731	$ 418,642
GRANTS (STATE GRANTS)											
Adelaide Park	Improve recreation lands to create amenities on Lake Adelaide adjacent to the boat ramp at 2124 NW Shore Dr.	QUALITY OF LIFE	State Grants (FRDAP)	Avon Park	Medium	$ -	$ 210,000	$ -	$ -	$ -	$ 210,000
Daffodil Extension Project	Construct an extension of 5,550' of Daffodil Street from Lake Crews Ave south and connect to Catfish Creek Road for emergency services and residents.	IMPROVEMENTS	State Grants	Lake Placid	Medium	$ -	$ -	$ -	$ 300,000	$ 300,000	$ 600,000
Total						$ -	$ 210,000	$ -	$ 300,000	$ 300,000	$ 810,000
TOTAL FUNDING SOURCES						**$ 13,686,819**	**$ 7,933,070**	**$ 6,650,633**	**$ 6,805,446**	**$ 7,073,555**	**$ 42,251,148**

FDOT FY24-28 ADOPTED WORK PROGRAM as of 7/1/2023

Excludes Department Building & Grounds Projects, as well as Debt Service / Includes Budgeted & Non-budgeted Items

BD	Name	Item Description	Item	Work Mix Description	Phase	Phase Description	BE	Category	Category Description	Funding Source	2024	2025	2026	2027	2028	Grand Total
01	HIGHLANDS	ADAPTIVE SYSTEM ON US 27 FROM HIGHLANDS AVE TO SEBRING PKWY	440225-1	ATMS - ARTERIAL TRAFFIC MGMT	52	CONST CONTRACT	55150200	088716	INTRASTATE HIGHWAY CONSTR	State 100%	5,000					5,000
		ANOKA AVE, AVON PARK	451526-1	RESURFACING	54	CONST GRANT	55150200	085576	SM COUNTY OUTREACH PROGRAM	State 100%	360,006					360,006
		ARBUCKLE CREEK RD BRIDGE MAINTENANCE	448767-1	ROAD RECONSTRUCTION - 2 LANE	54	CONST GRANT	55150200	085576	SM COUNTY OUTREACH PROGRAM	State 100%			515,680			515,680
		ARBUCKLE CREEK RD FROM ARBUCKLE CREEK BRIDGE TO RIVERDALE RD	445063-1	RESURFACING	54	CONST GRANT	55150200	085575	SM CTY RESURFACE ASSIST PG	State 100%	1,733,626					1,733,626
		ARBUCKLE CREEK RD FROM BISHOP DAIRY RD TO US 98	450324-1	RESURFACING	54	CONST GRANT	55150200	085576	SM COUNTY OUTREACH PROGRAM	State 100%				706,517		706,517
		ARBUCKLE CREEK RD FROM MLK BLVD TO RIVERDALE RD	448766-1	RESURFACING	54	CONST GRANT	55150200	085575	SM CTY RESURFACE ASSIST PG	State 100%			1,364,470			1,364,470
								085576	SM COUNTY OUTREACH PROGRAM	State 100%			148,242			148,242
		AVON PARK EXECUTIVE AIRPORT IMPROVEMENTS	452954-1	AVIATION CAPACITY PROJECT	94	CAPITAL GRANT	55150200	088862	LOCAL TRANSPORTATION PROJ	State 100%	3,000,000					3,000,000
		AVON PARK EXECUTIVE AIRPORT SECURITY FENCING	451453-1	AVIATION SECURITY PROJECT	94	CAPITAL GRANT	55100100	088719	AVIATION DEV/GRANTS	State 100%	1,500,000					1,500,000
		AVON PARK EXECUTIVE ARPT EW TXWY TO RWY 10-28	448718-1	AVIATION PRESERVATION PROJECT	94	CAPITAL GRANT	55100100	088719	AVIATION DEV/GRANTS	State 100%	15,203	189,001				204,204
								NSB	NOT STATE BUDGET	Federal	273,657	3,402,019				3,675,676
										Local	15,203	189,001				204,204
		AVON PARK EXECUTIVE ARPT RUNWAY 10-28 REHAB	448723-1	AVIATION PRESERVATION PROJECT	94	CAPITAL GRANT	55100100	088719	AVIATION DEV/GRANTS	State 100%			39,225	398,327		437,552
								NSB	NOT STATE BUDGET	Federal			353,021	3,584,944		3,937,965
		AVON PARK EXECUTIVE ARPT TAXIWAY E REHAB	448712-1	AVIATION PRESERVATION PROJECT	94	CAPITAL GRANT	55100100	088719	AVIATION DEV/GRANTS	State 100%			355,000			355,000
								NSB	NOT STATE BUDGET	Federal			3,195,000			3,195,000
		AVON PARK HIGHWAY LIGHTING	413545-1	ROUTINE MAINTENANCE	78	MAINT OTHER AGENCY	55150200	088712	HIGHWAY MAINTENANCE CONTR	State 100%	83,620					83,620
		CATFISH CREEK RD FROM TUOMEY CT TO CATFISH CREEK RD BRIDGE	449647-1	SIDEWALK	38	PE OTHER AGENCY	55100100	088849	PRELIMINARY ENGR CONSULT	Federal				80,000		80,000
		CATFISH CREEK RD FROM TUOMEY CT TO WEST INTERLAKE BLVD	448421-1	SIDEWALK	38	PE OTHER AGENCY	55100100	088849	PRELIMINARY ENGR CONSULT	Federal			120,000			120,000
					58	CONST OTHER AGENCY	55150200	088717	ARTERIAL HIGHWAY CONSTR	Federal					1,077,656	1,077,656
					68	CONST SUP OTHER AGCY	55150200	088718	CONSTRUCT INSPECT CONSULT	Federal					100,000	100,000
		CATFISH CREEK ROAD OVER CATFISH CREEK BRIDGE REHABILITATION	446394-1	BRIDGE-REPAIR/REHABILITATION	54	CONST GRANT	55150200	085576	SM COUNTY OUTREACH PROGRAM	State 100%	390,438					390,438
		CEMETERY RD FROM MLK JR BLVD TO SCHOOL ST	448422-1	SIDEWALK	38	PE OTHER AGENCY	55100100	088849	PRELIMINARY ENGR CONSULT	Federal			65,000			65,000
					58	CONST OTHER AGENCY	55150200	088717	ARTERIAL HIGHWAY CONSTR	Federal					353,460	353,460
					68	CONST SUP OTHER AGCY	55150200	088718	CONSTRUCT INSPECT CONSULT	Federal					4,000	4,000
		CEN FL REGNL PLAN COUNCIL FTA SECTION 5311 OPERATING ASST	410124-1	OPERATING/ADMIN. ASSISTANCE	84	OPERATIONS GRANT	55100100	088774	PUBLIC TRANSIT DEV/GRANTS	Federal	588,759	750,733	660,000	656,000	400,000	3,055,492
								NSB	NOT STATE BUDGET	Local	588,759	750,733	660,000	656,000	400,000	3,055,492
		CR 29 FROM E OF US 27 TO CR 619	450322-1	RESURFACING	54	CONST GRANT	55150200	085576	SM COUNTY OUTREACH PROGRAM	State 100%			1,820,495			1,820,495
		CR 623 FROM MINI RANCH RD TO PETERS RD	448746-1	ROAD RECONSTRUCTION - 2 LANE	54	CONST GRANT	55150200	085575	SM CTY RESURFACE ASSIST PG	State 100%		1,698,770				1,698,770
								085576	SM COUNTY OUTREACH PROGRAM	State 100%		2,226,357				2,226,357
		CR 731 FROM CLUBHOUSE RD TO BAPTIST CHURCH	450323-1	RESURFACING	54	CONST GRANT	55150200	085576	SM COUNTY OUTREACH PROGRAM	State 100%			967,054			967,054
		DESOTO RD FROM PHIL LANE TO DESOTO CITY RD	448423-1	SIDEWALK	38	PE OTHER AGENCY	55100100	088849	PRELIMINARY ENGR CONSULT	Federal			65,000			65,000
					58	CONST OTHER AGENCY	55150200	088717	ARTERIAL HIGHWAY CONSTR	Federal					264,717	264,717
					68	CONST SUP OTHER AGCY	55150200	088718	CONSTRUCT INSPECT CONSULT	Federal					40,000	40,000
		E O DOUGLAS AVE FROM MLK JR BLVD TO SCHOOL ST	446306-1	BIKE PATH/TRAIL	38	PE OTHER AGENCY	55100100	088849	PRELIMINARY ENGR CONSULT	Federal		45,000				45,000
					68	CONST SUP OTHER AGCY	55150200	088718	CONSTRUCT INSPECT CONSULT	Federal				20,000		20,000
		HIGHLANDS COUNTY HIGHWAY LIGHTING	412579-1	ROUTINE MAINTENANCE	78	MAINT OTHER AGENCY	55150200	088712	HIGHWAY MAINTENANCE CONTR	State 100%	247,580					247,580
		HIGHLANDS COUNTY TSMCA	412671-1	TRAFFIC CONTROL DEVICES/SYSTEM	88	OPERATIONS OTHR AGCY	55150200	088866	TRAFFIC ENGR CONSULTANTS	State 100%	201,765	220,018	229,854	240,382		892,019
		HIGHLANDS/HEARTLAND REGIONAL TPO - FY 2022/2023-2023/2024 UPWP	439317-4	TRANSPORTATION PLANNING	14	PLANNING GRANT	55100100	088854	TRANSPORT PLANNING GRANTS	Federal	462,731					462,731
		HIGHLANDS/HEARTLAND REGIONAL TPO - FY 2024/2025-2025/2026 UPWP	439317-5	TRANSPORTATION PLANNING	14	PLANNING GRANT	55100100	088854	TRANSPORT PLANNING GRANTS	Federal		464,356	466,398			930,754
		HIGHLANDS/HEARTLAND REGIONAL TPO - FY 2026/2027-2027/2028 UPWP	439317-6	TRANSPORTATION PLANNING	14	PLANNING GRANT	55100100	088854	TRANSPORT PLANNING GRANTS	Federal				466,398	466,398	932,796
		HOME AVE FROM SEBRING PKWY TO SAGE CREST DR	449550-1	SIDEWALK	38	PE OTHER AGENCY	55100100	088849	PRELIMINARY ENGR CONSULT	Federal				80,000		80,000
		HURRICANE IAN DISASTER RECOVERY - HIGHLANDS COUNTY	451806-1	EMERGENCY OPERATIONS	62	CONST SUP CONSULTANT	55150200	088041	G/A-MAJOR DISASTERS - WP	State 100%	260,000					260,000
					D2	DEBRIS REMOVAL CONTR	55150200	088041	G/A-MAJOR DISASTERS - WP	Federal	5,000					5,000
					F2	SIGNAL REP/REPL CONT	55150200	088041	G/A-MAJOR DISASTERS - WP	State 100%	2,000					2,000
					G2	EMER ROAD REPAIR CNT	55150200	088041	G/A-MAJOR DISASTERS - WP	State 100%	1,767,392					1,767,392
					K2	EMER FAC RPR/RPL CNT	55150200	088041	G/A-MAJOR DISASTERS - WP	State 100%	65,761					65,761
					L2	MOT/SERVICE PATR CNT	55150200	088041	G/A-MAJOR DISASTERS - WP	State 100%	5,000					5,000
		HURRICANE IAN ON STATE (09) SIGN REPAIR/REPLACEMENT	442377-2	EMERGENCY OPERATIONS	62	CONST SUP CONSULTANT	55150200	088041	G/A-MAJOR DISASTERS - WP	State 100%	4,469					4,469
		HURRICANE IAN PERMANENT LIGHTING REPAIR	452529-1	EMERGENCY OPERATIONS	32	PE CONSULTANT	55150200	088041	G/A-MAJOR DISASTERS - WP	Federal	25,000					25,000
										State 100%	10,000					10,000
					52	CONST CONTRACT	55150200	088041	G/A-MAJOR DISASTERS - WP	Federal	100,000					100,000
										State 100%	25,000					25,000
					62	CONST SUP CONSULTANT	55150200	088041	G/A-MAJOR DISASTERS - WP	Federal	10,000					10,000
										State 100%	10,000					10,000
		LAKE JOSEPHINE DR FROM ORANGE BLOSSOM BLVD TO E OF SENTINEL POINT	445073-1	WIDEN/RESURFACE EXIST LANES	54	CONST GRANT	55150200	085575	SM CTY RESURFACE ASSIST PG	State 100%	1,747,280					1,747,280
								085576	SM COUNTY OUTREACH PROGRAM	State 100%	908,849					908,849
		LAKE PLACID HIGHWAY LIGHTING	413546-1	ROUTINE MAINTENANCE	78	MAINT OTHER AGENCY	55150200	088712	HIGHWAY MAINTENANCE CONTR	State 100%	15,085					15,085
		MEMORIAL DRIVE FROM POMPANO DR TO SEBRING PARKWAY	435067-1	SIDEWALK	58	CONST OTHER AGENCY	55150200	088717	ARTERIAL HIGHWAY CONSTR	Federal	1,810,633					1,810,633
					68	CONST SUP OTHER AGCY	55150200	088718	CONSTRUCT INSPECT CONSULT	Federal	285,000					285,000
		N RIDGEWOOD DR (SR 17) INTERSECTION LIGHTING RETROFIT	441055-1	LIGHTING	62	CONST SUP CONSULTANT	55150200	088718	CONSTRUCT INSPECT CONSULT	Federal	8,208					8,208
		S SUN 'N LAKES BLVD FROM US 27 TO MOON GLOW AVE	449672-1	SIDEWALK	38	PE OTHER AGENCY	55100100	088849	PRELIMINARY ENGR CONSULT	Federal				25,000		25,000
		SCENIC HIGHWAY PHASE I FROM SEBRING PKWY TO SUMMIT RD	449579-1	BIKE PATH/TRAIL	38	PE OTHER AGENCY	55100100	088849	PRELIMINARY ENGR CONSULT	Federal				100,000		100,000
		SCENIC HIGHWAY PHASE II FROM SUMMIT RD TO PANTHER PKWY	449579-2	BIKE PATH/TRAIL	38	PE OTHER AGENCY	55100100	088849	PRELIMINARY ENGR CONSULT	Federal				100,000		100,000
		SCENIC HIGHWAY SIDEWALK FROM LAKEVIEW DR TO SEBRING PKWY	449582-1	SIDEWALK	38	PE OTHER AGENCY	55100100	088849	PRELIMINARY ENGR CONSULT	Federal				25,000		25,000
		SCHOOL ST FROM EO DOUGLAS AVE TO CEMETERY RD	448424-1	SIDEWALK	38	PE OTHER AGENCY	55100100	088849	PRELIMINARY ENGR CONSULT	Federal			65,000			65,000
					58	CONST OTHER AGENCY	55150200	088717	ARTERIAL HIGHWAY CONSTR	Federal					353,460	353,460
					68	CONST SUP OTHER AGCY	55150200	088718	CONSTRUCT INSPECT CONSULT	Federal					40,000	40,000
		SEBRING HIGHWAY LIGHTING	413547-1	ROUTINE MAINTENANCE	78	MAINT OTHER AGENCY	55150200	088712	HIGHWAY MAINTENANCE CONTR	State 100%	60,338					60,338
		SEBRING PKWY FROM 90 DEGREE CURVE TO N RIDGEWOOD DRIVE	446319-1	RESURFACING	54	CONST GRANT	55150200	088572	COUNTY TRANSPORTATION PROGRAMS	State 100%	1,332,378					1,332,378
								NSB	NOT STATE BUDGET	Local	1,332,378					1,332,378
		SEBRING PKWY FROM SCENIC HIGHWAY TO 90 DEGREE CURVE	446319-2	RESURFACING	54	CONST GRANT	55150200	088572	COUNTY TRANSPORTATION PROGRAMS	State 100%		829,789				829,789
								NSB	NOT STATE BUDGET	Local		829,789				829,789
		SEBRING PKWY FROM SR 25 (US 27) TO SCENIC HIGHWAY	445042-1	PAVEMENT ONLY RESURFACE (FLEX)	54	CONST GRANT	55150200	088572	COUNTY TRANSPORTATION PROGRAMS	State 100%	694,725					694,725
								NSB	NOT STATE BUDGET	Local	694,725					694,725
		SEBRING PKWY PHASE IV FROM SEBRING ROUNDABOUT TO ARBUCKLE CREEK RD	449676-1	NEW ROAD CONSTRUCTION	54	CONST GRANT	55150200	088572	COUNTY TRANSPORTATION PROGRAMS	State 100%			1,881,396			1,881,396
								NSB	NOT STATE BUDGET	Local			2,891,497			2,891,497
		SEBRING REG APT CONST PARALLEL TW BRAVO (B)	431878-1	AVIATION PRESERVATION PROJECT	94	CAPITAL GRANT	55100100	088719	AVIATION DEV/GRANTS	State 100%			45,680			45,680
								NSB	NOT STATE BUDGET	Federal			1,735,790			1,735,790
										Local			45,680			45,680
		SEBRING REGIONAL ARPT PARTIAL PARRALLEL TAXIWAY D	448710-1	AVIATION PRESERVATION PROJECT	94	CAPITAL GRANT	55100100	088719	AVIATION DEV/GRANTS	State 100%	13,000	150,000				163,000
								NSB	NOT STATE BUDGET	Federal	234,000	2,700,000				2,934,000
										Local	13,000	150,000				163,000
		SEBRING REGIONAL ARPT TAXIWAY A REHAB	446384-1	AVIATION PRESERVATION PROJECT	94	CAPITAL GRANT	55100100	088719	AVIATION DEV/GRANTS	State 100%		40,000	375,000			415,000
								NSB	NOT STATE BUDGET	Federal		360,000	3,375,000			3,735,000
		SEBRING REGIONAL ARPT TERMINAL APRON REHABILITATION	446383-1	AVIATION PRESERVATION PROJECT	94	CAPITAL GRANT	55100100	088719	AVIATION DEV/GRANTS	State 100%				6,600,000		6,600,000
		SR 17 FROM EVANGELINE AVENUE TO RIALTO AVENUE	438055-1	SIDEWALK	C2	ENVIRO CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal	20,000					20,000
		SR 17 FROM HOME AVE TO ARBUCKLE CREEK RD	449674-1	SIDEWALK	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal				563,000		563,000
		SR 17 FROM S OF CR 17 (KENILWORTH BLVD) TO E OF SR 25 (US 98 / US 27)	451262-1	RESURFACING	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%	2,669,173					2,669,173
					52	CONST CONTRACT	55150200	088797	RESURFACING	Federal			15,286,739			15,286,739
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%			54,500			54,500
							55150200	088718	CONSTRUCT INSPECT CONSULT	State 100%			1,575,287			1,575,287
		SR 17 FROM SOUTH OF LAKE VERONA BLVD TO SOUTH DELANEY AVE	449177-1	DRAINAGE IMPROVEMENTS	43	ROW PURCHASE	55100100	088777	RIGHT-OF-WAY LAND ACQ	State 100%	100,000					100,000
					4B	ROW SERVICES	55100100	088853	RIGHT-OF-WAY SUPPORT	State 100%	30,900					30,900
					52	CONST CONTRACT	55150200	088716	INTRASTATE HIGHWAY CONSTR	Federal			1,800,580			1,800,580
					62	CONST SUP CONSULTANT	55150200	088718	CONSTRUCT INSPECT CONSULT	State 100%			174,650			174,650
		SR 17/CORNELL ST FROM CR 17A TRUCK ROUTE TO MEMORIAL DRIVE	438054-1	SIDEWALK	C2	ENVIRO CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal	70,000					70,000
		SR 25 (US 27) AT LAKE MIRROR	442122-1	INTERSECTION IMPROVEMENT	62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal	413					413
					C2	ENVIRO CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal	50,000					50,000
		SR 25 (US 27) AT S LAKEVIEW ROAD	444213-1	INTERSECTION IMPROVEMENT	52	CONST CONTRACT	55150200	088796	HIWAY SAFETY CONSTR/GRANTS	State 100%	1,938					1,938
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal	575					575
		SR 25 (US 27) FROM CLOVERLEAF RD TO SR 66	439434-1	RESURFACING	52	CONST CONTRACT	55150200	088716	INTRASTATE HIGHWAY CONSTR	Federal	38,821					38,821
		SR 25 (US 27) FROM GLADES COUNTY LINE TO S OF HORN RD	441519-1	RESURFACING	52	CONST CONTRACT	55150200	088797	RESURFACING	Federal	18,277					18,277
		SR 25 (US 27) FROM HIGHLANDS AVE TO SPARROW AVE	437732-1	LIGHTING	C2	ENVIRO CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal	80,000					80,000

BD	Name	Item Description	Item	Work Mix Description	Phase	Phase Description	BE	Category	Category Description	Funding Source	2024	2025	2026	2027	2028	Grand Total
01	HIGHLANDS	SR 25 (US 27) FROM N OF PONCE DE LEON TO N OF LAKE ISIS AVE	451270-1	RESURFACING	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%		1,470,692				1,470,692
		SR 25 (US 27) FROM S OF HORN RD TO S OF SHORELINE DR	448937-1	RESURFACING	52	CONST CONTRACT	55150200	088797	RESURFACING	Federal		13,732,608				13,732,608
										State 100%		1,294,694				1,294,694
					62	CONST SUP CONSULTANT	55150200	088718	CONSTRUCT INSPECT CONSULT	Federal		1,699,367				1,699,367
		SR 25 (US 27) FROM S OF SR 70 TO N OF SR 70	439827-1	INTERSECTION IMPROVEMENT	52	CONST CONTRACT	55150200	088716	INTRASTATE HIGHWAY CONSTR	Federal	20,015					20,015
					62	CONST SUP CONSULTANT	55150200	088718	CONSTRUCT INSPECT CONSULT	Federal	101					101
		SR 25 (US 27) FROM S OF TOWER ST TO N OF TOWER ST	442765-1	RIGID PAVEMENT RECONSTRUCTION	52	CONST CONTRACT	55150200	088797	RESURFACING	Federal	2,989,212					2,989,212
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal	102,800					102,800
							55150200	088718	CONSTRUCT INSPECT CONSULT	Federal	511,651					511,651
					C2	ENVIRO CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal	100,000					100,000
		SR 25 (US 27) FROM SHORELINE DR TO DAVIS & GAINES RD	446207-1	RESURFACING	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal	51,572					51,572
					52	CONST CONTRACT	55150200	088716	INTRASTATE HIGHWAY CONSTR	Federal	2,386,820					2,386,820
										State 100%	874,796					874,796
								088797	RESURFACING	Federal	13,906,138					13,906,138
										State 100%	1,457,093					1,457,093
					5A	CONST CONTRACT BONUS	55150200	088716	INTRASTATE HIGHWAY CONSTR	State 100%	100,000					100,000
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%	20,560					20,560
							55150200	088718	CONSTRUCT INSPECT CONSULT	Federal	319,048					319,048
										State 100%	1,653,954					1,653,954
					C2	ENVIRO CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal	150,000					150,000
		SR 25 (US 27) FROM SOUTH OF SR 66 TO NORTH OF SR 66	439750-2	INTERSECTION IMPROVEMENT	52	CONST CONTRACT	55150200	088797	RESURFACING	Federal				10,270,858		10,270,858
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%				28,075		28,075
							55150200	088718	CONSTRUCT INSPECT CONSULT	State 100%				1,018,811		1,018,811
		SR 25 (US 27) FROM SOUTH OF SUN 'N LAKE TO NORTH OF SUN 'N LAKE	442403-1	ADD LEFT TURN LANE(S)	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal	40,000					40,000
		SR 64 (US 27) FROM HARDEE COUNTY LINE TO SELF AVE	451271-1	RESURFACING	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%	143,564					143,564
					52	CONST CONTRACT	55150200	088797	RESURFACING	State 100%			3,212,044			3,212,044
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	State 100%			16,350			16,350
							55150200	088718	CONSTRUCT INSPECT CONSULT	State 100%			345,142			345,142
		SR 70 FROM US 27 TO CR 29	414506-4	ADD LANES & RECONSTRUCT	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal					4,145,000	4,145,000
		SR 700 (US 98) AT ARBUCKLE CREEK RD	436502-1	ADD TURN LANE(S)	52	CONST CONTRACT	55150200	088716	INTRASTATE HIGHWAY CONSTR	State 100%	7,245					7,245
		SR 700 (US 98) FROM EAST OF US 27 TO BAY BLOSSOM DRIVE	414511-4	ADD LANES & RECONSTRUCT	43	ROW PURCHASE	55100100	088777	RIGHT-OF-WAY LAND ACQ	State 100%		391,000	5,000,000	2,000,000		7,391,000
					45	ROW RELOCATE	55100100	088777	RIGHT-OF-WAY LAND ACQ	State 100%		45,500	300,000			345,500
					4B	ROW SERVICES	55100100	088853	RIGHT-OF-WAY SUPPORT	State 100%		568,000	400,000	100,000		1,068,000
		SR 700 (US 98) OVER KISSIMMEE RIVER BRIDGE REPLACEMENT BR # 090016	445408-2	BRIDGE REPLACEMENT	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal		900,000				900,000
					52	CONST CONTRACT	55150200	088799	BRIDGE CONSTRUCTION	Federal				14,203,385		14,203,385
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal				202,140		202,140
							55150200	088718	CONSTRUCT INSPECT CONSULT	Federal				1,948,133		1,948,133
		SR 700 FROM E OF FLORAL DR TO E OF CR 621 EAST	448936-1	RESURFACING	52	CONST CONTRACT	55150200	088797	RESURFACING	Federal		1,541,876				1,541,876
										State 100%		5,440,039				5,440,039
					57	CONST RAILROAD	55150200	088797	RESURFACING	State 100%	80,000					80,000
					62	CONST SUP CONSULTANT	55150200	088718	CONSTRUCT INSPECT CONSULT	Federal		808,151				808,151
										State 100%		6,291				6,291
		US 27 AR SR 17 / SR 64	451361-1	INTERSECTION IMPROVEMENT	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal	277,138					277,138
					52	CONST CONTRACT	55150200	088796	HIWAY SAFETY CONSTR/GRANTS	Federal			547,718			547,718
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal			10,900			10,900
							55150200	088718	CONSTRUCT INSPECT CONSULT	Federal			67,038			67,038
		US 27 AT SEBRING PKWY	451362-1	INTERSECTION IMPROVEMENT	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal	230,230					230,230
					52	CONST CONTRACT	55150200	088796	HIWAY SAFETY CONSTR/GRANTS	Federal			1,115,153			1,115,153
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal			21,800			21,800
							55150200	088718	CONSTRUCT INSPECT CONSULT	Federal			133,795			133,795
		US 27 AT SR 64	434986-1	INTERSECTION IMPROVEMENT	52	CONST CONTRACT	55150200	088716	INTRASTATE HIGHWAY CONSTR	Federal	91,604					91,604
		VAUGHN ROAD OVER LITTLE CHARLIE BOWLEGS BRIDGE #094034	447240-1	BRIDGE REPLACEMENT	32	PE CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal	45,003					45,003
					52	CONST CONTRACT	55150200	088799	BRIDGE CONSTRUCTION	Federal			494,470			494,470
					62	CONST SUP CONSULTANT	55100100	088849	PRELIMINARY ENGR CONSULT	Federal			22,297			22,297
							55150200	088718	CONSTRUCT INSPECT CONSULT	Federal			74,171			74,171
		W COLLEGE DR FROM MEMORIAL DR TO SFSC ENTRANCES PHASE I	446322-1	ADD LANES & RECONSTRUCT	54	CONST GRANT	55150200	088572	COUNTY TRANSPORTATION PROGRAMS	State 100%		1,827,385				1,827,385
								NSB	NOT STATE BUDGET	Local		1,827,385				1,827,385
		W COLLEGE DR FROM US 27 TO SFSC ENTRANCES PHASE II	446322-2	ADD LANES & RECONSTRUCT	54	CONST GRANT	55150200	088572	COUNTY TRANSPORTATION PROGRAMS	Local		2,098,167				2,098,167
										State 100%		2,098,167				2,098,167
		W INTERLAKE BLVD FROM CATFISH CREEK ROAD TO S TANGERINE DRIVE	441923-1	SIDEWALK	58	CONST OTHER AGENCY	55150200	088717	ARTERIAL HIGHWAY CONSTR	Federal		164,355				164,355
					68	CONST SUP OTHER AGCY	55150200	088718	CONSTRUCT INSPECT CONSULT	Federal		18,034				18,034
		W STRYKER RD PHASE I FROM MORNINGSIDE RD TO US 27	449544-1	SIDEWALK	38	PE OTHER AGENCY	55100100	088849	PRELIMINARY ENGR CONSULT	Federal				120,000		120,000
		W STRYKER RD PHASE II FROM HARTMAN RD TO MORNINGSIDE RD	449544-2	SIDEWALK	38	PE OTHER AGENCY	55100100	088849	PRELIMINARY ENGR CONSULT	Federal				120,000		120,000
Grand Total											49,544,209	50,927,277	52,092,116	44,312,970	7,644,691	204,521,263

INTRODUCTION

The 5-Year District Facilities Work Program is a very important document. The Department of Education, Legislature, Governor's Office, Division of Community Planning (growth management), local governments, and others use the work program information for various needs including funding, planning, and as the authoritative source for school facilities related information.

The district's facilities work program must be a complete, balanced capital outlay plan that is financially feasible. The first year of the work program is the districts capital outlay budget. To determine if the work program is balanced and financially feasible, the "Net Available Revenue" minus the "Funded Projects Costs" should sum to zero for "Remaining Funds".

If the "Remaining Funds" balance is zero, then the plan is both balanced and financially feasible.
If the "Remaining Funds" balance is negative, then the plan is neither balanced nor feasible.
If the "Remaining Funds" balance is greater than zero, the plan may be feasible, but it is not balanced.

Summary of revenue/expenditures available for new construction and remodeling projects only.

	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	Five Year Total
Total Revenues	$434,413	$434,413	$434,413	$434,413	$434,413	$2,172,065
Total Project Costs	$434,413	$434,413	$434,413	$434,413	$434,413	$2,172,065
Difference (Remaining Funds)	$0	$0	$0	$0	$0	$0

District	HIGHLANDS COUNTY SCHOOL DISTRICT
Fiscal Year Range	

CERTIFICATION

By submitting this electronic document, we certify that all information provided in this 5-year district facilities work program is accurate, all capital outlay resources are fully reported, and the expenditures planned represent a complete and balanced capital outlay plan for the district. The district Superintendent of Schools, Chief Financial Officer, and the School Board have approved the information contained in this 5-year district facilities work program; they certify to the Department of Education, Office of Educational Facilities, that the information contained herein is correct and accurate; they also certify that the plan has been developed in coordination with the general purpose local governments as required by §1013.35(2) F.S. We understand that any information contained in this 5-year district facilities work program is subject to audit by the Auditor General of the State of Florida.

Date of School Board Adoption	10/18/2022
Work Plan Submittal Date	10/6/2022
DISTRICT SUPERINTENDENT	Brenda Longshore
CHIEF FINANCIAL OFFICER	Michael Averyt
DISTRICT POINT-OF-CONTACT PERSON	Micheal Averyt
JOB TITLE	Assistant Superintendent of Business/Operations
PHONE NUMBER	18634142386
E-MAIL ADDRESS	averytm@highlands.k12.fl.us

Expenditures

Expenditure for Maintenance, Repair and Renovation from 1.50-Mills and PECO

Annually, prior to the adoption of the district school budget, each school board must prepare a tentative district facilities work program that includes a schedule of major repair and renovation projects necessary to maintain the educational and ancillary facilities of the district.

Item	2022 - 2023 Actual Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total
HVAC	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Flooring	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Roofing	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Safety to Life	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Fencing	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Parking	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Electrical	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Fire Alarm	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Telephone/Intercom System	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Closed Circuit Television	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Paint	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Maintenance/Repair	$0	$0	$0	$0	$0	$0
Locations: No Locations for this expenditure.						
Sub Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

PECO Maintenance Expenditures	$0	$0	$0	$0	$0	$0
1.50 Mill Sub Total:	$0	$0	$0	$0	$0	$0

No items have been specified.

Total:	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Local 1.50 Mill Expenditure For Maintenance, Repair and Renovation

Anticipated expenditures expected from local funding sources over the years covered by the current work plan.

Item	2022 - 2023 Actual Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total
Remaining Maint and Repair from 1.5 Mills	$0	$0	$0	$0	$0	$0
Maintenance/Repair Salaries	$4,065,374	$4,000,000	$4,000,000	$4,000,000	$4,000,000	$20,065,374
School Bus Purchases	$720,345	$800,000	$800,000	$1,200,000	$1,300,000	$4,820,345
Other Vehicle Purchases	$544,655	$400,000	$400,000	$400,000	$400,000	$2,144,655
Capital Outlay Equipment	$1,265,000	$1,533,199	$2,097,026	$2,287,732	$2,806,974	$9,989,931
Rent/Lease Payments	$145,000	$145,000	$145,000	$145,000	$145,000	$725,000
COP Debt Service	$3,725,376	$4,073,338	$4,072,088	$4,072,088	$4,073,087	$20,015,977
Rent/Lease Relocatables	$250,000	$300,000	$300,000	$300,000	$300,000	$1,450,000
Environmental Problems	$0	$0	$0	$0	$0	$0
s.1011.14 Debt Service	$0	$0	$0	$0	$0	$0
Special Facilities Construction Account	$0	$0	$0	$0	$0	$0
Premiums for Property Casualty Insurance - 1011.71 (4a,b)	$0	$0	$0	$0	$0	$0
Qualified School Construction Bonds (QSCB)	$0	$0	$0	$0	$0	$0
Qualified Zone Academy Bonds (QZAB)	$0	$0	$0	$0	$0	$0
Local Expenditure Totals:	**$10,715,750**	**$11,251,537**	**$11,814,114**	**$12,404,820**	**$13,025,061**	**$59,211,282**

Revenue

1.50 Mill Revenue Source

Schedule of Estimated Capital Outlay Revenue from each currently approved source which is estimated to be available for expenditures on the projects included in the tentative district facilities work program. All amounts are NET after considering carryover balances, interest earned, new COP's, 1011.14 and 1011.15 loans, etc. Districts cannot use 1.5-Mill funds for salaries except for those explicitly associated with maintenance/repair projects. (1011.71 (5), F.S.)

Item	Fund	2022 - 2023 Actual Value	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total
(1) Non-exempt property assessed valuation		$7,441,492,775	$7,813,567,414	$8,204,245,784	$8,614,458,074	$9,045,180,977	$41,118,945,024
(2) The Millage projected for discretionary capital outlay per s.1011.71		1.50	1.50	1.50	1.50	1.50	
(3) Full value of the 1.50-Mill discretionary capital outlay per s.1011.71		$12,501,708	$13,126,793	$13,783,133	$14,472,290	$15,195,904	$69,079,828
(4) Value of the portion of the 1.50 -Mill ACTUALLY levied	370	$10,715,750	$11,251,537	$11,814,114	$12,404,820	$13,025,061	$59,211,282
(5) Difference of lines (3) and (4)		$1,785,958	$1,875,256	$1,969,019	$2,067,470	$2,170,843	$9,868,546

PECO Revenue Source

The figure in the row designated "PECO Maintenance" will be subtracted from funds available for new construction because PECO maintenance dollars cannot be used for new construction.

Item	Fund	2022 - 2023 Actual Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total
PECO New Construction	340	$0	$0	$0	$0	$0	$0
PECO Maintenance Expenditures		$0	$0	$0	$0	$0	$0
		$0	**$0**	**$0**	**$0**	**$0**	**$0**

CO & DS Revenue Source

Revenue from Capital Outlay and Debt Service funds.

Item	Fund	2022 - 2023 Actual Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total
CO & DS Cash Flow-through Distributed	360	$431,749	$431,749	$431,749	$431,749	$431,749	$2,158,745
CO & DS Interest on Undistributed CO	360	$2,664	$2,664	$2,664	$2,664	$2,664	$13,320
		$434,413	**$434,413**	**$434,413**	**$434,413**	**$434,413**	**$2,172,065**

Fair Share Revenue Source

All legally binding commitments for proportionate fair-share mitigation for impacts on public school facilities must be included in the 5-year district work program.

Nothing reported for this section.

Sales Surtax Referendum

Specific information about any referendum for a 1-cent or ½-cent surtax referendum during the previous year.

Did the school district hold a surtax referendum during the past fiscal year 2021 - 2022? No

Additional Revenue Source

Any additional revenue sources

Item	2022 - 2023 Actual Value	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total
Proceeds from a s.1011.14/15 F.S. Loans	$0	$0	$0	$0	$0	$0
District Bonds - Voted local bond referendum proceeds per s.9, Art VII State Constitution	$0	$0	$0	$0	$0	$0
Proceeds from Special Act Bonds	$0	$0	$0	$0	$0	$0
Estimated Revenue from CO & DS Bond Sale	$0	$0	$0	$0	$0	$0
Proceeds from Voted Capital Improvements millage	$0	$0	$0	$0	$0	$0
Other Revenue for Other Capital Projects	$0	$0	$0	$0	$0	$0
Proceeds from 1/2 cent sales surtax authorized by school board	$0	$0	$0	$0	$0	$0
Proceeds from local governmental infrastructure sales surtax	$0	$0	$0	$0	$0	$0
Proceeds from Certificates of Participation (COP's) Sale	$0	$0	$0	$0	$0	$0
Classrooms First Bond proceeds amount authorized in FY 1997-98	$0	$0	$0	$0	$0	$0
Classrooms for Kids	$0	$0	$0	$0	$0	$0
District Equity Recognition	$0	$0	$0	$0	$0	$0
Federal Grants	$0	$0	$0	$0	$0	$0
Proportionate share mitigation (actual cash revenue only, not in kind donations)	$0	$0	$0	$0	$0	$0
Impact fees received	$0	$0	$0	$0	$0	$0
Private donations	$0	$0	$0	$0	$0	$0
Grants from local governments or not-for-profit organizations	$0	$0	$0	$0	$0	$0
Interest, Including Profit On Investment	$0	$0	$0	$0	$0	$0
Revenue from Bonds pledging proceeds from 1 cent or 1/2 cent Sales Surtax	$0	$0	$0	$0	$0	$0
Total Fund Balance Carried Forward	$0	$0	$0	$0	$0	$0
General Capital Outlay Obligated Fund Balance Carried Forward From Total Fund Balance Carried Forward	$0	$0	$0	$0	$0	$0
Special Facilities Construction Account	$0	$0	$0	$0	$0	$0
One Cent - 1/2 Cent Sales Surtax Debt Service From Total Fund Balance Carried Forward	$0	$0	$0	$0	$0	$0
Capital Outlay Projects Funds Balance Carried Forward From Total Fund Balance Carried Forward	$0	$0	$0	$0	$0	$0
Subtotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Total Revenue Summary

Item Name	2022 - 2023 Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Five Year Total
Local 1.5 Mill Discretionary Capital Outlay Revenue	$10,715,750	$11,251,537	$11,814,114	$12,404,820	$13,025,061	$59,211,282
PECO and 1.5 Mill Maint and Other 1.5 Mill Expenditures	($10,715,750)	($11,251,537)	($11,814,114)	($12,404,820)	($13,025,061)	($59,211,282)
PECO Maintenance Revenue	$0	$0	$0	$0	$0	$0
Available 1.50 Mill for New Construction	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Item Name	2022 - 2023 Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Five Year Total
CO & DS Revenue	$434,413	$434,413	$434,413	$434,413	$434,413	$2,172,065
PECO New Construction Revenue	$0	$0	$0	$0	$0	$0
Other/Additional Revenue	$0	$0	$0	$0	$0	$0
Total Additional Revenue	**$434,413**	**$434,413**	**$434,413**	**$434,413**	**$434,413**	**$2,172,065**
Total Available Revenue	**$434,413**	**$434,413**	**$434,413**	**$434,413**	**$434,413**	**$2,172,065**

Project Schedules

Capacity Project Schedules

A schedule of capital outlay projects necessary to ensure the availability of satisfactory classrooms for the projected student enrollment in K-12 programs.

Nothing reported for this section.

Nothing reported for this section.

Other Project Schedules

Major renovations, remodeling, and additions of capital outlay projects that do not add capacity to schools.

Project Description	Location	2022 - 2023 Actual Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total	Funded
Retrofit For Technology	Location not specified	$434,413	$434,413	$434,413	$434,413	$434,413	$2,172,065	Yes
Project description not specified	Location not specified	$0	$0	$0	$0	$0	$0	No
		$434,413	**$434,413**	**$434,413**	**$434,413**	**$434,413**	**$2,172,065**	

Additional Project Schedules

Any projects that are not identified in the last approved educational plant survey.

Nothing reported for this section.

Non Funded Growth Management Project Schedules

Schedule indicating which projects, due to planned development, that CANNOT be funded from current revenues projected over the next five years.

Nothing reported for this section.

Tracking

Capacity Tracking

Location	2022 - 2023 Satis. Stu. Sta.	Actual 2022 - 2023 FISH Capacity	Actual 2021 - 2022 COFTE	# Class Rooms	Actual Average 2022 - 2023 Class Size	Actual 2022 - 2023 Utilization	New Stu. Capacity	New Rooms to be Added/Removed	Projected 2026 - 2027 COFTE	Projected 2026 - 2027 Utilization	Projected 2026 - 2027 Class Size
SEBRING MIDDLE	969	872	806	41	20	92.00 %	0	0	777	89.00 %	19
LAKE COUNTRY ELEMENTARY	811	811	590	43	14	73.00 %	0	0	595	73.00 %	14
LAKE PLACID MIDDLE	1,034	930	665	45	15	71.00 %	0	0	601	65.00 %	13
WOODLAWN ELEMENTARY	849	849	676	46	15	80.00 %	0	0	723	85.00 %	16
PARK ELEMENTARY	684	684	488	38	13	71.00 %	0	0	460	67.00 %	12

CRACKER TRAIL ELEMENTARY	823	823	635	45	14	77.00 %	0	0	639	78.00 %	14
FRED WILD ELEMENTARY	699	699	456	39	12	65.00 %	0	0	517	74.00 %	13
AVON ELEMENTARY	738	738	503	39	13	68.00 %	0	0	462	63.00 %	12
AVON PARK MIDDLE	1,011	909	665	44	15	73.00 %	0	0	615	68.00 %	14
LAKE PLACID ELEMENTARY	839	839	585	46	13	70.00 %	0	0	521	62.00 %	11
SEBRING SENIOR HIGH	2,036	1,934	1,513	87	17	78.00 %	0	0	1,395	72.00 %	16
AVON PARK SENIOR HIGH	1,412	1,270	810	58	14	64.00 %	0	0	733	58.00 %	13
LAKE PLACID SENIOR HIGH	1,076	914	773	44	18	85.00 %	0	0	682	75.00 %	16
YOUTH CARE LANE SCHOOL	66	66	41	3	14	62.00 %	0	0	32	48.00 %	11
SUN & LAKE ELEMENTARY	799	799	639	43	15	80.00 %	0	0	571	71.00 %	13
HILL-GUSTAT MIDDLE	1,004	903	682	43	16	76.00 %	0	0	670	74.00 %	16
THE KINDERGARTEN LEARNING CENTER	414	414	364	23	16	88.00 %	0	0	51	12.00 %	2
MEMORIAL ELEMENTARY SCHOOL	831	831	546	46	12	66.00 %	0	0	485	58.00 %	11
	16,095	**15,285**	**11,437**	**773**	**15**	**74.82 %**	**0**	**0**	**10,529**	**68.88 %**	**14**

The COFTE Projected Total (10,529) for 2026 - 2027 must match the Official Forecasted COFTE Total (10,528) for 2026 - 2027 before this section can be completed. In the event that the COFTE Projected Total does not match the Official forecasted COFTE, then the Balanced Projected COFTE Table should be used to balance COFTE.

Projected COFTE for 2026 - 2027	
Elementary (PK-3)	3,288
Middle (4-8)	4,400
High (9-12)	2,841
	10,528

Grade Level Type	Balanced Projected COFTE for 2026 - 2027
Elementary (PK-3)	0
Middle (4-8)	0
High (9-12)	0
	10,529

Relocatable Replacement

Number of relocatable classrooms clearly identified and scheduled for replacement in the school board adopted financially feasible 5-year district work program.

Location	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	Year 5 Total
Total Relocatable Replacements:	**0**	**0**	**0**	**0**	**0**	**0**

Charter Schools Tracking

Information regarding the use of charter schools.

Nothing reported for this section.

Special Purpose Classrooms Tracking

The number of classrooms that will be used for certain special purposes in the current year, by facility and type of classroom, that the district will, 1), not use for educational purposes, and 2), the co-teaching classrooms that are not open plan classrooms and will be used for educational purposes.

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
Total Educational Classrooms:		**0**	**0**	**0**	**0**	**0**	**0**

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
Total Co-Teaching Classrooms:		**0**	**0**	**0**	**0**	**0**	**0**

Infrastructure Tracking

Necessary offsite infrastructure requirements resulting from expansions or new schools. This section should include infrastructure information related to capacity project schedules and other project schedules (Section 4).

Not Specified

Proposed location of planned facilities, whether those locations are consistent with the comprehensive plans of all affected local governments, and recommendations for infrastructure and other improvements to land adjacent to existing facilities. Provisions of 1013.33(12), (13) and (14) and 1013.36 must be addressed for new facilities planned within the 1st three years of the plan (Section 5).

Not Specified

Consistent with Comp Plan? No

Net New Classrooms

The number of classrooms, by grade level and type of construction, that were added during the last fiscal year.

List the net new classrooms added in the 2021 - 2022 fiscal year.	List the net new classrooms to be added in the 2022 - 2023 fiscal year.
"Classrooms" is defined as capacity carrying classrooms that are added to increase capacity to enable the district to meet the Class Size Amendment.	Totals for fiscal year 2022 - 2023 should match totals in Section 15A.

Location	2021 - 2022 # Permanent	2021 - 2022 # Modular	2021 - 2022 # Relocatable	2021 - 2022 Total	2022 - 2023 # Permanent	2022 - 2023 # Modular	2022 - 2023 # Relocatable	2022 - 2023 Total
Elementary (PK-3)	0	0	0	0	0	0	0	0
Middle (4-8)	0	0	0	0	0	0	0	0
High (9-12)	0	0	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Relocatable Student Stations

Number of students that will be educated in relocatable units, by school, in the current year, and the projected number of students for each of the years in the workplan.

Site	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	5 Year Average
CRACKER TRAIL ELEMENTARY	76	110	110	110	110	103
FRED WILD ELEMENTARY	62	88	88	88	88	83
AVON ELEMENTARY	36	66	66	66	66	60
AVON PARK MIDDLE	0	0	0	0	0	0
LAKE PLACID ELEMENTARY	27	88	88	88	88	76
SEBRING SENIOR HIGH	75	75	75	75	75	75
AVON PARK SENIOR HIGH	0	0	0	0	0	0
LAKE PLACID SENIOR HIGH	25	25	25	25	25	25
YOUTH CARE LANE SCHOOL	66	66	66	66	66	66
SUN & LAKE ELEMENTARY	58	66	66	66	66	64
HILL-GUSTAT MIDDLE	0	0	0	0	0	0
THE KINDERGARTEN LEARNING CENTER	0	0	0	0	0	0
SEBRING MIDDLE	91	91	91	91	91	91
LAKE COUNTRY ELEMENTARY	192	242	242	242	242	232
LAKE PLACID MIDDLE	108	20	20	20	20	38
WOODLAWN ELEMENTARY	184	242	242	242	242	230
PARK ELEMENTARY	82	176	176	176	176	157
MEMORIAL ELEMENTARY SCHOOL	0	0	0	0	0	0

Totals for HIGHLANDS COUNTY SCHOOL DISTRICT						
Total students in relocatables by year.	**1,082**	**1,355**	**1,355**	**1,355**	**1,355**	**1,300**
Total number of COFTE students projected by year.	**11,441**	**11,221**	**11,067**	**10,785**	**10,528**	**11,008**
Percent in relocatables by year.	**9 %**	**12 %**	**12 %**	**13 %**	**13 %**	**12 %**

Leased Facilities Tracking

Exising leased facilities and plans for the acquisition of leased facilities, including the number of classrooms and student stations, as reported in the educational plant survey, that are planned in that location at the end of the five year workplan.

Location	# of Leased Classrooms 2022 - 2023	FISH Student Stations	Owner	# of Leased Classrooms 2026 - 2027	FISH Student Stations
SEBRING MIDDLE	0	0		0	0
LAKE COUNTRY ELEMENTARY	2	36	Mobile Modular Management	3	54

LAKE PLACID MIDDLE	0	0		0	0
WOODLAWN ELEMENTARY	7	126	Mobile Modular Management	3	66
PARK ELEMENTARY	0	0		0	0
CRACKER TRAIL ELEMENTARY	4	76	Mobile Modular Management	3	66
FRED WILD ELEMENTARY	3	62	Mobile Modular Management	3	66
AVON ELEMENTARY	0	0		0	0
AVON PARK MIDDLE	0	0	Mobile Modular Management	0	0
SEBRING SENIOR HIGH	0	0		0	0
AVON PARK SENIOR HIGH	0	0		0	0
LAKE PLACID SENIOR HIGH	0	0	Mobile Modular Management	0	0
YOUTH CARE LANE SCHOOL	0	0		0	0
SUN & LAKE ELEMENTARY	1	22	Mobile Modular Management	1	22
HILL-GUSTAT MIDDLE	0	0		0	0
THE KINDERGARTEN LEARNING CENTER	0	0		0	0
MEMORIAL ELEMENTARY SCHOOL	0	0		0	0
LAKE PLACID ELEMENTARY	0	0	Mobile Modular Management	0	0
	17	**322**		**13**	**274**

Failed Standard Relocatable Tracking

Relocatable units currently reported by school, from FISH, and the number of relocatable units identified as ‘Failed Standards’.

Nothing reported for this section.

Planning

Class Size Reduction Planning

Plans approved by the school board that reduce the need for permanent student stations such as acceptable school capacity levels, redistricting, busing, year-round schools, charter schools, magnet schools, public-private partnerships, multitrack scheduling, grade level organization, block scheduling, or other alternatives.

None

School Closure Planning

Plans for the closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues.

Long Range Planning

Ten-Year Maintenance

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 6-10 beyond the projects plans detailed in the five years covered by the work plan.

Nothing reported for this section.

Ten-Year Capacity

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K-12 programs for the future 5 years beyond the 5-year district facilities work program.

Nothing reported for this section.

Ten-Year Planned Utilization

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual 2021 - 2022 FISH Capacity	Actual 2021 - 2022 COFTE	Actual 2021 - 2022 Utilization	Actual 2022 - 2023 / 2031 - 2032 new Student Capacity to be added/removed	Projected 2031 - 2032 COFTE	Projected 2031 - 2032 Utilization
Elementary - District Totals	7,487	7,487	5,480.66	73.21 %	0	5,481	73.21 %
Middle - District Totals	4,018	3,614	2,818.41	77.97 %	0	2,818	77.97 %

High - District Totals	4,524	4,118	3,096.61	75.21 %	0	3,097	75.21 %
Other - ESE, etc	240	66	40.98	62.12 %	0	41	62.12 %
	16,269	**15,285**	**11,436.66**	**74.82 %**	**0**	**11,437**	**74.82 %**

Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.

No comments to report.

Ten-Year Infrastructure Planning

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 06 thru 10 out years (Section 28).

Nothing reported for this section.

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 06 thru 10 out years (Section 29).

Nothing reported for this section.

Twenty-Year Maintenance

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 11-20 beyond the projects plans detailed in the five years covered by the work plan.

Nothing reported for this section.

Twenty-Year Capacity

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K-12 programs for the future 11-20 years beyond the 5-year district facilities work program.

Nothing reported for this section.

Twenty-Year Planned Utilization

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual 2021 - 2022 FISH Capacity	Actual 2021 - 2022 COFTE	Actual 2021 - 2022 Utilization	Actual 2022 - 2023 / 2041 - 2042 new Student Capacity to be added/removed	Projected 2041 - 2042 COFTE	Projected 2041 - 2042 Utilization
Elementary - District Totals	7,487	7,487	5,480.66	73.21 %	0	5,481	73.21 %
Middle - District Totals	4,018	3,614	2,818.41	77.97 %	0	2,818	77.97 %
High - District Totals	4,524	4,118	3,096.61	75.21 %	0	3,097	75.21 %
Other - ESE, etc	240	66	40.98	62.12 %	0	41	62.12 %
	16,269	**15,285**	**11,436.66**	**74.82 %**	**0**	**11,437**	**74.82 %**

Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.

No comments to report.

Twenty-Year Infrastructure Planning

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 11 thru 20 out years (Section 28).

Nothing reported for this section.

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 11 thru 20 out years (Section 29).

Nothing reported for this section.

ORDINANCE NO. 23-24-21

AN ORDINANCE OF HIGHLANDS COUNTY, FLORIDA, PERTAINING TO THE FIVE-YEAR CAPITAL IMPROVEMENTS SCHEDULE, A COMPONENT OF THE CAPITAL IMPROVEMENTS ELEMENT OF THE HIGHLANDS COUNTY 2030 COMPREHENSIVE PLAN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR REPEAL OF PRIOR ORDINANCE; PROVIDING FOR APPROVAL OF FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statutes, Section 163.3177(3)(b), requires that the County conduct an annual review of the Capital Improvements Element of the Highlands County 2030 Comprehensive Plan; and

WHEREAS, the County has conducted the annual review of the Capital Improvements Element of its 2030 Comprehensive Plan and has fully considered the need for and location of public facilities in order to encourage the efficient use of such facilities; and

WHEREAS, the Highlands County Planning and Zoning Commission, acting as the Local Planning Agency, held a duly noticed public hearing on December 12, 2023, to review the Capital Improvements Element and proposed modifications to the Five-year Capital Improvement Schedule, and recommended that the County approve the Five-year Capital Improvement Schedule as amended; and

WHEREAS, the County held a duly noticed public hearing on February 20, 2024, related to the proposed revisions to the County's Five-year Capital Improvements Schedule; and

WHEREAS, the County has determined that based on the needs of Highlands County, it is necessary for certain revisions to be made to the County's Five-year Capital Improvements Schedule.

NOW THEREFORE, BE IT ORDAINED BY HIGHLANDS COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. <u>LEGISLATIVE FINDINGS AND INTENT.</u> Highlands County has complied with all requirements and procedures of Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. REPEAL OF PRIOR ORDINANCE. Ordinance 22-23-14 which adopted the County's updated Five-year Capital Improvement Schedule, a component of the Capital Improvements Element of the Highlands County 2030 Comprehensive Plan, is hereby repealed in its entirety.

SECTION 3. APPROVAL OF FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE. The updated Highlands County Five-year Capital Improvement Schedule, attached hereto as **Exhibit "A"** is hereby adopted as a component of the Capital Improvements Element of the Highlands County 2030 Comprehensive Plan.

SECTION 4. IMPLEMENTING ADMINISTRATIVE ACTIONS. The County Administrator is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance. The County Administrator may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such County employees as deemed effectual and prudent.

SECTION 5. SAVINGS CLAUSE. All prior actions of Highlands County pertaining to the updated Five-year Capital Improvement Schedule, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 6. NON-CODIFICATION AND SCRIVENER'S ERRORS. The provisions of this Ordinance shall not be codified in Highlands County Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the County Administrator and County Attorney, may be corrected.

SECTION 7. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 8. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 9. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption.

Signatures on Following Page

DONE AND ADOPTED this 20th day of February 2024.

BOARD OF COUNTY COMMISSIONERS
OF HIGHLANDS COUNTY, FLORIDA

(SEAL)

By: _____
Kevin Roberts, Chairperson

ATTEST:

By: _____
Jerome Kaszubowski, Clerk

EXHIBIT “A”

FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE
EXPENSES FY 23/24 THRU FY 27/28

Project Name	Description	LOS Purpose	Funding Source	Location	Ranking	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	5-YR TOTAL
LOS: PARKS AND RECREATION											
RPAC Improvements	Funding is needed to provide recreational improvements and recreational facilities for County residents.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 312,120	$ 318,362	$ 324,730	$ 331,224	$ 337,849	$ 1,624,285
RPAC Cost Sharing	Funding is needed to continue to provide needed recreational facilities for County residents. Funding will be used for cost sharing projects approved by the RPAC committee.	IMPROVEMENTS	Infrastructure Surtax	County-wide	Medium	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 250,000
Parks and Facilities Equipment	Replacement of Parks and Recreation equipment necessary for the continued maintenance of the parks inventory.	MAINTENANCE	Infrastructure Surtax	County-wide	High	$ 110,000	$ 110,000	$ -	$ -	$ 150,000	$ 370,000
Panther Trailhead Park (Memorial Trailhead Park Phase 2)	Improve lands adjacent to Panther Parkway to provide parks services to users.	QUALITY OF LIFE	Infrastructure Surtax	Avon Park	Medium	$ 136,000	$ -	$ -	$ -	$ -	$ 136,000
Adelaide Park	Improve recreation lands to create amenities on Lake Adelaide adjacent to the boat ramp at 2124 NW Shore Dr.	QUALITY OF LIFE	State Grants (FRDAP)	Avon Park	Medium	$ -	$ 210,000	$ -	$ -	$ -	$ 210,000
Sports Complex Metal Storage Building	Capital improvements to the Sports Complex and build a metal storage building to protect valuable grounds maintenance equipment, to store attractive property such as player benches, field nets and goals.	IMPROVEMENTS	Infrastructure Surtax	Sebring	Low	$ 94,150	$ -	$ -	$ -	$ -	$ 94,150
Sun N' Lake Preserve Improvements	The construction of boardwalks and gazebos would allow greater interconnectivity between the recreational options	IMPROVEMENTS	Infrastructure Surtax	Sebring	Medium	$ 240,000	$ 260,000	$ 260,000	$ -	$ -	$ 760,000
Total						$ 942,270	$ 948,362	$ 634,730	$ 381,224	$ 537,849	$ 3,444,435
LOS: POTABLE WATER											
LOS: POTABLE WATER											
Total											
LOS: TRANSPORTATION/PUBLIC WORKS											
Engineering Traffic Ops Equipment	Replace aging equipment.	CRITICAL REPAIRS	Infrastructure Surtax	County-wide	High	$ 153,000	$ 156,060	$ 159,181	$ 162,365	$ 165,612	$ 796,218
Road and Bridge Equipment	Replace aging equipment.	CRITICAL REPAIRS	Infrastructure Surtax	County-wide	High	$ 1,224,000	$ 1,248,480	$ 1,273,450	$ 1,298,919	$ 1,324,897	$ 6,369,746
Road Resurfacing	Resurfacing projects for 'poor' roads within the County reduce the need to reconstruct and substantially reduce maintenance cost.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 900,000	$ 2,809,080	$ 2,865,262	$ 2,922,567	$ 2,981,018	$ 12,477,927
Road Reconstruction	Reconstruction projects for repair of roads in the County return the roadways to satisfactory condition reducing maintenance cost.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 2,568,000	$ 728,280	$ 742,846	$ 757,703	$ 772,857	$ 5,569,686
Sebring Parkway Maintenance	Fund 110 (Transportation Trust) accounts for funds provided from the City of Sebring and County per IA, Fund 151 (Infrastructure Surtax) was created to maintain the Sebring Parkway.	CONSTRUCTION/ MAINTENANCE	Infrastructure Surtax; Other (Fund 110)-City of Sebring Maintenance %	Sebring Area	High	$ 238,980	$ 244,000	$ 248,880	$ 253,858	$ 258,936	$ 1,244,654
ADA Transition Plan (Exterior)	Annual funding to address specific improvements to facilities in order to meet the accessibility requirements of the Americans with Disabilities Act.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 35,190	$ 35,894	$ 36,612	$ 37,344	$ 39,091	$ 184,131

FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE
EXPENSES FY 23/24 THRU FY 27/28

Project Name	Description	LOS Purpose	Funding Source	Location	Ranking	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	5-YR TOTAL
TOSIP (Signals/Signs)	Refresh roadway pavement markings on a rotational basis to meet retroreflectivity requirements.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 86,190	$ 87,914	$ 89,672	$ 91,466	$ 93,295	$ 448,537
Right of Way Land Acquisition	Right-of-way acquistion funding for the purpose of obtaining additional right-of-way width along County Maintained roadway for the purpose of installing proper drainage to alleviating flooding concerns and shoulder stabilization.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 200,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 600,000
Sebring Parkway Phase IV Right of Way Land Acquisition	This is for additional right-of-way from Sebring Parkway to SR 17/Arbuckle Creek Rd necessary for the construction of the Sebring Parkway Phase IV.	IMPROVEMENTS	Infrastructure Surtax	Sebring Area	High	$ 300,000	$ -	$ -	$ -	$ -	$ 300,000
Daffodil Extension Project	Construct an extension of 5,550' of Daffodil Street from Lake Crews Ave south and connect to Catfish Creek Road for emergency services and residents.	IMPROVEMENTS	State Grants	Lake Placid	Medium	$ -	$ -	$ -	$ 300,000	$ 300,000	$ 600,000
ADA Hammock Road Multi-Use Path	A retrofit is needed for the entire Hammock Road Mult-Use Path to bring it into ADA compliance standards that have changed from over two (2) decades ago when it was originally built.	IMPROVEMENTS	Infrastructure Surtax	Sebring Area	High	$ 250,000	$ -	$ -	$ -	$ -	$ 250,000
Repair & Maintenance of County Multi-Use Paths	The repair and maintenance of the Multi-Use Paths County wide is necessary to ensure that there are no cracks, washouts or missing concrete that could lead to injuries to the public that use these paths.	IMPROVEMENTS	General Fund & Infrastructure Surtax	County-wide	High	$ 203,250	$ -	$ -	$ -	$ -	$ 203,250
Road & Bridge Main Building Expansion	Funding for the purpose of an additional 4,000 sq ft of office space for Road & Bridge personnel, as well as minor remodeling of a small portion of the current building. The current office building has reached max capacity.	IMPROVEMENTS	Infrastructure Surtax	County-wide	Medium	$ 500,000	$ 1,075,000	$ -	$ -	$ -	$ 1,575,000
Total						$ 6,658,610	$ 6,484,708	$ 5,515,903	$ 5,924,222	$ 6,035,706	$ 30,619,149

LOS: SCHOOLS											
See School District Work Program											
Total											

LOS: SOLID WASTE											
Off-Road Water Trucks for Landfill	Acquisition of specialized water trucks to enhance dust control and facilitate rapid response for fire emergencies at the landfill site, ensuring environmental compliance and safety.	IMPROVEMENTS	Other	Landfill	High	$ 446,000	$ -	$ -	$ -	$ -	$ 446,000
Construction of Landfill Cell No. 5	Construction of the next 18 acres cell expansion into Cell No. 5 of the Class I Landfilll, should provide enough landfill volume to meet the needs for the next 10-15 years.	IMPROVEMENTS	Other	Landfill	High	$ 3,771,564	$ -	$ -	$ -	$ -	$ 3,771,564
One 6" Water Pump	In accordance with Florida Department of Environmmental Protection (FDEP) and South Florida Water Management District (SFWMD) permit requirements two (2) pumps with suction line appurtenances will be required for dewatering operations in the new borrow pit	IMPROVEMENTS	Other	Landfill	Medium	$ 60,000	$ -	$ -	$ -	$ -	$ 60,000

FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE
EXPENSES FY 23/24 THRU FY 27/28

Project Name	Description	LOS Purpose	Funding Source	Location	Ranking	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	5-YR TOTAL
Purchase 1/2 ton pick-up	Purchase one (1) new 2023 Ford Explorer 4x4 SUV to replace aging equipment.	IMPROVEMENTS	Other	Landfill	High	$ 60,000	$ -	$ -	$ -	$ -	$ 60,000
Construction of Borrow Pit	FY 23-24 Construction of a road and access crossing over the Arbuckle Branch to a section of the landfill where a new borrow pit has been permitted and construction of the borrow pit site infrastructure	IMPROVEMENTS	Other	Landfill	High	$ 1,850,000	$ -	$ -	$ -	$ -	$ 1,850,000
Total						$ 6,187,564	$ -	$ -	$ -	$ -	$ 6,187,564
LOS: STORMWATER/DRAINAGE											
Drainage Improvements Project	Drainage improvements as needed	IMPROVEMENTS	Infrastructure Surtax	County-wide	Medium	$ -	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 2,000,000
Total						$ -	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 2,000,000
LOS: WASTEWATER											
LOS: WASTEWATER											
Total											
TOTAL LOS EXPENSES						**$ 13,788,444**	**$ 7,933,070**	**$ 6,650,633**	**$ 6,805,446**	**$ 7,073,555**	**$ 42,251,148**

FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE
REVENUE FY 23/24 THRU FY 27/28

Project Name	Description	LOS Purpose	Funding Source	Location	Ranking	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	5-YR TOTAL
INFRASTRUCTURE SURTAX/LOCAL OPTION SALES TAX											
RPAC Improvements	Funding is needed to provide recreational improvements and recreational facilities for County residents.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 312,120	$ 318,362	$ 324,730	$ 331,224	$ 337,849	$ 1,624,285
RPAC Cost Sharing	Funding is needed to continue to provide needed recreational facilities for County residents. Funding will be used for cost sharing projects approved by the RPAC committee.	IMPROVEMENTS	Infrastructure Surtax	County-wide	Medium	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 250,000
Parks and Facilities Equipment	Replacement of Parks and Recreation equipment necessary for the continued maintenance of the parks inventory.	MAINTENANCE	Infrastructure Surtax	County-wide	High	$ 110,000	$ 110,000	$ -	$ -	$ 150,000	$ 370,000
Panther Trailhead Park (Memorial Trailhead Park Phase 2)	Improve lands adjacent to Panther Parkway to provide parks services to users.	QUALITY OF LIFE	Infrastructure Surtax	Avon Park	Medium	$ 136,000	$ -	$ -	$ -	$ -	$ 136,000
Sports Complex Metal Storage Building	Capital improvements to the Sports Complex and build a metal storage building to protect valuable grounds maintenance equipment, to store attractive property such as player benches, field nets and goals.	IMPROVEMENTS	Infrastructure Surtax	Sebring	Low	$ 94,150	$ -	$ -	$ -	$ -	$ 94,150
Sun N' Lake Preserve Improvements	The construction of boardwalks and gazebos would allow greater interconnectivity between the recreational options	IMPROVEMENTS	Infrastructure Surtax	Sebring	Medium	$ 240,000	$ 260,000	$ 260,000	$ -	$ -	$ 760,000
Engineering Traffic Ops Equipment	Replace aging equipment.	CRITICAL REPAIRS	Infrastructure Surtax	County-wide	High	$ 153,000	$ 156,060	$ 159,181	$ 162,365	$ 165,612	$ 796,218
Road and Bridge Equipment	Replace aging equipment.	CRITICAL REPAIRS	Infrastructure Surtax	County-wide	High	$ 1,224,000	$ 1,248,480	$ 1,273,450	$ 1,298,919	$ 1,324,897	$ 6,369,746
Road Resurfacing	Resurfacing projects for 'poor' roads within the County reduce the need to reconstruct and substantially reduce maintenance cost.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 900,000	$ 2,809,080	$ 2,865,262	$ 2,922,567	$ 2,981,018	$ 12,477,927
Road Reconstruction	Reconstruction projects for repair of roads in the County return the roadways to satisfactory condition reducing maintenance cost.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 2,568,000	$ 728,280	$ 742,846	$ 757,703	$ 772,857	$ 5,569,686
ADA Transition Plan (Exterior)	Annual funding to address specific improvements to facilities in order to meet the accessibility requirements of the Americans with Disabilities Act.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 35,190	$ 35,894	$ 36,612	$ 37,344	$ 39,091	$ 184,131
TOSIP (Signals/Signs)	Refresh roadway pavement markings on a rotational basis to meet retroreflectivity requirements.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 86,190	$ 87,914	$ 89,672	$ 91,466	$ 93,295	$ 448,537
Right of Way Land Acquisition	Right-of-way acquistion funding for the purpose of obtaining additional right-of-way width along County Maintained roadway for the purpose of installing proper drainage to alleviating flooding concerns and shoulder stabilization.	IMPROVEMENTS	Infrastructure Surtax	County-wide	High	$ 200,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 600,000
Sebring Parkway Phase IV Right of Way Land Acquisition	This is for additional right-of-way from Sebring Parkway to SR 17/Arbuckle Creek Rd necessary for the construction of the Sebring Parkway Phase IV.	IMPROVEMENTS	Infrastructure Surtax	Sebring Area	High	$ 300,000	$ -	$ -	$ -	$ -	$ 300,000
ADA Hammock Road Multi-Use Path	A retrofit is needed for the entire Hammock Road Mult-Use Path to bring it into ADA compliance standards that have changed from over two (2) decades ago when it was originally built.	IMPROVEMENTS	Infrastructure Surtax	Sebring Area	High	$ 250,000	$ -	$ -	$ -	$ -	$ 250,000
Repair & Maintenance of County Multi-Use Paths	The repair and maintenance of the Multi-Use Paths County wide is necessary to ensure that there are no cracks, washouts or missing concrete that could lead to injuries to the public that use these paths.	IMPROVEMENTS	General Fund & Infrastructure Surtax	County-wide	High	$ 101,625	$ -	$ -	$ -	$ -	$ 101,625

FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE
REVENUE FY 23/24 THRU FY 27/28

Project Name	Description	LOS Purpose	Funding Source	Location	Ranking	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	5-YR TOTAL
Road & Bridge Main Building Expansion	Funding for the purpose of an additional 4,000 sq ft of office space for Road & Bridge personnel, as well as minor remodeling of a small portion of the current building. The current office building has reached max capacity.	IMPROVEMENTS	Infrastructure Surtax	County-wide	Medium	$ 500,000	$ 1,075,000	$ -	$ -	$ -	$ 1,575,000
Drainage Improvements Project	Drainage improvements as needed	IMPROVEMENTS	Infrastructure Surtax	County-wide	Medium	$ -	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 2,000,000
Total						$ 7,260,275	$ 7,479,070	$ 6,401,753	$ 6,251,588	$ 6,514,619	$ 33,907,305

OTHER COUNTY FUNDING											
Repair & Maintenance of County Multi-Use Paths	The repair and maintenance of the Multi-Use Paths County wide is necessary to ensure that there are no cracks, washouts or missing concrete that could lead to injuries to the public that use these paths.	IMPROVEMENTS	General Fund & Infrastructure Surtax	County-wide	High	$ 101,625	$ -	$ -	$ -	$ -	$ 101,625
Off-Road Water Trucks for Landfill	Acquisition of specialized water trucks to enhance dust control and facilitate rapid response for fire emergencies at the landfill site, ensuring environmental compliance and safety.	IMPROVEMENTS	Other	Landfill	High	$ 446,000	$ -	$ -	$ -	$ -	$ 446,000
Construction of Landfill Cell No. 5	Construction of the next 18 acres cell expansion into Cell No. 5 of the Class I Landfillll, should provide enough landfill volume to meet the needs for the next 10-15 years.	IMPROVEMENTS	Other	Landfill	High	$ 3,771,564	$ -	$ -	$ -	$ -	$ 3,771,564
One 6" Water Pump	In accordance with Florida Department of Environmmental Protection (FDEP) and South Florida Water Management District (SFWMD) permit requirements two (2) pumps with suction line appurtenances will be required for dewatering operations in the new borrow pit	IMPROVEMENTS	Other	Landfill	Medium	$ 60,000	$ -	$ -	$ -	$ -	$ 60,000
Purchase 1/2 ton pick-up	Purchase one (1) new 2023 Ford Explorer 4x4 SUV to replace aging equipment.	IMPROVEMENTS	Other	Landfill	High	$ 60,000	$ -	$ -	$ -	$ -	$ 60,000
Construction of Borrow Pit	FY 23-24 Construction of a road and access crossing over the Arbuckle Branch to a section of the landfill where a new borrow pit has been permitted and construction of the borrow pit site infrastructure	IMPROVEMENTS	Other	Landfill	High	$ 1,850,000	$ -	$ -	$ -	$ -	$ 1,850,000
Sebring Parkway Maintenance	Fund 110 (Transportation Trust) accounts for funds provided from the City of Sebring and County per IA, Fund 151 (Infrastructure Surtax) was created to maintain the Sebring Parkway.	CONSTRUCTION/ MAINTENANCE	Infrastructure Surtax; Other (Fund 110)-City of Sebring Maintenance %	Sebring Area	High	$ 160,227	$ 162,737	$ 165,177	$ 167,666	$ 170,205	$ 826,012
Total						$ 6,347,791	$ 162,737	$ 165,177	$ 167,666	$ 170,205	$ 7,115,201

OTHER OUTSIDE FUNDING											
Sebring Parkway Maintenance	Fund 110 (Transportation Trust) accounts for funds provided from the City of Sebring and County per IA, Fund 151 (Infrastructure Surtax) was created to maintain the Sebring Parkway.	CONSTRUCTION/ MAINTENANCE	Infrastructure Surtax; Other (Fund 110)-City of Sebring Maintenance %	Sebring Area	High	$ 78,753	$ 81,263	$ 83,703	$ 86,192	$ 88,731	$ 418,642
Total						$ 78,753	$ 81,263	$ 83,703	$ 86,192	$ 88,731	$ 418,642

GRANTS (STATE GRANTS)											
Adelaide Park	Improve recreation lands to create amenities on Lake Adelaide adjacent to the boat ramp at 2124 NW Shore Dr.	QUALITY OF LIFE	State Grants (FRDAP)	Avon Park	Medium	$ -	$ 210,000	$ -	$ -	$ -	$ 210,000

FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE
REVENUE FY 23/24 THRU FY 27/28

Project Name	Description	LOS Purpose	Funding Source	Location	Ranking	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	5-YR TOTAL
Daffodil Extension Project	Construct an extension of 5,550' of Daffodil Street from Lake Crews Ave south and connect to Catfish Creek Road for emergency services and residents.	IMPROVEMENTS	State Grants	Lake Placid	Medium	$ -	$ -	$ -	$ 300,000	$ 300,000	$ 600,000
Total						$ -	$ 210,000	$ -	$ 300,000	$ 300,000	$ 810,000

TOTAL FUNDING SOURCES						**$ 13,686,819**	**$ 7,933,070**	**$ 6,650,633**	**$ 6,805,446**	**$ 7,073,555**	**$ 42,251,148**

Highlands County Board of County Commissioners

Ordinance Fiscal Impact Estimate
Florida Statutes, Section 125.66 (3)

ORDINANCE NUMBER: 23-24-21

ORDINANCE TITLE: CIS 5-Yr Update FY 23/24

DEPARTMENT: Development Services

MEETING DATE: February 20, 2024

Fiscal Impact:

- An estimate of the direct economic impact of the proposed ordinance on private for-profit businesses (the "Businesses") in the County's jurisdiction, including the following, if any:
  - o An estimate of direct compliance costs such Businesses may reasonably incur if the Ordinance is enacted: N/A;
  - o Identification of any new charge or fee on Businesses subject to the proposed Ordinance or for which such businesses will be financially responsible N/A; and
  - o Estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed to cover such costs.
    Costs: N/A Revenues from Fees: N/A
- A good faith estimate of the number of Businesses likely to be impacted by the Ordinance: N/A.
- Additional applicable information:

X A Fiscal Impact Estimate is not necessary because the proposed Ordinance is enacted to implement one of the following:

- Florida Statutes, Chapter 163, part II, relating to growth policy, county planning and land development regulation, including zoning, development orders, development agreements and development permits.
- Florida Statutes, Section 553.73, relating to the Florida Building Code
- Florida Statutes, Section 633.202, relating to the Florida Fire Prevention Code
- Florida Statutes, Sections 190.005 and 190.046, regarding community development district.
  Related to the issuance or refinancing of debt.
  Required to comply with a federal or state law or regulation.
  Related to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.
  Required to implement a contract or an agreement.
  Related to procurement.
- Adopted in an Emergency pursuant to applicable law.

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: Feb 20, 2024

PRESENTER: **Sherry G. Sutphen, County Attorney**

SUBJECT/TITLE: **Public Hearing to consider adoption of ordinance 23-24-22, pertaining to the implementation of a temporary moratorium on the acceptance, processing and/or consideration of any petition, application or request for development order, of any type, including but not limited to a zoning change or comprehensive plan amendment, related to mobile home subdivisions, mobile home parks, any subdivision which allows mobile homes and/or includes mobile home standards.**

STATEMENT OF ISSUE

At the Regular Board Meeting held on February 6, 2024, the Board voted 3-2 to direct the County Attorney and County Administrator to draft the appropriate mechanism to implement a temporary moratorium on mobile home development for a short period of time through and including June 30, 2024. The proposed Ordinance sets forth parameters for the moratorium which are reasonable under the circumstances and which will allow County staff the time necessary to fully evaluate the County Code and propose revisions to the current regulations which will provide more clear guidelines for mobile home development standards, mobile home subdivisions, mobile home parks and residential subdivisions which allow for mobile homes. A public hearing notice for consideration of the proposed ordinance was published on the 10 day of February 2024, in the Highlands NewSun.

RECOMMENDED ACTION

Move to adopt ordinance 23-24-22, pertaining to the implementation of a temporary moratorium on the acceptance, processing and/or consideration of any petition, application or request for development order, of any type, including but not limited to a zoning change or comprehensive plan amendment, related to mobile home subdivisions, mobile home parks, any subdivision which allows mobile homes and/or includes mobile home standards.

FISCAL IMPACT

There is no fiscal impact.

Attachments: ORDINANCE 23-24-22 MH Moratorium_SGS.docx
Ord 23-24-22 aff.pdf

ORDINANCE NO. 23-24-22

AN ORDINANCE OF HIGHLANDS COUNTY, FLORIDA, PERTAINING TO THE IMPLEMENTATION OF A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING AND/OR CONSIDERATION OF ANY PETITION, APPLICATION OR REQUEST FOR DEVELOPMENT ORDER, OF ANY TYPE, INCLUDING BUT NOT LIMITED TO A ZONING CHANGE OR COMPREHENSIVE PLAN AMENDMENT, RELATED TO MOBILE HOME SUBDIVISIONS, MOBILE HOME PARKS, ANY SUBDIVISION WHICH ALLOWS MOBILE HOMES AND/OR INCLUDES MOBILE HOME STANDARDS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR A TEMPORARY MORATORIUM; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Highlands County, as provided in the Florida Constitution, Article VIII, Section 1(f) and Florida Statutes, Chapters 163 and 125, enjoys police power, land development and zoning authority, and the governmental and proprietary powers necessary to conduct county government and perform county functions, and the County may exercise any power for county purposes, except as expressly prohibited by law; and

WHEREAS, Highlands County has enacted land development regulations in the interest of the health, safety and welfare of its citizens, visitors and business residents; and

WHEREAS, the County's Code of Ordinances ("Code") contains various regulations related to mobile home standards, mobile home subdivisions, mobile home parks and residential subdivisions which allow for mobile homes; and

WHEREAS, such regulations have not been reviewed or changed in many years and the standards for considering zoning changes to allow for mobile home developments may not adequately assess the evolution of the surrounding areas and/or the specialized needs of mobile home developments; and

WHEREAS, the County is prepared to study the current Code with the intent of reviewing, updating and promulgating County land development and other regulations to provide more clear guidelines for mobile home development standards, mobile home subdivisions, mobile home parks and residential subdivisions which allow for mobile homes; and

WHEREAS, in order to protect the health, safety and welfare of its citizens, visitors and business residents, Highlands County desires to further research, review and consider certain existing mobile home development regulations and standards; and

WHEREAS, the imposition of a temporary moratorium on the acceptance, processing and/or consideration of any petition, application or request for development order, of any type, including but not limited to a zoning change or comprehensive plan amendment, related to mobile home subdivisions, mobile home parks, any subdivision which allows mobile homes and/or includes mobile home standards, will allow the necessary time to research, review, study and prepare the appropriate regulations for Highlands County; and

WHEREAS, after conducting a public hearing, Highlands County finds that such a temporary moratorium serves a legitimate public purpose, is reasonable in time and is in the best interest of the health, safety and welfare of the citizens, visitors and business residents of Highlands County.

NOW THEREFORE, BE IT ORDAINED BY HIGHLANDS COUNTY, FLORIDA, after due notice and public hearing, that:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT. Highlands County has complied with all requirements and procedures of the Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. TEMPORARY MORATORIUM.

A. Beginning on the Effective Date of this Ordinance, a temporary moratorium is hereby imposed on the acceptance, processing and/or consideration of any petition, application or request for development order, of any type, including but not limited to a zoning change or comprehensive plan amendment, related to mobile home subdivisions, mobile home parks, any subdivision which allows mobile homes and/or includes mobile home standards.

B. In order to protect the due process and other constitutional rights of applicants and the general public, any petitions or applications received prior to the effective date of this ordinance shall be tolled for the term of this moratorium and if this moratorium is lifted without change in the current mobile home development regulations, such a petition or application shall resume at no additional cost to the petitioner/applicant. If, however, the moratorium is lifted with changes to the current mobile home development regulations, such petition or application must be revised as necessary to conform with the newly adopted regulations and shall thereafter resume at no additional cost to the petitioner/applicant.

C. This temporary moratorium shall be in effect through and including June 30, 2024, and shall automatically terminate unless lifted sooner through repeal of this Ordinance. This temporary moratorium may also be extended one time for a period not to exceed one hundred twenty (120) additional days, so long as the necessary public hearings are conducted and findings made that the issues giving rise to the need for the temporary moratorium established herein continue to exist and that reasonable progress is being made in the carrying out of a specific and prompt plan for corrective legislative action.

D. This temporary moratorium shall have no effect on any development approvals secured prior to the Effective Date of this Ordinance.

SECTION 3. IMPLEMENTING ADMINISTRATIVE ACTIONS. The County Administrator is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance. The County Administrator may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such County employees as deemed effectual and prudent.

SECTION 4. SAVINGS CLAUSE. All prior actions of the of Highlands County, pertaining to the moratorium as set forth herein, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 5. NON-CODIFICATION AND SCRIVENER'S ERRORS. The provisions of this Ordinance shall not be codified in the Highlands County Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the County Administrator and County Attorney, may be corrected.

SECTION 6. CONFLICTS. Any ordinance or part thereof in conflict with this Ordinance or any part hereof is hereby repealed to the extent of the conflict.

SECTION 7. SEVERABILITY. The divisions, sections, subsections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph, subsection, section, or divisions of this ordinance shall be declared invalid, unconstitutional or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such invalidity, unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs, subsections, sections, and divisions of this ordinance.

SECTION 8. EFFECTIVE DATE. This Ordinance shall take effect immediately upon filing with the Department of State.

DONE AND ADOPTED this ____ day of _____ 2024.

HIGHLANDS COUNTY, FLORIDA

By:_____
Kevin Roberts, Chairperson

ATTEST:

By:_____
Jerome Kaszubowski, Clerk

AFFIDAVIT OF PUBLICATION

Highlands News Sun

Published Daily

Sebring, Highlands County, Florida

Case No. Hearing Ordinance No. 23-24-22

STATE OF FLORIDA
COUNTY OF HIGHLANDS

Before the undersigned authority, Janet Emerson, personally appeared who on oath says that she is the Classified Advertising Legal Clerk of Highlands News Sun, a newspaper published at Sebring in Highlands County, Florida; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

February 10, 2024

Affiant further says that the Highlands News Sun newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
SIGNED:

Janet Emerson

Janet Emerson

Sworn to and subscribed before me this 10th day of February 2024 by Janet Emerson, who is personally known to me.

Nancy Y Whirley, Customer Service Supervisor, Notary Number: HH 293555
Notary expires: July 26, 2026

NANCY Y. WHIRLEY
Notary Public
State of Florida
Comm# HH293555
Expires 7/26/2026

00028885 00149099

BOARD OF COUNTY COMMISSIONERS (HNS)
600 S COMMERCE AVE
SEBRING, FL 33871-1926

NOTICE OF PUBLIC HEARING TO CONSIDER COUNTY ORDINANCE NO. 23-24-22

NOTICE IS HEREBY GIVEN TO WHOM IT MAY CONCERN:

NOTICE is hereby given that the Highlands County Board of County Commissioners will hold a public hearing to for the purpose of considering enactment of the following ordinance on **February 20, at 9:00 a.m.** or as soon thereafter as possible, in the County Commissioners' Board Room of the Government Center, 600 South Commerce Avenue, Sebring, Florida:

ORDINANCE NO. 23-24-22

AN ORDINANCE OF HIGHLANDS COUNTY, FLORIDA, PERTAINING TO THE IMPLEMENTATION OF A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING AND/OR CONSIDERATION OF ANY PETITION, APPLICATION OR REQUEST FOR DEVELOPMENT ORDER, OF ANY TYPE, INCLUDING BUT NOT LIMITED TO A ZONING CHANGE OR COMPREHENSIVE PLAN AMENDMENT, RELATED TO MOBILE HOME SUBDIVISIONS, MOBILE HOME PARKS, ANY SUBDIVISION WHICH ALLOWS MOBILE HOMES AND/OR INCLUDES MOBILE HOME STANDARDS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR A TEMPORARY MORATORIUM; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NONCODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

A copy of the ordinance is available for inspection in the office of the County Administrator, 600 South Commerce Avenue, Sebring, Florida 33870. All interested persons may appear and be heard at the time and place specified above. Any person who might wish to appeal any decision made by the Board of County Commissioners of Highlands County, Florida, in public hearing or meeting is hereby advised that they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such appeal is to be based.

The Board of County Commissioners of Highlands County, Florida, does not discriminate upon the basis of any individual's disability status. This nondiscriminatory policy involves every aspect of the Board's functions, including one's access to, participation, employment or treatment in its programs or activities. Anyone requiring reasonable accommodation as provided for in the Americans with Disabilities Act or Section 286.26 Florida Statutes, should contact Sherri Bennett, ADA Coordinator, at (863) 402-6509 (voice), 863-402-6508 (TTY), or via Florida Relay Service 711, or by e-mail: hrmanager@hcbcc.org. Requests for CART or interpreter services should be made at least 24 hours in advance to permit coordination of the service.

BOARD OF COUNTY COMMISSIONERS
OF HIGHLANDS COUNTY, FLORIDA
By: Kevin J. Roberts, Chairman
Feb. 10, 2024

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: February 20, 2024

PRESENTER: **Rachel Barry, Zoning Supervisor and Interim Planning & Zoning Manager**

SUBJECT/TITLE: **Consideration of Statement of Legislative Intent for amendments to the Land Development Regulations regarding public notice/advertising requirements.**

STATEMENT OF ISSUE

STATEMENT OF LEGISLATIVE INTENT
During the January 9, 2024, meeting of the Board of Adjustment (BOA) and Planning and Zoning Commission and Local Planning Agency (P&Z), board Members requested that Staff look into public notice and advertising requirements and assess whether updates are needed. These advertising requirements are found in Sections 12.03.203, 12.03.205, and 12.03.303 of Chapter 12, Land Development Regulations (LDRs), of the Highlands County Code of Ordinances (Code).
There are currently three (3) types of advertising required for public hearings before the BOA or the P&Z and this Board, which include: (1) Mailing notices to surrounding property owners, (2) placing a poster on the property indicating the hearing dates and times, and (3) running legal ads in the newspaper.
(1) Mailing notices. The current 500-foot mailing radius requirement is equal to or more stringent than the required radiuses for surrounding counties and municipalities, apart from areas predominantly zoned Agricultural. The LDRs currently require a minimum of 6 property owners to be notified if the 500-foot radius does not include at least that number; Polk County, for instance, requires a minimum of 12 property owners.
(2) Poster(s). The information currently required by the LDRs to be included on the poster is the same information required by surrounding counties and municipalities, however, several of those jurisdictions require multiple signs, placed at set intervals, and specify design criteria such as being a bright, “noticeable” color.
(3) Legal ads. The information currently required by the LDRs to be included in legal ads is equal to surrounding counties and municipalities. Other jurisdictions follow Florida Statute requirements, which requires the ad to run 5 and 10 days prior to the hearing date, where we require 10 and 15 days to allow additional time.
Staff proposes to amend the Code to include more specific criteria for the posters, such as requiring a bright-color, weather-resistant sign at set intervals, and to require additional owners to be notified in areas predominantly zoned Agricultural.
The purpose of this Statement of Legislative Intent is to receive direction from the Board related to the proposed amendments set forth above and any other direction the Board deems appropriate related to this matter.

RECOMMENDED ACTION

Direct staff on how to proceed.

FISCAL IMPACT

There is no fiscal impact.

Attachments:

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: February 20, 2024

PRESENTER:	**Laurie Hurner, County Administrator** **Sherry Sutphen, County Attorney** **Leah Sauls, Development Services Director**
SUBJECT/TITLE:	**Request for Direction in Selling County-Owned Hospital Facilities.**

STATEMENT OF ISSUE

The Highlands County Board of County Commissioners currently has under its ownership a hospital facility, helicopter pad, and medical office.
The hospital facility is located at 3600 S Highlands Ave, Sebring, FL 33870.
The helicopter pad is located at 3600 Emergency Ln, Sebring, FL 33870.
The medical office is located at 10 Medical Center Ave, Sebring, FL 33870.

Florida Statute (FS) 155.40 outlines the process by which county-owned hospital facilities may be sold and how the proceeds from that sale can be used. FS 155.40 is attached for review on the process. Highlands County is currently at step/section five (5) of FS 155.40.

Based on FS 155.40, staff requests the Board's direction on the following:
1. Does the Board have interest in selling the county-owned hospital facilities listed above?

2. If yes, to #1 above, would the Board like for staff to proceed with scheduling and publishing notices for a public hearing related to the sale of the county-owned hospital facility, helicopter pad, and medical office per section (5)(a) & (b) of FS 155.40? If yes, the following steps are required:
a. The Board shall contract with a certified public accounting firm or other firm that has substantial expertise in the valuation of hospitals to render an independent valuation of the hospital's fair market value per section (5)(c) of FS 155.40.
i. Would the Board please set a budget for such services to be performed.
Suggestion: an amount not to exceed $50,000 to be paid from Hospital District funds, if allowable, or from the reserve for contingency fund account.
b. The Board shall consider an objective operating comparison between a hospital or health care system operated by the district, county, or municipality and other similarly situated hospitals, both not-for-profit and for-profit, which have a similar service mix, in order to determine whether there is a difference in the cost of operation using publicly available data provided by the Agency for Health Care Administration and the quality metrics identified by the Centers for Medicare and Medicaid Services Core Measures per section (5)(d) of FS 155.40.
i. Staff will bring back to the Board an evaluation compliant with FS 155.40 (6) and request additional direction on how the Board would like to proceed next; (FS 155.40 (6)(a)&(b)).
ii. If after reviewing the findings, it is found in the best interest of the public to move forward with selling the county-owned hospital facility. The sale will follow the direction as outlined in FS 155.40 (7) – (17).

c. The Board shall make publicly available all documents considered by the Board in the course of such evaluation per section (5)(e) of FS 155.40.

3. Would the Board like to join together the hospital facility and the helicopter pad through unity of title?

4. After today's meeting, February 20, 2024, would the Board like for the Hospital District Commissioner liaison, Chair Roberts along with Board staff, to present the Board's wishes and direction at the next available Hospital District Board Meeting?
a. If so, would the Board like for a request to be made to the Hospital District Board to fund the evaluation of the hospital facility, helicopter pad, and the medical office?

Next steps, BCC staff will provide updates to the Board, and possibly request additional direction, after each step in the process.

Possible future outcomes, based on the direction given at today's Board meeting: A sale of the county-owned hospital facility will result in:
a. The Hospital District Board sunsetting.
b. New funds to be overseen by the BCC, in accordance with section (16) of FS 155.40.

FS 155.40 (16) If a county, district, or municipal hospital is sold or leased, the governing board shall:
(a) Deposit 50 percent of the net proceeds of the sale or lease into a health care economic development trust fund, which shall be under the control of the county commission of the county in which the property is located, if the hospital is a county hospital or district hospital whose geographic boundaries extend beyond a single municipality, or, if the hospital is a municipal hospital or district hospital whose geographic boundaries lie entirely within a single municipality, under the control of the city or municipal government in which the hospital is located. The use and distribution of the funds shall be at the discretion of a majority of the county commission if the hospital is a county hospital or district hospital whose geographic boundaries extend beyond a single municipality, or, if the hospital is a municipal hospital or district hospital whose geographic boundaries lie entirely within a single municipality, at the discretion of a majority of the members of the municipal government. The members of the county commission or the municipal government, depending on the type of hospital being sold, shall serve as trustees of the trust fund. The net proceeds in the healthcare economic development trust fund shall be distributed, in consultation with the Department of Economic Opportunity, to promote job creation in the healthcare sector of the economy through new or expanded healthcare business development, new or expanded healthcare services, or new or expanded health care education programs or commercialization of health care research within the affected community; and
(b) Appropriate 50 percent of the net proceeds of the sale or lease for funding the delivery of indigent care, including, but not limited to, primary care, physician specialty care, out-patient care, in-patient care, and behavioral health, to hospitals within the boundaries of the district with consideration given to the levels of indigent care provided.

RECOMMENDED ACTION

Please provide direction to staff on if the Board wishes to proceed with the sale of county-owned hospital facilities and the steps the board would like taken to do so.

FISCAL IMPACT

The fiscal impact is up to $50,000 for appraisal services of the county-owned hospital facility, helicopter pad, and medical office requested to be paid by the Hospital District Board; or a decrease to Fund 005 (General) Cost Center 9990, Account 5990 BCC Reserve for Contingency.

Attachments: Hospital Facility_3600 S Highlands Ave Sebring, FL 33870.pdf
Helicopter Pad_3600 Emergency Ln Sebring, FL 33870.pdf
Medical Office_10 Medical Center Ave Sebring, FL 33870.pdf
Florida Statutes 155.40_sale or lease of county, district, or municipal hospital; effective of sale..pdf

SEARCH Go

Parcel S-04-35-29-010-0000-0020

3600 S HIGHLANDS AVE
SEBRING, FL 33870

Owners:
HIGHLANDS COUNTY

Mailing Address
C/O ALTUS GROUP
310 25TH AVE N SUITE 305
NASHVILLE, TN 37203

DOR Code: 90 - LEASEHOLD INTEREST
Neighborhood: 5150.00 - US 27 SPARTA RD TO US 98
Millage: 20 - Sebring City Limits
Map ID: 91B

Legal Description
DAY SUB
PB 2-PG 92
ALL OF DAY SUB NE OF
US 27 - LESS STRIP IN
E 27 FT OF SLY 200 FT
THEREOF AND - LESS RD
R/W



Value Summary

Total Building Value	$26,276,968
Total XF Value	$433,010
Total Land Value	$1,278,000
Total Land value - Agri.	$1,278,000
Income	NA
Total Classified Use Value	$27,987,978
Total Just Value	$27,987,978

Taxable Value Summary

Total Assessed (Capped) Value	$27,987,978
Total Exemptions	$0
Total Taxable Value	$27,987,978
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

Sales History

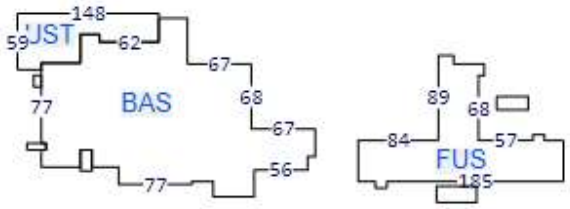
Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2663	1231	06	2018	WD	Unqualified	Vacant	18	$1

Buildings

Building 1

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Fnct	Other % Dpr	Normal % Dpr	% Cond
53	04	48,926	121	$290.70	$14,222,788	1965	0	0	0.06	28.00 %	66.00 %

3600 S HIGHLANDS AVE



UST:3,19:=S59 E25 N7 E41 N30 E20 S8 E62 N25 N5 W148 $ BAS:28,78:=S77 E5 S7 W5 S18 E41 N18 E12 S18 E28 S18 E77 N3 E22 S16 E43 N28 E56 N14 E8 N29 W67 N68 W67 N48 W30 S25 W62 N8 W20 S30 W41 S7 $ FUS:360,152:=S43 E18 S7 E12 N7 E185 N43 W20 N6 W12 S6 W57 N68 E6 N12 W32 N9 W16 S89 W84 $ UUS:442,200:=S17 E42 N17 W42 $ CAN:20,84:=S12 E8 N12 W8 $ UUS:505,106:=S14 E33 N14 W33 $ CAN:69,162:=S22 E12 N22 W12 $ CAN:13,155:=S7 E20 N7 W20 $.

Note: HIGHLANDS REG MED CENTER OR#1 REMOD-1999 CATH LAB-2000 [LEASE: 1985-2025] TOTAL LICENSED=126 BEDS - 4 OR; 2 ENDOSCOPY SUITES (2010) SURGERY STE REN 2012 - HELIPAD = S04-35-29-050-0010-0000 2ND FL RE AD - DEF. MAINT. 2020

Element	Code	Description
Exterior Wall	17	C.B. Stucco
Exterior Wall 2	0	None
Roof Structure	12	Reinforced Concrete
Roof Cover	4	Torch Down (Mod. Bitmen 1 Ply)
Interior Wall	5	Drywall
Interior Wall 2	8	Decorative Wall Cov.
Interior Flooring	7	Cork or Vinyl Tile
Interior Flooring 2	17	Precast Concrete
Heating Fuel	4	Electric
Heating Type	11	E.S.
Air Cond. Type	5	Chilled Water
Bath Fixtures	126.0	

Element	Code	Description
Bedrooms	0.0	
CW Quality	5	
Common Wall	0	
Wall Height	14	
Rooms / Floor	58	

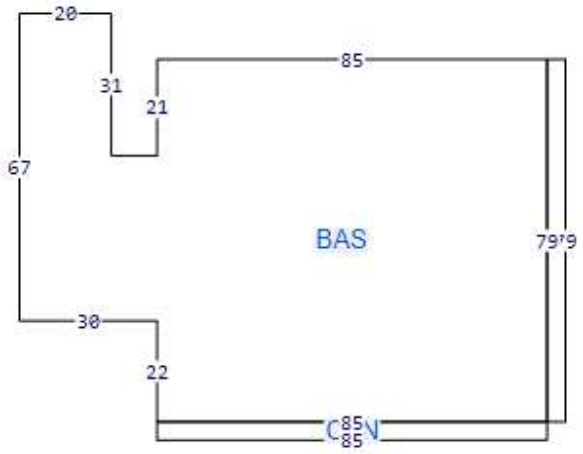
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	32,845	100.00 %	32,845	$6,301,708
FUS	12,977	100.00 %	12,977	$2,489,793
UST	5,907	50.00 %	2,954	$566,760
CAN	264	30.00 %	79	$15,157
CAN	140	30.00 %	42	$8,058
CAN	96	30.00 %	29	$5,564
UUS	462	0.00 %	0	$0
UUS	714	0.00 %	0	$0
Totals	53,405	N/A	48,926	$9,387,040

Building 2

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Fnct	Other % Dpr	Normal % Dpr	% Cond
53	04	8,612	137	$329.14	$2,834,554	1975	0	0	0.06	27.00 %	67.00 %

3600 S HIGHLANDS AVE



BAS=W85 S21 W10 N31 W20 S67 E30 S22 CAN=S4 E85 N4 W85$ E85 CAN=E4 N79 W4 S79$ N79$.

Note: 1ST FLOOR ICU-2002 UNDER BLD. 8 (16 BED)

Element	Code	Description
Exterior Wall	17	C.B. Stucco
Exterior Wall 2	0	None
Roof Structure	9	Rigid Frame/Barjoist
Roof Cover	4	Torch Down (Mod. Bitmen 1 Ply)
Interior Wall	5	Drywall
Interior Wall 2	0	None
Interior Flooring	7	Cork or Vinyl Tile
Interior Flooring 2	14	Carpet
Heating Fuel	4	Electric
Heating Type	11	E.S.
Air Cond. Type	5	Chilled Water
Bath Fixtures	40.0	
Bedrooms	0.0	
CW Quality	5	
Common Wall	10	

Element	Code	Description
Wall Height	17	
Rooms / Floor	15	

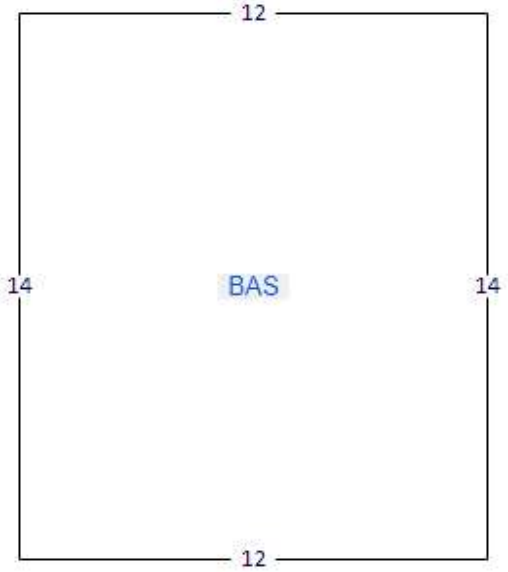
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	8,415	100.00 %	8,415	$1,855,708
CAN	340	30.00 %	102	$22,493
CAN	316	30.00 %	95	$20,950
Totals	9,071	N/A	8,612	$1,899,151

Building 3

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Fnct	Other % Dpr	Normal % Dpr	% Cond
05	01	168	66	$50.66	$8,511	1978	0	0	0.00	34.00 %	66.00 %

3600 S HIGHLANDS AVE



BAS=W12 S14 E12 N14$.

Note: PUMP HOUSE

Element	Code	Description
Exterior Wall	17	C.B. Stucco
Exterior Wall 2	0	None
Roof Structure	1	Flat

Element	Code	Description
Roof Cover	4	Torch Down (Mod. Bitmen 1 Ply)
Interior Wall	7	Unfinished
Interior Wall 2	0	None
Interior Flooring	3	Concrete Finished
Interior Flooring 2	0	None
Heating Fuel	1	None
Heating Type	1	None
Air Cond. Type	1	None
Bath Fixtures	0.0	
Bedrooms	0.0	
CW Quality	0	
Common Wall	0	
Wall Height	0	
Rooms / Floor	0	

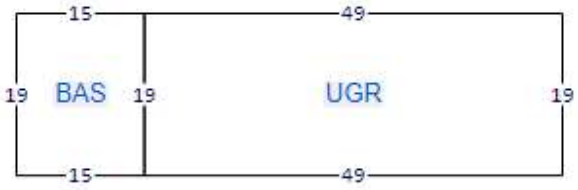
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	168	100.00 %	168	$5,617
Totals	168	N/A	168	$5,617

Building 4

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Fnct	Other % Dpr	Normal % Dpr	% Cond
49	04	751	110	$45.26	$33,990	1965	0	0	0.00	50.80 %	49.20 %

3600 S HIGHLANDS AVE



UGR=W49 BAS=W15 S19 E15 N19$ S19 E49 N19$.

Note: PURCHASING (MAINT)

Element	Code	Description
Exterior Wall	17	C.B. Stucco
Exterior Wall 2	0	None
Roof Structure	1	Flat
Roof Cover	4	Torch Down (Mod. Bitmen 1 Ply)
Interior Wall	5	Drywall
Interior Wall 2	0	None
Interior Flooring	7	Cork or Vinyl Tile
Interior Flooring 2	0	None
Heating Fuel	1	None
Heating Type	1	None
Air Cond. Type	1	None
Bath Fixtures	2.0	
Bedrooms	0.0	
CW Quality	6	
Common Wall	0	

Element	Code	Description
Wall Height	0	
Rooms / Floor	1	

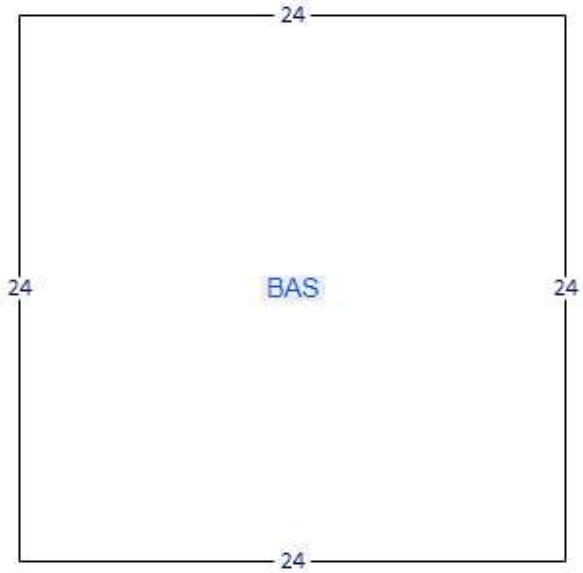
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
UGR	931	50.00 %	466	$10,377
BAS	285	100.00 %	285	$6,346
Totals	1,216	N/A	751	$16,723

Building 5

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Fnct	Other % Dpr	Normal % Dpr	% Cond
87	06	576	104	$28.60	$16,474	1979	0	0	0.00	43.50 %	56.50 %

3600 S HIGHLANDS AVE



BAS=W24 S24 E24 N24$.

Note: STORAGE

Element	Code	Description
Exterior Wall	27	Prefinished Metal
Exterior Wall 2	0	None
Roof Structure	10	Steel Frame or Truss
Roof Cover	11	Metal Roof

Element	Code	Description
Interior Wall	7	Unfinished
Interior Wall 2	0	None
Interior Flooring	3	Concrete Finished
Interior Flooring 2	0	None
Heating Fuel	1	None
Heating Type	1	None
Air Cond. Type	1	None
Bath Fixtures	0.0	
Bedrooms	0.0	
CW Quality	0	
Common Wall	0	
Wall Height	0	
Rooms / Floor	1	

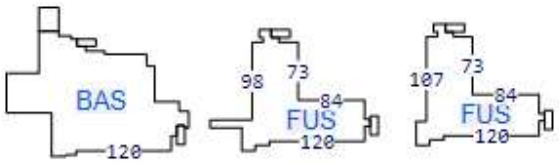
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	576	100.00 %	576	$9,308
Totals	576	N/A	576	$9,308

Building 6

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Fnct	Other % Dpr	Normal % Dpr	% Cond
53	04	48,899	122	$293.10	$14,332,297	1984	0	0	0.06	25.00 %	69.00 %

3600 S HIGHLANDS AVE



BAS=[ORIG=59,139] S55 E18 N2 E13 N5 E120 N19 E7 N13 E10 S3 E5 N21 W12 N12 W31 N45 W10 N15 W53 N4 W24 N6 W11 N9 W7 N4 W16 N6 W25 S53 W41 S50 E57 $ CAN=[ORIG=43,6] S30 E25 N30 W25 $ UST=[ORIG=91,46] S9 E24 N9 W24 $ FUS=[ORIG=519,150] S30 E17 N7 E18 N5 E120 N19 E7 N9 W7 N24 W84 N73 W24 N6 W10 N10 W15 S10 E5 S6 W14 S107 W13 $ UST=[ORIG=336,34] S10 E24 N10 W24 $ UST=[ORIG=471,143] W10 S24 E10 N24 $ FUS=[ORIG=259,148] S10 E40 S29 E17 N7 E18 N5 E120 N19 E7 N9 W7 N24 W84 N73 W24 N6 W10 N10 W15 S10 E5 S6 W14 S98 W53 $ UST=[ORIG=691,136] W10 S24 E10 N24 $ UST=[ORIG=556,27] S10 E24 N10 W24 $ UST=[ORIG=227,155] W10 S24 E10 N24 $.

Note: SOUTH SIDE PATIENT TOWER 2ND + 3RD FL. INT. RENOV.-1997 NEW ROOF-1999 CATH LAB = 2000; IMAGING; ER ADDITION - 2008 (RENOV.) (43 BEDS @ FL 2+3)

Element	Code	Description
Exterior Wall	17	C.B. Stucco
Exterior Wall 2	0	None
Roof Structure	12	Reinforced Concrete
Roof Cover	4	Torch Down (Mod. Bitmen 1 Ply)
Interior Wall	8	Decorative Wall Cov.
Interior Wall 2	0	None
Interior Flooring	7	Cork or Vinyl Tile
Interior Flooring 2	17	Precast Concrete
Heating Fuel	4	Electric
Heating Type	11	E.S.
Air Cond. Type	5	Chilled Water
Bath Fixtures	152.0	

Element	Code	Description
Bedrooms	0.0	
CW Quality	5	
Common Wall	0	
Wall Height	14	
Rooms / Floor	35	

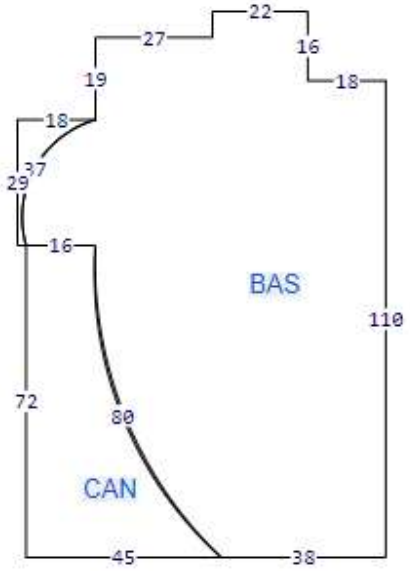
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	22,491	100.00 %	22,491	$4,548,557
FUS	12,996	100.00 %	12,996	$2,628,298
FUS	12,479	100.00 %	12,479	$2,523,741
CAN	750	30.00 %	225	$45,504
UST	240	50.00 %	120	$24,269
UST	240	50.00 %	120	$24,269
UST	240	50.00 %	120	$24,269
UST	240	50.00 %	120	$24,269
UST	240	50.00 %	120	$24,269
UST	216	50.00 %	108	$21,842
Totals	50,132	N/A	48,899	$9,889,285

Building 7

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Fnct	Other % Dpr	Normal % Dpr	% Cond
53	04	8,335	146	$350.76	$2,923,585	1994	0	0	0.00	25.00 %	75.00 %

3600 S HIGHLANDS AVE



BAS:65,0:=W22 S6 W27 S19 D29L16F90 E16 D72R29F49 E38 N110 W18 N16 $ CAN:-2,54:=E2 U29R16G90 W18 S29 $ CAN:0,54:=S72 E45 U72L29G52 W16 $.

Note: OUTPATIENT SURGERY CENTER AND ADMISSIONS N WEST SIDE

Element	Code	Description
Exterior Wall	16	Tile/Frame Stucco
Exterior Wall 2	28	Glass Thermopane
Roof Structure	9	Rigid Frame/Barjoist
Roof Cover	4	Torch Down (Mod. Bitmen 1 Ply)
Interior Wall	5	Drywall
Interior Wall 2	8	Decorative Wall Cov.
Interior Flooring	8	Sheet Vinyl
Interior Flooring 2	14	Carpet
Heating Fuel	4	Electric
Heating Type	11	E.S.
Air Cond. Type	5	Chilled Water
Bath Fixtures	24.0	
Bedrooms	0.0	
CW Quality	5	
Common Wall	19	

Element	Code	Description
Wall Height	17	
Rooms / Floor	11	

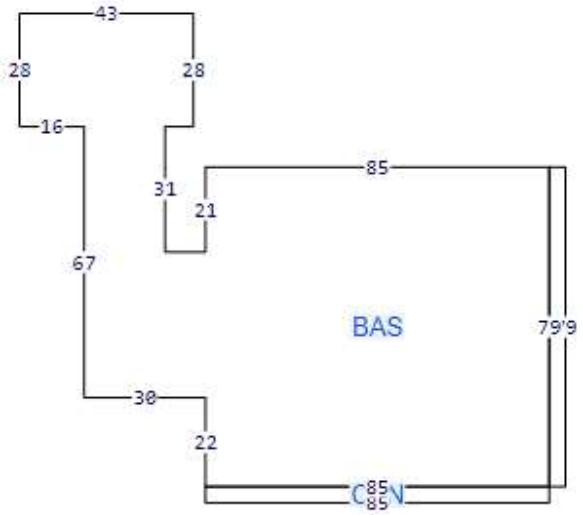
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	7,777	100.00 %	7,777	$2,045,896
CAN	1,727	30.00 %	518	$136,271
CAN	133	30.00 %	40	$10,523
Totals	9,637	N/A	8,335	$2,192,689

Building 8

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Fnct	Other % Dpr	Normal % Dpr	% Cond
53	04	9,816	135	$324.34	$3,183,721	1996	0	0	0.00	18.00 %	82.00 %

3600 S HIGHLANDS AVE



CAN=W4 BAS=W85 S21 W10 N31 E7 N28 W43 S28 E16 S67 E30 S22 CAN=S4 E85 N4 W85$ E85 N79$ S79 E4 N79$.

Note: ORTHOPEDIC INSTITUTE (2019) 2ND FLOOR (2 O.R.) ABOVE BLD. 2 PHARMACY 2012 (8 BEDS)

Element	Code	Description
Exterior Wall	17	C.B. Stucco
Exterior Wall 2	0	None
Roof Structure	9	Rigid Frame/Barjoist

Element	Code	Description
Roof Cover	4	Torch Down (Mod. Bitmen 1 Ply)
Interior Wall	5	Drywall
Interior Wall 2	8	Decorative Wall Cov.
Interior Flooring	7	Cork or Vinyl Tile
Interior Flooring 2	0	None
Heating Fuel	4	Electric
Heating Type	11	E.S.
Air Cond. Type	5	Chilled Water
Bath Fixtures	42.0	
Bedrooms	0.0	
CW Quality	5	
Common Wall	7	
Wall Height	16	
Rooms / Floor	27	

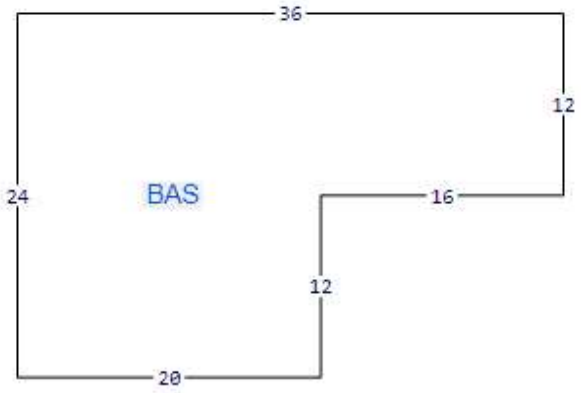
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	9,619	100.00 %	9,619	$2,558,257
CAN	340	30.00 %	102	$27,128
CAN	316	30.00 %	95	$25,266
Totals	10,275	N/A	9,816	$2,610,651

Building 9

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Fnct	Other % Dpr	Normal % Dpr	% Cond
53	04	672	185	$444.46	$298,677	1996	0	0	0.00	26.00 %	74.00 %

3600 S HIGHLANDS AVE



BAS=W36 S24 E20 N12 E16 N12$.

Note: CT BLDG-EAST BESIDE EMERGENCY

Element	Code	Description
Exterior Wall	16	Tile/Frame Stucco
Exterior Wall 2	0	None
Roof Structure	10	Steel Frame or Truss
Roof Cover	4	Torch Down (Mod. Bitmen 1 Ply)
Interior Wall	8	Decorative Wall Cov.
Interior Wall 2	0	None
Interior Flooring	7	Cork or Vinyl Tile
Interior Flooring 2	14	Carpet
Heating Fuel	4	Electric
Heating Type	4	Force Air-Ducted
Air Cond. Type	4	Packaged Roof Top
Bath Fixtures	2.0	
Bedrooms	0.0	
CW Quality	5	
Common Wall	0	

Element	Code	Description
Wall Height	10	
Rooms / Floor	5	

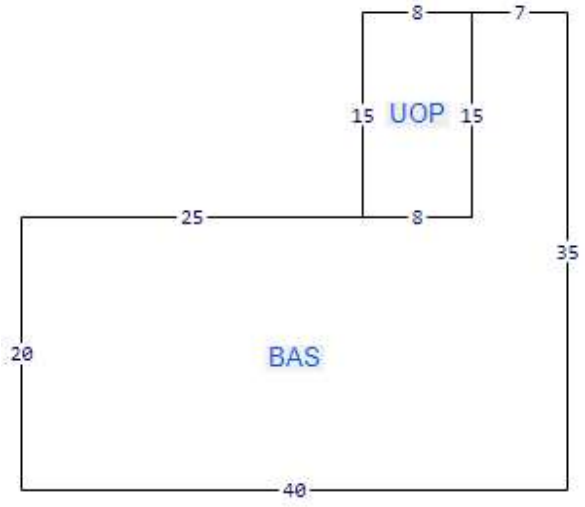
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	672	100.00 %	672	$221,021
Totals	672	N/A	672	$221,021

Building 10

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Fnct	Other % Dpr	Normal % Dpr	% Cond
05	01	929	81	$62.17	$57,756	2000	0	0	0.00	21.25 %	78.75 %

3600 S HIGHLANDS AVE



BAS=W7 UOP=W8 S15 E8 N15$ S15 W8 W25 S20 E40 N35$.

Note: STORAGE - NORTHEND

Element	Code	Description
Exterior Wall	17	C.B. Stucco
Exterior Wall 2	0	None
Roof Structure	3	Gable or Hip
Roof Cover	5	Architect Shingle
Interior Wall	7	Unfinished

Element	Code	Description
Interior Wall 2	0	None
Interior Flooring	3	Concrete Finished
Interior Flooring 2	0	None
Heating Fuel	4	Electric
Heating Type	4	Force Air-Ducted
Air Cond. Type	3	Central
Bath Fixtures	0.0	
Bedrooms	0.0	
CW Quality	0	
Common Wall	0	
Wall Height	0	
Rooms / Floor	0	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	905	100.00 %	905	$44,308
UOP	120	20.00 %	24	$1,175
Totals	1,025	N/A	929	$45,483

Extra Features

Code	Descr	BLD	Length	Width	Units	Unit Price	Orig Cond	Year On	AYB	% Cond	Value	Notes
0411	ASPH PV	56990	0	0	85,485.00	3.50			1992	40 %	$119,679	FRONT (SOUTH)
0207	UOP	56990	20	20	400.00	19.45			1979	20 %	$1,556	
0458	P ELEV	56990	0	0	2.00	0.00			1984	20 %	$27,800	4000 LB CAP
0463	F SPKL	56990	0	0	53,405.00	0.00			1994	20 %	$21,362	
0330	AL D	56990	100	20	2,000.00	12.40			1991	38 %	$9,424	
0330	AL D	56990	50	20	1,000.00	12.40			1991	38 %	$4,712	
0463	F SPKL	56991	0	0	8,415.00	0.00			1994	20 %	$3,366	
0342	SH MC	56993	10	10	100.00	15.25			1980	20 %	$366	
0341	SH M	56993	8	7	56.00	10.35			1980	20 %	$145	

Code	Descr	BLD	Length	Width	Units	Unit Price	Orig Cond	Year On	AYB	% Cond	Value	Notes
0332	COR D	56993	25	10	250.00	7.35			1982	20 %	$368	
0117	F CL6BW	56993	72	6	72.00	24.20	0.80		1994	24 %	$418	
0117	F CL6BW	56993	198	6	198.00	24.20	0.80		1994	24 %	$1,150	
0113	F CL3	56993	300	3	300.00	10.10			1994	44 %	$1,333	
0032	C PATIO	56993	35	35	1,225.00	6.65			1994	72 %	$5,865	
0411	ASPH PV	56995	0	0	74,425.00	3.50			1992	40 %	$104,195	REAR (NORTH)
0458	P ELEV	56995	0	0	2.00	0.00			1984	20 %	$28,950	4000 LB CAP
0031	C WALK	56995	0	0	2,500.00	6.65			1984	62 %	$10,308	
0463	F SPKL	56995	0	0	46,504.00	0.00			1994	20 %	$18,602	
0463	F SPKL	56995	0	0	4,634.00	0.00		2007	2007	55 %	$5,097	
0463	F SPKL	56996	0	0	9,579.00	0.00			1994	20 %	$3,832	
0463	F SPKL	56997	0	0	9,619.00	0.00		1996	1996	22 %	$4,232	
0420	CAN AL	56990	18	54	972.00	42.90		2019	2019	91 %	$37,946	
0430	C PAV	56999	22	8	176.00	4.80		2019	2019	97 %	$819	COOLING TOWER PAD
0106	F VL6	56999	460	6	460.00	39.35		2019	2019	94 %	$17,015	
0430	C PAV	56990	48	20	960.00	4.80		2019	2019	97 %	$4,470	CHILLER PAD

Land Lines

The zoning information contained in this record is **not guaranteed**.
For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
1100	US 27	B	C1	0.00	0.00	8.52	AC	1.00	1.00	1.00	150,000.00	150,000.00	$1,278,000	
9310	DRAIN ESMT	B	C1	0.00	0.00	1.99	AC	1.00	0.01	0.01	1.00	0.01	$0	PART BY HWY

DISCLAIMER:
Please note that property values on this site are continuously being updated and are a work in progress throughout the year. The final values are certified in October of each year.

Highlands County Property Appraiser · 560 S. Commerce Avenue · Sebring, Florida 33870-3899

Office Hours: 9:00 a.m. to 5:00 p.m. Monday - Friday · Phone: (863) 402-6659

SEARCH Go

Parcel S-04-35-29-050-0010-0000

3600 EMERGENCY LN
SEBRING, FL 33870

Owners:
HIGHLANDS COUNTY BOARD OF CNTY COMM

Mailing Address
C/O ALTUS GROUP
310 25TH AV N STE 305
NASHVILLE, TN 37203

DOR Code: 90 - LEASEHOLD INTEREST
Neighborhood: 5080.00 - HOSPITAL RELATED
Millage: 20 - Sebring City Limits
Map ID: 91B

Legal Description
TAUBERT UNREC PLAT
PER OR 356-PG 233
PARCELS 1-2-3-4-10-11 +
PARCEL 12-LESS N 20 FT OF
E 20 FT + 1/2 CONTIG
CLOSED RD



Value Summary

Total Building Value	$0
Total XF Value	$22,803
Total Land Value	$247,500
Total Land value - Agri.	$247,500
Income	NA
Total Classified Use Value	$270,303
Total Just Value	$270,303

Taxable Value Summary

Total Assessed (Capped) Value	$182,011
Total Exemptions	$0
Total Taxable Value	$182,011
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
670	869	11	1980		Qualified	Improved	00	$19,900
356	233	05	1970		Unqualified	Improved		$1

Buildings

None

Extra Features

Code	Descr	BLD	Length	Width	Units	Unit Price	Orig Cond	Year On	AYB	% Cond	Value	Notes
0110	F CL		340	2	680.00	2.80			1988	32 %	$609	
0411	ASPH PV		0	0	7,150.00	3.50		2012	1992	40 %	$10,010	BESIDE E.R.
0430	C PAV		62	62	3,846.00	4.80			1988	66 %	$12,184	HELIPAD-70' DIAMETER

Land Lines

The zoning information contained in this record is **not guaranteed**.
For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
1000	COMMERCIAL	B	C1	365.00	198.00	1.65	AC	1.00	1.00	1.00	150,000.00	150,000.00	$247,500	USED BY HOSPITAL

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Highlands County Property Appraiser · 560 S. Commerce Avenue · Sebring, Florida 33870-3899

Office Hours: 9:00 a.m. to 5:00 p.m. Monday - Friday · Phone: (863) 402-6659

SEARCH Go

Parcel S-04-35-29-A00-0080-0000

10 MEDICAL CENTER AVE
SEBRING, FL 33870

Owners:
HIGHLANDS COUNTY HOSPITAL
DISTRICT

Mailing Address
C/O ALTUS GROUP
310 25TH AV N STE 305
NASHVILLE, TN 37203

DOR Code: 19 - PROFESSIONAL BLDG
Neighborhood: 5080.00 - HOSPITAL RELATED
Millage: 20 - Sebring City Limits
Map ID: 91B

Legal Description
N 1/4 OF N 2 ACRES OF E 6
ACRES OF W 1/2 OF SW 1/4
OF NW 1/4
4-35-29/8



Value Summary

Total Building Value	$188,860
Total XF Value	$10,605
Total Land Value	$76,230
Total Land value - Agri.	$76,230
Income	NA
Total Classified Use Value	$275,695
Total Just Value	$275,695

Taxable Value Summary

Total Assessed (Capped) Value	$271,074
Total Exemptions	$0
Total Taxable Value	$271,074
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

Sales History

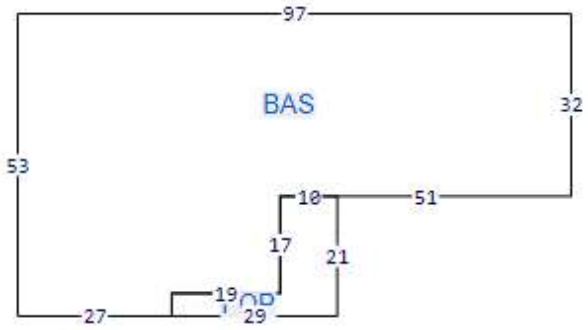
Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
728	184	08	1982		Unqualified	Improved	00	$300,000
498	743	06	1975		Unqualified	Improved	01	$13,500

Buildings

Building 1

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Fnct	Other % Dpr	Normal % Dpr	% Cond
52	04	4,080	114	$146.95	$599,556	1968	30	0	0.00	38.50 %	31.50 %

10 MEDICAL CENTER AVE



BAS=W97 S53 E27 FOP= E29 N21 W10 S17 W19 S4$ N4 E19 N17 E51 N32$.

Note: 27X53 ON W SIDE BLT IN 68 REST BLT IN 76 HUMAN RESOURCES DEPT.(2009)EC. OB.=SUPERADEQUACY/INCOME POTENTIAL(2009)

Element	Code	Description
Exterior Wall	15	Concrete Block
Exterior Wall 2	20	Face Brick
Roof Structure	3	Gable or Hip
Roof Cover	5	Architect Shingle
Interior Wall	5	Drywall
Interior Wall 2	0	None
Interior Flooring	14	Carpet
Interior Flooring 2	7	Cork or Vinyl Tile
Heating Fuel	4	Electric
Heating Type	4	Force Air-Ducted
Air Cond. Type	3	Central
Bath Fixtures	15.0	
Bedrooms	0.0	
CW Quality	6	
Common Wall	0	

Element	Code	Description
Wall Height	0	
Rooms / Floor	12	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	3,994	100.00 %	3,994	$184,879
FOP	286	30.00 %	86	$3,981
Totals	4,280	N/A	4,080	$188,860

Extra Features

Code	Descr	BLD	Length	Width	Units	Unit Price	Orig Cond	Year On	AYB	% Cond	Value	Notes
0411	ASPH PV	31556	100	50	5,000.00	3.50			1976	20 %	$3,500	
0411	ASPH PV	31556	97	50	4,850.00	3.50			1976	20 %	$3,395	
0411	ASPH PV	31556	100	40	4,000.00	3.50			1976	20 %	$2,800	
0031	C WALK	31556	97	3	291.00	6.65			1969	47 %	$910	

Land Lines

The zoning information contained in this record is **not guaranteed**.
For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
1000	COMMERCIAL	B	C1	110.00	198.00	21,780.00	SF	1.00	1.00	1.00	3.50	3.50	$76,230	

DISCLAIMER:
Please note that property values on this site are continuously being updated and are a work in progress throughout the year. The final values are certified in October of each year.

Highlands County Property Appraiser · 560 S. Commerce Avenue · Sebring, Florida 33870-3899

Office Hours: 9:00 a.m. to 5:00 p.m. Monday - Friday · Phone: (863) 402-6659

155.40 Sale or lease of county, district, or municipal hospital; effect of sale.—

(1) In the interest of providing quality health care services to the citizens and residents of this state, and notwithstanding any other provision of general or special law, a county, district, or municipal hospital organized and existing under the laws of this state, acting by and through its governing board, may sell or lease the hospital to a for-profit or not-for-profit Florida entity, and enter into leases or other contracts with a for-profit or not-for-profit Florida entity for the purpose of operating the hospital and its facilities. The term of such lease, contract, or agreement and the conditions, covenants, and agreements to be contained therein shall be determined by the governing board of the hospital. The governing board of the hospital must find that the sale, lease, or contract is in the best interests of the affected community and must state the basis of that finding.

(2) A lease, contract, or agreement made pursuant hereto shall:

(a) Provide that the articles of incorporation of the for-profit or not-for-profit corporation be subject to the approval of the board of directors or board of trustees of the hospital;

(b) Require that any not-for-profit corporation become qualified under s. 501(c)(3) of the United States Internal Revenue Code;

(c) Provide for the orderly transition of the operation and management of the facilities;

(d) Provide for the return of the facility to the county, municipality, or district upon the termination of the lease, contract, or agreement; and

(e) Provide for the continued treatment of indigent patients pursuant to the Florida Health Care Responsibility Act and pursuant to chapter 87-92, Laws of Florida.

(3) Any sale, lease, or contract entered into pursuant to this section before the effective date of this act must have complied with the requirements of subsection (2) in effect at the time of the sale, lease, or contract. It is the intent of the Legislature that this section not impose any further requirements with respect to the formation of any for-profit or not-for-profit Florida entity, the composition of the board of directors of any Florida entity, or the manner in which control of the hospital is transferred to the Florida entity.

(4) As used in this section, the term:

(a) “Affected community” means those persons residing within the geographic boundaries defined by the charter of the county, district, or municipal hospital or health care system, or if the boundaries are not specifically defined by charter, by the geographic area from which 75 percent of the county, district, or municipal hospital’s or health care system’s inpatient admissions are derived.

(b) “Fair market value” means the price that a seller or lessor is willing to accept and a buyer or lessee is willing to pay on the open market and in an arms-length transaction, or what an independent expert in hospital valuation determines the fair market value to be.

(c) “Interested party” includes a person submitting a proposal for sale or lease of the county, district, or municipal hospital or health care system, as well as the governing board.

(5) The governing board of a county, district, or municipal hospital or health care system shall commence an evaluation of the possible benefits to an affected community from the sale or lease of hospital facilities owned by the board to a not-for-profit or for-profit entity no later than December 31, 2012. In the course of evaluating the benefits of the sale or lease, the board shall:

(a) Conduct a public hearing to provide interested persons the opportunity to be heard on the matter.

(b) Publish notice of the public hearing in one or more newspapers of general circulation in the county in which the majority of the physical assets of the hospital or health care system are located and in the Florida Administrative Register at least 15 days before the hearing is scheduled to occur.

(c) Contract with a certified public accounting firm or other firm that has substantial expertise in the valuation of hospitals to render an independent valuation of the hospital's fair market value.

(d) Consider an objective operating comparison between a hospital or health care system operated by the district, county, or municipality and other similarly situated hospitals, both not-for-profit and for-profit, which have a similar service mix, in order to determine whether there is a difference in the cost of operation using publicly available data provided by the Agency for Health Care Administration and the quality metrics identified by the Centers for Medicare and Medicaid Services Core Measures. The comparison must determine whether it is more beneficial to taxpayers and the affected community for the hospital to be operated by a governmental entity, or whether the hospital can be operated by a not-for-profit or for-profit entity with similar or better cost-efficiencies or measurable outcomes identified by the Centers for Medicare and Medicaid Services Core Measures. The comparison must also determine whether there is a net benefit to the community to operate the hospital as a not-for-profit or for-profit entity and use the proceeds of the sale or lease for the purposes described in this section.

(e) Make publicly available all documents considered by the board in the course of such evaluation.

1. Within 160 days after the initiation of the process established in this subsection, the governing board shall publish notice of the board's findings in one or more newspapers of general circulation in the county in which the majority of the physical assets of the hospital are located and in the Florida Administrative Register.

2. This evaluation is not required if a district, county, or municipal hospital has issued a public request for proposals for the sale or lease of a hospital on or before February 1, 2012, for the purpose of receiving proposals from qualified purchasers or lessees, either not-for-profit or for-profit.

(6) If, upon completion of the evaluation of the benefits of the sale or lease, the governing board of a county, district, or municipal hospital determines that it is no longer in the best interest of the affected community to own or operate a hospital or health care system and elects to consider a sale or lease of the hospital or health care system to a third party, the governing board must first determine whether there are any qualified purchasers or lessees. In the process of evaluating any qualified purchaser or lessee, the board shall:

(a) Publicly advertise the meeting at which the proposed sale or lease will be considered by the governing board of the hospital in accordance with s. 286.0105; or

(b) Publicly advertise the offer to accept proposals in accordance with s. 255.0525 and receive proposals from all qualified purchasers and lessees.

Any sale or lease must be for fair market value, or, if not for fair market value, the lease must be in the best interest of the affected community. A sale or lease must comply with all applicable state and federal antitrust laws.

(7) A determination by the governing board to accept a proposal for sale or lease shall be made after consideration of all proposals received and negotiations with a qualified purchaser or lessee. The governing board's determination must include, in writing, detailed findings of all reasons for accepting the proposal.

(a) The governing board's acceptance of a proposal for sale or lease must include a description of how the sale or lease satisfies each of the following requirements:

1. The sale or lease represents fair market value, as determined by a certified public accounting firm or other qualified firm pursuant to subsection (5). If leased at less than fair market value, the governing board shall provide a detailed explanation of how the best interests of the affected community are served by the acceptance of less than fair market value for the lease of the hospital.

2. Acceptance of the proposal will result in a reduction or elimination of ad valorem or other taxes for taxpayers in the district, if applicable.

3. The proposal includes an enforceable commitment that programs and services and quality health care will continue to be provided to all residents of the affected community, particularly to the indigent, the uninsured, and the underinsured.

4. Disclosure has been made of all conflicts of interest, including, but not limited to, whether the sale or lease of the hospital or health care system would result in a special private gain or loss to members of the governing board or key management employees or members of the medical staff of the county, district, or municipal hospital, or if governing board members will be serving on the board of any successor private corporation. Conflicts of interest, if any, with respect to experts retained by the governing board shall also be disclosed.

5. Disclosure has been made by the seller or lessor of all contracts with physicians or other entities providing health care services through a contract with the seller or lessor, including all agreements or contracts that would be void or voidable upon the consummation of the sale or lease.

6. The proposal is in compliance with subsections (8) and (9).

(b) The findings must be accompanied by all information and documents relevant to the governing board's determination, including, but not limited to:

1. The names and addresses of all parties to the transaction.

2. The location of the hospital or health care system and all related facilities.

3. A description of the terms of all proposed agreements.

4. A copy of the proposed sale or lease agreement and any related agreements, including, but not limited to, leases, management contracts, service contracts, and memoranda of understanding.

5. The estimated total value associated with the proposed agreement and the proposed acquisition price.

6. Any valuations of the hospital's or health care system's assets prepared during the 3 years immediately preceding the proposed transaction date.

7. The fair market value analysis required by paragraph (5)(c), or any other valuation prepared at the request of the board, owner of the hospital or health care system, or managing entity of the hospital or health care system.

8. Copies of all other proposals and bids that the governing board may have received or considered in compliance with subsection (6).

(8) Within 120 days before the anticipated closing date of the proposed transaction, the governing board shall make publicly available all findings and documents required under subsection (7) and publish a notice of the proposed transaction in one or more newspapers of general circulation in the county in which the majority of the physical assets of the hospital or health care system are located. The notice must include the names of the parties involved and the means by which a person may submit written comments about the proposed transaction to the governing board and obtain copies of the findings and documents required under subsection (7).

(9) Within 20 days after the date of publication of the public notice, any person may submit to the governing board written comments regarding the proposed transaction.

(10) The sale or lease of the hospital or health care system is subject to approval by the Secretary of Health Care Administration or his or her designee, except, if otherwise required by law, approval of the sale or lease shall exclusively be by majority vote of the registered voters in the county, district, or municipality in which the hospital or health care system is located.

(a) The governing board shall file a petition with the Secretary of Health Care Administration seeking approval of the proposed transaction at least 30 days after publication of the notice of the proposed transaction.

(b) The petition for approval filed by the governing board must include all findings and documents required under subsection (7) and certification by the governing board of compliance with all requirements of this section. The chair of the governing board must certify under oath and subject to the penalty of perjury on a form accompanying the petition that the contents of the petition and representations therein are true and correct.

(11) Within 30 days after receiving the petition, the Secretary of Health Care Administration or his or her designee shall issue a final order approving or denying the proposed transaction based solely upon consideration of whether the procedures contained within this section have been followed by the governing board of the county, district, or municipal hospital or health care system. The order shall require the governing board to accept or reject the proposal for the sale or lease of the county, district, or municipal hospital or health care system based upon a determination that:

(a) The proposed transaction is permitted by law.

(b) The proposed transaction does not unreasonably exclude a potential purchaser or lessee on the basis of being a for-profit or a not-for-profit Florida corporation or other form of business organization, such as a partnership or limited liability company.

(c) The governing board of the hospital or health care system publicly advertised the meeting at which the proposed transaction was considered by the board in compliance with s. 286.0105.

(d) The governing board of the hospital or health care system publicly advertised the offer to accept proposals in compliance with s. 255.0525.

(e) Any conflict of interest was disclosed, including, but not limited to, how the proposed transaction could result in a special private gain or loss to members of the governing board or key management employees of the county, district, or municipal hospital, or if governing board members will be serving on the board of any successor private corporation. Conflicts of interest, if any, with respect to experts retained by the governing board shall also be disclosed.

(f) The seller or lessor documented that it will receive fair market value for the sale or lease of the assets as indicated in paragraph (5)(c) or, if leased at less than fair market value, the governing board provided a detailed explanation of how the best interests of the affected community are served by the acceptance of less than fair market value for the lease of the hospital or health care system.

(g) The acquiring entity has made an enforceable commitment that programs and services and quality health care will continue to be provided to all residents of the affected community, particularly to the indigent, the uninsured, and the underinsured.

(h) The governing board disclosed whether the sale or lease will result in a reduction or elimination of ad valorem or other taxes used to support the hospital.

(12) Any interested party to the action has the right to seek judicial review of the decision in the appellate district where the hospital is located or in the First District Court of Appeal pursuant to s. 120.68.

(a) All proceedings shall be instituted by filing a notice of appeal in accordance with the Florida Rules of Appellate Procedure within 30 days after the date of the final order.

(b) In such judicial review, the appellate court shall affirm the decision of the Secretary of Health Care Administration, unless the decision by the Secretary of Health Care Administration is shown to be clearly erroneous.

(13) All costs shall be paid by the governing board, unless an interested party contests the action, in which case the court may assign costs equitably to the parties.

(14) If any provision of subsection (5), subsection (6), or subsection (7) is not followed, the contract for sale or lease is voidable by any party to the contract. If any member of the governing board negligently or willfully violates subsection (5), subsection (6), or subsection (7), as determined by the Commission on Ethics after receipt of a sworn complaint pursuant to s. 112.322, the member is subject to a penalty, as determined by the Commission on Ethics pursuant to s. 112.317.

(15) If a county, district, or municipal hospital is sold, any and all special district tax authority associated with the hospital subject to the sale shall cease on the effective date of the closing date of the sale. Any special law inconsistent with this subsection is superseded by this act.

(16) If a county, district, or municipal hospital is sold or leased, the governing board shall:

(a) Deposit 50 percent of the net proceeds of the sale or lease into a health care economic development trust fund, which shall be under the control of the county commission of the county in which the property is located, if the hospital is a county hospital or district hospital whose geographic boundaries extend beyond a single municipality, or, if the hospital is a municipal hospital or district hospital whose geographic boundaries lie entirely within a single municipality, under the control of the city or municipal government in which the hospital is located. The use and distribution of the funds shall be at the discretion of a majority of the county commission if the hospital is a county hospital or district hospital whose geographic boundaries extend beyond a single municipality, or, if the hospital is a municipal hospital or district hospital whose geographic boundaries lie entirely within a single municipality, at the discretion of a majority of the members of the municipal government. The members of the county commission or the municipal government, depending on the type of hospital being sold, shall serve as

trustees of the trust fund. The net proceeds in the health care economic development trust fund shall be distributed, in consultation with the Department of Economic Opportunity, to promote job creation in the health care sector of the economy through new or expanded health care business development, new or expanded health care services, or new or expanded health care education programs or commercialization of health care research within the affected community; and

(b) Appropriate 50 percent of the net proceeds of the sale or lease for funding the delivery of indigent care, including, but not limited to, primary care, physician specialty care, out-patient care, in-patient care, and behavioral health, to hospitals within the boundaries of the district with consideration given to the levels of indigent care provided.

For the purposes of this subsection, the term "net proceeds" means the sale price after payment of all district debts and obligations.

(17) If a county, district, or municipal hospital or health care system is sold or leased to a for-profit corporation or other business entity subject to local taxation, the resulting county and municipal ad valorem tax revenue from the formerly tax-exempt property shall be distributed by the county commission of the county in which the property is located, if the hospital is a county hospital or district hospital whose geographic boundaries extend beyond a single municipality, or, if the hospital is a municipal hospital or district hospital whose geographic boundaries lie entirely within a single municipality, such ad valorem tax revenues shall be distributed by the municipal government. The distribution of such ad valorem tax revenues shall be made in consultation with the Department of Economic Opportunity, for purposes set forth in subsection (16).

(18) If a hospital operated by a for-profit or not-for-profit Florida entity receives annually more than $100,000 in revenues from the county, district, or municipality that owns the hospital, the Florida entity must be accountable to the county, district, or municipality with respect to the manner in which the funds are expended by either:

(a) Having the revenues subject to annual appropriations by the county, district, or municipality; or

(b) Where there is a contract to provide revenues to the hospital, the term of which is longer than 12 months, the governing board of the county, district, or municipality must be able to modify the contract upon 12 months notice to the hospital.

A not-for-profit entity that is subject to this subsection and does not currently comply with the accountability requirements in this subsection shall have 12 months after the effective date of this act to modify any contracts with the county, district, or municipality in a manner that is consistent with this subsection.

(19) Unless otherwise expressly stated in the lease documents, the transaction involving the sale or lease of a hospital may not be construed as:

(a) A transfer of a governmental function from the county, district, or municipality to the private purchaser or lessee;

(b) Constituting a financial interest of the public lessor in the private lessee; or

(c) Making a private lessee an integral part of the public lessor's decisionmaking process.

(20) The lessee of a hospital, under this section or any special act of the Legislature, operating under a lease may not be construed to be "acting on behalf of" the lessor as that term is used in statute, unless the lease document expressly provides to the contrary.

(21)(a) If, whenever the sale of a public hospital by a public agency to a private entity pursuant to this section or pursuant to a special act of the Legislature reflects that:

1. The private entity purchaser acquires 100 percent ownership in the hospital enterprise;

2. The private entity purchases the physical plant of the hospital facility and has complete responsibility for the operation and maintenance of the facility, regardless of ownership of the underlying real property;

3. The public agency seller retains no control over decisionmaking or policymaking for the hospital;

4. The private entity purchaser receives no funding from the public agency seller other than by contract for services rendered to patients for whom the public agency seller has the responsibility to pay for hospital or medical

care;

5. The public agency seller makes no substantial investment in or loans to the private entity;

6. The private entity purchaser was not created by the public entity seller; and

7. The private entity purchaser operates primarily for its own financial interests and not primarily for the interests of the public agency,

such a sale shall be considered a complete sale of the public agency's interest in the hospital or health care system.

(b) A complete sale of a hospital or health care system as described in this subsection may not be construed as:

1. A transfer of a governmental function from the county, district, or municipality to the private entity purchaser;

2. Constituting a financial interest of the public agency in the private entity purchaser;

3. Making the private entity purchaser an "agency" as that term is used in statutes;

4. Making the private entity purchaser an integral part of the public agency's decisionmaking process; or

5. Indicating that the private entity purchaser is "acting on behalf of a public agency" as that term is used in statute.

(22) If the governing board elects to sell or lease the physical property of a county, district, or municipal hospital or health care system and such property generated less than 20 percent of the hospital's net revenue within the hospital's or health care system's most recent fiscal year, the sale or lease of such property is exempt from the requirements under subsections (6)-(17). However, the governing board shall publicly advertise the meeting at which the proposed sale or lease of such property will be considered by the governing board of the hospital in accordance with s. 286.0105 or publicly advertise the offer to accept proposals in accordance with s. 255.0525 and receive proposals from all qualified purchasers and lessees. The sale or lease of the property must be for fair market value, or, if a lease is for less than fair market value, the lease must be in the best interest of the affected community.

(23) A county, district, or municipal hospital or health care system that is under lease as of the effective date of this act is not subject to subsections (5)-(17) as long as that lease remains in effect in accordance with the terms of the lease or such lease is modified, extended, or renewed. However, such hospital or health care system becomes subject to the provisions of this act upon:

(a) Termination of the lease, unless the lease termination is the direct result of a new lease involving a partnership, transaction, or contract in which both the existing lessor and lessee agree to the new lease between the lessor and another mutually agreed upon entity;

(b) Notification provided to the lessee of a planned termination of the lease in accordance with the lease terms, unless the notification of lease termination is the direct result of a new lease involving a partnership, transaction, or contract in which both the existing lessor and lessee agree to the new lease between the lessor and another mutually agreed upon entity;

(c) Notification to the lessee that upon termination of the lease the lessor plans to seek potential new lessees or buyers; or

(d) Notification to the lessee that the lessor plans to resume operation of the hospital or health care system at the termination of the lease.

Any such hospital or health care system may not thereafter be sold, leased to another lessee, or operated by the owner without first complying with this section.

(24) A county, district, or municipal hospital or health care system that has executed a letter of intent to sell or lease the hospital or health care system accepted at a properly noticed public meeting, and whose governing board has voted to approve the letter of intent before December 31, 2011, is not subject to subsections (6)-(17) as long as the final closing of the sale or lease transaction pursuant to the letter of intent occurs before December 31, 2012.

(25) Notwithstanding subsection (24), a county, district, or municipal hospital or health care system that has issued a request for proposals for the sale or lease of a hospital or health care system on or before February 1,

2012, in order to receive proposals from not-for-profit or for-profit qualified purchasers or lessees, is not subject to subsections (5)-(17) unless such request for proposals does not directly result in a sale or lease of the hospital or health care system to a qualified purchaser or lessee on or before December 31, 2012.

History.—s. 3, ch. 82-147; s. 1, ch. 83-158; s. 1, ch. 84-98; s. 6, ch. 87-92; s. 1, ch. 96-304; s. 6, ch. 99-356; s. 1, ch. 2006-170; s. 1, ch. 2012-66; s. 14, ch. 2013-14.

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HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: Feb 20, 2024

PRESENTER:	**David Nitz, OMB Manager** **Valerie Fleeger, Sr. Budget Analyst**
SUBJECT/TITLE:	**Request adoption of Resolution 23-24-69 for Budget Amendment 23-24-054 to make adjustments and corrections to the rollover project balances from FY 22/23 into the current FY 23/24 to properly budget the available funds in the projects in FY 23/24.**

STATEMENT OF ISSUE

This budget amendment is making adjustments and corrections to FY2-23 Project rollovers into FY23-24 according to actuals after end-of-year close-out, as well as, to roll projects that were not rolled in the budget process nor completed.

RECOMMENDED ACTION

Move to Adopt Resolution 23-24-69 for Budget Amendment 23-24-054 to make adjustments and corrections to the rollover project balances from FY 22/23 into the current FY 23/24 to properly budget the available funds in the projects in FY 23/24.

FISCAL IMPACT

The fiscal impact for FY 23-24 is an increase to Fund 005 (General), Fund 110 (Transportation Trust), Fund 122 (E911 Program), Fund 143 (FL Boating Improvement), Fund 151 (Infrastructure Surtax), Fund 152 (Tourist Development Trust), Fund 155 (Hospital District), Fund 163 (Home Initiatives Partnership), Fund 180 (Building Division), Fund 181 (Fire Assessments), Fund 350 (HCISSR LTD Capital), Fund 355 (HCFPIRN LTD Capital), and Fund 401 (Solid Waste) in the amounts of $12,265,389.98, $65.59, $6,850.18, $12,136.97, $3,055,637.50, $11,973.30, $21,789.47, $0.30, $2,200,000.00, $3,000,000.00, $8,907,300.00, $55,411.78, and $9,171,795.56 respectively, and a decrease to Fund 129 (Conservation Trust) in the amount of $54,882.59 with an overall budget increase of $38,653,468.14.

Attachments: 23-24-054 FY 22-23 Rollover Project Adjustments_Corrections to FY 23-24 II (BA).pdf
23-24-054 FY 22-23 Rollover Project Adjustments_Corrections to FY 23-24 II (Resolution).pdf

REVIEWED
O.M.B DEPARTMENT
February 13, 2024
BOARD OF COUNTY COMMISSIONERS
HIGHLANDS COUNTY FLORIDA

BOARD OF COUNTY COMMISSIONERS

BUDGET AMENDMENTS

(Transfers over $5,000 require Board approval)

DATE: **2/7/2024** SUBMITTED BY: **OMB**

FUND(S): **See List** FUND TITLE(S): **See List** COST CENTER(S) #: **See List**

PROJECT(S) #: **See List** PROJECT TITLE(S): **See List** COST CENTER TITLE(S): **See List**

*list additional cost centers on reverse side of form

TYPE	FUND	COST CENTER	ACCOUNT	ACCOUNT NAME	ACTIVITY	BUDGET	INCREASE	DECREASE	REVISED BUDGET
R	420		3999100Z	Project Fd Bal Forward	14014	1,027,818.00	141,417.62		1,169,235.62
E	420	4230	54600Z	Project Repair & Maint	14014	1,118,708.20	141,417.62		1,260,125.82
R	109		3343985Z	Hc Soil & Water Dist	14041	4,025,000.00	19,310.06		4,044,310.06
E	109	7989	56300Z	Project Improvements	14041	4,422,324.50		4,422,324.50	0.00
E	109	7989	56301Z	Proj Capital Infrastructu	14041	0.00	4,441,634.56		4,441,634.56
									0.00

REASON: **To make adjustments and corrections to FY22-23 Project rollovers into FY23-24 according to actuals after end-of-year close-out, as well as, to roll projects that were not rolled in the budget process nor completed.**

OFFICE USE ONLY

OMB RECOMMENDATION:

_____ Approval

_____ Denial

REQUEST # 23-24-054

ACTION:

Board _____ Approved _____ Denied

County Administrator _____ Approved _____ Denied

TRANSFER TYPE:

XX ITEM TO ITEM

_____ RESERVE

XX BY RESOLUTION

_____ SUPPLEMENTAL BUDGET

SIGNATURE: _____

Signature: _____ DATE: ____/____/____ Posted by Clerk: _____

Form Revised 10/13/2023

BOARD OF COUNTY COMMISSIONERS

BUDGET AMENDMENTS

REQUEST NUMBER 23-24-054

TYPE	FUND	COST CENTER	ACCOUNT	ACCOUNT NAME	ACTIVITY	BUDGET	INCREASE	DECREASE	REVISED BUDGET
R	151		3344950Z	Project Dot Grant	17034	2,050,000.00	11,858.68		2,061,858.68
E	151	4102A	56301Z	Proj Capital Infrastructu	17034	2,078,000.00	11,858.68		2,089,858.68
R	110		3999100	Fund Bal Brought Forward		2,446,944.00		14,000.00	2,432,944.00
E	110	4101	53100Z	Project Professional Svc	17034	14,000.00		14,000.00	-
R	401		3999100Z	Project Fd Bal Forward	17043	600,000.00		300,000.00	300,000.00
R	401		3999100	Fund Bal Brought Forward		4,361,873.00	300,000.00		4,661,873.00
R	129		3437000	Mitigation		2,894.00		2,894.00	-
R	129		3611000	Interest Earnings		3,091.00		2,610.00	481.00
E	129	6307	54600Z	Project Repair & Maint	02084	24,207.41		5,504.00	18,703.41
R	005		3999100	Fund Bal Brought Forward		4,520,753.87		23,652.00	4,497,101.87
E	005	6304	53005Z	Proj Dep Contrct Operatin	21005	101,847.00		101,847.00	-
R	005		3343990Z	Project Aquatic Plant	22005	268,500.00	23,535.00		292,035.00
E	005	6304	53005Z	Proj Dep Contrct Operatin	22005	0.00	101,847.00		101,847.00
R	005		3343990Z	Project Aquatic Plant	23005	64,500.00	117.00		64,617.00
									-
									-
									-

Form Revised 10/13/2023

BOARD OF COUNTY COMMISSIONERS

BUDGET AMENDMENTS

REQUEST NUMBER 23-24-054

FUND(S)	FUND TITLE(S)
420	Asphalt Plant
109	Istokpoga Marsh Imp Dist
151	Transportation Projects
110	County Engineer
401	Refuse Disposal Systm 401
129	Conservation Trust
005	General Fund

COST CTR(S)	COST CENTER TITLE(S)
4230	Asphalt Plant
7989	Istokpoga Marsh Imp Dist
4102A	Transportation Projects
4101	Engineering Services
6307	Conservation Trust
6304	Coop Aquatic Plant Prog

FUND	COST CENTER	PROJ #	PROJECT TITLE
420	4230	14014	Ashalt R&M Set Aside Fees
109	7989	14041	IMWID Phas II Above Ground Impoundment
151	4102A	17034	Memorial Dr. - Pompano Dr to Sebring Parkway
110	4101	17043	Cell 1 & 3 LFG Collection System Design & Construction
129	6307	02084	Maintenance of the Preserve of Sun 'n Lakes
005	6304	21005	State Aquatic Plant Program
005	6304	22005	State Aquatic Plant Program FY22-23
005	6304	23005	State Aquatic Plant Program FY23-24

Form Revised 10/13/2023

RESOLUTION NO. 23-24-69

A RESOLUTION OF HIGHLANDS COUNTY, FLORIDA PERTAINING TO BUDGET AMENDMENT 22-23-054 TO THE GENERAL, ISTOKPOGA MARSH IMP DIST, COUNTY ENGINEER,CONSERVATION TRUST, TRANSPORTATION PROJECTS, SOLID WASTE AND ASHALT PLANT FUNDS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF BUDGET AMENDMENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statutes, Section 129.06, (Execution and Amendment of Budget) provides that the Board of County Commissioners may by resolution amend its budget; and

WHEREAS, Highlands County has determined that the following budget amendment is necessary and proper within the General, Istokpoga Marsh Imp Dist, County Engineer,Conservation Trust, Transportation Projects, Solid Waste and Ashalt Plant funds.

NOW, THEREFORE, BE IT RESOLVED BY HIGHLANDS COUNTY, FLORIDA AS FOLLOWS:

SECTION 1. **Legislative Findings and Intent.** Highlands County has complied with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

SECTION 2. **Approval of Budget Amendment.** Budget Amendment 23-24-054 is hereby approved and authorized to make adjustments and corrections to the rollover project balances from FY 22/23 into the current FY 23/24 to properly budget the available funds in the projects in FY 23/24 to maintain the authorized balances; to roll projects that were not rolled for a net increase in the amount of $153,082.36.

SECTION 3. **Implementation of Administrative Actions.** The County Administrator is hereby authorized and directed to take such action as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The County Administrator may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such County employees as deemed effectual and prudent.

SECTION 4. **Savings Clause.** All prior actions of Highlands County pertaining to the budget amendment approved hereby, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. **Scrivener's Errors.** Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the County Administrator and County Attorney, may be corrected.

SECTION 6. **Conflicts.** All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. **Severability.** If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 8. **Effective Date.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 20th day of February, 2024.

HIGHLANDS COUNTY, FLORIDA

By:_____
Kevin J. Roberts, Chairperson

ATTEST:

_____
Jerome Kaszubowski, Clerk of Court

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: February 20, 2024

PRESENTER: **Sherry G. Sutphen, County Attorney**

SUBJECT/TITLE: **Consideration of Statement of Legislative Intent for amendments to the Sun 'n Lake of Sebring Improvement District Code related to landowner meetings; minimum maintenance standards, parking and maintaining animals; civil citations; and governing body and elections.**

STATEMENT OF ISSUE

STATEMENT OF LEGISLATIVE INTENT
County staff received a request from the Sun 'n Lake of Sebring Improvement District (District) to amend various sections of Chapter 9, Article V, Highlands County Code of Ordinances.
Validation of proxies has been a significant issue in past District landowner elections and the District Board believes changing to an absentee ballots system will significantly reduce issues at landowner elections while continuing to allow landowners who cannot be present at the annual meeting the opportunity to cast their votes.
The requested code enforcement related changes give District code enforcement officers greater flexibility with regards to issuing citations and clarify certain existing code enforcement provisions.
The purpose of this Statement of Legislative Intent is to request direction as to whether the Board desires staff to draft a proposed ordinance amending the various sections of Chapter 9, Article V, as requested.

RECOMMENDED ACTION

Motion to instruct staff to draft an ordinance to amend and update the applicable sections of Chapter 9, Article V, Highlands County Code of Ordinances to better serve the citizens of Sun 'n Lake of Sebring.

FISCAL IMPACT

The fiscal impact would be staff time to complete any necessary revisions and publications fees.

Attachments:

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: February 20, 2024

PRESENTER: **Dustin Fitch, Interim Deputy Chief**

SUBJECT/TITLE: **Request public hearing to consider suspension of the Certificate of Public Convenience and Necessity (COPCN) issued to Rapid Response.**

STATEMENT OF ISSUE

Rapid Response has been operating in violation of Florida Statutes, Section 316.2397 (2) and Highlands County Code of Ordinances, Chapter 5, Article IV, Section 5-60 (4), (9), and (10) by failing to update COPCN records with Highlands County Fire Rescue and for using improper vehicle lighting. See attached report.

RECOMMENDED ACTION

Motion to set a public hearing for March 5, 2024, to consider suspension of the COPCN held issued to Rapid Response

FISCAL IMPACT

Advertising costs for publishing the notice to consider suspension in the newspaper.

Attachments: Rapid Response Complaint 02132024.pdf

HIGHLANDS COUNTY FIRE RESCUE

4506 Kenilworth Blvd.
Sebring, Florida 33870
863-402-7600

02/14/2024

Highlands County Board of County Commissioners
600 S. Commerce Ave.
Sebring Fl, 33870

Commissioners,

On 02-13-2024 Highlands County Fire Rescue received 2 phone complaints from citizens of the county in reference to an ambulance branded with Rapid Response driving in emergency mode using flashing blue lights. The first call was fielded at 5:17 p.m. with the resident advising the unit was spotted at South Sebring Parkway and US 27. The second caller advised the same description at 6:12 p.m. advising they had witnessed the same issue as the first caller at approximately 5:35 p.m. at the intersection of Main Street and US 27 in Avon Park.

On 2-14-2024, Division Chief Brett Hogan and I visited the Sebring substation site of Rapid Response (not listed on COPCN application) to follow up on the complaints as per Highlands County Code of Ordinances Chapter 5 Article IV section 5-60. Upon our arrival there were 2 units noted on the premises, we entered and asked to speak with a supervisor. As the supervisor was out at that moment the crew phoned him and I asked if he could come back to the substation for a conversation. At no time was anything discussed in front of ambulance crews. Upon the arrival of Supervisor L. Deatherage we met outside, and I informed him of the complaint and the reason for our visit.

I asked Supervisor Deatherage to crank up the first unit and activate its emergency lights and found no issue with the coloration of the emergency warning system. I then asked him if he was aware of a call that happened around 5:00 p.m. yesterday and what truck would have run the call. He advised it would have been the other truck parked adjacent to us. The truck was noted to be Unit 107 and I asked Supervisor Deatherage to crank and activate the emergency warning lights. Upon the activation of the lights, it was noted that Unit 107 had alternately flashing red and blue lights on all 4 sides of the unit. Florida Statute 316.2397 (2) explicitly prohibits blue flashing lights on any vehicle or equipment outside the use of law enforcement agencies. Supervisor Deatherage was notified of the statute and verbally told not to use the truck for services in Highlands County as it violates Florida State Statute. Having substantiated the complaint, I executed the authority given by Highlands County Code of Ordinances and began inspecting the available units finding none of these were approved vehicles to be operated in Highlands County. Supervisor Deatherage was advised that none of the on-site vehicles were eligible for use in Highlands County. Supervisor Deatherage was informed of my findings and advised he would begin working on the problem and asked that I text a picture of the approved vehicle roster to his cell phone. I text him the appropriate form upon my return to the office.

HIGHLANDS COUNTY FIRE RESCUE

4506 Kenilworth Blvd.
Sebring, Florida 33870
863-402-7600

Pursuant to Highlands County Code of Ordinances Chapter 5 Article IV section 5-60 any complaints received on COPCN holders must be investigated and a report with findings and recommendations to the board in 15 days. If the board approves action in the section, the board, shall give 5 days' notice to the certificate holder that the same will be considered at a specific board meeting not less than five days from the date of this notice. The board shall thereupon undertake to consider the complaint and either revoke, suspend, or alter the certificate or dismiss the complaint.

It is the recommendation of Highlands County Fire Rescue that a public hearing be scheduled on March 5, 2024. To discuss the recommended action of suspension of the certificate holders COPCN. Due to Rapid Response Medical Transport dba Rapid Response EMS' ambulance being in obvious violation of Florida State Statute 316.2397 (2) along with Highlands County Code of Ordinances Chapter 5 Article IV section 5-60 (4)(9)(10) and all other approved vehicles not being serviceable with the exception of one, and other errors in the original COPCN application. Lasting until an updated application along with notifications be completed along with payment of applicable fees and proof that the vehicles used in Highlands County are approved and within the operating standards of Florida State Statute.

Professionally Submitted,

Dustin Fitch

Dustin Fitch, Interim Deputy Chief
Highlands County Fire Rescue

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: February 20, 2024

PRESENTER: **Sherry G. Sutphen, County Attorney**

SUBJECT/TITLE: **County Attorney Status Report.**

STATEMENT OF ISSUE

Attached is a copy of the pending items on the County Attorney File Log as of February 8, 2024.

RECOMMENDED ACTION

None. This is being provided for informational purposes.

FISCAL IMPACT

There is no fiscal impact.

Attachments: Legal_Long_Range_Log.docx

Legal Department
Long-range Log

Priority	Matter	Notes
N/A	Employee Manual revisions	
N/A	Purchasing Policy revisions	
1	Hospital sale issues	
2, 7	Annexation issues with all cities (enclaves and roads)	
3, 8	Impact Fees and other funding mechanisms related to growth and infrastructure	
N/A	Revisions to organization of Advisory Boards and Committees	
2, 7	Joint Planning Agreements with cities	
N/A	Procedure/Policies on vacation of a right of way, roadway, easement, or a portion thereof, owned by the County.	
N/A	Various Assessment Resolutions for FY 23-24	
N/A	Update of all County policies which are not codified in a manual	

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: February 20, 2024

PRESENTER: **Laurie Hurner, County Administrator**

SUBJECT/TITLE: **Commissioner's Priorities and the Project Status Report.**

RECOMMENDED ACTION

None. This information is being provided for informational purposes only.

FISCAL IMPACT

There is no fiscal impact.

Attachments:

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: February 20, 2024

PRESENTER:

SUBJECT/TITLE: Board payables from to February 6, 2024, to February 19, 2024

Attachments: