

HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS

Tuesday, June 17, 2025

10:00 AM

600 S. Commerce Ave. Sebring, FL 33870

A Special Meeting of the Highlands County Board of County Commissioners for the purpose of holding a Workshop for review and discussion of draft amendments to the Highlands County Comprehensive Plan, as part of the Evaluation and Appraisal Report (EAR) amendment process, pertaining to Housing, Intergovernmental Coordination, and Future Land Use

(Please turn off pagers and cell phones)

1. MEETING CALLED TO ORDER

2. INVOCATION:

3. PLEDGE OF ALLEGIANCE

4. WORKSHOP

Workshop to review and discuss draft amendments to the Highlands County Comprehensive Plan, as part of the Evaluation and Appraisal Report (EAR) amendment process, pertaining to Housing, Intergovernmental Coordination, and Future Land Use.

None. This workshop is for discussion only.

[1\) Agenda Item Cover_BOCC_06_17_2025.pdf](#)

[3 - Housing Element 6.9.25.pdf](#)

[4 - Intergovt Coord Element 6.9.25.pdf](#)

[5 - Future Land Use Element 6.9.25.pdf](#)

5. PUBLIC COMMENTS

6. ADJOURN

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 less than 48 hours in advance to permit coordination of the service.

Any invocation that may be offered before the official start of the Commission meeting is a voluntary offering by a private citizen. The views or beliefs expressed by the invocation speaker have not been 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.

A person desiring to provide public comment related to an item on the Consent Agenda of this meeting, must fill out a Speaker Card and submit the same to the County Administrator or Chairperson by 8:50a.m. All Speaker Cards received after 8:50am, will be called during the regular Public Comment

**HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM**

DATE OF ACTION REQUEST: June 17, 2025

PRESENTER: Jennifer Codo-Salisbury, Executive Director, Central Florida Regional Planning Council
Cyndie Kramer, Planning & Zoning Manager

SUBJECT/TITLE: Workshop to review and discuss draft amendments to the Highlands County Comprehensive Plan, as part of the Evaluation and Appraisal Report (EAR) amendment process, pertaining to Housing, Intergovernmental Coordination, and Future Land Use.

STATEMENT OF ISSUE

RECOMMENDED ACTION

None. This workshop is for discussion only.

FISCAL IMPACT

None.

Attachments: [1\) Agenda Item Cover_BOCC_06_17_2025.pdf](#)
Attachments: [3 - Housing Element 6.9.25.pdf](#)
Attachments: [4 - Intergovt Coord Element 6.9.25.pdf](#)
Attachments: [5 - Future Land Use Element 6.9.25.pdf](#)

HIGHLANDS COUNTY

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM

DATE OF ACTION REQUEST: JUNE 17, 2025

SUBJECT/TITLE: REVIEW AND DISCUSSION OF DRAFT AMENDMENTS TO THE HIGHLANDS COUNTY COMPREHENSIVE PLAN AS PART OF THE EVALUATION AND APPRAISAL REPORT AMENDMENT PROCESS. THE PLAN AMENDMENTS PROPOSED IN THIS FIRST ROUND OF WORKSHOPS INCLUDE MINOR UPDATES AND AMENDMENTS FOR COMPLIANCE WITH FLORIDA STATUTES.

STATEMENT OF ISSUE:

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

The proposed amendments to the Plan are based on a review of changes in Florida Statutes since the last time the Plan was updated and a review of the Comprehensive Plan against existing conditions, requirements of the Land Development Regulations, and input from the community. The County's current Plan respects a 2030 Planning Horizon. The proposed Plan will be updated to the 2050 Planning Horizon consistent with Section 163.3177, Florida Statutes.

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

Part 1 (Summer 2025):

Minor updates and Amendments for compliance with Florida Statutes (EAR-Based Amendments)

Part 2 (Fall, Winter 2025):

Amendments based on community vision and growth and development trends.

Please refer to the project website for draft amendments, virtual meetings, and stakeholder meetings and summaries of input received through community engagement.

See project website for dates. [2050 Highlands County Comprehensive Plan.](#)



Proposed Amendments

The Overview attached to this document provides a summary of proposed amendments by Element. The proposed amendments are in underline and ~~strike-out~~ format.

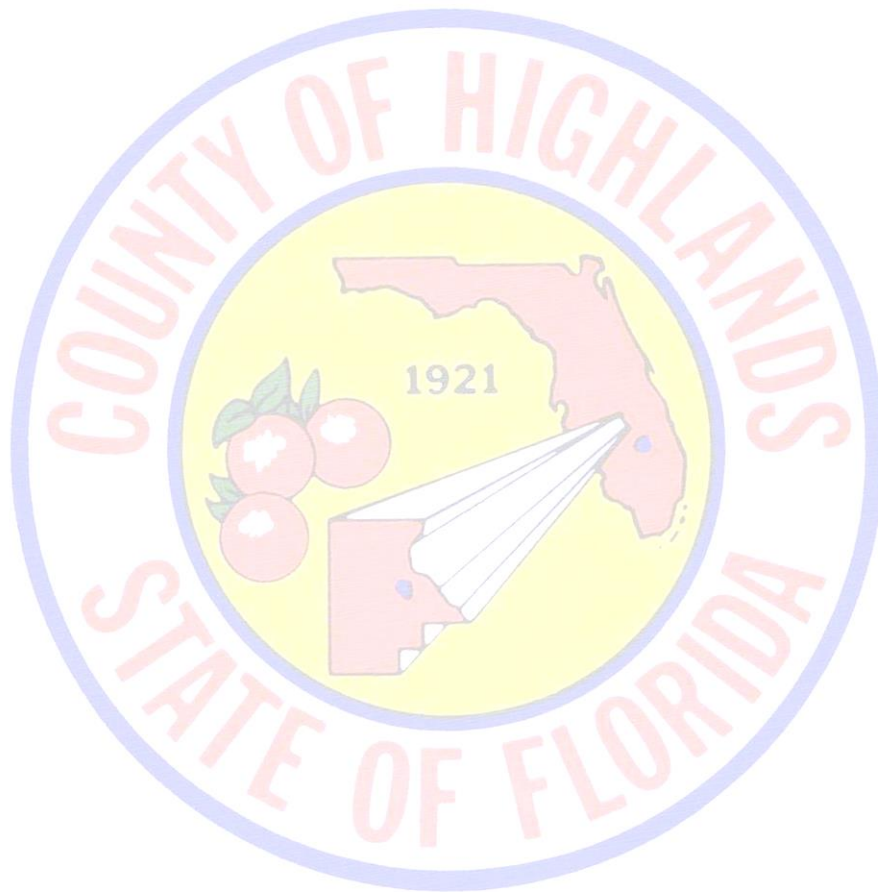
Attachments:

- Housing Element
 - Housing Element Data and Analysis
 - Housing Element Amendment Overview
 - Proposed Housing Element Amendments
- Intergovernmental Coordination Element
 - Intergovernmental Coordination Element Amendment Overview
 - Proposed Intergovernmental Coordination Element Amendments
- Future Land Use Element
 - Future Land Use Element Data and Analysis
 - Future Land Use Element Amendment Overview
 - Proposed Future Land Use Element Amendments

PLANNING AND ZONING COMMISSION:

The attached Elements were reviewed by the Planning and Zoning Commission on May 13, 2025.

Housing Element



Supporting Data & Draft Amendments

Highlands County

Housing Element

Table of Contents

Overview of Amendments

Supporting Data

Draft Amendments



DATA AND ANALYSIS –HOUSING ELEMENT

A. HOUSING ANALYSIS

This Housing Analysis details facts and features about housing in Highland County. Data has been collected from the Shimberg Center for Affordable Housing, the US Census Bureau 2020 Decennial Census, and the American Communities Survey.

The terms very low, low, and moderate income are used throughout the Housing Element. “Very low income” households are normally those with an income of 30% to 50% of the median income of an area whereas “low income” is defined as 51% to 80% of median income, and “moderate income” is 81% to 120% of the median income. Housing programs, however, will typically use a sliding scale type of definition of very low, low and moderate income based upon number of persons in the household, i.e. household size. For example, if the 2024 median income is \$52,200, (the median income for an area changes annually), a household of four would qualify as “low” earning \$41,750 or less a year; whereas a household of two could only earn \$33,400 or less a year to qualify as “low” income.

INVENTORY AND CONDITION OF HOUSING

Approximately 66 percent of the housing stock in Highlands County is single family (detached or attached). Multi-family projects with 2 or more units make up approximately 10 percent of the housing stock. Approximately 23 percent of the housing stock includes mobile homes. In contrast, the housing stock in the incorporated jurisdictions have more than twice the percentage of Multi-family projects with 2 or more units and a much lower percentage of mobile homes (**Tables E1 and E2**).



DATA AND ANALYSIS –Housing Element

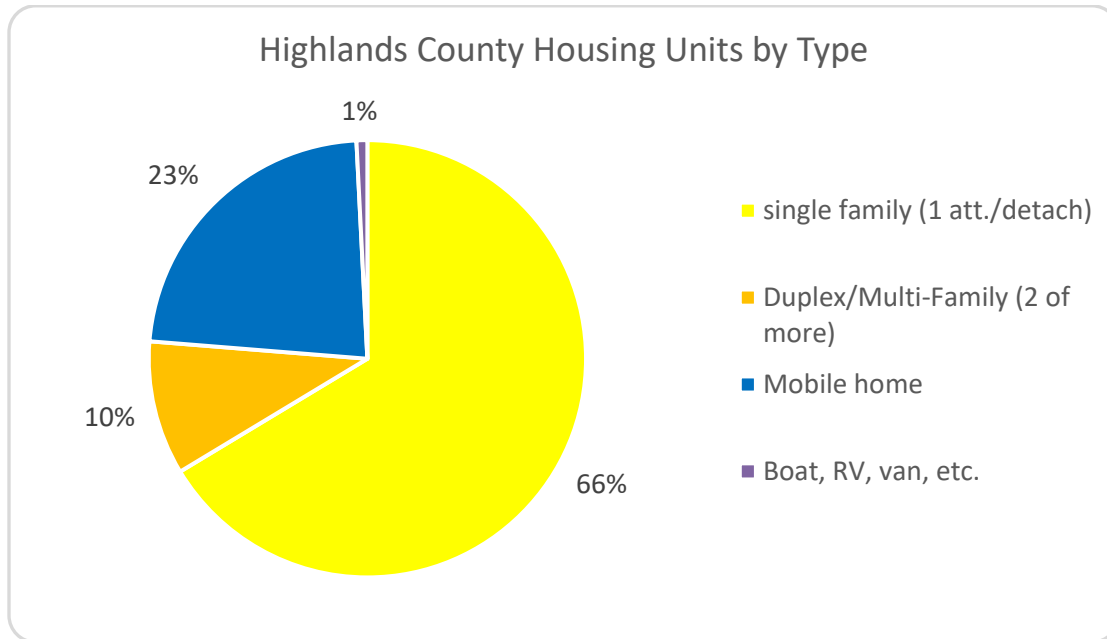


Table E1:
Housing Type - Incorporated Jurisdictions

Type	Avon Park		Lake Placid		Sebring	
	Units	Percent Total	Units	Percent Total	Units	Percent Total
1-unit, detached	2,895	52.10%	647	50.70%	3,279	53.70%
1-unit, attached	205	3.70%	193	15.10%	417	6.80%
2 units	533	9.60%	61	4.80%	589	9.70%
3 or 4 units	448	8.10%	60	4.70%	329	5.40%
5 to 9 units	471	8.50%	73	5.70%	285	4.70%
10 to 19 units	27	0.50%	76	6.00%	90	1.50%
20 or more units	126	2.30%	135	10.60%	696	11.40%
Mobile home	823	14.80%	32	2.50%	364	6.00%
Boat, RV, van, etc.	26	0.50%	0	0.00%	52	0.90%
Total	5,554	100.0%	1,277	100.0%	6,101	100.0%

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate

**DATA AND ANALYSIS –Housing Element**

Table E2:
Housing Type – Highlands County

	Highlands County	
Type	Units	Percent Total
1-unit, detached	2,850	4.90%
1-unit, attached	1,815	3.10%
2 units	1,096	1.90%
3 or 4 units	1,048	1.80%
5 to 9 units	443	0.80%
10 to 19 units	1,346	2.30%
20 or more units	13,319	22.90%
Mobile home	489	0.80%
Boat, RV, van, etc.	2,850	4.90%
Total	1,815	3.10%

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate

In the 2019-2023 period, approximately 21 percent of the housing stock was vacant in Highlands County versus 18.4 percent in Avon Park, 16.2 percent in Lake Placid, and 16.9 percent in Sebring. Of the occupied units, owner-occupied units comprised 79 percent of the total housing stock in Highlands County, which is higher than the owner-occupied rates in the incorporated jurisdictions.

Table E3:
Housing Characteristics – Incorporated Jurisdictions

	Avon Park		Lake Placid		Sebring	
Type	Units	Percent Total	Units	Percent Total	Units	Percent Total
Occupied	4,533	81.60%	1,070	83.80%	5,071	83.10%
Vacant	1,021	18.40%	207	16.20%	1,030	16.90%
Total	5,554	100.0%	1,277	100.0%	6,101	100.0%

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate

**DATA AND ANALYSIS –Housing Element**

Table E4:
Housing Characteristics – Highlands County

	Highlands County	
Type	# of Units	Percent Total
Occupied	45,943	79.10%
Vacant	12,143	20.90%
Total	58,086	20.90%

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate

Table E5:
Housing Tenure – Incorporated Jurisdictions

	Avon Park		Lake Placid		Sebring	
Type	Units	Percent Total	Units	Percent Total	Units	Percent Total
Owner-Occupied	2,667	58.80%	558	52.10%	2,671	52.70%
Renter-Occupied	1,866	41.20%	512	47.90%	2,400	47.30%
Total	4,533	100.0%	1,070	100.0%	5,071	100.0%

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate

Table E6:
Housing Tenure – Highlands County

	Highlands County	
Type	# of Units	Percent Total
Owner-Occupied	36,257	78.90%
Renter-Occupied	9,686	21.10%
Total	58,086	100.00%

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate

AGE OF HOUSING

Tables E7 and E8 identify the relative age of the housing stock in the incorporated jurisdictions and unincorporated Highlands County. Highlands County's stock was primarily built between 1960 and 2010. Highlands County's housing stock is newer than the housing stock of the incorporated areas. Approximately 32 percent of the housing units in Highlands County are 50 years or older (constructed after 1970) compared to 48 percent in Avon Park, 41 percent in Lake Placid, and 55 percent in Sebring. Approximately 21 percent of Highlands County's housing stock was constructed this century (after 2000) compared to 9.4 percent in Avon Park, 23.9 percent in Lake Placid, and 15.7 percent in Sebring.



DATA AND ANALYSIS –Housing Element

Table E7
Year Housing Structure Built – Incorporated Jurisdictions

Type	Avon Park		Lake Placid		Sebring	
	Units	Percent Total	Units	Percent Total	Units	Percent Total
1939 and earlier	8	0.10%	0	0.00%	0	0.00%
1940s	217	3.90%	121	9.50%	349	5.70%
1950s	298	5.40%	184	14.40%	611	10.00%
1960s	617	11.10%	127	9.90%	853	14.00%
1970s	1,726	31.10%	327	25.60%	930	15.20%
1980s	950	17.10%	234	18.30%	1,101	18.00%
1990s	318	5.70%	84	6.60%	696	11.40%
2000s	820	14.80%	80	6.30%	735	12.00%
2010s	244	4.40%	59	4.60%	441	7.20%
2020 or later	356	6.40%	61	4.80%	385	6.30%
Total	5,554	100.0%	1,277	100.0%	6,101	100.0%

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate

Table E8
Year Housing Structure Built – Highlands County

Type	Highlands County	
	# of Units	Percent Total
1939 and earlier	342	0.60%
1940s	2,726	4.70%
1950s	8,872	15.30%
1960s	11,233	19.30%
1970s	16,492	28.40%
1980s	10,494	18.10%
1990s	3,334	5.70%
2000s	2,653	4.60%
2010s	1,004	1.70%
2020 or later	936	1.60%
Total	58,086	100.0%

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate



DATA AND ANALYSIS –Housing Element

VALUE OF HOUSING

The median value of owner-occupied homes in Florida is \$325,000. Approximately 80 percent of the owner-occupied housing in Highlands County is valued at less than \$300,000. Approximately 15 percent of the owner-occupied homes in Highlands are valued at less than \$50,000. The percent valued less than \$300,000 in the incorporated jurisdictions range from 66 percent in Lake Placid to 92 percent in Avon Park (Tables E9 and E10).

Table E9:
Value of Owner Occupied Units – Incorporated Jurisdictions

	Avon Park		Lake Placid		Sebring	
Type	Units	Percent Total	Units	Percent Total	Units	Percent Total
Less than \$50,000	483	18.10%	30	5.40%	332	12.40%
\$50,000 to \$99,999	532	19.90%	77	13.80%	326	12.20%
\$100,000 to \$149,999	547	20.50%	92	16.50%	380	14.20%
\$150,000 to \$199,999	372	13.90%	43	7.70%	453	17.00%
\$200,000 to \$299,999	528	19.80%	125	22.40%	556	20.80%
\$300,000 to \$499,999	157	5.90%	103	18.50%	279	10.40%
\$500,000 to \$999,999	42	1.60%	69	12.40%	275	10.30%
\$1,000,000 or more	6	0.20%	19	3.40%	70	2.60%
Median (dollars)	\$119,600	--	\$253,200	--	\$175,000	--

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate



DATA AND ANALYSIS –Housing Element

Table E10:
Value of Owner Occupied Units – Highlands County

	Highlands County	
Type	# of Units	Percent Total
Less than \$50,000	5,476	15.10%
\$50,000 to \$99,999	4,236	11.70%
\$100,000 to \$149,999	5,023	13.90%
\$150,000 to \$199,999	5,872	16.20%
\$200,000 to \$299,999	8,229	22.70%
\$300,000 to \$499,999	5,534	15.30%
\$500,000 to \$999,999	1,593	4.40%
\$1,000,000 or more	294	0.80%
Median (dollars)	\$177,900	--

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate

The median rent in Highlands County is \$980 compared to \$975 in Lake Placid, \$974 in Sebring, and \$909 in Avon Park. In Highlands County and the surrounding metro area, the HUD Fair Market Rent in 2025, representing rent for a typical modest apartment, was \$850 for an efficiency, \$951 for a one-bedroom, \$1,240 for a two-bedroom, \$1,391 for a three-bedroom, and \$1,987 for a four-bedroom unit. HUD Fair Market Rent information is available only at the county level.

Source:

https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2025_code/2025summary.odn

Table E11:
Occupied Units by Monthly Rent Paid

Place	No Rent Paid	Less than \$500	Between \$500 and \$999	Between \$1000 and \$1499	Between \$1500 and \$1999	Between \$2000 and \$2499	Between \$2500 and \$2999	\$3000 or more
Avon Park	64	9.8%	53.6%	33.9%	0.4%	2.3%	0.0%	0.0%
Lake Placid	3	1.0%	52.4%	32.4%	3.7%	8.8%	0.6%	0.0%
Sebring	97	8.1%	47.7%	30.5%	5.2%	6.5%	0.7%	1.3%
Highlands County	690	6.9%	45.8%	34.9%	6.6%	4.1%	.05%	1.1%

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate



DATA AND ANALYSIS –Housing Element

SUBSTANDARD HOUSING

Housing units are considered to be substandard if they are overcrowded, do not have heat, or lack complete kitchens or plumbing. Highlands County has a higher percentage of homes without heat than the incorporated jurisdictions and the state. At 5.1 percent and 2.4 percent respectively, Lake Placid and Sebring have higher percentages of housing with incomplete kitchens than Highlands County, Avon Park, and Florida.

Table E12:
Substandard Housing Conditions City of Sebring, Highlands County, and Florida

Location	# Units Without Heat	# Units Without Plumbing	# Units With Incomplete Kitchens	# Units Overcrowded (1.01+ Persons per Room)
Avon Park	0.7%	0.7%	0.4%	3.4%
Lake Placid	4.6%	0.0%	5.1%	1.7%
Sebring	3.0%	0.6%	2.4%	1.0%
Highlands County	2.5%	0.4%	0.8%	2.0%
Statewide Percentage	2.4%	0.3%	0.7%	3.1%

Source: US Census Table DP-04 2019-2023 American Community Survey 5-Year Estimate

EXISTING PROGRAMS

Through the Highlands County State Housing Initiative Partnership Program (SHIP), residents may receive assistance for housing issues. Areas of assistance include:

- Re-housing/rental assistance
- Purchase Assistance with and without Rehabilitation
- Owner-Occupied Rehabilitation
- Emergency Repair
- Foreclosure Prevention
- Disaster Development
- Rental Development

Highlands County greatly values its existing housing stock and has initiated several programs to preserve housing units, especially in the context of the larger neighborhood unit. Substandard and deteriorating housing conditions require code enforcement and rehabilitation programs. Highlands



DATA AND ANALYSIS –Housing Element

County Code Enforcement process is one tool used in correcting substandard housing conditions and hears cases regularly.

PROJECTION OF HOUSEHOLDS

Highlands County is completing an Affordable Housing Study. To ensure consistency with the information that will be generated by that project, the projection of the anticipated number of households by size, income range, and age of residents derived from the population projections, and the minimum housing need of the current and anticipated future residents of the jurisdiction will be completed after the project is complete.

Overview

Housing Element

Language

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

Comments

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

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

HOUSING ELEMENT AMENDMENTS

Introduction	Added Introduction to cite Housing Element Requirements
GOAL	Removed Planning Timeframe as this is an ongoing goal.
Policy 1.1.G.	Added to comply with Florida Statutes 163.31771 addressing accessory dwelling units.
Policy 2.5:	Updated reference to the Local Housing Assistance Plan.
Policy 2.7:	New Policy to address infrastructure improvements in residential neighborhoods with concentrations of substandard housing to encourage infill and private investment.
Policy 3.1:	Joint Redevelopment Option: This policy has been updated for future actions.
Policy 3.3:	Policy deleted because the County utilizes the Florida Building Code.
Policy 9.1:	Agricultural Worker Housing: Policy updated to reference agencies rather than a housing authority.

- Policy 9.2: Assisted Agricultural Worker Housing: Policy updated to reference agencies rather than a housing authority.
- OBJECTIVE 10: Policy updated. Greenhouse gas reduction no longer required by Florida Statutes. Outdated references deleted.

HOUSING ELEMENT

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

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

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Introduction

Pursuant to Section 163.3177(6)(f) F.S., the following represents the Housing Goals, Objectives, and Policies of Highlands County. These Goals, Objectives, and Policies are intended to address the establishment of a long-term vision towards which the housing programs and activities of the community are ultimately directed.

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

GOAL: WITHIN THE ~~2010 TO 2030~~ 2025 TO 2050 PLANNING PERIOD, ENCOURAGE DESIRABLE HOUSING IN A HEALTHY LIVING ENVIRONMENT FOR ALL RESIDENTS.

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

OBJECTIVE 1: HOUSING IMPLEMENTATION PROGRAM

Increase housing availability to very low, low, workforce, and moderate income households.

Policy 1.1: The County's Housing Implementation Program Shall Consist of the Following:

- A. Technical assistance provisions as set forth in Housing Policies 2.1 and 2.2;
- B. Implementation of the State Housing Initiatives Partnership (SHIP) Programs and Community Development Block Grant (CDBG) programs to provide housing for very low, low, workforce and moderate income households;
- C. Application for CDBG and other federal and state funding programs for the elimination of blight and the provision of very low, low, workforce, and moderate income households as set forth in Housing Policies 3.1, and 3.2;
- D. Identification of potential sites for very low, low, workforce, and moderate income housing as set forth in Housing Policies 4.1, 4.2, 4.3, 4.4 and 5.1;
- E. Inclusion of density bonuses for housing for very low and low income households as set forth in Housing Policy 4;
- F. Allowance of accessory ~~residential dwelling units structures~~ on residential lots, subject to zoning standards and conditions.
- G. ~~Consistent with Florida Statute 163.31771, the County will evaluate permitting accessory dwelling units in single-family residential areas to increase the availability of affordable rentals for extremely low-income, very-low-income, low-income, or moderate-income persons.~~

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

OBJECTIVE 2: PROVIDE AFFORDABLE HOUSING

The County shall assist in providing opportunities for affordable, structurally sound housing for current and seasonal residents regardless of age, race, sex, persons with disabilities, or family size.

Policy 2.1: County Housing Assistance

Upon request, the County shall provide information and technical assistance to the private and non-profit sectors, including special interest groups such as self-help housing providers, to assist in the production of new housing units. Such assistance may include help in the preparation of applications for grants or low interest loans from federal or state funding agencies; or, the consideration of applications for density bonuses for the provision of very low, low, and moderate income housing.

Policy 2.2: Streamline Review Process

- A.** The County shall continually monitor and review its development approval process to identify and eliminate any unnecessary impediments to the provision of housing within the community, ensuring all housing applications including workforce, affordable, and very low, low and moderate income housing applications are processed as quickly as possible.
- B.** As part of this review the County shall include review of potential regulatory changes which may affect housing cost.
- C.** The County shall implement the streamlined review and adoption process for amendments to the Comprehensive Plan consistent with state regulations.

Comment: Letters added to provide organization to Policy 2.2.

Policy 2.3: Affordable Housing Developed with Adequate Infrastructure and Services

Affordable housing shall be located where adequate infrastructure and services are available.

Policy 2.4: Waiver or Deferral of Workforce and/or Affordable Housing Impact Fees

- A.** The County shall consider providing for the total and/or partial waiver or deferral of certain impact fees generated by the construction of owner-occupied and/or rental housing for very low, low and moderate income households.
- B.** The annual amount allocated to Impact Fee waivers or deferrals shall be limited to the amount approved by the Board of County Commissioners.

Policy 2.5: Local Housing Assistance Plan (LHAP)

The County, ~~where~~ when eligible, shall participate in the SHIP Programs and shall maintain and update ~~a local housing assistance plan~~ the Local Housing Assistance Plan (LHAP) created to make affordable residential units available to persons of very low income, low income, or moderate income and to persons who have special housing needs, including, but not limited to, homeless people, the elderly, and agricultural workers. The plans ~~are~~ is intended to increase the availability of affordable residential units by combining local resources and cost-saving measures into a local housing partnership and using private and public funds to reduce the cost of housing.

Comment: Policy updated to reference the Local Housing Assistance Plan.

Policy 2.6: Infrastructure Coordination

The County shall monitor infrastructure capacity and coordinate potential sites with availability such that capacity for housing for very low, low, and moderate income persons is reserved with a high degree of priority as opportunities arise.

Policy 2.7: In accordance with the schedule outlined in the Capital Improvements Element, upgrade infrastructure in residential neighborhoods with concentrations of substandard housing units to encourage infill and private investment.

Comment: New Policy added to address requirements in FS 166.3177(6)(f).

OBJECTIVE 3: PROGRAMS AND GRANTS TO ELIMINATE SUBSTANDARD HOUSING

The County shall apply for state, federal, and private funding to eliminate substandard housing.

Policy 3.1: Joint Redevelopment Option

The County and its cooperating municipalities shall consider ~~continue to developing and~~ implementing a joint strategic redevelopment program for the neighborhoods with the highest concentration of deteriorating housing, when mutually beneficial for both the municipalities and the County.

This includes the possible joint application for grant assistance to eliminate blighted conditions.

Comment: Policy revised for future opportunities.

Policy 3.2: County Grant Applications

- A. The County shall submit applications to State and Federal agencies and private foundations and charities designed to provide infrastructure, drainage, stormwater, and housing construction and rehabilitation funding for the County's targeted redevelopment area(s).
- B. The County shall apply for CDBG funds and other available housing funds at every funding cycle when the grant is cost-effective and beneficial for the County and the County's residents.
- C. The County shall work with available non-profit agencies such as Habitat for Humanity to develop affordable housing units and improve living conditions when beneficial to the County and its residents.

Policy 3.3: Implement the Standard Housing Code

The County shall continue to implement the Standard Housing Code.

Policy 3.4: Substandard Housing Defined

The County shall identify substandard housing based on the definition established in Florida Statutes, Chapter 420.

Policy 3.5: Enforce the Fair Housing Land Development Regulations

The County shall continue to enforce the Fair Housing Land Development Regulations in unincorporated Highlands County.

OBJECTIVE 4: IDENTIFY HOUSING SUBSIDY SITES

The County shall continue to update and maintain a list of sites appropriate for the location of low and very low rental income housing.

Policy 4.1: Site Criteria for Low Income Housing

Sites to be considered specifically suitable for low income families shall preferably be located near a neighborhood or community shopping facility.

Policy 4.2: Site Criteria for Elderly Housing

Sites to be considered specifically suitable for the elderly should be located in close proximity to development centers in the County to ensure the convenient availability of shopping, health care, and access to transportation options.

Policy 4.3: Site Coordination

The County shall work with interested parties to identify sites, and submit applications for funding for development of housing for the very low and low income populations.

Policy 4.4: Affordable Housing Incentives

For sites specifically identified by the County as suitable for low and very low income families, the County shall continue to implement zoning regulations which ~~provide inducements to~~ may increase the supply of affordable housing including density bonuses and the consideration of accessory dwelling units.

Comment: Policy revised for clarity.

OBJECTIVE 5: MANUFACTURED HOME TARGET

The State and the County recognize that manufactured and mobile homes constitute a primary source of housing for low income, and particularly, moderate income households. Therefore, the County shall designate, in its land use plan, sufficient land for the placement of manufactured and mobile homes.

Policy 5.1: Zones for Manufactured Housing and Mobile Homes

The County shall continue to ensure that its Land Development Regulations provide zoning of lands for manufactured and mobile homes sufficient to accommodate the anticipated need for such units during the Planning Period.

OBJECTIVE 6: GROUP AND FOSTER CARE HOUSING

In residential zoning districts, the County shall continue to implement zoning regulations to make specific provisions for the location of group homes and foster care facilities, licensed or funded by the Florida Department of Health and Rehabilitative Services.

Policy 6.1: Residential Districts Eligible

In order to encourage alternatives to institutionalization, all residential districts, shall be considered adequate locations for group homes or foster care facilities.

Policy 6.2: Thresholds for Establishing Group and Foster Care Housing

The County shall continue to allow group homes or foster care facilities for the physically or developmentally disabled and non-dangerously mentally ill, funded by the Florida Department of Health ~~and Rehabilitative Services~~, with six (6) or fewer residents, in the County's single-family residential zoning districts; and, to permit such facilities regardless of the number of residents, in multi-family zoning districts.

Policy 6.3: Assist Group Homes

The County shall assist in the funding and development of group homes and foster care facilities through its SHIP program.

OBJECTIVE 7: PRESERVE HISTORIC HOUSING

The County shall continue to identify historically significant housing located in the County and offer incentives for improvement of those houses.

Policy 7.1: Historic Qualification Criteria

To qualify as a historically significant house, the home shall have reached 50 years from the date of its construction and shall be identified and included in the National Register, as historic structure or landmark, in the Florida Master Site File, and the Highlands County Historic Properties Survey.

Policy 7.2: Improvement of Historic Housing

The County shall continue to offer incentives as allowed by Florida Statutes and approved by the Board of County Commissioners, to improve those properties that are identified as historically significant.

OBJECTIVE 8: DISPLACEMENT BY GOVERNMENT ACTIONS

In the event that actions taken by the County to implement federally aided or federally funded public projects result in the displacement of persons from their housing, the County shall provide relocation assistance prior to undertaking such actions.

Policy 8.1: County Relocation Assistance

When existing housing is eliminated by actions of the County to implement federally aided or federally funded public projects, relocation assistance shall be provided by the County as required by Section 421.55, Florida Statutes.

Policy 8.2: Mobile Home Park Conversions

Assist very low, low, and moderate income residents displaced by the conversion of their mobile home park in finding appropriate affordable housing.

OBJECTIVE 9: AGRICULTURAL WORKER HOUSING

Encourage the development of agricultural worker housing to meet the needs of agricultural businesses in the County.

Policy 9.1: Agricultural Worker Housing Project Density

The County shall continue to encourage clustering for agricultural workers and their families, at net densities up to 10 units per acre, in areas designated for Agriculture on the Future Land Use Map.

Policy 9.2: Agricultural Worker Housing

The County shall ~~actively assist private industry and the County Housing Authority~~ shall coordinate with agencies and private industry to increase the supply of agricultural worker housing.

***Comment:** Policy updated to reference agencies rather than a housing authority.*

Policy 9.3: Assisted Agricultural Worker Housing

Highlands County shall coordinate and work with ~~the Highlands County Housing Authority~~ appropriate agencies to apply for applicable funds to increase the supply of agricultural worker housing.

***Comment:** Policy updated to reference agencies rather than a housing authority.*

Policy 9.4: The County shall continue to provide incentives to encourage private industry to develop new housing for agricultural worker housing.

OBJECTIVE 10: ~~REDUCTION OF GREENHOUSE GASES AND~~ INCREASE IN ENERGY EFFICIENCY

Highlands County shall support energy efficiency and the application of renewable energy resources in existing housing and in design and construction of new housing.

Policy 10.1: ~~The County shall encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or another nationally recognized, high performance green building rating system as recognized by the Florida Department of Management Services.~~

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

Policy 10.2: The County shall promote infill, mixed-use and higher density development, and provide incentives to support the creation of affordable housing in mixed-use zones.

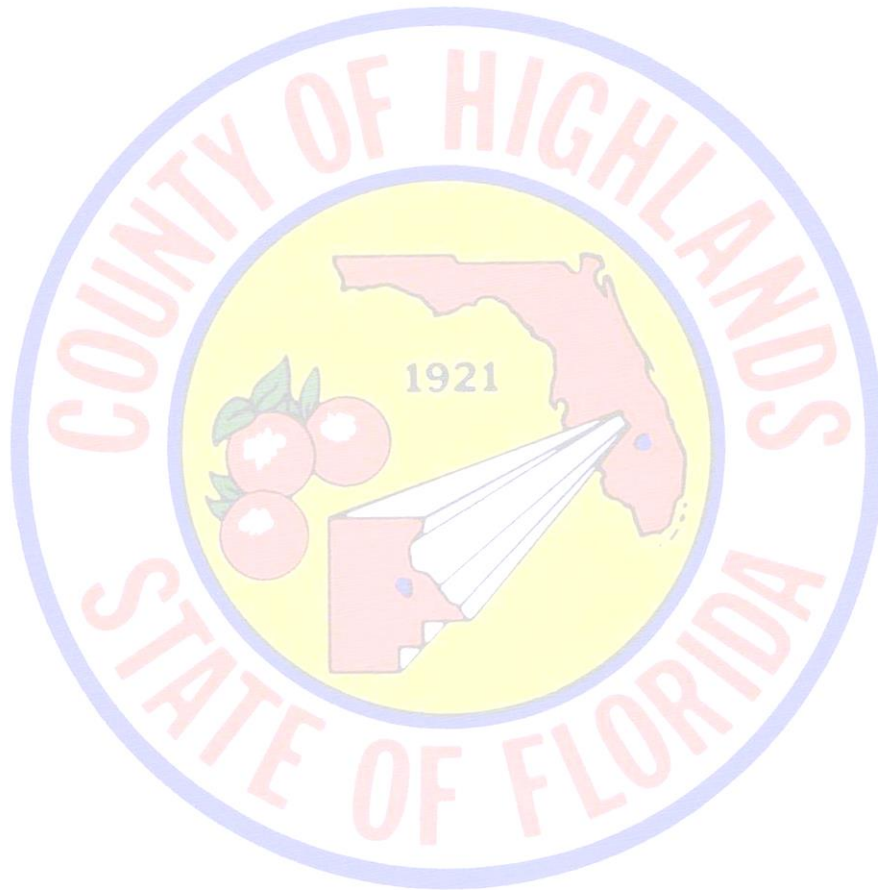
Policy 10.3: The County shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.

Policy 10.4: The County may consider the following incentives to encourage vertical mixed-use development:

1. Reduced and shared parking standards under specified conditions;
2. Minimum and/or incentivized FARs;
3. Expedited review; and
4. Alternative urban infill code compliance standards.
5. ~~CUDA of a Sustainable Community.~~

Comment: Policy updated to remove CUDA and sustainable community as this is provided in those respective policies.

Intergovernmental Coordination Element



Draft Amendments

Highlands County

Intergovernmental Coordination Element

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Overview of Amendments

Draft Amendments

Overview

Intergovernmental Coordination Element

The County alone cannot ensure that all community needs are met and meaningful cooperation with local and state government and other agencies is essential. The Intergovernmental Coordination Element includes guidance for coordination with other governmental entities. This element includes principles and guidelines to be used in that coordination.

Language

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

Comments

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

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

INTERGOVERNMENTAL COORDINATION ELEMENT AMENDMENTS

Introduction	Added Introduction to cite the Intergovernmental Coordination Element Requirements.
GOAL	Removed Planning Timeframe as this is an ongoing goal.
Policy 1.1:	Clarification added in reference to the US Department of Defense related to the Avon Park Air Force Range. Removed acronym. The Intergovernmental Coordination Element Advisory Committee does not exist and therefore is being removed.
Policy 1.2:	This policy is proposed to be removed as the Intergovernmental Coordination Element Advisory Committee does not exist. Conflict resolution is addressed in Objective 5.
Policy 1.8:	Added policy to address coordination of the Local Hazard Mitigation Working Group.

- Policy 2.1: Intergovernmental Coordination Element (ICE) Advisory Committee Representatives for Level of Service (LOS) Discussions: The reference to the Intergovernmental Coordination Element Advisory Committee does not exist. This reference has been removed.
- Policy 2.2: Protocols for Changing LOS: The reference to the Intergovernmental Coordination Element Advisory Committee does not exist. This reference has been removed.
- Policy 2.3: Reciprocity Protocol: The reference to the Intergovernmental Coordination Element Advisory Committee does not exist. This reference has been removed.
- Policy 4.3: Meeting with Agencies: Policy revised to update and spell out acronyms of agencies.
- Policy 4.5: Role of Utilities: The policy has been updated for clarification.
- Policy 4.6: Removed updated. The policy has been updated consistent with Florida Statutes. DRIs are now reviewed as large projects through the State Coordinated Review Process.
- Policy 5.1: The reference to the Intergovernmental Coordination Element Advisory Committee does not exist. This reference has been removed. The Conflict Resolution Policy through the Central Florida Regional Planning Council has been added.

INTERGOVERNMENTAL COORDINATION ELEMENT

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

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

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INTRODUCTION

Pursuant to Section 163.3177(6)(h), F.S., the following represents the Intergovernmental Coordination Goals, Objectives, and Policies of Highlands County. These goals, objectives and policies are intended to address the establishment of a long-term vision for promoting coordination between jurisdictions and agencies of plans and policies.

Comment: *New section added to state the purpose of the Intergovernmental Coordination Element.*

GOAL: TO PROVIDE EFFECTIVE GOVERNMENT AND ADEQUATE PUBLIC SERVICES USING INTERGOVERNMENTAL COORDINATION TO MAXIMIZE EFFICIENCY IN PROVIDING SERVICES AND FACILITIES, TO REDUCE DUPLICATION OF EFFORT AND TO SOLVE COMMON PROBLEMS WITHIN THE ~~2010 TO 2030~~ 2025 TO 2050 PLANNING PERIOD.

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

OBJECTIVE 1: RECONCILE COMPREHENSIVE PLAN ACTIONS WITH OTHER AGENCY PLANS

The County shall continue to coordinate its Comprehensive Plan and the impacts of its development with the plans of applicable government agencies, including agencies which provide services to the unincorporated County, but do not have regulatory authority over the use of land.

Policy 1.1: Intergovernmental Coordination ~~Element (ICE) Advisory Committee~~

The County shall work with the municipalities of Avon Park, Lake Placid and Sebring and the Sun N Lake and Spring Lake Improvement Districts ~~use the Intergovernmental Coordination Element (ICE) Advisory Committee~~ to provide review of the Comprehensive Plan and other intergovernmental coordination issues, as determined by the County. ~~The Intergovernmental Coordination ICE Advisory Committee shall be chaired by the County Administrator, or his/her designee, and shall be comprised, at a minimum, of representatives of the County~~ The County will also continue to coordinate with the School Board, Natural Resources Conservation Service, Public Health Unit, Industrial Development Authority, US Department of Defense (Avon Park Air Force Range), ~~municipalities of Sebring, Avon Park and Lake Placid, independent districts,~~ and other units of local governments and agencies providing services, but having no regulatory authority within the County.

Comment: Clarification added in reference to the US Department of Defense related to the Avon Park Air Force Range. Removed acronym. The Intergovernmental Coordination Element Advisory Committee does not exist and there is being removed.

Policy 1.2: ~~Conflict Resolution Protocol~~

~~Should the ICE Intergovernmental Coordination Advisory Committee identify a conflict between the County and other local governments or agencies listed in ICE Policy 1.1, which involves the County's Comprehensive Plan or other intergovernmental coordination conflicts, and it cannot be resolved by the ICE Advisory Committee, the County shall submit the issue for resolution through the Central Florida Regional Planning Council's mediation process, pursuant to ICE Policy 5.1 and Section 186.509, Florida Statutes.~~

Comment: Policy 1.2 is proposed to be removed as the Intergovernmental Coordination Element Advisory Committee does not exist. Conflict resolution is addressed in Objective 5.

Policy 1.3: Comment on Developments in Adjacent Jurisdictions

The County shall continue to identify, review and comment upon actions proposed by the region, municipalities within the county, adjacent counties, state agencies, Florida Department of Transportation (FDOT) District #1, US Department of Defense (Avon Park Air Force Range), and respective Water Management Districts, when the actions are relevant to the County for conformance with the County's Comprehensive Plan's Goals, Objectives, and Policies, and for possible negative impacts to Highlands County.

Policy 1.4: Rezone Referrals

The County shall continue to include within its Land Development Regulations provisions for consideration of municipal and adjacent County comments, and those of other appropriate intergovernmental review entities prior to any zoning action which might affect that government entity.

The County shall also transmit copies of rezoning applications to appropriate jurisdictions when a development proposal is:

- A. A locally unwanted land use; or
- B. Located within one-half mile of the jurisdiction [and it is formally agreed by both jurisdictions]; or
- C. Within the boundaries of a Joint Planning Area.

Policy 1.5: Plan Amendment Referrals

The County shall continue to transmit copies of all proposals to amend the Future Land Use Map or the Comprehensive Plan text to those municipalities, counties, regional, state and federal agencies having direct purview authority, responsibility and jurisdiction over the subject of the amendment proposal, for review and comment as to the appropriateness and efficacy of the proposed amendment.

The County shall also transmit copies of Plan amendments to the appropriate jurisdictions when a development proposal is:

- A. A locally unwanted land use; or
- B. Located within one-half mile of the jurisdiction and it is formally agreed by both jurisdictions; or
- C. Within the boundaries of a Joint Planning Area.

Policy 1.6: Plan or Development Revisions

The County shall consider approving, approving with conditions or denying all applications for zoning approval, or amending the Comprehensive Plan, based on the review of plans, input, and discussions identified in ~~ICE~~ Intergovernmental Coordination Element Policies 1.1 through 1.5.

Policy 1.7: Water Management District Coordination

The County will inform future Voluntary Vision Plan, Overlay District, and Selected Area Plan applicants which applicable Water Management District is responsible for reviewing and issuing permits and/or approvals associated with water supply, the Water Supply Facilities Work Plan, and environmental resources for the area in Highlands County where the future Voluntary Vision Plan, Overlay District and Selected Area Plan will be located. Early coordination between the applicant and the applicable Water Management District will help identify potential issues, facilitate permit review, and may identify cost effective solutions early in the planning process. The County shall encourage applicants to coordinate as early as possible with the applicable Water Management District to identify issues potentially affecting permit review and the County's Water Supply Facilities Work Plan.

Policy 1.8: Local Mitigation Strategy

The County shall continue to coordinate the Local Hazard Mitigation Working Group (LMSWG), which facilitates Highlands County's Local Mitigation Strategy (LMS) planning process, coordinating efforts between governmental units, commercial enterprises, and other stakeholders to reduce disaster risk.

Comment: Policy added to address coordination of the Local Hazard Mitigation Working Group.

OBJECTIVE 2: LEVEL OF SERVICE

The County shall have a system to coordinate level of service standards with agencies having operational and maintenance responsibility for such facilities.

Policy 2.1: Intergovernmental Coordination ~~Element (ICE)~~ ~~Advisory—Committee Representatives~~ for Level of Service (LOS) Discussions

~~The County shall include within the Intergovernmental Coordination Element (ICE) Advisory Committee membership an~~ The County shall coordinate with FDOT District #1 ~~representative and a representative of~~ and any other agency having

operational and maintenance responsibility for a facility which has a level of service (LOS) standard established within the County's Plan. ~~The County shall, when appropriate, invite any adjacent County to participate in the Intergovernmental Coordination Element Advisory Committee when LOS issues arise. The Intergovernmental Coordination Element Advisory Committee shall then make recommendations to the Board of County Commissioners to resolve the LOS issues.~~

Comment: *The reference to the Intergovernmental Coordination Element Advisory Committee does not exist. This reference has been removed.*

Policy 2.2: Protocol for Changing LOS

Prior to any proposed changes in its LOS standards, the County shall provide a letter to all applicable agencies ~~represented on its Intergovernmental Coordination Element (ICE) Advisory Committee~~ of the proposed change, and shall convene ~~meetings a Technical Advisory Committee (TAC) ICE Intergovernmental Coordination Advisory Committee meeting~~ to discuss the implications of such a LOS standard change. The Board of County Commissioners shall use this input in making final LOS standard changes.

Comment: *The reference to the Intergovernmental Coordination Element Advisory Committee does not exist. This reference has been removed.*

Policy 2.3: Reciprocity Protocol

The County shall, when appropriate, by letter, request all respective agencies ~~represented on its ICE Advisory Committee~~ to inform the County prior to any proposed changes in their LOS standards. When any change is proposed, the County shall review and coordinate with the respective agency. ~~convene its ICE Advisory Committee.~~

Comment: *The reference to the Intergovernmental Coordination Element Advisory Committee does not exist. This reference has been removed.*

OBJECTIVE 3: PLANNING INFORMATION CLEARINGHOUSE

Highlands County shall continue to provide relevant planning information to affected agencies and the public.

Policy 3.1: Public Schools

It shall be the policy of the County to establish coordination mechanisms to ensure that the planning activities, services and facilities of the School Board are consistent with the County Comprehensive Plan.

Key coordinating mechanisms shall include:

- A. Providing growth projections and estimates to assist the School Board in its planning functions;
- B. Coordinating major residential project reviews (pursuant to Chapters 163 and 1013.33, Florida Statutes) to consider joint park/school site dedications to meet future demands; and,
- C. Cooperating with the School Board in its efforts to study and implement innovative methods, regarding ways of addressing infrastructure needs associated with the County’s growth, including park/school site dedications and contributions; and
- D. Coordinating the location of schools proximate to urban residential areas to the greatest extent possible and co-locating public facilities, such as parks, libraries and community centers, with schools when possible.

OBJECTIVE 4: COORDINATE FACILITY PLANNING

Highlands County shall continue to coordinate the provision of facilities and services inherent in its Comprehensive Plan with other governmental agencies, including those providing services, but not having land use regulatory powers.

Policy 4.1: Interlocal Agreements to Support Growth

The County, in order to implement its system of growth management, shall establish a system to actively work with the following agencies to coordinate the timely provisions of facilities and services to growth areas. Where applicable, the County shall enter into interlocal agreements with the entity providing facilities and services. Where applicable, the interlocal agreements shall define the extent, timing, and size of the extension of central potable water and central wastewater facilities to the County’s commercial areas and/or residential subdivisions.

Municipality/Agency	Coordination Areas
Sebring, Avon Park, Lake Placid	Wastewater, water, drainage, recreation, and transportation

FDOT	Transportation
School Board	Schools
Potential Providers including Private Facilities and Services	

Policy 4.2: Intergovernmental Coordination with Municipalities

The County shall continue meeting with the governing bodies of each municipality to discuss current County planning issues and other matters.

Policy 4.3: Meetings with Agencies

The Board of County Commissioners shall continue to coordinate with the representatives of the following agencies:

Sebring, Avon Park, Lake Placid, South Florida Water Management District (SFWMD), Southwest Florida Water Management District (SWFWMD), Central Florida Regional Planning Council (CFRPC), Highlands Soil and Water Conservation District (HSWCD), Florida Department of Transportation (FDOT) ~~{District #1}~~, ~~FDHRS~~ Florida Department of Health, Independent Districts and Organizations, Florida Department of Environmental Protection (FDEP) (Highlands Hammock), Highlands County Industrial Authority (HCIA), U.S. Department of Defense DOD ~~(Avon Park Air Force Range)~~, School Board of Highlands County HCSB, and any other applicable agencies.

Comment: Spelled out acronyms for clarification.

Policy 4.4: Annexation Protocol

The County shall request the municipalities of Sebring, Avon Park and Lake Placid to inform the County, in a timely manner, of any proposed annexations which the municipalities anticipate.

Policy 4.5: Role for Utilities

The County's ~~ICE Advisory Committee~~ will ~~include~~ coordinate, when necessary, with the electric utility firms providing service ~~to~~ in the County.

Comment: The policy has been updated for clarification.

Policy 4.6: Development of Regional Impact (DRI) Review

~~The County shall continue to actively participate in the Central Florida Regional Planning Council's (CFRPC's) Development of Regional Impact "Plans Review Committee".~~ The County shall continue to review and comment on DRIs under F.S. 380 for consistency with the Comprehensive Plan and local issues.

Comment: *This policy has been updated consistent with Florida Statutes. DRIs are now reviewed as large projects through the State Coordinated Review Process.*

OBJECTIVE 5: CONFLICT RESOLUTION STRATEGY

The County shall attempt to resolve conflicts through increased intergovernmental coordination.

Policy 5.1: Conflict Resolution ~~Policy~~

- ~~A. The County shall attempt to resolve intergovernmental coordination conflict through the ICE Advisory Committee. Where a conflict occurs adjacent to a municipality, an independent district, or a bordering county, a representative of the local government unit shall be requested to appoint a representative to the Committee. Where special expertise (i.e., water management, etc.) is the subject of conflict, the appropriate agency shall be requested to appoint a representative to the committee. The aggrieved entity shall automatically become a member of the committee.~~
- ~~B. The ICE Advisory Committee shall attempt to resolve the conflict. If the conflict is not resolvable by the Committee, a record of the proceedings, with a summary of the complaint, issues and potential solutions discussed by the committee shall be forwarded to the Central Florida Regional Planning Council (CFRPC), for inclusion in its mediation process, pursuant to Section 186.509, Florida Statutes.~~
- ~~C. Highlands County shall respond in writing to any petition or grievance filed to the ICE Advisory Committee indicating willingness to participate in the dispute resolution process within fifteen (15) days of receipt of said petition or grievance. The written response shall include the status of the development order and the expected date of issuance of the development order at issue.~~
- A. The County will consider the informal mediation process established by the Central Florida Regional Planning Council (CFRPC) to resolve land use conflicts with adjacent local governments.

***Comment:** The reference to the Intergovernmental Coordination Element Advisory Committee does not exist. This reference has been removed. The Conflict Resolution Policy through the Central Florida Regional Planning Council has been added.*

Policy 5.2: Annexation Intergovernmental Coordination

~~The County shall use the ICE Advisory Committee to resolve any annexation conflicts that might arise. Three subcommittees of the ICE Advisory Committee would thus be formed, one for each municipality. Composition of each subcommittee is to be agreed upon at the time of its formation. The subcommittee so formed shall attempt to resolve any annexation conflicts which arise between the subject municipality and the County.~~

The County will continue to coordinate with the municipalities of Avon Park, Lake Placid, and Sebring to resolve annexation issues, and will consider the Regional Planning Council informal mediation processes, if conflicts arise.

***Comment:** The reference to the Intergovernmental Coordination Element Advisory Committee does not exist. This reference has been removed.*

OBJECTIVE 6: REGULATORY JURISDICTION

Highlands County shall not be required to undertake any regulatory responsibility in, or on behalf of, any other agency of government unless the responsible agency totally relinquishes that responsibility to the County, and unless that undertaking is fully funded by the entity to whom the responsibility is legally assigned.

OBJECTIVE 7: LOCALLY UNWANTED LAND USES

Identify and describe joint processes for collaborative planning on locally unwanted land uses to mitigate or eliminate inter-jurisdictional land use conflicts.

Policy 7.1: Review of Permitted Uses and Location Standards

The County shall continue to conduct a review of its permitted uses and of its location standards to determine whether conflicts exist between its regulations and neighboring jurisdiction regulations, what can be done to resolve any conflicts found, and any improvement in the effectiveness or efficiency to be gained through a county-wide approach that would be more uniform in its application.

Policy 7.2: Use Siting Guidelines

The County shall coordinate, ~~through the ICE Advisory Committee~~, the development, review, and recommendation of efficient guidelines for siting locally unwanted land uses.

***Comment:** The reference to the Intergovernmental Coordination Element Advisory Committee does not exist. This reference has been removed.*

Policy 7.3: Identify Unwanted Land Uses with County-Wide Significance

The County shall prepare and maintain a list of potential locally unwanted land uses and establish joint processes for evaluating the impact of those facilities with county-wide significance, such as solid waste disposal facilities.

OBJECTIVE 8: JOINT PLANNING AREAS

As provided under the authority of Section 163.3171, Florida Statutes, Highlands County shall, in conjunction with the municipalities of Avon Park, Sebring and Lake Placid, establish and implement joint municipal planning areas through inter-local agreements.

Policy 8.1: Municipal Growth and Provision of Services

The County shall continue to coordinate with the municipalities of Avon Park, Sebring and Lake Placid, and other jurisdictions as appropriate, to implement a joint planning area and process, which includes identifying the delineation, direction and extent of municipal growth to ensure adequate, efficient and equitable provision of needed services.

Policy 8.2: Joint Planning Areas with the Municipalities

Highlands County shall establish joint planning areas with the municipalities of Avon Park, Sebring and Lake Placid (and shall identify such areas in the County's Future Land Use Map series) and may develop interlocal agreements for planning within these areas.

The inter-local agreements shall provide procedures for annexation consistent with the provisions of Florida Statutes, Chapter 171, Part 1, *Municipal Annexation and Contraction*, and Part II, *Interlocal Service Boundary Agreements*, and development review, in relation to the existing Comprehensive Plans and Land Development Codes of adjacent jurisdictions; and shall map joint infrastructure service areas.

Policy 8.3: Joint Planning Areas – Minimum Considerations

When establishing boundaries for joint municipal planning areas, Highlands County and the municipalities shall, at a minimum, consider previously established planning area boundaries, municipal and county infrastructure service areas, existing and planned boundaries and local comprehensive plans.

Policy 8.4: Annexed Property – Regulatory Status

Subsequent to establishing an inter-local agreement and as long as it remains in effect, the following provisions shall apply to the unincorporated area located within an established municipal planning area consistent with the provisions of Florida Statutes, Section 171.062, *Effects of Annexation or Contractions*:

- A. An amendment to the applicable municipal comprehensive plan shall be required in order to include such unincorporated areas within the municipal plan.
- B. The Highlands County Comprehensive Plan and implementing Land Development Regulations shall remain in effect for all unincorporated areas. Upon annexation, the applicable local comprehensive plan and land development regulations shall be determined as follows:
 - 1. If Provision A. above has been accomplished, the municipal comprehensive plan and land development regulations shall take effect at the time of voluntary annexation subject to a determination by the Highlands County Local Planning Agency that the requirements contained in the applicable inter-local agreement have been satisfied and subject to the completion of any subsequent final plan amendment action that may be required, or
 - 2. The Highlands County Comprehensive Plan and Land Development Regulations shall remain in effect until the municipality adopts a municipal plan and zoning amendment that includes the annexed area.

Policy 8.5: Environmental Educational Opportunities

Where mutual benefit is achieved, the County shall actively establish partnerships with the School Board of Highlands County, the South Florida State College, and environmental organizations or other private organizations. The County shall continue to support an environmental education program for use by civic groups, schools, and the citizens of the County.

OBJECTIVE 9: JOINT PROCESSES FOR SCHOOL SITING

Highlands County and the School Board shall coordinate the location of new school sites.

Policy 9.1: Consistency with the Highlands County Comprehensive Plan

The County shall annually review the School Board's plans for the siting of public schools within its jurisdiction for consistency with the Comprehensive Plan, both at the staff level and through public hearings for specific site plans. This shall include the review of the 5, 10 and 20-year facility plans of the School Board, as well as responding as needed to site specific plans to locate new schools or expand existing schools. The County shall review the School Board's annually updated 5-year School Plant Survey (5-year facility work program), 10 and 20-year facility work programs and coordinate those plans with the Comprehensive Plan.

~~**Policy 9.2: The County shall coordinate with the School Board of Highlands County as outlined in the Highlands County Comprehensive Plan Public School Facilities Element.**~~

~~**Policy 9.2: Preliminary Site Review Prior to Purchase**~~

~~As per Chapter 1013.33, F.S., at least 60 days prior to the purchase or leasing of property that may be used for a new or expanded public educational facility and where the proposed site is in or adjacent to the municipalities of Avon Park, Sebring and Lake Placid, the County School Board shall notify the County of the location of the site. The County shall review the site as it relates to consistency with the Comprehensive Plan Future Land Use Element, including a preliminary analysis of the potential impacts to the public facilities. The County's review shall be given to the School Board within 45 days after receipt of their initial notification to the County.~~

~~**Policy 9.3: Keeping Schools Municipal**~~

~~As per Chapter 1013.33, F.S., the planning for new or expanded educational facilities must consider the effects of the location of public education facilities, including the feasibility of keeping central Municipal facilities viable, in order to encourage central Municipal redevelopment and the efficient use of infrastructure while discouraging urban sprawl. The County shall encourage the collocation of public facilities of any kind, including parks, libraries, recreation opportunities and schools, when planning and reviewing a proposed site for a new or expanded educational facility.~~

~~Policy 9.4: Development Conditions~~

~~As per Chapter 1013.33, F.S., if the proposed site for a new or expanded educational facility is consistent with the future land use policies and land use categories of the Comprehensive Plan, the County may not deny an application for such a facility but may impose reasonable development standards and conditions which consider the site plan and its adequacy related to environmental concerns, health, safety and welfare, and the effects on adjacent property.~~

Comment: A new Policy 9.2 has been provided to reference the detailed Public School Facilities Element. Policies similar to those being removed are provided in the PSFE.

OBJECTIVE 10: SOUTH FLORIDA STATE COLLEGE

Highlands County shall recognize the South Florida State College Campus Plan in the development and implementation of the Highlands County Comprehensive Plan.

Policy 10.1: South Florida State College – Changes to Campus Plan

As opportunities arise, Highlands County shall review proposed changes to the South Florida State College Campus Plan for their potential impact on the County's Comprehensive Plan and any other County programs and activities.

~~OBJECTIVE 11: EFFECTIVE FUTURE PLANNING AND DEVELOPMENT OF THE PUBLIC SCHOOL SYSTEM~~

~~Highlands County, the School Board of Highlands County, and Highlands County's municipalities shall, through the procedures established in the "Highlands County Interlocal Agreement for Coordinated Planning and School Concurrency", maintain a collaborative effort in the joint planning process to effectively implement school concurrency using accurate and agreed upon supporting data and analysis.~~

~~Policy 11.1: Implementation of the Interlocal Agreement~~

~~The County shall adhere to the "Highlands County Interlocal Agreement for Coordinated Planning and School Concurrency", as required by Section 1013.33, Florida Statutes, which establishes procedures for, among other things, coordination and sharing of information; planning processes; school siting procedures; site design and development plan review; and school concurrency implementation.~~

~~Policy 11.2: Joint Meetings~~

~~The governing boards of the School District, the County, and the Municipalities shall have a joint workshop meeting once a year at a mutually agreed upon location. The joint sessions shall provide opportunities for representatives of the Board of County Commissioners, the Municipal or Town Councils, and the School Board to hear reports, set direction, discuss issues and policy, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities.~~

~~Policy 11.3: Joint Staff Meetings~~

~~The Highlands County School Planning Technical Advisory Committee (SPTAC), as established by the "Highlands County Interlocal Agreement for Coordinated Planning and School Concurrency" shall be comprised of one representative from each the School Board and Board of County Commissioners, and one representative from each of the three municipalities, along with the Business Operations Director of the School Board of Highlands County. The Committee shall meet at least semi-annually, but more often as necessary, and discuss issues concerning school concurrency.~~

~~Policy 11.4: Coordination of Public School Facilities Planning with Land Use Planning~~

~~Highlands County, through the execution of its adopted Comprehensive Plan and a collaborative planning effort with the School District, shall notify the School Board of land use applications and development proposals that may affect student enrollment, enrollment projections, or school facilities.~~

~~Policy 11.5: School Siting~~

~~Staff from the County and the three municipalities shall work with and support the School District staff in the planning and selection of school sites to be brought before the School Board for consideration. Staff must share and coordinate information related to existing and planned school facilities; proposals for development, redevelopment, or additional development; and infrastructure required to support the school facilities, concurrent with proposed development.~~

~~Policy 11.6: Amendments to Impact Fees~~

~~The County shall coordinate with the School Board of Highlands County in its efforts to review and recommend amendments, as necessary, to the school impact fees, consistent with applicable law.~~

Policy 11.7: ~~Emergency Preparedness~~

~~Highlands County and the School Board of Highlands County shall pro-actively coordinate on issues of emergency preparedness which may include:~~

- ~~A. Design and/or retrofit of public schools as emergency shelters;~~
- ~~B. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes; and~~
- ~~C. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.~~

OBJECTIVE 12: ~~POPULATION PROJECTION DATA~~

~~Establish a collaborative effort between Highlands County, the municipalities, and the School Board of Highlands County in the collection and distribution of data and decision making regarding population projections.~~

Policy 12.1: ~~Population Projections and Development Trends~~

~~The County shall provide the School District with its Comprehensive Plan and provide updated development data and population projections on an ongoing basis to facilitate development of school enrollment projections. The County shall coordinate its Comprehensive Plan and the Future Land Use Map Series with the School District's long range facilities maps to ensure consistency and compatibility with the provisions of this Element, and ensure that the development of school facilities are concurrent with residential development.~~

Policy 12.2: ~~Population Projection Methodology~~

~~The County shall provide population projections to the School District and municipalities. County staff shall also continue to work with the School District and the municipalities to improve the population projection methodology and enhance coordination among the plans of the School District and municipalities.~~

OBJECTIVE 13: ~~PARKS AND RECREATION – TRAILS AND PARKS~~

~~Highlands County recognizes that continuation, growth and effectiveness of the County's Parks and Recreation system will depend on the ability to focus on a formalized mission and the ability to develop and maintain partnerships with the municipalities, including Avon Park, Sebring and Lake Placid, the Highlands County School Board and the Water Management Districts.~~

Policy 13.1: ~~Highlands County should work with the School Board to develop a model 'Mutual Use Agreement' for the public use of joint school and park facilities.~~

Policy 13.2: ~~Highlands County shall continue to investigate alternative funding sources and relationships to provide for public park facilities, programs, and management.~~

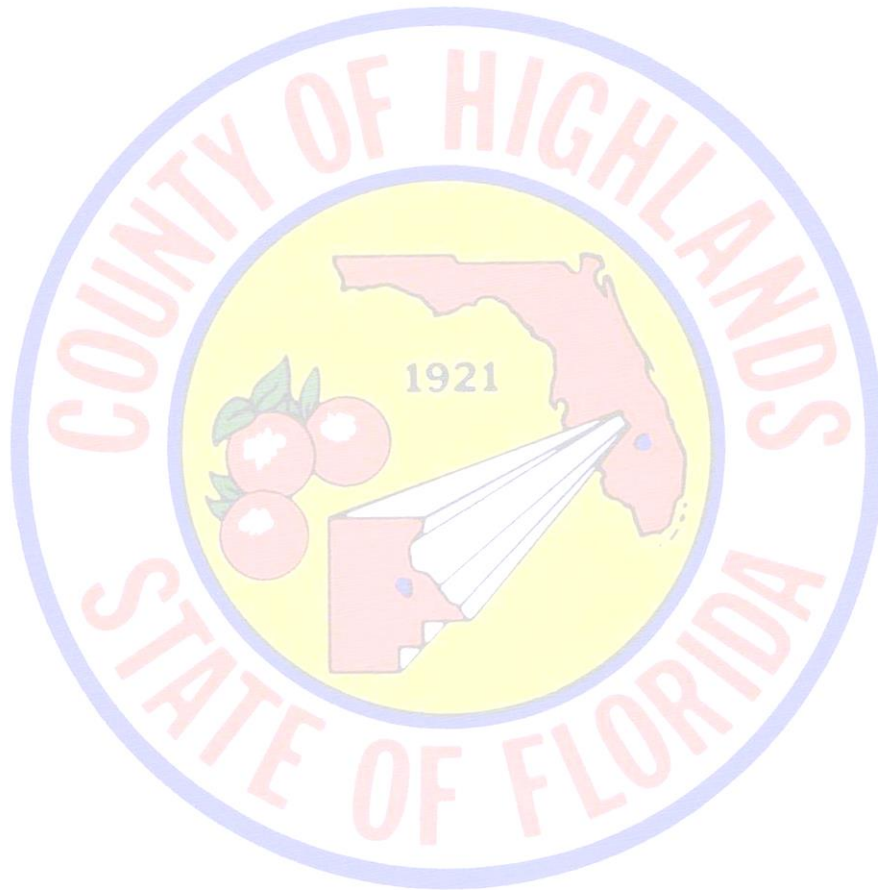
Policy 13.3: ~~Highlands County and the School Board should further work to co-locate sites for new and existing schools and parks where feasible. Highlands County should work with the School Board to identify possible joint opportunities to provide athletic and recreation opportunities for students and citizens. A school/park design prototype should be developed to be used for planning such joint facilities. Highlands County and the School Board should also work to identify existing school sites for possible improvements to better accommodate public recreation usage.~~

Policy 13.4: ~~Highlands County shall continue to coordinate with the County's municipalities and adjacent counties for the provision of public parks and recreational programming through the use of interlocal agreements.~~

Policy 13.5: ~~Highlands County shall pursue joint agency funding for the purchase, development, and management of public parks, environmental lands, and trails.~~

Comment: *Objectives 11, 12 and 13 are being removed. Policies similar to those being removed are provided in the PSFE.*

Future Land Use Element



Supporting Data
&
Draft Amendments

Highlands County

Future Land Use Element

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DATA AND ANALYSIS – FUTURE LAND USE ELEMENT

A. PERMITTING HISTORY

Table A1 includes the permitting information for new residential and commercial construction in unincorporated Highlands County. The map on the following page shows the location of these permits.

Table A1:
Unincorporated Highlands County New Residential Construction Permitting, 2020 - 2024

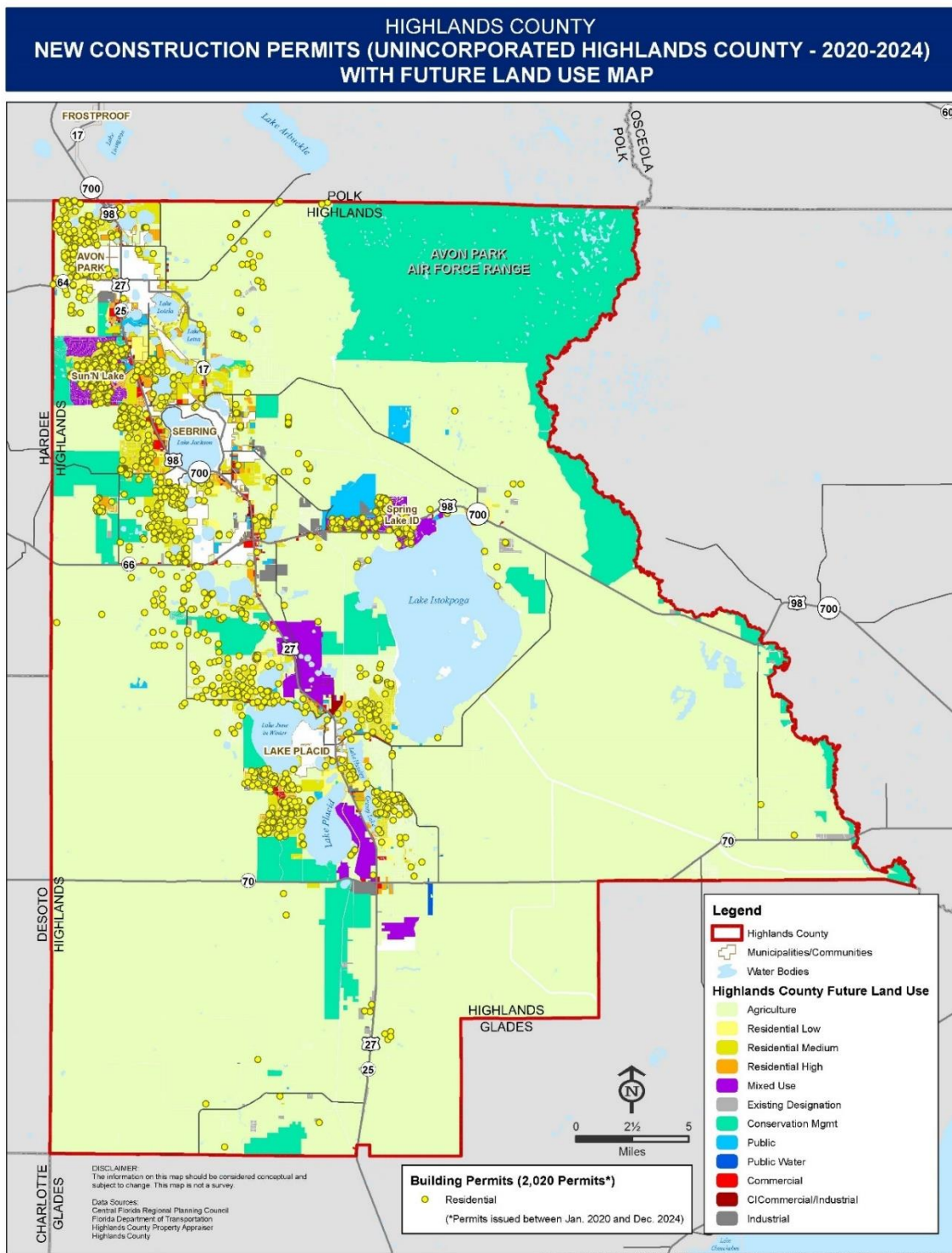
Time Period	New Residential
January 2020 – December 2022	930
January 2023 – December 2024	1,090

Source: Highlands County



DATA AND ANALYSIS – Future Land Use Element

Unincorporated Highlands County New Residential Construction Permitting, 2020 - 2024



**DATA AND ANALYSIS – Future Land Use Element****B. EXISTING LAND USE**

Existing Land Use is determined based on the Department of Revenue (DOR) Codes assigned to each parcel of land by the Highlands County Property Appraiser. DOR Codes with similar uses are combined to generate the generalized existing land use categories included in **Table B1**.

The County is 708,133.69 acres (1,106.47 square miles) in area. Approximately 626,074 acres of land are identified by parcel identification (STRAP) numbers. Of these 626,074 acres, approximately 53 percent is agriculture, approximately 35 percent is in conservation, 17.0 percent is governmental, the remaining area are less than 5 percent. The Avon Park Air Force Range is called out separately. The lands included in the Agricultural Existing Land Use category are recorded by the Highlands County Property Appraiser as having an agricultural exemption. **Table B1** indicates the Generalized Existing Land Use categories and their corresponding acreages.

Table B1
2025 Existing Land Use Area

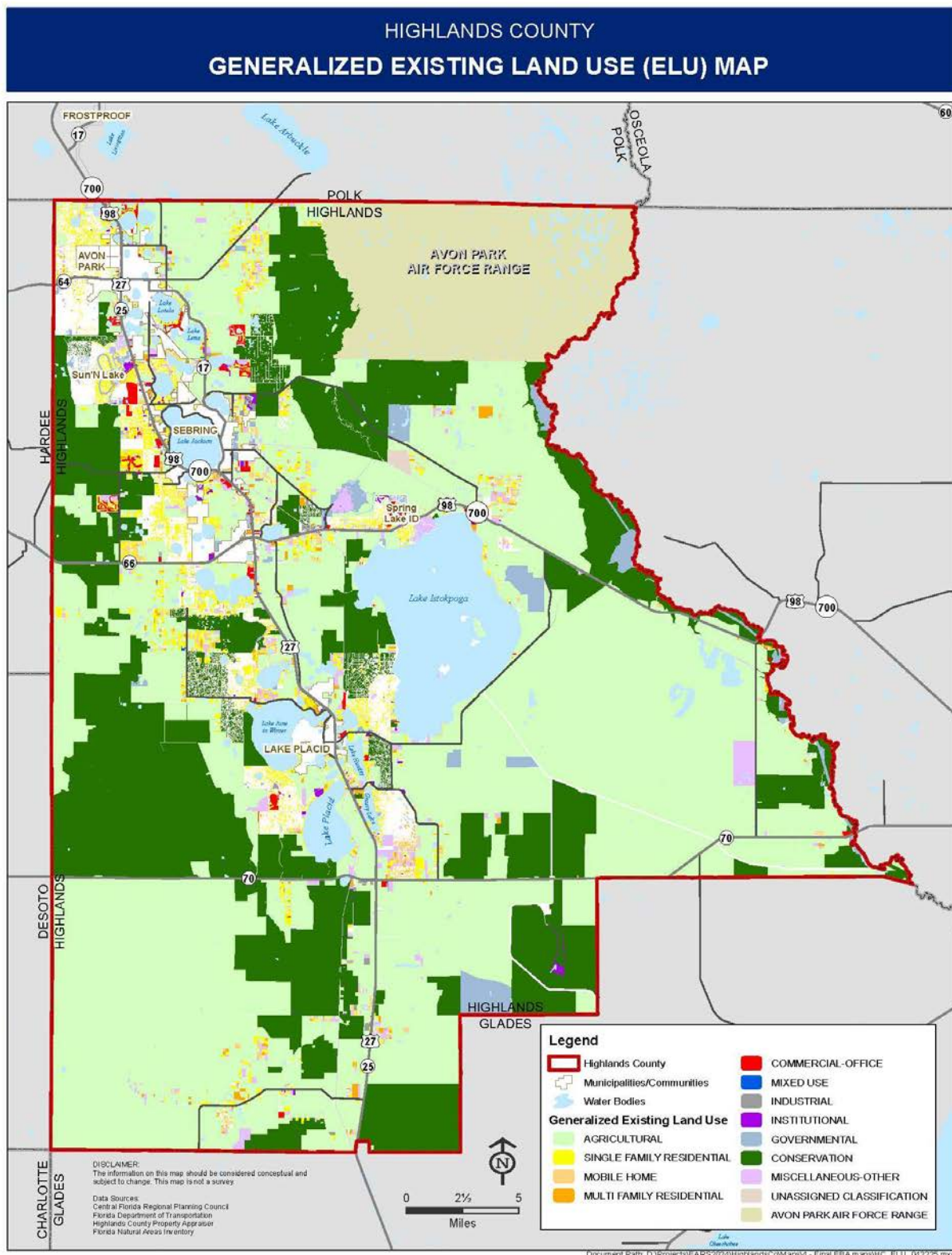
Generalized Existing Land Use Category	Total Acreage of Existing Land Use	Percentage of Total Acreage
Vacant	20,103.91	3.21%
Single Family Residential	17,405.73	2.78%
Mobile Homes	4,131.95	0.66%
Multi-Family	4,236.12	0.68%
Mixed Use	54.98	0.01%
Commercial/Office	3,213.13	0.51%
Industrial	982.82	0.16%
Institutional	1,257.96	0.20%
Governmental	11,465.79	1.83%
Conservation	164,235.18	23.23%
Agricultural	331,951.28	53.02%
Avon Park Air Force Range	54,248.15	8.66%
Miscellaneous-Other	11,562.29	1.85%
Null Value*	1,225.11	0.20%
Total Acreage	626,074.41	100.00%

Source: 2025 Highlands County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and Highlands County Property Appraiser Department of Revenue Use Codes

* No DOR Codes assigned to parcels



DATA AND ANALYSIS – Future Land Use Element





DATA AND ANALYSIS – Future Land Use Element

C. FUTURE LAND USE

Table C1 includes the total acreage by 2030 Future Land Use designation as it exists in 2025. As shown in **Table C1**, the majority of land within the unincorporated County, 77 percent, maintains the Agriculture Future Land Use category. The second highest land use is Conservation/Management Lands (14.66%). Medium Density Residential has the third highest percentage of land at 3.5 percent and Mixed Use has the fourth highest percentage of land at 1.67 percent. The Business Park Center and Multi Use Center Future Land Use districts do not have any land assigned to them. The remaining Future Land Use categories all have less than one percent of the unincorporated County acreage.

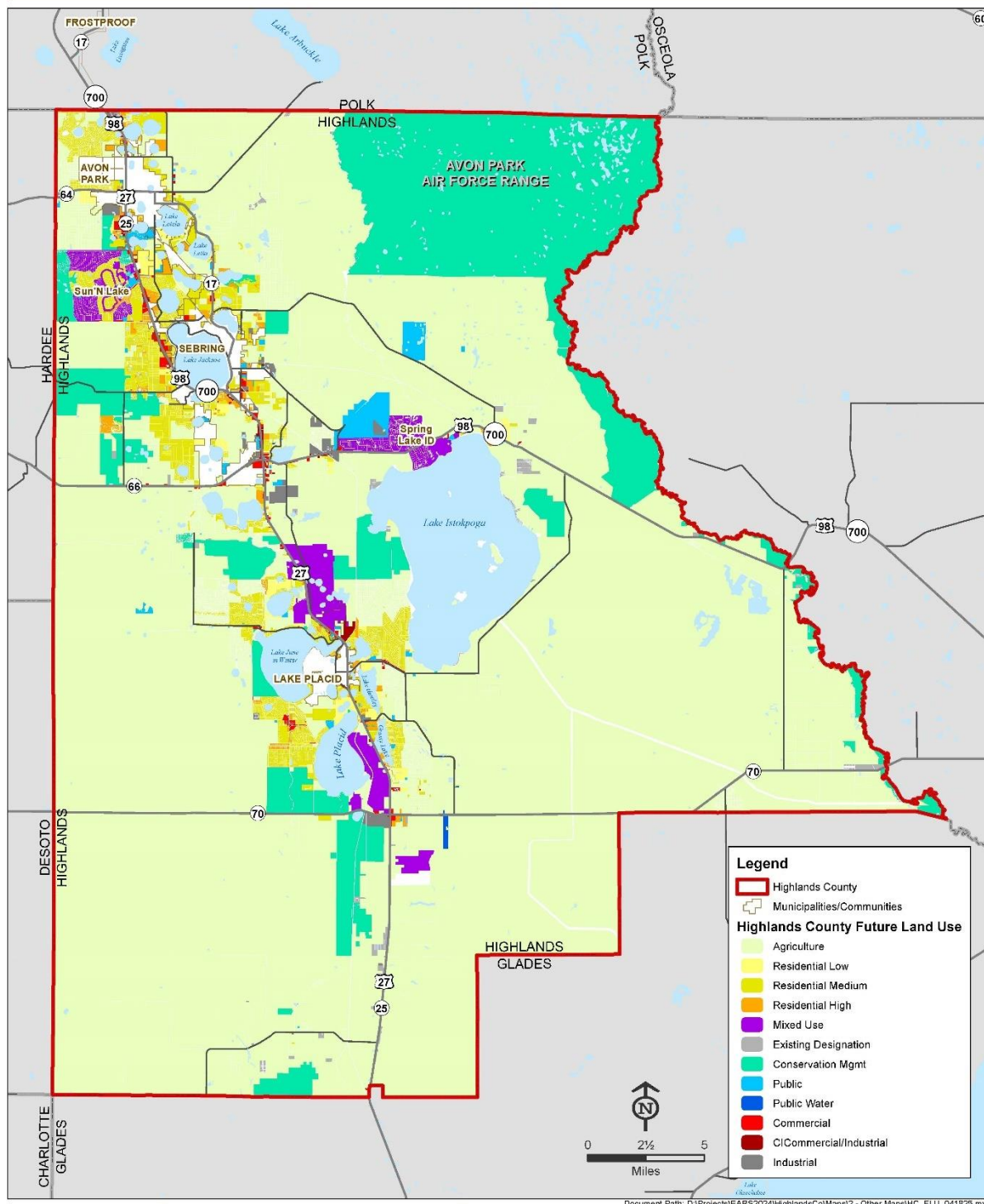
Table C1
2025 Future Land Use Acreage – Unincorporated Highlands County

Future Land Use Category	Total Acreage of Future Land Use	Percentage of Total Acreage
Agriculture (AG)	482,471.13	77.08%
Low Density Residential (RL)	3,572.38	0.57%
Medium Density Residential (RM)	21,937.78	3.50%
High Density Residential (RH)	4,094.06	0.65%
Public/Quasi-Public (P)	4,325.23	0.69%
Conservation/Management Lands (CM)	91,746.64	14.66%
Commercial (C)	2,112.25	0.34%
Commercial/Industrial Mixed use (C/I)	494.57	0.08%
Business Park Center (BPC)	0.00	0.00%
Industrial (I)	2,648.87	0.42%
Existing Designation (E)	1,888.51	0.30%
Mixed Use (MU)	10,426.74	1.67%
Multi Use Center (MUC)	0.00	0.00%
Public Water Supply (PW)	218.63	0.03%
Totals	625,963.80	100.00%

Source: 2025 Highlands County Property Appraiser Data, Highlands County Future Land Use Data (Rounded to nearest acre)



HIGHLANDS COUNTY FUTURE LAND USE MAP





DATA AND ANALYSIS – Future Land Use Element

D. DEVELOPMENT POTENTIAL

UNINCORPORATED HIGHLANDS COUNTY

Table D1 includes the undeveloped acreage by Future Land Use designation for the 2030 Comprehensive Plan. The Future Land Uses in the tables are those that have vacant (undeveloped) acreage and include lands recognized by the Highlands County Property Appraiser as having agricultural exemptions for bona fide agricultural uses. The undeveloped land uses do not include wetlands or floodplains. Lands designated as Conservation per Florida Managed Lands Database provided by the Florida Natural Areas Inventory (FNAI) are also not included. Approximately 32 percent of the total acreage in unincorporated Highlands County is recognized as undeveloped based on the Highlands County Property Appraiser's Department of Revenue Codes.

Table D1
2025 Undeveloped Future Land Use Area – Unincorporated Highlands County

2030 Future Land Use Category	Undeveloped Acreage	Percentage of Undeveloped Acreage of Total Undeveloped Lands
Agriculture (AG)	174,245.08	87.59%
Low Density Residential (RL)	1,815.97	0.91%
Medium Density Residential (RM)	10,723.57	5.39%
High Density Residential (RH)	1,100.80	0.55%
Public/Quasi-Public (P)	606.27	0.30%
Conservation/Management Lands (CM)	135.62	0.07%
Commercial (C)	1,064.91	0.54%
Commercial/Industrial Mixed use (C/I)	306.80	0.15%
Business Park Center (BPC)	0.00	0.00%
Industrial (I)	1,614.26	0.81%
Existing Designation (E)	686.79	0.35%
Mixed Use (MU)	6,449.80	3.24%
Multi Use Center (MUC)	0.00	0.00%
Public Water Supply (PW)	174.48	0.09%
Totals	198,924.35	100.00%

Source: 2025 Highlands County Property Appraiser Data, Future Land Use Data from Highlands County (Rounded to nearest acre)

Over 87 percent of the undeveloped land is assigned to the Agricultural Future Land Use Category. Approximately 5 percent of the undeveloped land is assigned to Medium Density Residential and 3 percent is assigned Mixed Use. The remaining 4 percent of the undeveloped land is spread over the other Future Land Use categories, with none of the categories having more than 1 percent of



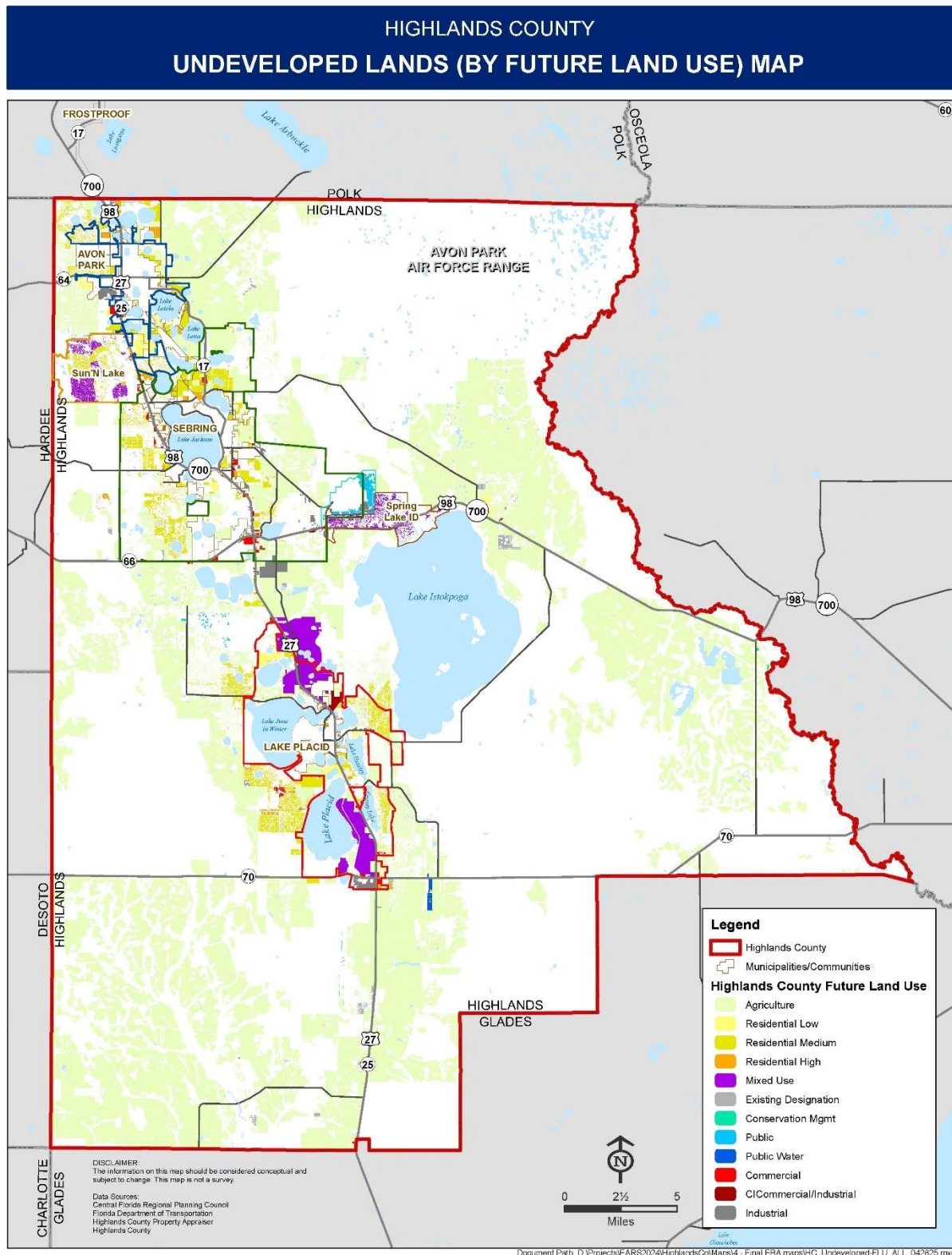
DATA AND ANALYSIS – Future Land Use Element

the total undeveloped land. The Business Park Center and Multi Use Center districts have no undeveloped lands.

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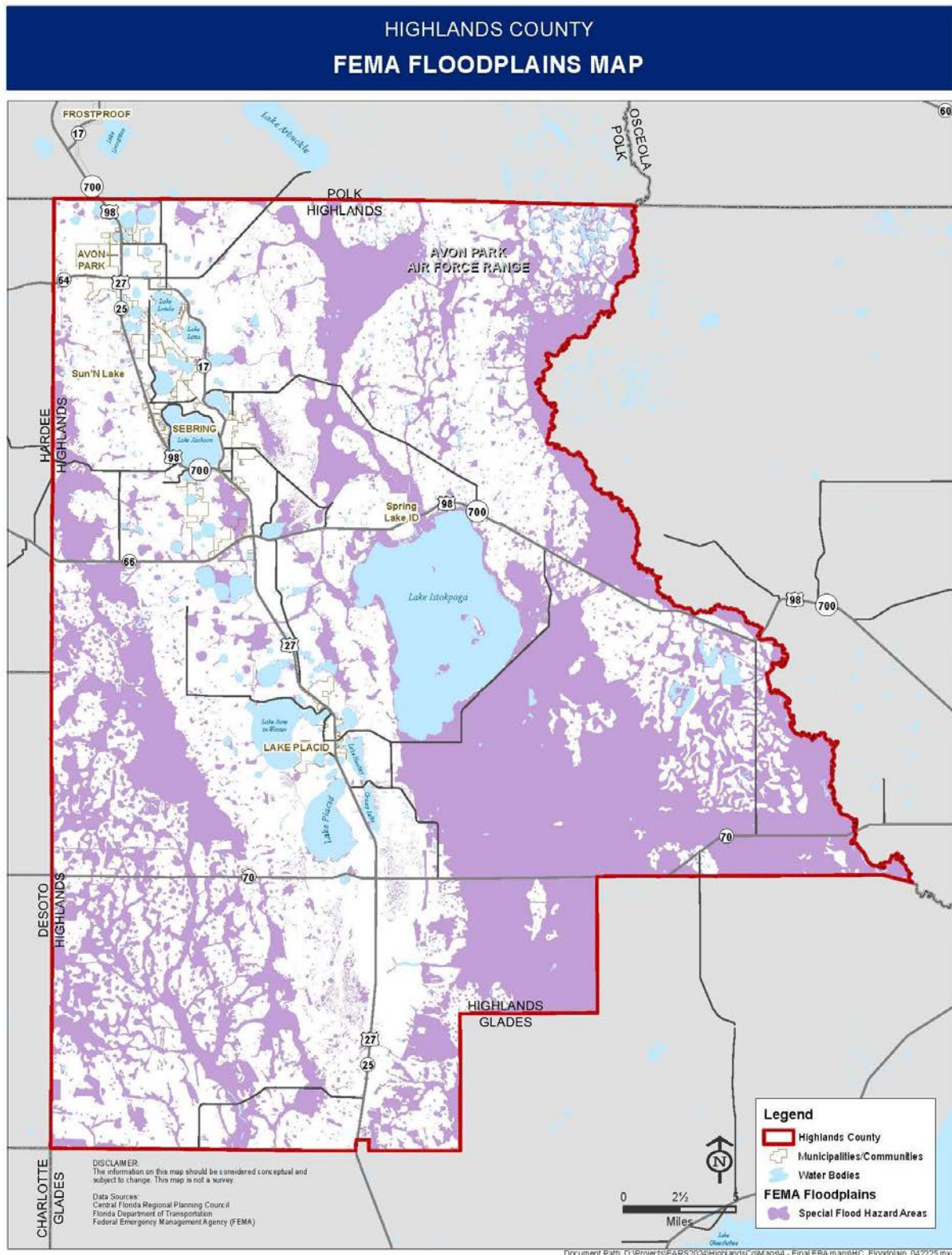
DATA AND ANALYSIS – Future Land Use Element



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DATA AND ANALYSIS – Future Land Use Element





DATA AND ANALYSIS – Future Land Use Element

PUBLIC UTILITY SERVICE AREAS

There are six Public Utility Service Areas in Highlands County. They include:

- Avon Park Utility Service Area
- Lake Placid Utility Service Area
- Sebring Airport Utility Service Area
- Spring Lake Improvement District Utility Service Area
- Sebring Utility Service Area
- Sun 'n Lake Improvement District Utility Service Area

An analysis of the development potential in the Public Utility Service Areas is provided since these areas are more likely to develop since there are opportunities to connect to utilities. The analysis includes lands within unincorporated Highlands County even though the Public Utility Service Areas include incorporated lands. Approximately 35 percent of the land in the unincorporated portion of the Public Utility Service Areas is undeveloped. **Tables D2 – D7** include the Undeveloped Future Land Use area by Utility Service Area. **Table D8** includes the Undeveloped Future Land Use area for all the Utility Service Areas combined.

As shown on **Table D8**, the combination of the Public Utility Areas includes 25,305 acres of undeveloped area. At 43 percent, the Agricultural Future Land Use category has the highest percentage of land, followed by Medium Density Residential (24.9%), and Mixed Use (18.3%).

**DATA AND ANALYSIS – Future Land Use Element**

Table D2
Undeveloped Future Land Use Area – Avon Park Utility Service Area
(Unincorporated Areas)

2030 Future Land Use Category	Undeveloped Acreage	Percentage of Undeveloped Acreage of Total Undeveloped Lands
Agriculture (AG)	345.54	30.37%
Low Density Residential (RL)	65.88	5.79%
Medium Density Residential (RM)	596.04	52.39%
High Density Residential (RH)	55.11	4.84%
Public/Quasi-Public (P)	0.00	0.00%
Conservation/Management Lands (CM)	0.00	0.00%
Commercial (C)	37.59	3.30%
Commercial/Industrial Mixed use (C/I)	8.61	0.76%
Business Park Center (BPC)	0.00	0.00%
Industrial (I)	28.88	2.54%
Existing Designation (E)	0.00	0.00%
Mixed Use (MU)	0.00	0.00%
Multi Use Center (MUC)	0.00	0.00%
Public Water Supply (PW)	0.00	0.00%
Totals	1,137.65	100.00%

Source: 2025 Highlands County Property Appraiser Data, Future Land Use Data from Highlands County (Rounded to nearest acre)



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Table D3
Undeveloped Future Land Use Area –
Lake Placid Utility Service Area
(Unincorporated Areas)

2030 Future Land Use Category	Undeveloped Acreage	Percentage of Undeveloped Acreage of Total Undeveloped Lands
Agriculture (AG)	2,332.10	30.60%
Low Density Residential (RL)	625.83	8.21%
Medium Density Residential (RM)	1,179.32	15.47%
High Density Residential (RH)	91.07	1.19%
Public/Quasi-Public (P)	0.43	0.01%
Conservation/Management Lands (CM)	0.33	0.00%
Commercial (C)	188.67	2.48%
Commercial/Industrial Mixed use (C/I)	185.09	2.43%
Business Park Center (BPC)	0.00	0.00%
Industrial (I)	263.82	3.46%
Existing Designation (E)	0.00	0.00%
Mixed Use (MU)	2,755.00	36.15%
Multi Use Center (MUC)	0.00	0.00%
Public Water Supply (PW)	0.00	0.00%
Totals	7,621.65	100.00%

Source: 2025 Highlands County Property Appraiser Data, Future Land Use Data from Highlands County (Rounded to nearest acre)

**DATA AND ANALYSIS – Future Land Use Element**

Table D4
Undeveloped Future Land Use Area –
Sebring Airport Utility Service Area
(Unincorporated Areas)

2030 Future Land Use Category	Undeveloped Acreage	Percentage of Undeveloped Acreage of Total Undeveloped Lands
Agriculture (AG)	0.00	0.00%
Low Density Residential (RL)	0.00	0.00%
Medium Density Residential (RM)	0.00	0.00%
High Density Residential (RH)	0.00	0.00%
Public/Quasi-Public (P)	389.33	86.42%
Conservation/Management Lands (CM)	0.00	0.00%
Commercial (C)	0.00	0.00%
Commercial/Industrial Mixed use (C/I)	0.00	0.00%
Business Park Center (BPC)	0.00	0.00%
Industrial (I)	61.17	13.58%
Existing Designation (E)	0.00	0.00%
Mixed Use (MU)	0.00	0.00%
Multi Use Center (MUC)	0.00	0.00%
Public Water Supply (PW)	0.00	0.00%
Totals	450.50	100.00%

Source: 2025 Highlands County Property Appraiser Data, Future Land Use Data from Highlands County (Rounded to nearest acre)

**DATA AND ANALYSIS – Future Land Use Element**

Table D5
Undeveloped Future Land Use Area –
Spring Lake Improvement District Utility Service Area

2030 Future Land Use Category	Undeveloped Acreage	Percentage of Undeveloped Acreage of Total Undeveloped Lands
Agriculture (AG)	71.34	7.82%
Low Density Residential (RL)	0.00	0.00%
Medium Density Residential (RM)	0.70	0.08%
High Density Residential (RH)	0.00	0.00%
Public/Quasi-Public (P)	2.72	0.30%
Conservation/Management Lands (CM)	0.00	0.00%
Commercial (C)	5.67	0.62%
Commercial/Industrial Mixed use (C/I)	0.00	0.00%
Business Park Center (BPC)	0.00	0.00%
Industrial (I)	0.00	0.00%
Existing Designation (E)	0.00	0.00%
Mixed Use (MU)	832.20	91.19%
Multi Use Center (MUC)	0.00	0.00%
Public Water Supply (PW)	0.00	0.00%
Totals	912.65	100.00%

Source: 2025 Highlands County Property Appraiser Data, Future Land Use Data from Highlands County (Rounded to nearest acre), South Florida Water Management District



DATA AND ANALYSIS – Future Land Use Element

Table D6
Undeveloped Future Land Use Area –
Sebring Utility Service Area
(Unincorporated Areas)

2030 Future Land Use Category	Undeveloped Acreage	Percentage of Undeveloped Acreage of Total Undeveloped Lands
Agriculture (AG)	8,071.01	60.38%
Low Density Residential (RL)	235.44	2.75%
Medium Density Residential (RM)	3,841.43	28.74%
High Density Residential (RH)	368.16	2.75%
Public/Quasi-Public (P)	2.17	0.02%
Conservation/Management Lands (CM)	0.09	0.00%
Commercial (C)	442.30	3.31%
Commercial/Industrial Mixed use (C/I)	95.34	0.71%
Business Park Center (BPC)	0.00	0.00%
Industrial (I)	287.15	2.15%
Existing Designation (E)	23.22	0.17%
Mixed Use (MU)	0.00	0.00%
Multi Use Center (MUC)	0.00	0.00%
Public Water Supply (PW)	2.17	0.02%
Totals	13,366.32	100.00%

Source: 2025 Highlands County Property Appraiser Data, Future Land Use Data from Highlands County (Rounded to nearest acre), Southwest Florida Water Management District

**DATA AND ANALYSIS – Future Land Use Element**

Table D7
Undeveloped Future Land Use Area – Sun n’ Lake Utility Service Area

2030 Future Land Use Category	Undeveloped Acreage	Percentage of Undeveloped Acreage of Total Undeveloped Lands
Agriculture (AG)	0.00	0.00%
Low Density Residential (RL)	0.00	0.00%
Medium Density Residential (RM)	681.71	37.53%
High Density Residential (RH)	34.26	1.89%
Public/Quasi-Public (P)	0.00	0.00%
Conservation/Management Lands (CM)	0.98	0.05%
Commercial (C)	67.24	3.70%
Commercial/Industrial Mixed use (C/I)	0.00	0.00%
Business Park Center (BPC)	0.00	0.00%
Industrial (I)	0.00	0.00%
Existing Designation (E)	0.00	0.00%
Mixed Use (MU)	1,032.10	56.82%
Multi Use Center (MUC)	0.00	0.00%
Public Water Supply (PW)	0.00	0.00%
Totals	1,816.29	100.00%

Source: 2025 Highlands County Property Appraiser Data, Future Land Use Data from Highlands County (Rounded to nearest acre)

**DATA AND ANALYSIS – Future Land Use Element**

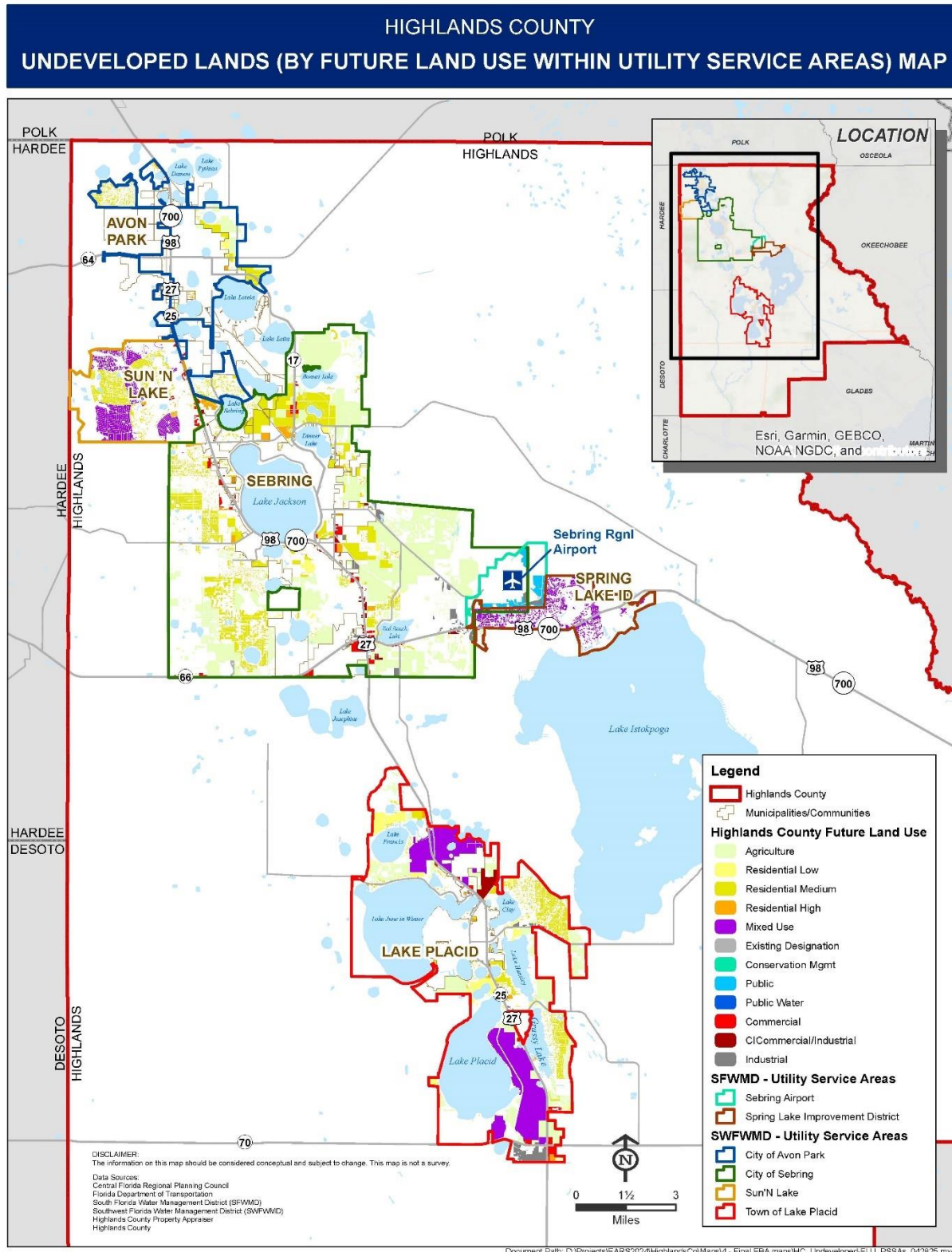
Table D8
Undeveloped Future Land Use Area – All Public Utility Service Areas
(Unincorporated Areas)

2030 Future Land Use Category	Undeveloped Acreage	Percentage of Undeveloped Acreage of Total Undeveloped Lands
Agriculture (AG)	10819.99	42.76%
Low Density Residential (RL)	927.15	3.66%
Medium Density Residential (RM)	6,299.20	24.89%
High Density Residential (RH)	548.61	2.17%
Public/Quasi-Public (P)	394.65	1.56%
Conservation/Management Lands (CM)	1.40	0.01%
Commercial (C)	741.47	2.93%
Commercial/Industrial Mixed use (C/I)	289.05	1.14%
Business Park Center (BPC)	0.00	0.00%
Industrial (I)	641.01	2.53%
Existing Designation (E)	23.22	0.09%
Mixed Use (MU)	4,619.30	18.25%
Multi Use Center (MUC)	0.00	0.00%
Public Water Supply (PW)	0.00	0.00%
Totals	25,305.05	100.00%

Source: 2025 Highlands County Property Appraiser Data, Future Land Use Data from Highlands County (Rounded to nearest acre)



DATA AND ANALYSIS – Future Land Use Element





DATA AND ANALYSIS – Future Land Use Element

MAXIMUM DEVELOPMENT POTENTIAL

The maximum potential development was determined by multiplying the buildable density and intensity by the total acreage of undeveloped lands in each Future Land Use designation. **Table D9** includes the maximum undeveloped Future Land Use Potential by Future Land Use category under the 2030 Comprehensive Plan and Future Land Use Map with the assumptions for the Future Land Use districts that do not provide density or intensity requirements. **Table D10** includes the maximum undeveloped Future Land Use Potential by Future Land Use category under the 2030 Comprehensive Plan and Future Land Use Map for the Public Utility Service Areas with the assumptions for the Future Land Use districts that do not provide density or intensity requirements.

Please note that the maximum potential under each Land Use designation was used to determine the maximum development potential that could be obtained on each acre of land. The ability to obtain some of the maximum potential levels requires specific zoning approvals. While such zoning approvals may be necessary, the maximum potential is used in the calculations because they can be achieved without a Future Land Use Amendment. The maximum possible potential of all land uses are utilized in the calculations, regardless of the necessary extra approvals needed through the PUD or zoning processes.

Also, please note that the Existing Designation (E) and Mixed Use District (MU) represent land with previous approvals, approved development orders, and approved Development Agreements. The numbers of potential development allowed in these districts are not included in the tables.

Also, please note that the maximum development potential numbers for residential and non-residential are mutually exclusive, which means that the County cannot have all the dwelling units and all the non-residential square feet of development built. The calculations were run to determine the maximum residential development that could occur and the maximum non-residential that could occur on the same acreage of land. Since a determination of how each acre would develop, either residentially or non-residentially, is impossible, maximum potential for each category were determined for the same acre of land for comparison purposes.

As shown on **Table D9**, the development potential for unincorporated Highlands County includes 139,901 housing units and/or 174 million square feet of non-residential. As shown on **Table D10**, the development potential within the Public Service Utility Areas includes 62,317 housing units and/or 94.5 million square feet of non-residential.



II. DATA AND ANALYSIS – Future Land Use Element

Table D9: Maximum Undeveloped Future Land Use Potential – Unincorporated Highlands County

Future Land Use Designation	Total Acreage of Undeveloped Lands	Maximum Buildable Density - Residential	Maximum Buildable Density - Non-Residential	Maximum Potential Development – Residential (Dwelling Units)	Maximum Potential Development - Non-Residential (Square Feet)
Agriculture (AG)	174,245.08	1 du/5 ac		34,849	
Low Density Residential (RL)	1,815.97	3 du/ac		5,448	
Medium Density Residential (RM)	10,723.57	8 du/ac		85,789	
High Density Residential (RH)	1,100.80	12 du/ac	0.7 FAR	13,210	33,565,705
Public/Quasi-Public (P)	606.27	1 du/ac	1.0 FAR	606	26,409,166
Conservation/Management Lands (CM)	135.62	1 du/80 ac	0.15 FAR	0	275,861
Commercial (C)	1,064.91	0 du/ac	0.7 FAR		32,471,272
Commercial/Industrial Mixed use (C/I)	306.80	0 du/ac	0.8 FAR		10,691,295
Business Park Center (BPC)	0.00	0 du/ac	0.5 FAR		-
Industrial (I)	1,614.26	0 du/ac	1.0 FAR		70,317,062
Existing Designation (E)*	686.79	--	--		--
Mixed Use (MU)*	6,449.80	--	--		--
Multi Use Center (MUC)*	0.00	20 du/ac (80% of acreage)	1.0 FAR (80% of acreage)	0	0
Public Water Supply (PW)*	174.48	0 du/ac	0 FAR	0	0
Total Acreage	198,924.37			139,901	173,730,361

Source: 2025 Highlands County Property Appraiser Data and Future Land Use Data from Highlands County

Notes: *No FAR provided in FLU description. Assumed 0.7 FAR for potential development purposes

The Existing Designation (E) and Mixed Use District (MU) represent lands with previous approvals, approved development orders, and approved Development Agreements and are not represented in this table. MU includes Sun N Lake of Sebring and Spring Lake.



II. DATA AND ANALYSIS – Future Land Use Element

Table D10
Maximum Undeveloped Future Land Use Potential – Public Utility Service Areas

Future Land Use Designation	Total Acreage of Vacant Lands	Maximum Buildable Density - Residential	Maximum Buildable Density - Non-Residential	Maximum Potential Undeveloped Lands – Residential (Dwelling Units)	Maximum Potential Development - Non-Residential (Square Feet)
Agriculture (AG)	10,819.99	1 du/5 ac	0.0 FAR	2,208	
Low Density Residential (RL)	927.15	3 du/ac		2,781	
Medium Density Residential (RM)	6,299.20	8 du/ac		50,403	
High Density Residential (RH)	548.61	12 du/ac	0.7 FAR	6,583	16,728,333
Public/Quasi-Public (P)	394.65	1 du/ac	1.0 FAR	395	17,191,012
Conservation/Management Lands (CM)	1.40	1 du/80 ac	0.15 FAR	0	2,844
Commercial (C)	741.47	0 du/ac	0.7 FAR		22,608,915
Commercial/Industrial Mixed use (C/I)	289.05	0 du/ac	0.8 FAR		10,072,771
Business Park Center (BPC)	0.00	0 du/ac	0.5 FAR		-
Industrial (I)	641.01	0 du/ac	1.0 FAR		27,922,572
Existing Designation (E)*	23.22	--	--	--	--
Mixed Use (MU)*	4,619.30	--	--	--	--
Multi Use Center (MUC)*	0.00	20 du/ac (80% of acreage)	2.0 FAR (80% of acreage)	0	0
Public Water Supply (PW)*	0.00	0 du/ac	0 FAR	0	0
Total Acreage	25,305.05			62,317	94,532,645

Source: 2025 Highlands County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and Highlands County

Notes: *No FAR provided in FLU description. Assumed 0.7 FAR for potential development purposes

The Existing Designation (E) and Mixed Use District (MU) represent lands with previous approvals, approved development orders, and approved Development Agreements and are not represented in this table



II. DATA AND ANALYSIS – Future Land Use Element

DRAFT

Overview

Future Land Use Element

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

Language

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

Comments

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

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

FUTURE LAND USE ELEMENT

Introduction	Added Introduction to cite the Future Land Use Element Requirements
GOAL:	Greenhouse gas reduction strategies are no longer required in Florida Statutes. The planning period has been updated.
Objective 1:	The planning period has been updated.
Policy 1.2.D:	Added to list the Future Land Use classifications.
Policy 1.2.E	Future Land Uses that address Accessory Uses: The detail of accessory uses is addressed in the County's Land Development Regulations and is not necessary here.
Policy 1.2.E.6:	The Conservation and Recreation Lands (CARL) program has been replaced by Florida Forever program.
Policy 1.2.E.7.e.:	Commercial Future Land Use: The requirements for assisted living facilities are provided in the County's Land Development Regulations.

Policy 1.2.E.15:	The Overlay District should not be listed as a Future Land Use category. It is an overlay. No land has been assigned this land use. The land use is being removed.
Policy 1.6:	Right to Farm Act: Policy amended for clarification.
Policy 10.6:	Policy removed as Telecommunication Towers are addressed in the County's Land Development Regulations.
Policy 13.2.2:	Highway Park – Findings of Existing Conditions: This section is being updated and relocated to the Technical Support Document. This is data and not policy.
Objective 15:	Site Specific Developments: This objective and subsequent policies are being relocated to a new Appendix A of the Future Land Use Element. These policies will be removed from the Plan at time of applicant-initiated development and amendments.
Throughout:	Language in Future Land Use categories has been updated from “churches” to “places of worship” consistent with the Religious Land Use and Institutionalized Persons Act (RLUIPA).
Throughout:	References to the Florida Department of Commerce have been added.

FUTURE LAND USE ELEMENT

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

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

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Introduction

Pursuant to Section 163.3177(6)(a), F.S, the following represents the Land Use Goals, Objectives, and Policies of Highlands County. These Goals, Objectives, and Policies are intended to address the establishment of a long-term vision towards which the land-use programs and activities of the community are ultimately directed.

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

GOAL: ENSURE A HIGH QUALITY, DIVERSIFIED LIVING ENVIRONMENT THROUGH THE EFFICIENT DISTRIBUTION OF COMPATIBLE LAND USES, DISCOURAGE URBAN SPRAWL, PROTECT ENVIRONMENTALLY SENSITIVE LANDS, ~~REDUCE GREENHOUSE GAS EMISSIONS~~, AND PROVIDE GUIDANCE FOR THE LOCATION, TYPE, AND INTENSITY FOR NEW DEVELOPMENT, WITHIN THE ~~2010 TO 2030~~ 2025 to 2050 PLANNING PERIOD.

Comment: Greenhouse gas reduction strategies are no longer required in Florida Statutes. The planning period has been updated.

OBJECTIVE 1: GROWTH MANAGEMENT STRATEGY

Development within the County shall be managed through the application of Comprehensive Plan Goals, Objectives, and Policies including the implementation of the Land Development Regulations of Highlands County for the planning period of ~~2010 to 2030~~ 2025 to 2050.

Comment: The planning period has been updated.

Policy 1.1: General Growth Management Strategy

- A. The Future Land Use Element shall be used as a common framework to govern land use decisions by the public sector and to guide the development activities of the private sector. The General Growth Management Strategy consists of the following:
1. Encourage compatible future growth, including infill, in the planning period of ~~2010 to 2030~~ 2025 to 2050;
 2. Allow and encourage compatible infill development wherever properties are already served by public infrastructure, but not utilized at the most suitable density and/or intensity or type of land use in relation to surrounding development;
 3. Protect the existing Rural Village, and allow for Overlay Districts such as Sustainable Communities;

4. Use clustering, planned development, transfer of development rights, purchase ~~or of volunteer~~ voluntary ~~of~~—conservation easements, and density bonuses as the primary methods to preserve the open space characteristics of rural areas, whenever such lands are proposed for development;
 5. Use environmental clearance reviews, clearinghouse development review procedures, coordination with other agencies, and land acquisition strategies (including fee purchase, easements, donations and other less than fee mechanisms) as the principal vehicles to protect natural resources;
 6. Provide a basic recognition that commercial and personal services should be provided at existing Rural Village locations to serve rural populations; and
 7. Provide a basic recognition that the land uses outside of urbanized areas are primarily agricultural activities or low-density rural development except in the Compact Urban Development Area of Sustainable Communities.
- B. In general, the outward expansion of urban land uses from the municipal limits of Avon Park, Sebring, and Lake Placid shall connect to the existing and planned infrastructures and centralized services that support the communities, municipalities and many of the employment centers of Highlands County. In most instances, development decisions should recognize this as a fundamental principle of policies governing future development within Highlands County.

The County shall give preference to:

1. Opportunities for infill or redevelopment, where such opportunities exist;
2. The development of mixed-use sites;
3. In the long-term planning horizon, sites within a Sustainable Community Overlay District;
4. Development opportunities which provide permanent jobs and improve the County's revenue base;
5. Well planned development that meets the objectives and policies of this Comprehensive Plan, especially as regards for provision of:

- a. Central wastewater and potable water systems;
 - b. Protection or mitigation of environmentally sensitive lands;
 - c. On-site and off-site roadway improvements or traffic enhancements;
 - d. Affordable priced housing, workforce housing and farm worker housing;
 - e. The voluntary re-planning and modernization of older subdivisions;
 - f. Land use patterns which reduce the potential for greenhouse gases;
 - g. Transportation options; and
 - h. Walkable communities promoting a healthy lifestyle.
- C. Development impacts, timing, the availability and adequacy of infrastructure facilities, the installation of new infrastructure, the provision of new or the expansion of existing services by the public or private sectors, historic growth trends, and the limits of public budgets to provide services shall be considered as impacts of future development proposals. These considerations are particularly important whenever land use amendments are evaluated for the most suitable density and/or intensity or type of land use.
- D. Sprawl Guidelines: It is the goal of Highlands County to build on its historical development pattern as a given point of departure, and to mitigate the forces fostering urban sprawl. Urban sprawl is generally scattered, untimely or poorly planned urban development that occurs on the fringe of rural areas and has occasionally invaded lands important and most suitable for agriculture or environmental and natural resource protection. In order to effect this goal, the primary sprawl indicators that a proposed plan or plan amendment discourages will function as a sprawl litmus test. The determination of the presence of one or several of these indicators shall consist of an analysis of the proposed plan or plan amendment within the context of features and characteristics unique to the local community in order to determine whether the plan or plan amendment manifests these findings. For reference, the indicators are

contained within the Technical Support Documents to the Comprehensive Plan.

E. Other Measures to Promote Growth Management

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

1. Implementation of Future Land Use Maps that express the development capacity and potential use of unincorporated lands in the form of an overall land use pattern for the County;
2. Implementation of planning guidelines and criteria for evaluating land use changes and establishment of a new growth management system that more appropriately addresses rural planning conditions, infrastructure enhancements, future development trends, and community values;
3. Implementation of Land Development Regulations which are consistent with the policies of this Comprehensive Plan;
4. Implementation of a Concurrency Management System to assure that all development and redevelopment adheres to the Level of Service Standards set forth in this Comprehensive Plan;
5. Protection of natural resources against the impacts of development through the establishment of environmental clearance procedures, mitigation procedures, and development standards;
6. Establishment of procedures and criteria to recognize vested rights;
7. Protection and maintenance of the natural and man-made environment and resources in a manner protective of the water supply;
8. Implementation of the Goals, Objectives, and Policies of the Comprehensive Plan to guide and manage growth;

9. Use of population projections, to guide public/private entities in planning for development, redevelopment, and service delivery; and
10. Use of specific area plans, subject matter plans, neighborhood improvement plans, Sustainable Community Master Plans, independent special districts, and applicable state and regional plans to guide the decision making process of the Planning and Zoning Commission and the Board of County Commissioners.

Policy 1.2: Land Use Categories, Densities, and Intensities

- A. Official Future Land Use Map Established:
 1. Land Use Categories shall be depicted on the Future Land Use Map series for all properties in the unincorporated area of Highlands County. This map series shall be part of the Future Land Use Element. Each land use map, of the map series, shall be consistent with the scale of the Zoning Atlas and at other scales as appropriate in order to facilitate cross referencing and identifying inconsistencies. Collectively, the land use maps shall constitute the official Future Land Use Map.
 2. Each Future Land Use category shall be identified on each map by the designations established within this Comprehensive Plan.
 3. A property's development potential and development order approvals shall be consistent with the Future Land Use Element as a whole and with other applicable goals, policies, and objectives of the Comprehensive Plan.
 4. Urban land use designations are those land uses allowing for high density and intensity of development (4 du/ac or higher), not including the Agriculture land use, Conservation Management land use or Low Density residential land use.
- B. As a means to allow aquifer recharge, the following maximum site coverage standards have been applied to the Land Use Categories described in Paragraph "D" below.
- C. Nonresidential Land Use Categories: The intensity of nonresidential development shall recognize natural environmental constraints, traffic and access, the character of surrounding development, and the necessity of potable water and central wastewater installations as a prerequisite

to development. The intensity to which a property may be developed for the nonresidential land uses described in Paragraph "D" below shall be governed by the indicated site coverage standards and floor area ratios (FAR). The County shall amend its Land Development Regulations to incorporate these standards and ratios.

D. Land Use Categories:

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

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

Comment: Policy added to list the Future Land Use classifications.

1. Agriculture: (abbreviation = AG):

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

- a. Starting Density: 0.20 or less, units per acre, or one (1) dwelling for every five acres.
- b. Maximum Density: 1 unit per 1 acre on the receiving parcel with a density transfer pursuant to a transfer of development rights or clustering; or,

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

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

- 1) Parcels created pursuant to the family homestead provisions of the Florida Statutes and the Land Development Regulations must:
 - i. Have a minimum lot size of one acre;
 - ii. Have direct access to a publicly maintained road; and,
 - iii. Have at least one-half acre of upland which will be sufficient to accommodate the proposed development, in accordance with wetland and other land protection polices contained in Natural Resource Element (NRE) Objective 3.
- 2) Parcels other than that created under the family homestead provision at a density greater than one dwelling unit per five acres (less than 5 acres in size) pursuant to either clustering or transfer of development rights are subject to the following provisions:
 - i. Individual lots shall have a minimum lot size of one acre, when resource protection pursuant to NRE Objective 3 is not involved. (Protected resources cannot be

used as part of this minimum lot size computation);

- ii. Must achieve the purposes of FLUE Policy 3.3 and/or protect agriculture lands that are being used for farming or achieve the purposes of the land protection objectives of Natural Resource Element Objectives 3 and 4;
- iii. Must conform to all other requirements of the adopted Land Development Regulations (including platting requirements), Land Development Regulations, and Comprehensive Plan, as applicable to other agriculture properties;
- iv. Have direct access to a publicly maintained road;
- v. Have at least one-half (1/2) acre of land which will be sufficient to accommodate the proposed development, in accordance with wetland and other land protection polices contained in Natural Resource Element Objectives 3 and 4. (Protected resources cannot be used as part of this minimum lot size computation);
- vi. Must file a legal instrument that acknowledges the receipt and understanding of the provisions of F.S. 823.14, the Florida Right to Farm Act;
- vii. Must provide a minimum fifty-foot buffer and building setback from any property line between an adjacent agriculture use and any non-agriculture use proposed on the property. This buffer shall be provided by the non-agriculture development;
- viii. The undeveloped portion of such tracts that is the sending parcel, and is used to transfer development density to the

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

- ix. The sending parcel's density must be equal or less than the receiving parcel's density
- 3) Subdivision development for lots greater than 5 acres shall not be required to follow the clustering or transfer of development rights provisions stated above but shall be required to conform to the platting requirements of the adopted Land Development Regulations, and Comprehensive Plan, as applicable to other agriculture properties.
- 4) New subdivisions in the Agriculture land use category which create more than 20 lots are required to cluster. Such lots should have frontage on a publicly maintained road, and be reasonably accessible to other urban services.
- c. Wetland and Flood Plain Density: A density of 0.10 units/acre (1 dwelling for every 10 acres) shall be assigned to any delineated jurisdictional wetland and flood plain area, within the Agriculture land use category which is depicted on the Future Land Use Map series. Any legally created property that is only partially impacted by wetlands or flood plains is exempt from this provisions, as long as development can be achieved on the property maintaining the required setbacks from lot lines and

wetland resources and has a minimum of 1 acre of contiguous area for that development that is not impacted by the delineated jurisdictional wetland or flood plain area.

- d. Additional Allowable Uses: Places of worship; emergency support services. Public schools (Elementary & Middle) consistent with Policy 1.5.1 of the Public School Facilities Element; to serve the rural population to the greatest extent possible collocated with the following public facilities to the extent possible: public recreational facilities; community centers; public library; museum; and gallery.
- e. Additional Uses which may be granted upon approval of an application Subject to Specific Criteria set forth in the Land Development Regulations: Other non-resource based uses such as cemeteries; agro-industrial research and education facilities (i.e. typically co-located with the agricultural or resource uses); telecommunication facilities; and self-contained temporary plants such as asphalt plants or pipe yards intended to serve a specific project for a limited period of time; solar based power generation facilities; and wastewater treatment plants, provided they meet the following: Power plants shall be allowed subject to the criteria below and consistent with the Power Plant Siting Act, Transmission Line Siting Act, Highlands County Comprehensive Plan, and the Highlands County Land Development Regulations.

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

- 1. The provision of the facilities and services is in conformity with the provisions of this and other elements of the ~~2030~~ 2050 Comprehensive Plan;

2. The use meets all local, State, and federal regulatory requirements and performance standards;
 3. The location, type, scale, density/intensity, and design of the facilities are compatible with the overall character of the existing, as well as the proposed future development of the area;
 4. Facilities and structures must be located and designed in such a manner as to protect the safety of individuals nearby and to ensure that neighboring properties and structures are protected during the normal operation of these facilities and structures and in the event that the facilities or structures are damaged or destroyed; and
 5. The use does not attract spin-off urban development or may not be a desirable activity in the urbanized area because of external impacts on adjacent lands.
- f. Agritourism as an Additional Use: Any agricultural activity consistent with a bona fide farm, livestock operation, or ranch or in a working forest which allows members of the general public to view or enjoy the farming activities for recreational, entertainment, or educational purposes, pursuant to Section 570.85, F.S.
- g. ~~Accessory Uses: The accessory activity and/or its structure: (1) is subordinate in area, extent and purpose to the principal use; (2) is consistent and contributes to the comfort, convenience or necessity of the principal use; (3) is located on the same lot or parcel and in the same implementing zoning district as the principal use; and (4) is necessary structure and infrastructure.~~

Comment: *The detail of accessory uses is addressed in the County's Land Development Regulations and is not necessary here.*

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

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

- a. Starting Density: 1.00 units per acre.
- b. Maximum Density: 3.00 units per acre.
- c. Additional Allowable Uses: Public schools (Elementary & Middle); collocated with the following public facilities to the extent possible: public recreational facilities; community centers; public library; museum and gallery.
- d. ~~Accessory Uses: The accessory activity and/or its structure: (1) is subordinate in area, extent and purpose to the principal use; (2) is consistent and contributes to the comfort, convenience or necessity of the principal use; and (3) is located on the same lot or parcel and in the same implementing zoning district as the principal use.~~

Comment: *The detail of accessory uses is addressed in the County's Land Development Regulations and is not necessary here.*

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

The development pattern for this residential category begins with the traditional development density for single-family lots on unincorporated properties in the County. Generally subdivided into quarter-acre lots, which established the starting density this land use category constituted the primary residential environment for County residents comprising both site-built and mobile homes. Historic development patterns for this land use category favor commuter linkages from satellite subdivisions around municipalities and along arterial corridors. Housing service ranges from single-family detached neighborhoods to attached housing complexes, such as duplexes, which offer both

ownership and rental opportunities. Vacant infill properties are prime candidates for this land use category. Future projects should emphasize a traditional preference for privacy, visual amenity, and low profile development: one and two story construction, ample separation between buildings, off-street parking, landscape treatments, etc. The upper end of this density range, which includes the Mobile Home Park (max. 8 dus/ac), may be achieved where existing infrastructure, and paved roads exist to serve the development site or whenever special taxing districts are created to provide such infrastructure.

- a. Starting Density: 4.00 units per acre.
- b. Maximum Density: 8.00 units per acre
- c. Additional Allowable Uses: Public schools (Elementary, Middle, & High); collocated with the following public facilities to the extent possible: public recreational facilities; community centers; public library; museum and gallery.
- d. Permitted Supporting Uses: include potable water and wastewater treatment plants.
- e. ~~Accessory Uses: The accessory activity and/or its structure: (1) is subordinate in area, extent and purpose to the principal use; (2) is consistent and contributes to the comfort, convenience or necessity of the principal use; and (3) is located on the same lot or parcel and in the same implementing zoning district as the principal use.~~

Comment: *The detail of accessory uses is addressed in the County's Land Development Regulations and is not necessary here.*

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

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

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

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

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

- a. Starting Density: 9.00 units per acre.
- b. Maximum Density: 12.00 units per acre, except that *Assisted Living Facilities* shall be allowed a maximum of 30 units per acre and affordable or workforce housing shall be allowed a maximum density of 16 dwelling units per acre.
- c. Maximum Intensity - Floor Area Ratio: Up to 0.70 FAR for office; Up to 0.80 for other commercial uses. Density and intensity shall be calculated separately.
- d. Additional Allowable Uses: Public schools co-located with the following public facilities to the extent possible: public recreational facilities; community centers; public library; museum and gallery.
- e. Site Specific Criteria of *Assisted Living Facilities*: All ALF facilities must meet the following:

- 1) Be serviced by urban infrastructure such as centralized utilities and compact, walkable development;
- 2) Have access on or to a traffic collector or arterial road;
- 3) Have access to on-site or adjacent open space areas or to a County or Municipal Park or recreation area; and
- 4) Have central water and central wastewater ~~or equivalent or comply with the restrictions of F.A.C. 64E-6.~~

Comment: *Densities in Residential High shall be supported by central water and central wastewater systems.*

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

Comment: *The detail of accessory uses is addressed in the County's Land Development Regulations and is not necessary here.*

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

This land use category encompasses all lands in public ownership that are used for public airports, recreation, athletic sports, stadiums, public schools, college & university campuses, military training and management, flood control, sanitary landfill, public potable water and public wastewater treatment plants, civic buildings, and government activities. Quasi-public uses in this category are properties held by: privately owned institutions for the beneficial use, recreation, education, assembly, or membership of the public, including private schools, ~~church~~ places of worship-owned land that is used for other than regular worship services (such as retreats, camps, parochial schools), facilities of nonprofit fraternal organizations, cemeteries,

hospitals, park facilities, and similar places accessible to the public; utility company, railroad, and airport facilities that include such uses as administrative headquarters, corporation storage and repair yards, power stations, electrical generating facilities, electrical and liquefied gas substations, primary transmission lines, communication towers, potable water and wastewater treatment plants, incinerators, and similar commercially operated facilities are included.

Comment: Churches changed to “places of worship” consistent with the Religious Land Use and Institutionalized Persons Act (RLUIPA).

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

- a. Development Capacity: permanent residential uses between 1 unit/acre and 0.1 unit/acre (depending upon the development capacity of surrounding land uses), plus facilities and improvements necessary for the intended use or activity.
- b. Maximum Intensity - Floor Area Ratio: Up to 1.00 FAR.
- ~~c. Accessory Uses: The accessory activity and/or its structure: (1) is subordinate in area, extent and purpose to the principal use; (2) is consistent and contributes to the comfort, convenience or necessity of the principal use; and (3) is located on the same lot or parcel and in the same implementing zoning district as the principal use.~~

Comment: The detail of accessory uses is addressed in the County’s Land Development Regulations and is not necessary here.

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

This land use category includes all public or private-nonprofit organization lands that have been obtained (including acquisition, conservation easements, donations and other less than fee mechanisms) for environmental research, preservation, conservation, mitigation or education purposes. Examples include ~~Conservation and Recreation Lands (CARL)~~ or Florida Forever sites, open space easements, flood and water

management lands, native preserves, natural park land, environmental research stations, wildlife management areas, and incidental accessory improvements directly related to these uses and for access improvements, such as boat-ramps, to recreational waters and equestrian camping facilities associated with established or planned trail systems such as the Florida National Scenic Trail, a part of which is along the Kissimmee River, connecting the Chain of Lakes with Lake Okeechobee. The Conceptual Plan Line (See Administrative Section III) will show proposed CARL sites, Water Management District purchases of environmentally sensitive land, the Kissimmee River Restoration project, proposed County purchases, or Save Our River purchases.

Comment: *The Conservation and Recreation Lands (CARL) program has been replaced by Florida Forever program.*

- a. Development Capacity: 1 unit/80 acres, plus facilities and improvements necessary for the intended conservation use or activity.
- b. Maximum Intensity: Floor Area Ratio: Up to 0.15 FAR.
- c. Maximum Impervious Surface: Limited to that which is necessary to support the intended conservation or management use or activity.
- d. Additional Uses: Campgrounds, in association with trails, trailheads and hiking stations for accessing recreation facilities such as boat ramps and equestrian camping facilities, supported by on-site parking facilities, are permitted uses when part of a management plan by a public agency and single family residential uses in vested subdivisions.
- ~~e. Accessory Uses: The accessory activity and/or its structure: (1) is subordinate in area, extent and purpose to the principal use; (2) is consistent and contributes to the comfort, convenience or necessity of the principal use; and (3) is located on the same lot or parcel and in the same implementing zoning district as the principal use.~~

f. Comment: *The detail of accessory uses is addressed in the County's Land Development Regulations and is not necessary here.*

7. Commercial: (abbreviation = C)

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

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

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

as a fish camp resort, amusement park, outdoor farmers market, horse racing track, equestrian resort, marina, archery and gun club, golf driving ranges, or a sports complex.

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

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

c. **Comment:** *The detail of accessory uses is addressed in the County's Land Development Regulations and is not necessary here.*

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

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

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

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

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

~~4) Have central water and central wastewater or equivalent or comply with the restrictions of F.A.C. 64E-6.~~

Comment: *The requirements for assisted living facilities are provided in the County's Land Development Regulations.*

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

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

- a. Mixed Use Ratio: Up to 40% of gross site area for the secondary industrial use.
- b. Maximum Intensity - Floor Area Ratio: Up to 0.80 FAR.
- ~~c. Accessory Uses: The accessory activity and/or its structure: (1) is subordinate in area, extent and extent and purpose to the principal use; (2) is consistent and contributes to the comfort, convenience or necessity of the principal use; and (3) is located on the same lot or parcel and in the same implementing zoning district as the principal use.~~

Comment: *The detail of accessory uses is addressed in the County's Land Development Regulations and is not necessary here.*

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

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

The BPC is not intended for general retail uses or commercial offices but for major employment centers. Limited retail uses

shall be allowed in the category where such uses are related to or supportive of the primary employers and businesses already located or under development within a BPC.

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

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

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

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

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

c. **Comment:** *The detail of accessory uses is addressed in the County's Land Development Regulations and is not necessary here.*

10. Industrial: (abbreviation= I):

This category generally covers land use activities which involve converting or processing raw materials; the manufacture, assembly, production, or repair of durable goods; wholesale commerce; warehousing or storage operations; distribution and

shipment of cargo; and, corporate functions in association with industrial operations.

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

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

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

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

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

c. **Comment:** *The detail of accessory uses is addressed in the County's Land Development Regulations and is not necessary here.*

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

The Existing Designation Category applies to those areas, uses of land, or uses of buildings that currently exist and are scattered

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

12. Mixed Use: (abbreviation= MU):

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

Comment: *The agency is now known as the Florida Department of Commerce.*

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

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

Comment: *The detail of accessory uses is addressed in the County's Land Development Regulations and is not necessary here.*

13. Multi Use Center (abbreviation= MUC):

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

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

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

- a. Residential: Up to 80% of acreage
- b. Retail/Office/Light Industrial: Up to 80% of acreage
- c. Recreation/Open Space/Public/Civic Space: At least 10% of project
- d. Maximum Density:
 - Multi-Family: 20 dwelling units per acre
 - Single Family: 5 dwelling units per acre
- e. Maximum Intensity - Floor Area Ratio: 1.0 FAR

14. Vested Development

- a. The Vested Development Category applies to subdivisions or developments that have received vested status by either Highlands County through the appropriate Administrative Section of the adopted Comprehensive Plan or by the State of Florida through the Binding Letter process or Development of Regional Impact process.
- b. The developments or subdivisions covered by this category include the developments or subdivisions shown in the table entitled “List of Vested Developments” in the Technical Support Section of the adopted Comprehensive Plan. Property or land in this category shall be considered consistent with the Vested Category when the zoning is single family residential. All property included in this category shall have as their basic vested property right the development of a single family detached dwelling on at least a lot size of a quarter acre or 10,000 square feet.
- c. This vesting does not waive requirements for all applicable County, Regional WMD, State or Federal permits.

15. ~~Overlay Districts (abbreviation – OL)~~

~~This category shall apply to areas that are not singular in their uses but comprised of multiple or mixed uses and which have established specific policies to guide development. This designation is intended to set standards and guides for future development entitlements achieved through Comprehensive Plan Amendments, Development of Regional Impact (DRI) review process, processed through an optional Sector Plan pursuant to section 163.3245, Florida Statutes, or other applicable growth management legislation such as may be permitted under Florida Statutes which may include a full or partial exemption from DRI review to the extent allowed by state law, or pursuant to a written agreement executed by Highlands County and the state land planning agency.~~

Comment: *The Overlay District should not be listed as a Future Land Use category. It is an overlay. No land has been assigned this land use. The land use is being removed.*

16. Public Water Supply: (abbreviation PW)

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

- a. Attain consistency between the PW, Public Water Supply zoning district and the Public Water Supply Land Use Classification, as required by Chapter 163 of the Florida Statutes;
- b. Maintain and protect the natural and man-made environment and resources in a manner protective of the water supply;
- c. Ensure the availability of adequate dependable sources of good quality water for domestic; residential, commercial, and industrial use, as required by Chapter 163 of the Florida Statutes;
- d. Protect both quantity and quality of groundwater supply and to protect groundwater supplies from potential contamination; and
- e. Safeguard the health, safety, and welfare of the citizens of Highlands County.
 - 1) Permitted Uses: Only uses functionally related to the water supply system; open space; passive recreation, parks with no structures or impervious surfaces except for fencing; active recreation activities with no vehicles; structures or imperious surfaces; and, ballfields or playfields.
 - 2) Permitted accessory structures: Only structures accessory to the permitted principal uses are allowed.
 - 3) Prohibited Uses: Uses not functionally related to a water supply system or to the other uses cited in a. above. No parking areas, structures, or impervious surfaces, except for those shown as permitted or accessory shall be allowed.

- 4) Minimum Lot Requirements: As defined by the Highlands County Land Development Regulations.
 - 5) Requirements: An Environmental Clearance Report (ECR) is required pursuant to NRE Policy 3.3.E., and all requirements of Objective 6 of the Natural Resource Element must be satisfied.
 - 6) Density and Intensity: No commercial, industrial, or residential density or intensity are allowed except for FAR and impervious surface that is directly related to public water supply.
 - 7) Applicability: This land use category and its implementing zoning district shall apply to only those potable water facilities that have a PW land use designation before March 3, 2020.
- E. Nonconformities: The County shall allow all land use activities made nonconforming by the Comprehensive Plan to continue as nonconforming uses to the extent allowed by County Land Development Regulations governing nonconformance. Without exception, no expansion or reestablishment of a nonconforming use shall be allowed beyond that permitted in the County's Land Development Regulations or vesting order.

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

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

4. If the nonconforming use is discontinued for a certain period of time prescribed by County regulations, subsequent use or development of the property shall be made to conform to the current zoning district regulation for that property.
- F. Density and/or Intensity in Wetlands: For the purposes of implementing this policy, a density of 0.10 units/acre (1 dwelling for every 10 acres) shall be assigned to any delineated jurisdictional wetland and flood plain area, within any Agricultural or Residential land use category which is depicted on the Future Land Use Map (FLUM).

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

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

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

1. Owners of property that are lots of record, in a district in which dwellings are permitted, may erect a single family residential dwelling and customary accessory buildings pursuant to NRE Policy 3.5 and to the provisions of the Land Development Regulations.
2. Any legally created property that is only partially impacted by wetlands or flood plains is exempt from this provision, as long as development can be achieved on the property maintaining the required setbacks from lot lines and wetland resources, and in the Agricultural land use category, has a minimum of 1 acre of contiguous area for that development that is not impacted by the delineated jurisdictional wetland or floodplain area. In other Residential land use categories, a minimum contiguous area for development that is not impacted by the delineated jurisdictional wetland or flood plain will be pursuant to the development capacity for that category.

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

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

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

The Rural Village includes:

Rural Village of Lorida

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

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

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

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

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

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

2. Specific Neighborhoods: These are the typical large residential developments, created by land development entrepreneurs and characterized by aggressive promotional sales techniques that reach beyond national boundaries. The initial improvements were oriented toward the recreational benefits available within the development for the potential investor, such as an 18-hole golf course, club house, swimming pool, and tennis courts. The essential product of these developments was the single family lot for the second home or retirement home buyer. Higher density products were offered such as duplex, villa and small unit condominiums. Commercial facilities were programmed into the overall development plans. These developments were repetitious in street and lot layout, seemingly ignoring the various site characteristics which would normally influence street alignments and lot configurations. ~~Also, public uses such as school sites and neighborhood parks were not seriously considered, perhaps due~~

~~to the average age of the initial lot buyer being past the normal child bearing ages.~~ The development patterns for these neighborhoods have been established by their respective Plans and all future development will be build-out of these Plans as they were platted.

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

Comment: *Unnecessary text.*

- B. Land uses within the Rural Village and Specific Neighborhoods shall be designated with the appropriate land use category.
- C. Approval of New Land Uses within the Existing Rural Village or Specific Neighborhood Overlay Category: New development or new land uses within the Rural Village, or Specific Neighborhood are required to obtain both Plan amendments and, where applicable, consistency rezones. Optimal physical standards structuring the spatial characteristics of the multiple center categories mentioned above are as follows:
 - 1. Rural Village:
 - Approximate population:* 400 to 2400 persons
 - Approximate dwelling units:* 200 to 1200 D.U.
 - Density* Less than or equal to 1 D.U. per acre without central water system.
 - Less than or equal to 2 D.U. per acre with central water system.
 - Equal to or greater than 2 D.U. per acre up to 4 D.U. per acre with central water and wastewater systems and 50% of site in natural open space.
 - Village Green (Park):* 200 S.F. per D.U. (4 acre minimum, centrally located, and where applicable, adjacent to a school site)
 - 2. Specific Neighborhood:

Approximate area: Limits of the existing approved subdivisions.

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

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

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

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

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

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

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

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

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

parking to the rear of the shops and accessed off of side streets, shall be consistent with the scale of the community.

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

1. The proposed commercial site is within 1/8 mile of the intersection of roads depicted on the Future Traffic Circulation Maps as Major Collector or higher or is adjacent to an existing commercial use having frontage along an arterial road or highway;
 2. The proposed commercial site will assure compatible development in scale with the surrounding uses and will not create or promote the expansion of a nuisance, hazard, or eyesore;
 3. The gross floor area does not exceed a cumulative cap of 52 square feet per dwelling unit within the immediate rural or specific community. However, in the event to insure the efficacy of the proposed project because of economies of scale, the additional gross floor area is not to exceed the cumulative commercial gross floor area total representing 125% of the existing dwelling units in the community; and
 4. The development approval provides conditions to assure that the proposed site will be compatible with the character of surrounding community.
- E. Future Residential Development: Additional compatible residential development shall be allowed throughout the County to accommodate projected growth and to implement the desired General Growth Strategy.

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

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

Criteria for evaluating residential land use proposals are:

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

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

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

2. *Re-platting subdivisions:* Planning alternatives for the larger existing specific neighborhoods shall encourage re-platting to spatially achieve environmentally sensitive lot configurations, cluster developments, open space easements and the provision for central wastewater and water service and cost-effective deployment of other infrastructures.
3. *Other criteria for approval of higher density residential uses:* The following findings shall be made when approving land use approvals for higher density residential projects:
 - a. The proposed residential site will assure that clustered development or transfers of development rights, if used, are in accordance with all applicable Land Development Regulations; and
 - b. The amendment provides conditions to assure that development of the proposed site will be compatible with the character of surrounding established uses and will not create or promote the expansion of a nuisance, hazard or eyesore;

Policy 1.4: New Land Fill Site

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

Policy 1.5: Proper Siting of Utility Distribution

- A. Utility distribution lines shall be permitted in all of the land use classifications in accordance with County Land Development Regulations. The design of such facilities shall be subject to the approval of the County Engineer.
- B. Utility primary transmission lines and appurtenant installations shall be located in existing transmission line easements away from arterial rights-of-way where feasible and where all State and local requirements can be met.
- C. The County shall continue to implement the Land Development Regulations to include provisions for the location of primary electric transmission lines, natural gas transmission lines, substation facilities and other technologies. These regulations shall address affected utility lines or facilities locating within 500 feet of a residential zoning district. The required Utility Use Permit for any lines or facilities having a capacity above the stated threshold shall be approved by the Board of County Commissioners.
- D. The County shall continue to implement a process for local review and comment to the appropriate agency for power plant siting and transmission corridor projects (gas and power) proposed to be located in the County.

Policy 1.6: Right to Farm

The County shall continue to ~~promote~~ implement the "Right to Farm precepts Act" pursuant to Florida Statute 823.14. In support of the purpose of the Right to Farm Act, Agricultural lands shall be protected from encroachment by urban uses through:

- A. Requirements for open space buffers pursuant to Future Land Use Policy 4.4;
- B. Clustering in rural areas pursuant to Future Land Use Policy 4.3; and,
- C. The ability to transfer non-agricultural development rights from agricultural lands to other lands appropriately situated for new development pursuant to the General Growth Management Strategy.

Comment: Policy reworded for clarification.

Policy 1.7: Public Schools

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

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

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

- B. Addressing public school facilities pursuant to the provisions of Sections 163.3161(4), 163.3164(38), and 163.3180, Florida Statutes.
- C. Cooperating with the School Board in its efforts on school planning, site selections and construction; and coordinating with the School Board in development approval pursuant to Chapter 1013, Florida Statutes.
- D. Subject to the specific circumstances and program requirements established by the School Board, the minimum public school site areas are:
 - 1. Elementary School - 20 acres.
 - 2. Middle School - 40 acres.
 - 3. High School - 60 acres.
- E. Location criteria subject to site-specific circumstances determined by the School Board include:
 - 1. Consideration of issues cited in A. above;
 - 2. Minimize average home-to-school travel distances by locating elementary and middle schools as close as practical to existing and planned residential neighborhoods;
 - 3. Direct access to elementary and middle schools should be, at a minimum, off a collector road that does not direct traffic to and from the school through the residential neighborhood;
 - 4. Avoid locating elementary and middle schools adjacent to railroad rights-of-way or within the path of flight approaches to any airport;
 - 5. Consistent for elementary, middle, and high schools, properties adjacent to or within the range of existing and potential land use and users producing ambient noise, odor, or other disturbances that would likely interfere with educational programs should be avoided;

6. Grant priority status to those potential future sites, possessing the above attributes, that are within the service areas of centralized water, wastewater and fire protection consistent with the Infrastructure Element Policy 5.1;
 7. Seek to co-locate public facilities such as parks, libraries, and community centers with schools to the extent possible.
- F. Land use planning coordination with the School Board includes:
1. The School Board shall be represented by its designee, on the County's Predevelopment Conference Committee (PCC) and the Development Review Committee (DRC) which reviews all development order requests set by the chairman's agenda;
 2. As a member of the PCC and DRC, the School Board's designated representative shall receive communications, staff reports, relevant data and information pertaining to Comprehensive Plan implementation and County-wide development activity;
 3. The School Board may use either the PCC or the DRC or others to convey to the County its planning and programming proposals pertaining to §1013.33, F.S., coordination of planning with local bodies; and,
 4. The County may use either the PCC or the DRC as one of the several avenues it may use to implement Intergovernmental Coordination Element Policy 3.1: Public Schools.
- G. Maintaining, for public review, a listing of capacity-deficient public schools and the School Board's Educational Plant Survey and Capital Financial Strategy.

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

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

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

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

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

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

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

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

- B. The Future Land Use Map shall serve as a graphic expression of growth management policies directed at achieving the following purposes:
1. Establish a rational, defensible basis for decisions regarding public or private investments in new infrastructure and in upgrading existing infrastructure;
 2. Provide a sufficient inventory of land that can be made available for urban uses in order to accommodate anticipated growth;
 3. Balance environmental impacts with human needs;
 4. Encourage growth patterns which foster traditional neighborhood values and resources;
 5. Reduce the cost of publicly funded infrastructure by encouraging more compact growth patterns;
 6. Avoid burdening the existing tax base with the costs of future growth;
 7. Reduce uncertainty in private sector investment decision making;
 8. Create the possibility for interconnected centralized water systems and interconnected wastewater systems; and
 9. Encourage compact growth in support of alternate transportation modes and redevelopment to reduce greenhouse gases.

Policy 2.1:

Infill

- A. Consistent with the policies of this Plan to promote development opportunities within the County, priority shall be given to infilling existing urbanized areas. However, this development should not be at the expense of existing environmentally sensitive natural resources on any parcels considered for infill development. Therefore, in order to encourage the utilization of existing infrastructure, to ensure that quality environmental resources are integrated into any development program, and, to provide for the orderly development of isolated parcels within the urbanized areas of the County, the following guidelines shall be used to determine if a land use amendment and/or rezoning proposal may be considered as infill development:
 - 1. The infill property must be proposed under one development plan;
 - 2. The infill development must be compatible with the prevailing land use densities or intensities of use on adjacent developed properties;
 - 3. The infill site must share a common property line or in close proximity with developed properties;
 - 4. The infill development must 1) be served by an existing public road -or- 2) guarantee construction of a public road built to County specifications prior to issuance of a Final Development Order;
 - 5. The infill development must meet the concurrency requirements of Future Land Use Policy 5.1 in particular and be consistent with other applicable policies of this Comprehensive Plan;
 - 6. The infill development must be proposed as a Cluster Development whenever the infill site contains natural resources specified under Natural Resources Policies 3.2A and 3.3B; and,
 - 7. The infill development is within 1/4 mile of central urban services, such as water and wastewater and/or immediately adjacent to an incorporated community where these services may be acquired.
- B. Where necessary to execute infill development plans, an amendment to the Future Land Use Map and a Consistency Rezone shall be required. As part of the infill processing application, the applicant shall submit a land

use suitability analysis describing how the proposed project is compatible with adjacent land uses and satisfies Comprehensive Plan policies pertaining to any natural resources if they exist.

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

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

- A. It is the intent of Highlands County to guide and manage future growth and development. It is also the intent to discourage sprawl and leapfrog development. It is Highlands County's policy to recognize the full range of property rights for individual property owners. Full and complete mapping of parcels, lots and subdivisions that are individually owned and are classified as lots of record is appropriate for management of growth and development in these areas.
- B. All existing or vested developments, sites, parcels and uses have been mapped on the Future Land Use Map. The most appropriate category was used to map both the existing and vested developments, sites, parcels and uses.

OBJECTIVE 3: PLATTED LANDS STRATEGY

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

Policy 3.1: Platted Lands Strategy

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

- A. Assembly and de-platting of lots by private interests for re-platting and re-development or other purposes;
- B. Public acquisition of platted lands for preservation, restoration, recreation, habitat for listed species, or outdoor education using public funds as appropriate and available;
- C. Selective acquisition of individual lots by the County for use in property assembly, lot swaps, or transfers of density units where such action facilitates a public need, such as the provision of infrastructure or urban services.

- Policy 3.1.1:** The County may apply for State, Federal, or other sources for funding to assist in resolving the problems associated with platted lots without central water and wastewater services including acquisition of such lands. Funding sources may include Florida Forever, Florida Communities Trust, Southwest Florida Water Management District, South Florida Water Management District and various other public or private programs.
- Policy 3.1.2:** The County will encourage private enterprise to work towards the reduction of platted lots without central water and wastewater services through participation in State land acquisition programs such as Florida Forever, Florida **Communities** Trust, Southwest Florida Water Management District, the South Florida Water Management District, and various other programs.
- Policy 3.2:** The County shall allow the transfer of development rights where the development rights of property may be severed in perpetuity and transferred to locations which are more appropriate for urban development. Sending zones would be platted lots of record without central water and wastewater services or areas outside the CUDA of a Sustainable Community. Receiving zones are areas within the urbanized areas of the County or within the CUDA of a Sustainable Community.
- Policy 3.3:** The County may apply the Conservation Management Lands Future Land Use designation and equivalent zoning district to areas within subdivisions that have over 50 percent public ownership, thus reducing development potential to one unit per 80 acres. However, platted lands are vested and retain their development rights.

OBJECTIVE 4: LAND DEVELOPMENT REGULATIONS AND PROJECT REVIEWS

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

- A. Ensure the compatibility of adjacent land use activities through the application of zoning and subdivision regulations and by the coordination of these functions during development order reviews;
- B. Provide for safe and healthful living environments for all income levels and household types through zoning regulations, development standards, and building codes;
- C. Assure that roads, services, and infrastructure are in place to serve new development and redevelopment concurrent with the impacts of such development through the application of concurrency review;

- D. Protect natural resources, establish setback requirements for natural features and attributes, and create urban landscapes through appropriate zoning, subdivision, landscape, and engineering design standards;
- E. Regulate the subdivision of land and land clearing in accordance with the Comprehensive Plan;
- F. Establish design controls and development standards for signage, flood prone areas, infrastructure, parking and loading, and other required improvements to land; and,
- G. Promote the efficient use of land as a revenue base for the County's agricultural sector, residential neighborhoods, commercial activity, industrial enterprise, and public facilities by the implementation of zoning and subdivision regulations which are consistent with the Comprehensive Plan.

Policy 4.1: Prerequisites for Commercial and Industrial Development

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

Policy 4.2: Special Measures for Agricultural Lands

- A. As part of the program to implement the Comprehensive Plan, the County shall consider other land uses or development options for agricultural land owners, especially as it concerns properties made nonconforming by the 5-acre minimum lot size requirement of the Agricultural land use category. The issues to be considered are the following:
 - 1. The right to rebuild agricultural residences and structures in the event of their destruction in accordance with the County's nonconforming regulations and building codes;

2. The provision of safe and healthful farm worker housing in accordance with Housing Element objectives and policies; and,
 3. Other uses or measures that are consistent with the Comprehensive Plan.
- B. The County shall continue to administer Land Development Regulations allowing Family Homesteads pursuant to 163.3179 of Florida Statutes.

Policy 4.3:

Cluster/PD Development/TDRs

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

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

- B. The development controls and standards to be considered in the Land Development Regulations, and other regulations mentioned in Policy 4.3A. above, include:
1. Establishment of an overall master plan development review process to guide project execution through phased development and to assure a project development concept which reflects the area's rural character;
 2. Provisions for transition zones to buffer development clusters within the project, to avoid important natural features, and to serve as greenbelt design thresholds in the translation of rural development to agricultural or natural open space;
 3. Substitution of the project area's gross density yield for a net density yield on proposed buildable site areas, so as to promote

- greenbelt design concepts and encourage clustered development arrangements;
4. Transfer of density from an agriculturally zoned property, a wetland, or a protected natural resource area to another site, provided that:
 - a. The total density at the developed site does not exceed the top end of the residential land use range designated for that site;
 - b. Development occurs in accordance with PD zoning district regulations; and,
 - c. A Transfer of Development Rights Easement in favor of the County is placed over the property from which density was transferred; a Transfer of Development Rights Ledger shall be kept by the Zoning Supervisor and appropriate notation on the zoning atlas that shall be made by the Zoning Supervisor; plus notations on the Future Land Use Map shall be made by the Planning Supervisor that documents the Transfer of Development Rights and which prohibits resubdivision of the property until additional development rights are restored to that property through a Plan amendment or through the acquisition of Development Rights transferred from another property.
 5. Establishment of an agricultural, open space, or habitat conservation easement and a Transfer of Development Rights Ledger that shall be kept by the Zoning Supervisor and appropriate notation on the zoning atlas shall be made by the Zoning Supervisor; plus notation on the Future Land Use Map shall be made by the Planning Supervisor that documents the Transfer of Development Rights over those site areas from which density was swapped into the buildable cluster areas on the same property; and,
 6. Possible satisfaction of natural resource mitigation by the dedication of open space or by the provision of easements for open space, habitat, or other conservation purposes.

Policy 4.4: Buffering Standards

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

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

Policy 4.5: Flood Elevation Design Requirements

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

Policy 4.6: Public Schools LDRs

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

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

Policy 4.7: Flood and Hurricane Hazard Use Mitigation/Planning

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

Policy 4.8: General Incentives

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

- A. Increased densities and intensities within Overlay Districts;
- B. Increased densities and smaller lot size requirements for affordable or workforce housing; and
- C. Additional units and smaller lot size requirements under a Transfer of Development Rights Program.

Policy 4.9: Redevelopment Strategies

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

OBJECTIVE 5: CONCURRENCY CLEARANCE

The County shall continue to administer its Land Development Regulations and Concurrency Management System so that development orders or permits for new development or redevelopment shall be issued only if public facilities and services necessary to meet the County's adopted Level of Service Standards are available concurrent with the impacts of the development, or the development order or permit is specifically conditioned on the availability of the facilities and services necessary to serve the proposed development. Final development orders will not be revoked on the basis of future concurrency requirements if the project has met concurrency requirements at the time the final development order was approved.

Policy 5.1: Development Order Findings for Concurrency

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

2. Infrastructure Policies 12.3 and 12.6 regarding the quantity and quality of storm water run-off;
 3. Infrastructure Policy 6.2 regarding potable water supply; and
 4. Infrastructure Policy 2.1.A regarding central wastewater treatment.
- B. That traffic generation attributable to the development will not reduce the level of service for roadway below that which is established by Transportation Policy 8.2;
 - C. That the development will provide on-site parking capacity and landscaping commensurate with the requirements of County Land Development Regulations;
 - D. That affected utility companies have confirmed the availability of electric, natural gas (optional), and phone service to the development site in the capacity sufficient enough to serve the entire project;
 - E. That there are adequate recreation areas provided by the development to maintain a County-wide Level of Service standard;
 - F. That there is adequate County landfill capacity consistent with the adopted Level of Service Standard for solid waste disposal attributable to the development;
 - G. Final development orders for all development shall require that private wastewater systems connect to a publicly owned wastewater system whenever the public system's major distribution lines are installed within 1/4 mile of the boundaries of the development; and
 - H. If Infrastructure Policy 6.9 does not apply to a proposed development, the final development order for the affected development shall require that the project's private water system connect to a publicly owned water system whenever the public system's major distribution lines are installed within 1/4 mile of the boundaries of the development.

Policy 5.2: Concurrency Clearance Procedure

- A. All future development and redevelopment shall meet the concurrency requirements established in the Comprehensive Plan and pursuant to the County's Concurrency Management Ordinance.

- B. Any new development or redevelopment shall submit the following information about the project with the first application for a County development order which is not a land use amendment. Figures shall be tabulated for build-out according to each different use or type of occupancy and for each phase of development, as applicable.
 - 1. Traffic generation;
 - 2. Potable water demand capacity for the project;
 - 3. Fire suppression capacity for the project;
 - 4. Central wastewater demand capacity for the project;
 - 5. Projected school enrollments from the project; and,
 - 6. Drainage system demand capacity of the project.
- C. Information about how the new development or redevelopment project proposes to:
 - 1. Connect to existing central wastewater, potable water, and drainage systems; and
 - 2. Utilize existing fire protection services and public rights-of-way, which shall be provided with the development order application. Such information shall also indicate whether the operator or provider has the capacity to serve the project and whether the operator or provider has given preliminary consent to serve the project in accordance with the proposed development plan.
- D. The County shall compare this information to existing infrastructure capacities and service levels to assess the development and fiscal impacts of the new development or redevelopment proposal. Where surplus capacity exists for County-operated systems or services, the County shall reserve this capacity in favor of the proposed project. Whenever project impacts surpass existing capacities or levels of service, the County shall require appropriate concurrency mitigation measures in the final development order.
- E. All reservations of capacity for system or service by any operator or provider and all impact mitigation measures for a project shall be executed pursuant to the County's Development Agreement Enabling Ordinance.

OBJECTIVE 6: PROTECT GROUNDWATER RESOURCES

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

Policy 6.1: Measures to Protect Potable Water and Aquifers

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

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

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

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

Policy 6.3: Water Supply Plan Updates

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

OBJECTIVE 7: PROTECT CULTURAL RESOURCES

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

Policy 7.1: Measures to Protect Cultural Resources

The County shall continue to implement measures to identify, preserve, and protect cultural resources according to the applicable objectives and policies expressed here and in the Natural Resources Element. The term "Cultural Resources" shall encompass archaeological and historic sites, artifacts, or structures.

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

- A. The County shall continue to implement LDRs, pertaining to archaeological sites listed in the Florida Master Site File and mapped on the Archaeological Sensitive Area Map of the Conservation Overlay Map series for the purpose of identifying and protecting significant archaeological finds from any land use activity which has the potential to degrade or destroy such resources.
- B. The Archaeological Sensitive Area Map generally depicts the location of known archaeological sites and serves as the mechanism to trigger site specific investigations during project or permit reviews on ways to protect the resource.
- C. Through further survey and research the County has acquired an Archaeological Site Location Predictive Model with attendant Probability Maps which shall be implemented, by ordinance. Whenever evidence of a previously unknown site is discovered, Environmental Clearance shall be required pursuant to NRE Policy 3.3.A, by means of a preliminary Archaeological Reconnaissance Survey (ARS).
- D. Historic sites and structures shall be mapped, as identified through previous surveys; and, Land Development Regulations shall be prepared providing private owners directions and incentives to sustain and/or preserve the historic significance attributed to these sites and structures from land use activity having the potential to devalue or destroy such resources.

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

OBJECTIVE 8: KISSIMMEE RIVER

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

Policy 8.1: Special Measures for Kissimmee River Flood Plain

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

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

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

Policy 8.2: Consistency with Kissimmee River Plan

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

OBJECTIVE 9: PROTECT NATURAL RESOURCES

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

Policy 9.1: Measures to Assess Impacts on Natural Resources

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

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

Basic measures for implementing this policy include the following:

1. Environmental clearance procedures to assess development impacts on natural resources in order to determine the kind of protection needed;
2. Land development regulations and standards which require certain performance whenever natural resources are encountered;
3. Clearing house procedures to solicit input from jurisdictional agencies prior to the issuance of County development orders or permits;
4. Delineation of natural resources on the Conservation Overlay Map, including continual updates as new information becomes available; and,
5. Public acquisition of environmentally sensitive lands.

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

Lands that are recognized by the State (187.201(9)(a), F.S.) and by the Central Florida Regional Planning Council (Regional Goal 1.6 & 1.8) as Natural Resources of Regional Significance (NRRS) using data from the Florida Natural Areas Inventory (FNAI), and mapped as Natural Systems and Planning and Management Areas. (NSPMA), are to be used as an adjunct to the Conservation Overlay Map Series for planning reference only (186.803, F.S.). These maps are not to be adopted as part of the Future Land Use Map (FLUM) series.

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

OBJECTIVE 10: MILITARY BASE ENCROACHMENT

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

Policy 10.1: Military Airport Zones (MAZ):

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

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

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

- A. The County shall review Comprehensive Plan amendments for compatibility with the Air Installation Compatible Use Zone and the Joint Land Use Study. The Highlands County Board of County Commissioners may deny a petition for a Comprehensive Plan amendment if determined that such amendment is incompatible with a MOA, AICUZ, RAICUZ or the Joint Land Use Study (JLUS).
- B. Agricultural Land Uses are preferred within all MAZs.
- C. Within all other MAZs, Future Land Use Map amendments and rezonings that would allow for increased gross residential densities shall conform to the findings of the JLUS and AICUZ.
- D. When a proposed rezoning is necessary in order to amend a zoning designation for a parcel that is inconsistent with the zoning of adjacent

properties, such rezoning shall not adversely affect military operations. It is the intent of this policy that those exceptions be rare.

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

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

Policy 10.4: Establishment of a Land Acquisition Program:

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

Policy 10.5: Compatible Commercial and Industrial Uses:

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

~~**Policy 10.6: Location of Telecommunications Towers:**~~

~~The location of a telecommunications tower within the vicinity of a military installation shall require written evidence that the tower meets the approval of the appropriate local Department of Defense officials, Federal Aviation Administration, and Air Installation Compatible Use Zones.~~

Comment: Requirements of Policy 10.6 are provided in the County's Land Development Regulations. Subsequent policies will be renumbered.

Policy 10.7: Research and New Tools:

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

Policy 10.8: Intergovernmental Coordination:

- A. The County shall further protect the current and long-term viability of military installations and airports through effective coordination and

communication with the appropriate federal and state agencies pertaining to military operation.

- B. All applications for site plan or subdivision review, variances, conditional uses and special exceptions located within an MAZ and proposed amendments to the Land Development Regulations or Comprehensive Plan shall be referred to the appropriate local military installation base commander or Department of Defense officials for review and comment.
- C. The Local Planning Agency shall include, as an ex-officio member, an appropriate local Department of Defense representative to advise on land use issues with the potential to impact military facilities or operations.

Policy 10.9: Coordination with Local Utilities:

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

Policy 10.10: Economic Development Coordination:

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

Policy 10.11: Public Disclosure:

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

OBJECTIVE 11: HAZARD MITIGATION

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

Policy 11.1: Sinkholes

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

Policy 11.2: Wildfire Protection Plan

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

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

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

Policy 11.3: Wildfire Fuel Management

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

Policy 11.4: Public Outreach and Education on Wildfire Risk

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

Policy 11.5: Wildfire Mitigation Design in New Development

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

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

Policy 11.6: Floodway

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

Policy 11.7: Flood Elevation Design Requirements

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

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

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

Policy 11.8: Thoroughfare Roads - Above the 100 Year Floodplain

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

Policy 11.9: Hazard Mitigation and Capital Improvement Planning

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

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

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

Policy 11.10: Hazard Mitigation of Historic Resources

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

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

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

Policy 11.11: Flood and Hurricane Hazard Use Mitigation/Planning

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

Policy 11.12: Disaster Shelters

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

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

These measures may include specific new provisions for:

- A. Tie downs to stabilized ground anchors;
- B. Shut off valves/switches for all lateral connections at each of the aforementioned sites; and,
- C. A requirement that shelters be constructed to maintain structural integrity within a 130 mile per hour wind.

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

Policy 11.13: Disaster Shelter Expansion and Coordination

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

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

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

Policy 11.14: Post Disaster Redevelopment Plan

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

OBJECTIVE 12: LAKE PLACID REGIONAL PLAN

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

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

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

Policy 12.2: The LPRP contains the planning areas of:

- A. The **North Area** consisting of the unplatted lands north of the US 27 railroad underpass, between Leisure Lakes and Highlands Park Estates, including the Paul Business Campus.
- B. The **East Area** consisting of unplatted lands east of US 27, south of the Railroad underpass, north of CR 29, and west of Highlands Park Estates.
- C. The **West Area** consisting of the unplatted lands west of US 27, south and east of Lake June, north of Lake Placid, and east of Placid Lakes.
- D. The **South Area** consisting of the SR 8 Sub-Area and the unplatted lands south of the intersection of CR 29 and US 27, west of Lake Huntley (but south of CR 29), west of Lake Grassy and west of the lands platted as Sun ‘n Lakes, north of SR 70 Industrial-Commercial Area.

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

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

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

OBJECTIVE 12.1: INTERGOVERNMENTAL COORDINATION

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

Policy 12.1.1: Joint Planning Area Inter-Local Agreement

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

Policy 12.1.2: Scheduled Review

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

OBJECTIVE 12.2: MUNICIPAL SERVICES

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

Policy 12.2.1: Annexation of Lands Developed for Urban Use

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

Policy 12.2.2: Infrastructure

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

OBJECTIVE 12.3: SUSTAINABLE GROWTH PRINCIPLES

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

Policy 12.3.1: Character

The County and the Town of Lake Placid shall aspire to maintain and enhance Lake Placid's quality of life, natural beauty and town character. The LPRP shall contain residential and related commercial development situated among the area's natural lakes, the protected Lake Wales Ridge and wetland habitat. The protected habitat shall be available for low impact public use, all linked by landscaped transportation corridors and paths to encourage a healthy lifestyle.

Policy 12.3.2: Urbanization

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

Policy 12.3.3: Town of Lake Placid

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

Policy 12.3.4: US Highway 27

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

Policy 12.3.5: Multi-use Transportation Corridors

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

Policy 12.3.6: Mixed Uses

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

Policy 12.3.7: Community Centers

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

Policy 12.3.8: Environmental Coordination

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

Policy 12.3.9: Aquifer Protection

Aquifer recharge areas shall be protected in similar manner to other developed lands along the Lake Wales Ridge. Existing homes and businesses shall be

required to connect to the wastewater system when available in accordance with State law, or Highlands County requirements (whichever in the particular circumstance requires connection the earliest).

Policy 12.3.10: Lake Protection

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

OBJECTIVE 12.4: AGRICULTURE AND URBAN FORM

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

Policy 12.4.1: Agricultural Lands

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

Policy 12.4.2: Clustering

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

Policy 12.4.3: Infrastructure

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

Policy 12.4.4: Agriculture

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

OBJECTIVE 12.5: DEVELOPMENT PRINCIPLES

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

Policy 12.5.1: Definitions

The following definitions apply to the LPRP.

- A. ***Flex Space*** is defined as land which may be used for a variety of light assemblage, fabrication, storage, light industrial, office space, and support commercial uses.
- B. ***Green Space*** is defined as land and/or water area with its surface open to the sky, that serves conservation and urban shaping functions and may provide recreational opportunities. Green space includes conservation and preservation areas, open space, parks, multi use paths, pedestrian and bicycle circulation systems, recreational uses, manmade water bodies, water management areas, required buffers, private yards and setbacks, landscaped areas, the landscaped median portions of public roads, and community gathering places such as pools and tennis courts. Parking areas and other impervious surface areas shall not be considered as green space or open space.
- C. ***Gross Density*** is defined as the density of residential dwelling units per acre calculated on the total fee owned acres before uncompensated extraction.
- D. ***Net Density*** is defined as the residential density on the lot or parcel for development considering the actual boundary of the developable piece of property or parcel within a larger developable area. Public rights of way would not be included. Internal private roads would be included.
- E. ***Open Space*** is defined as undeveloped lands suitable for passive recreation or conservation uses.
- F. ***Residential*** is defined as and includes a variety of market units. The residential products may be for rental or home ownership opportunities and may include fee simple or condominium style development. Residential types include, but are not limited to: single-family, multi-family, garden units, townhouses, estate homes, group housing and nursing homes.

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

Policy 12.5.2: Planned Development (PD)

- A. **Density** - Density and land use or other vested rights vested shall continue to be vested or property owners may select to utilize the standards within the LPRP through the PD process. All other parts of the LPRP apply to all development. The LPRP does not establish density in platted or developed lands.
- B. **Planned Development Process Required** - All development within the Overlay Area shall be accomplished using the PD process. There shall be no land use change, plat, rezone or subdivision without a PD. The PD may be created at the same time or after land use change, provided however that development may proceed using zoning or land use existing at the time of the adoption of this policy without a PD, at the landowner's option.
- C. **Planning Framework** – The LPRP establishes the framework for development of the Overlay Area. In some cases, it establishes minimum criteria for development. However, the LPRP does not establish all development parameters needed for the Overlay Area. The PD process shall apply reasonable development standards based upon the site and surrounding lands which may go beyond minimum standards within the LPRP policies.

Policy 12.5.3: Density

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

- A. **Density** - New development (undeveloped lands) in the Overlay Area shall have a gross density of up to three (3) residential dwelling units per acre. Existing residential platted or otherwise developed lands apply to redevelop said platted lands at the densities herein addressed.
- B. **Clustering and Transfer of Density** - In order to maximize open space and green areas including sustainable agriculture, development clustering

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

1. **Legislative Approval** - Transfer and clustering of density is not an automatic right. The PD process shall be used to assure that transfer and clustering of density remains reasonable and within the vision of the Overlay Area. The Joint Planning Area Interlocal Agreement shall detail how sending and receiving zones work from the County to the Town of Lake Placid. The Land Development Regulations shall be modified to establish the methods for sending and receiving transferred density.
2. **Land Standards Compatibility with Surrounding Development** - Consideration shall be given to the surrounding uses when transferring or clustering density. Appropriate safeguards shall be applied in the PD process to protect surrounding land uses.
3. **Environmental lands** - Transfer and clustering of density should be used to encourage the dedication to public use, ownership, and protection of environmentally significant lands. The clustering of development to protect environmentally significant lands shall be required in accordance with requirements of the Natural Resource Element.
4. **Net density** - Within the three (3) units per gross acre, individual parcels ranging in size may be developed at a residential density of up to and including twelve (12) units per net acre.
5. **Density transfer** - Subject to the provisions of this policy, density may be transferred only within an area identified within a Planning Area identified in Policy 12.2 of the LPRP. For example, density may be transferred within the South Area, but not from the South Area to any other part of the Overlay Area. Density may

be transferred from the SR 8 Sub-Area to the balance of the South Area. Density may not be clustered to or transferred to the SR 8 Sub-Area.

6. **Protection of clustered and transferred density** - When density is transferred or clustered, the land relieved of density shall be encumbered by an easement or conservation easement, and PD prohibiting the reimposition of density forever. Such instruments may prohibit any development of the restricted area or reduce density of a defined area.
7. **Lakes** - When considering the transfer and clustering of density to lake areas, additional safeguards for the lake and existing riparian owners, such as preservation of shore line, height restriction, open space, setbacks, and lake size should be required in the PD.
8. **Developed or Platted Lands** - Density may not be clustered or transferred to or from developed or platted lands.

Policy 12.5.4: Building Height

- A. **Building Height** - Tall buildings are not a right. The appropriateness of a tall building (site, architecture, height) shall be determined through the PD process.
- B. **Enforcement** - The final development shall be documented by a PD development order and a deed restriction, condominium covenant, or easement.

Policy 12.5.5: Big Box Stores

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

- A. Architectural standards which eliminate the box look.
- B. Significant Landscape standards which complement the building and green parking areas.
- C. Setbacks which block the building from public view.
- D. Parcel size which accommodates the larger setbacks.
- E. Parking standards.

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

OBJECTIVE 12.6: PLANNING AREAS

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

Policy 12.6.1: North Area Plan

- A. **Public Services Site** - A 10 acre site for public services at a mutually agreed location (Fire, EMS, Police, Sheriff), shall be conveyed to the government providing the services. The Site shall have reasonable access to US Highway 27. Construction of the facilities shall be the responsibility of the respective government.
- B. **School Site** - An elementary school site of 25 acres shall be designed into the overall development plan of the North Area Plan. The land will be provided at the time of development approval with credit towards school impact fees. The actual construction of the school will be the responsibility of the school district.
- C. **Water and Wastewater Treatment Facilities** - Water and wastewater treatment facilities shall be provided by a regional municipal system, effective upon the execution of an agreement between the County and the Town of Lake Placid outlining the details of the utility service area and service provisions. This agreement shall be executed by October 1, 2011. The development and financing of such shall be agreed by the local government and the respective developers during the PD process.
- D. **Traffic Circulation Systems (Within Developments)** - *Traffic* circulation system *within developments* shall be designed utilizing a network system that will be open to the public. The network may incorporate a curvilinear design pattern, grid system, and traffic circles where appropriate. The design of the circulation system shall encourage internal capture of road trips, thereby preserving capacity on the existing exterior arterials. Within the development parcels of the North Area, gated communities will be permitted. Ownership of the arterial, collector and local roadway system may be held by an appropriate governmental entity, community development district, master homeowners association, or a combination thereof.

- E. **Roads (Within Developments)** - The internal roadway system shall be a combination of a two-lane undivided and a two-lane divided system. Where appropriate, four-lane divided systems may also be utilized. The divided lane system shall be landscaped to improve the traveling experience and to provide beautification to the development.
- F. **Paths** - Bicycle and sidewalk systems shall be developed along both sides of the main internal collector system with additional sidewalks and bike paths designed throughout the community to create a pedestrian/bicycle friendly system.

Policy 12.6.2: South Area Plan

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

- A. **Public Services Site** - A 10 acre site for public services (Fire, EMS, Police, Sheriff), shall be conveyed to the government providing the services. The Site shall have reasonable access to US Highway 27. Construction of the facilities shall be the responsibility of the respective government.
- B. **Elementary School Site** - An elementary school site of 25 acres shall be designed into the overall development plan of the South Area Plan. The land will be provided at the time of development approval with credit towards school impact fees based upon the value of the land. The actual construction of the school shall be the responsibility of the school district. The location of the site shall be determined at the adoption of the PD.
- C. **Traffic Circulation Systems (Within Developments)** - Traffic circulation system within developments shall be designed utilizing a network system that will be open to the public. The network may incorporate a curvilinear design pattern, grid system, and traffic circles where appropriate. The design of the circulation system shall encourage internal capture of road trips, thereby preserving capacity on the existing exterior arterials. Within the development parcels of the South Area, gated communities will be permitted. Ownership of the arterial, collector and local roadway system may be held by an appropriate governmental entity, community development district, master homeowners association, or a combination thereof.
- D. **Roads (Within Developments)** - The internal roadway system shall be a combination of a two-lane undivided and a two-lane divided system. Where appropriate, four-lane divided systems may also be utilized. The

divided lane system shall be landscaped to improve the traveling experience and to provide beautification to the development.

- E. **Paths** - Bicycle and sidewalk systems shall be developed along both sides of the internal arterial and collector system with additional sidewalks and bike paths designed throughout the community to create a pedestrian/bicycle friendly system.
- F. **SR 8 Improvement** - Development of the South Area and SR 8 Sub-Area shall require the four-laning of SR 8 and improvements to the intersection with US Highway 27. The developers of the South Area and SR 8 Sub-Area shall provide the necessary right-of-way adjacent to their property and shall pay their proportionate share of these improvements (if they impact SR 8). Impact fee credits and concurrency credits shall be given according to law.
- G. **Water and Wastewater Treatment Facilities** - Water and wastewater treatment facilities shall be provided by a regional municipal system, effective upon the execution of an agreement between the County and the Town of Lake Placid outlining the details of the utility service area and service provisions. This agreement shall be executed by October 1, 2011. The development and financing of such shall be agreed by the local government and the respective developers during the PD process.

Policy 12.6.3: East Area Plan

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

Policy 12.6.4: West Area Plan

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

Policy 12.6.5: SR 70 Commercial-Industrial Corridor Area

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

OBJECTIVE 12.7: INFRASTRUCTURE AND ENVIRONMENTAL PROVISIONS

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

Policy 12.7.1: Transportation

- A. **Transportation Contributions** - The rights of way shown on the 2030 Future Right of Way Map, and related paths shall be conveyed to the County, if a County road, or to the Town of Lake Placid, if a Town road, at development between final plat approval and first certificate of occupancy, and without cost to either government. Provided however, the landowner shall be entitled to all development credits and impact fee credits available according to law for the said rights of ways.
- B. **Corridor Protection Plan and Map** - A Draft Corridor Protection Plan and Map shall be adopted as part of the adoption of the LPRP. The purpose of the Corridor Protection Plan and Map is to protect rights of way of the roads included in the Overlay Area. The Corridor Protection Plan shall provide corridor capacity consistent with Policy 8.2 of the Transportation Element for development through build out. Amendment of the Corridor Protection Plan and Map shall be required as a part of each large scale Comprehensive Plan amendment. The traffic corridor shall be on the south side of the Lost Lake Property, unless the landowner requests otherwise.
- C. **Trails and Paths** - Existing road rights-of-way (major collectors and minor collectors) shall be expanded where possible. New rights-of-way shall be acquired when possible, and shall at a minimum, consist of 20 feet in width, of which a minimum of 8 feet in width shall serve as a paved multi-use path. Alternatively, developers may provide public use easements on private land to accomplish reasonable public multi-use paths. Golf carts shall be restricted to designated roadways and pathways.
- D. **Right of Way Landscaping** - Rights-of-way shall, when possible, be acquired to accommodate landscaping (primarily Florida Friendly and native trees and plants). Landscaping should divide the multi-purpose paths from the roads when possible and provide well-landscaped transportation corridors.
- E. **US Highway 27 Access Management** - The management of access to United States Highway 27 is of critical concern.

1. **Frontage and Backage Roads** - Excepting non-commercial segments, frontage or backage roads along US Highway 27 shall be required. Every parcel along US Highway 27 should not be granted direct access to US Highway 27 but shall be required to access through frontage or backage roads. Access points on US Highway 27 shall be kept to a minimum. To accommodate development of land where frontage or backage roads have not been developed, a Corridor Protection Plan shall be developed with the affected owners; temporary access to US Highway 27 shall be allowed upon the recorded condition that it shall be removed at the owners expense when the frontage or backage road is developed; and a cost recovery system regarding the pioneering of frontage/backage road should be implemented. Where feasible, the use of backage roads is preferred to the use of frontage roads for commercial uses to encourage the provision of parking on the rear of the parcel and the orientation of the principal structure to the adjacent roadway. All requirements of State Roads shall be coordinated with the Florida Department of Transportation.
2. **Alternate Access** - Parcels which front on US Highway 27 and front on roads intersecting US Highway 27, shall not be granted a driveway onto US Highway 27. They must use the intersecting road for access to US Highway 27.
3. **Access based on future division** - To facilitate the requirement for backage roads, divisions of parcels along US Highway 27 after the adoption of the LPRP should not be recognized for the purpose of requiring direct access onto US Highway 27. Subdivision of land on US Highway 27 after the adoption of the LPRP should be required to provide shared access to facilitate a common access roadway for subdivided parcels. The access must be shared with the parcels adjacent to the land which was divided, as well as the parcels internally created.
4. **Connection of Frontage and Backage Roads** - The connection of frontage and backage roads shall be at least 200 feet back from the road served (a "jug-handle" connection). The minimum right of way shall be based upon the transportation need in the vicinity and the need for water management facilities.
5. **Linked Parking** - Linked parking should be required, unless the properties are linked with frontage or backage roads. Provisions

should be made to prohibit one neighbor from abusing the parking of another which may include closing the link if reasonable protections cannot be assured. A master parking arrangement shall be entered to address maintenance cost and cross access easements and may address deviation from parking requirements.

- F. **US Highway 27 Right of Way Protection** - The Town of Lake Placid, Highlands County and the Florida Department of Transportation should identify and begin securing the right-of-way needed to expand US Highway 27 to a six (6) lane highway through the Overlay Area. Right -of-way acquisition should be accomplished by dedication at the time of Comprehensive Plan amendment, plat, zoning change or other development order or by purchase where necessary.
- G. **Roundabouts and Traffic Circles** - Roundabouts and traffic circles should be considered where appropriate.
- H. **Road System improvements.**
 - 1. **Right of Way** - Right of way contributions shall be conveyed at or before final plat or site plan or PD adoption as appropriate and shall be based upon the adopted Corridor Protection Plan provided that the plans are based upon the relevant areas through build out. If the right of way contribution is not made with the PD, then the PD shall state the location and dedication date or event.
 - 2. **Road Improvements** - Off site road improvements shall be made according to the Town of Lake Placid and County Concurrency Management Systems.
- I. **Driveways** - Private driveways for new platted lots on an existing collector or arterial road and new collector and arterial roads shall be prohibited. Driveways in proposed developments shall be serviced by internal (private or public) community roadways. All parking spaces shall be accessed by a driveway and shall not have direct access to collectors and arterial roads.
- J. **Residential Drives on Major and Minor Collectors** - Residential drives shall not be allowed on major or minor collectors, however, an exception may be made where this policy prevents the reasonable use of land. This exception should not be used to simply increase density. Parcels divided after the effective date of the LPRP may not rely upon this exemption to

gain additional curb cuts or driveways. Where existing conditions require exception, individual drives shall be discouraged in favor of combined drives.

- K. **Parking** - Parking requirements for residential and nonresidential development may be decreased or increased through a waiver process if the developer presents a parking study demonstrating a reduced need based on the proposed use. The use of unpaved parking areas should be allowed, where appropriate, to increase green space and pervious area.

1. Parking requirements may be increased if parking study shows that a specific use requires additional parking.
2. Change in use should be allowed only if the owner provides parking for the new use.

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

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

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

Policy 12.7.2: Parks, Green Space, and Open Space

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

1. Parks intended to serve the general Lake Placid area citizenry shall be 10.0 acres of developed park per 1,000 population.
 2. Storm water retention areas for the development (wet and dry) may be considered as *part* of the required Park, upon a showing that both uses will work on the same land).
- B. **Payment in Lieu of Parks** - Developers may contribute money to the government having jurisdiction, equal to the value of the number of developed park acres required; or in the alternative, acquire and convey to the government park acreage (equal in value to the required developed park acreage) in lieu of Community Parks. Payment in lieu should rarely be applied to neighborhood parks (for example, in the small development). The government's advance approval of the payment in lieu of park land or the park acreage to be conveyed is required. The acres contributed or the payment in lieu shall both include the cost of improving the land to become functional park land (land cost, clearing, engineering, construction and management fee, shall be included in the payment). Payment in lieu of parks shall only be done through the PD Ordinance process. Payments in lieu of parks in the Overlay Area shall be spent in the Overlay Area. The government is encouraged to obtain park land as soon as is reasonably possible.
- C. **Green Space, Open Space, and Maximum Lot Coverage**
1. Green space within the Overlay Area shall be at least 30% for new residential development. In order to encourage redevelopment, green space requirements may be reduced and shall be determined at time of PD.
 2. Maximum lot coverage shall be 40% in the multi family parcels (that percentage may increase/decrease with height of building – taller buildings should have more open space). Lot coverage includes the building footprint, impervious parking spaces, roads, and other impervious surfaces. Pools, tennis courts, and similar amenities are considered green space and not lot coverage.
 3. Open space shall be at least 10% of the Green Space.
 4. Green space requirements should increase to 40% if residential development is proposed for four (4) or more stories in height to encourage the use of structured parking, and to mitigate building height. This additional green space should be in the area of the taller building.

Policy 12.7.3: Signs

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

Policy 12.7.4: Community Landscape Plan

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

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

- B. **Invasive Exotic Plant Control** – A landscape regulation of the Town of Lake Placid shall require the elimination of invasive exotic species listed as Category I Plants in *INVASIVE PLANT SPECIES OF THE ARCHBOLD BIOLOGICAL STATION AND THE PRESERVE*, October 2003, by Jeff Hutchinson from public and private lands.
- C. **Landscape Maintenance** - Where landscaping is required by the Land Development Regulations, maintenance provisions shall be included to an enforceable standard (by development order, PD, or deed restriction).

Policy 12.7.5: Environmental Resource Policy

- A. **Environmental Resources** - The Lake Placid area includes many natural lakes, significant Lake Wales Ridge lands, and aquifer recharge areas. These resources shall be managed and protected.
- B. **Natural Lakes** -Development around the natural lakes shall include environmental buffers as required in the Natural Resource Element and the Land Development Regulations to protect the lake shoreline and estuaries. Untreated road, residential, commercial, and agricultural run-off into the natural lakes shall be prohibited.
- C. **Lake Placid Portion of the Lake Wales Ridge** - The LPRP shall provide for the continued acquisition, preservation and enhancement for restricted

public use of the preserved and managed lands areas of the Lake Placid portion of the Lake Wales Ridge and encourage the acquisition of out parcels for use in mitigation in the development of other lands.

- D. **Public Use of Preserved Lands** - Low impact public use of the preserved environmental areas shall be developed and monitored by a standing committee.
- E. **Aquifer Protection** - Most of the Overlay Area consists of an aquifer recharge area. The aquifer recharge area shall be protected.
- F. **Central Wastewater** – Central wastewater is required on most development and is specifically addressed in paragraphs G and H.
- G. **Reuse Lines** - New development shall install reuse lines (including reuse supply lines), unless there is evidence that the subject plant will not have the reuse capacity to serve the subject development.
- H. **Right of Way and Common Area Priority** - Landscaped rights of way and common areas shall be given priority for reuse water.

Policy 12.7.6: Water and Wastewater Systems.

- A. **Wastewater Required on Lots less than Net Three-Quarters of an Acre** - All new developments with lots less than three fourths of an acre net fee ownership per dwelling unit (about 1 acre gross) shall be served by central wastewater.
- B. **On-Site Wastewater Disposal System Permitted on Lots Greater than Net Three-Quarters of an Acre (not on lakefront) in New Developments** - Lots three fourths of an acre in new developments (net fee ownership), may use traditional on-site wastewater disposal systems; provided that the system and drain field are not within 300 feet of a lake or stream.
- C. **New Waterfront Construction within 300 Feet of a Water Body** All new wastewater systems within 300 feet of a water body on lots of record prior to the effective date of the LPRP or lots qualified under paragraph B above shall be installed as far as possible from the ordinary high water mark of a surface water bodies (lake and streams) but in no case less than 75 feet.
- D. **New Construction to Accommodate Wastewater Hook-up** - New construction on existing lots of record shall be configured to facilitate the conversion of on-site wastewater disposal systems to central collection

systems with mandatory connection (by deed restriction requiring payment of the related charges) when central wastewater is available.

- E. **Central Wastewater Hook-up Mandatory** - Whenever connection to a central wastewater system is not allowed by the operator; is unavailable at the time of construction; or whenever connection points to an interceptor are more than one-quarter mile from the property boundary (lot or new subdivision), the respective government shall require connection to a central wastewater treatment system within 365 days of written notice of availability. Phased installation may be used in a development. Deed restrictions shall be recorded to place all owners and buyers on notice of the cost and lien of this requirement and the system development charge.
- F. **Potable Water in New Construction** - New construction (existing lots of record and new lots) shall be required to connect to public potable water when the capacity and lines are available and consistent with Policy 6.9 of the Infrastructure Element.
- G. Water and Wastewater Treatment service shall be provided by a regional municipal system, effective upon the execution of an agreement between the County and the Town of Lake Placid outlining the details of the utility service area and service provisions. This agreement shall be executed by October 1, 2011.

Policy 12.7.7: Electric Utilities

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

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

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

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

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

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

Preface:

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

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

Basic Development Principles

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

1. A **housing strategy** will exist that will provide a broad inventory of new single-family residential units and multiple family residential units, which fosters home ownership. The housing strategy will accommodate a diverse population of various incomes consistent with the policies cited in the Housing Element of the Comprehensive Plan for affordable housing and rental units for start-up families.
2. All developments within any Specific Area Plan, are to be **interconnected** with developments within the Plan area and, where applicable, to adjacent development to the Specific Area, to accommodate both vehicle and pedestrian access, assuring unlimited access for emergency services and that community services, both commercial and public, are within walking distance, if that mode is preferred.

3. Each Plan will have at least **one community or neighborhood center** which concentrates the bulk of the commercial services within that specific area, and where appropriate, public services will also locate for easy identity and access. Opportunities for mixed uses will be facilitated whenever requested consistent with good planning practices.
4. **Street trees and sidewalks** will be an integral part of all public streets regardless of their functional classification, with at least one multiple-purpose path within the rights-of-way of streets greater than 60 feet in width in the event bike lanes are not provided adjacent to the vehicular lanes.
5. **Proposed new road alignments** will be facilitated, where applicable, in each Specific Area Plan when required as part of the broader County-wide Long Range Transportation Plan. Mutual efforts by both the municipalities and Highlands County will develop and implement multi-nodal transportation design standards for sidewalks, multi-purpose paths, trails and roadways to accommodate pedestrians, bicycles, bus service and vehicles.
6. **Central potable water** systems are to be provided for all developments, residential and non-residential, whenever they occur within the Specific Area Plans.
7. **Central wastewater** systems are to be provided for all developments, residential and non-residential, whenever they occur within the Specific Area Plans.
8. **Neighborhood parks and connecting greenways** are to be integrated into the individual developments, and where appropriate to connect directly with any public school that may be located within the specific area.
9. **Environmentally sensitive areas** will be incorporated into the Specific Area's greenway systems.
10. The **adjacent municipality and Highlands County will cooperate fully** in facilitating the goals and objectives of this Plan by mutually coordinating all reviews and jurisdictional decisions pertaining to the Plan's stated policies and their respective implementing Land Development Regulations, wherever they may differ. Each development will be implemented through a development order (DO) addressing the responsibilities of both the developer and the respective local government.

OBJECTIVE 13.1: RESERVED.

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

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

Policy 13.2.1: Strengths, Concerns & Vision

- A. Strengths of Highway Park that can cause Highway Park to grow and revitalize:
 - 1. There is a sense of family in Highway Park;
 - 2. People are friendly and concerned with the welfare of their neighbors;
 - 3. Many people see Highway Park as both their home and their community;
 - 4. Many people like/enjoy living in Highway Park and consider it a nice place to live;
 - 5. There are many churches in Highway Park;
 - 6. There are businesses close enough to provide for the commercial and personal needs of Highway Park;
 - 7. It is inexpensive to live in Highway Park;
 - 8. Many people, if they could, would build a new house in Highway Park;
- B. Existing concerns that needed to be addressed: The following concerns were considered as a beginning in evaluating the present conditions within Highway Park.
 - 1. There is the existing unpleasant urban surroundings caused by trash litter and abandoned junk cars.
 - 2. Existence of dilapidated and vacant mobile homes.
 - 3. There is a lack of an adequate inventory of available livable housing.

4. Negligible new home construction.
 5. There is little opportunity for home ownership as an alternative to rental housing.
 6. Existing lot sizes do not meet the county's minimum lot size standards for single family.
 7. There is the continual vehicular and pedestrian congestion at the entrance to Vision Street off of US Highway 27.
 8. There is a need for playgrounds for the many children who now play in the streets.
 9. The need to slow down traffic throughout Highway Park.
 10. The difficulty in securing central water and wastewater at a reasonable price.
 11. No incentives for investment in Highway Park.
 12. Insufficient street lighting to heighten the sense of security within Highway Park.
 13. Little interest in the visual appearance of Highway Park through landscape improvements.
 14. The need to resolve drug use issues.
- C. Highway Park Vision: Distilling and then merging the strengths with suggested mitigation measures for the expressed concerns, the following vision evolved:

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

Policy 13.2.2: Findings of Existing Conditions

This inventory summary gives insight into the areas that need to be addressed for securing adequate housing within Highway Park.

EXISTING RESIDENTIAL INVENTORY					
Number of Parcels & Uses			Number of Parcels	Percent	Available for Development
Vacant Parcels			163	34 %	Available*
Parcels with Dilapidated Structures			53	11 %	Available*
Dilapidated Site Built Structures	36	68 %			
Dilapidated Mobile Homes	17	32 %			
Parcels with Site Built Homes			167	35 %	
Parcels with Mobile Homes			94	20 %	
TOTALS			477	100 %	

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

- 1) The table indicates that 45% of all the platted parcels within the community are available for development or redevelopment, because of being vacant or having dilapidated structures on them.
- 2) Over half of the existing livable dwellings are site built, setting the precedence for the preferred type of residential construction in the future.
- 3) The inventory data supports the collective consensus that Highway Park does not wish to be perceived as a mobile home community, but as a community of permanent dwellings. Based on this consensus, Highway Park has expressed its willingness to begin by prohibiting the moving in of deteriorated pre-owned mobile homes into Highway Park and to actively support the removal of all existing deteriorated mobile homes, and to designate specific areas within Highway Park where new mobile homes may be located.
- 4) Demographically, Highway Park is part of a larger census tract that includes lake side residences, which statistically skew the averages. It is estimated that approximately 730 persons reside within Highway Park. Taking the 193.78 acres within the planning area subject to the Highway Park SAP, the population density is approximately 3.8 persons per gross acre. Discounting the larger undeveloped parcels totaling 56.16 acres,

~~the average density increases to 5.3 persons per gross acre. Given just the lands that are designated for residential use, or 82.4 acres, and discounting the non residential acres out of the total, the density increases to 8.8 persons per gross acre.~~

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

EXISTING GENERAL LAND USES			
Land Use		Acres	Percent
Residential		138.56	71.0
Undeveloped	56.16		
Developed	82.40		
Commercial		21.54	11.0
Local	4.50		
Highway	17.04		
Churches		5.87	3.0
Public		14.17	7.3
Recreation	13.67		
Utility	0.50		
Industrial		15.10	7.7
TOTAL		195.24	100.0

- 1) ~~The existing land use summary indicates that in addition to the existing vacant parcels on which new units may be constructed and the parcels where dilapidated homes may be replaced, there are 56.16 acres of undeveloped land that can receive residential units.~~
- 2) ~~The major portion of the commercial uses is on the frontage road adjacent to U.S. Highway 27. Within the commercial inventory, there exists a grocery store in the traditional commercial area on Vision Street and another grocery store fronting on US Highway 27. The grocery store on Vision Street services a walk-in business, but is incased in high security devices as well as the grocery store fronting on US Highway 27 services a drive in business. The safeguards exercised by the store on Vision Street are in response to the liquor store and its night time activities that is in the immediate vicinity.~~

- ~~3) — There are approximately nine established churches in Highway Park with perhaps several other smaller groups that may meet elsewhere within Highway Park. These religious organizations provide, in addition to their religious activities, meeting places for neighborhood gatherings and out reach programs for ministering to Highway Park.~~
- ~~4) — The Highway Park potable water system now part of the Lake Placid Regional Utility System is located at the corner of Oliver and Williams streets. The County installed this water system to meet the critical need for safe potable water and to phase out old wells and failing on-site wastewater drain systems.~~
- ~~5) — In the center of Highway Park is a 4.8 acre recreation area with a ball field and court games. A converted fire station is used as a community center for community meetings and day school activities. A boat ramp exists at the end of Anderson Street on Lake Huntley, with sufficient space to enlarge the area into a quality lake side park.~~

Comment: *This policy contains data which will be updated and relocated to the Technical Support Document supporting the Comprehensive Plan. Subsequent policies will be renumbered.*

Policy 13.2.3: Highway Park Specific Area Plan Recommendations and Policies

Land Uses and Community Enlargement:

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

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

(HUD) seal or by the Florida Department of Business and Professional Regulation (FDBPR) seal are allowed as site-built structures.

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

Policy 13.2.3.1: All vacant residential parcels and residential parcels with existing dilapidated structures are to be earmarked as in-fill development and available for residential construction with the opportunity of qualifying for housing assistance for an individual homeowner, or the opportunity of accelerated or fast tract permitting for a developer that considers constructing multiple parcels of individual residences.

Policy 13.2.3.2: Single family, site-built residential units are to be the preference within the areas of Highway Park where the single family structure is the norm. Duplex units are allowed if their designs mimic the single family vernacular.

Policy 13.2.3.3: Multiple family units are encouraged for the larger undeveloped parcels for the purpose of providing sufficient density to accommodate affordable housing. These multiple family units may be provided on the basis of, either fee simple, lease or rental. The opportunity for accelerated or fast tract permitting will be made available for a developer that considers constructing affordable multiple-unit residences.

Policy 13.2.3.4: Site-built residence is the preferred residential structure, whether for single family or multiple family and are not to be mixed with mobile homes. The mobile home, if selected as the residence of choice, is to be located to a specific area within Highway Park. All existing mobile homes outside of the specific area delegated for mobile homes are to be legally non-conforming and are not to be replaced once they have been determined no longer viable by their owner.

Policy 13.2.3.5: Inasmuch as mobile homes are a matter of residential choice and the consensus of Highway Park is not to mix mobile homes with permanently constructed residences, the Council determined that Highway Park needed a specific area for mobile homes. The selected area includes Taylor Street and the parcels immediately to the south and east.

COMMERCIAL: The existing traditional commercial within Highway Park is located at the entrance to Vision Street off of US Highway 27. There are 4.60 acres currently zoned for commercial, which are under-utilized, with only

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

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

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

- Policy 13.2.3.6:** The generating factor for determining the amount of commercial use in Gross Floor Area (GFA) is 66.8 sq. ft. person within the anticipated population. Using a Floor Area Ratio (FAR) of 0.4 to determine the size of the site area, the factor is 2.5 x the GFA divided by the size of an acre in sq. ft.
- Policy 13.2.3.7:** Reinforce the clustering of commercial on Vision Street into a integrated design consistent with the Land Development Regulations (LDRs) of Highlands County, allowing those commercial uses pursuant to the zoning district and the scale of a neighborhood commercial center.
- Policy 13.2.3.8:** Providing sufficient off-street parking within the Vision Street Commercial Center consistent with the requirements of the specific commercial uses as required by the LDRs, and prohibits all on-street parking within the Vision Street commercial area.

Policy 13.2.3.9: Provide sidewalks in front of all commercial uses on Vision Street for easy pedestrian access.

Policy 13.2.3.10: The commercially designated lands fronting on US Highway 27 are to be improved to safely accommodate the pedestrian market, using accepted access management policies prescribed by the Florida Department of Transportation, and to provide sufficient access to the residents of Highway Park by means of Crestmore Street (Old Highway 8).

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

Policy 13.2.3.11: Provide safe potable water at reasonable prices to the residents of Highway Park.

Policy 13.2.3.12: Pursue the implementation of a funding or incremental taxing district to establish and provide wastewater treatment within Highway Park.

Policy 13.2.3.13: Provide for a community center that will be multi-functional in meeting the public, social and recreational needs of Highway Park, with associate off-street parking.

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

drainage into Lake Huntley. The area is ideally suited for a community waterfront park.

Policy 13.2.3.14: Provide a new site-plan and activity program for the central park that will more efficiently re-position the multiple recreational uses to optimize the limited site area. Stabilize and upgrade the off-street parking on Williams Street, and the off-street parking for the STAR Center along Josephine Street. Selectively screen the residences along the southeast boundary of the park.

Policy 13.2.3.15: Secure the approximately 8+ acres at the end of Anderson Street, including the strip of vegetative buffer on the north side of Anderson Street as an integrally programmed and designed County lake-front park, including the boat-ramp and off-street parking.

Policy 13.2.3.16: Provide a fishing pier in conjunction with the boat ramp for those without boats.

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

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

Policy 13.2.3.17: Develop and implement a neighborhood traffic management program/plan in conjunction with the Highlands County Engineering Department and the Florida Department of Transportation.

Policy 13.2.3.18: Use three entrances, Vision Street, Carver Street and Anderson Street, to facilitate access into Highway Park. Crestmore Street, a fourth and southern entrance into Highway Park providing direct access into the industrial area and the highway commercial, should be heavily landscaped, but not necessarily signed as an entrance.

Policy 13.2.3.19: In cooperation with the Florida Department of Transportation enhance the available entrances into Highway Park within their rights-of-way pertaining to

acceptable access management practices as they might affect deceleration or acceleration lanes.

Policy 13.2.3.20: Implement traffic calming practices to encourage neighborhood traffic to proceed at appropriate speeds.

Policy 13.2.3.21: Review and evaluate each local street to determine its adequacy and appropriate right-of-way functional classification. Where deficiencies occur, estimate the cost to correct the deficiencies and schedule the improvements in the next Capital Improvements Schedule.

Policy 13.2.3.22: Assure that all appropriate traffic control signage are in place and all applicable paving striping and markers, such as cross walks, etc., have been applied.

Policy 13.2.3.23: Provide sidewalks within the right-of-way of each local street, designed consistent with the County's Land Development Regulations.

Policy 13.2.3.24: Provide street lights at the intersections of all local streets and augment where necessary based upon established safety or street lighting standards.

AESTHETICS:

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

Policy 13.2.3.25: Community Environmental and Aesthetic Review Committee (CEARC): The committee shall be appointed by the Council, from the local residents to direct compliance with the stated environmental and aesthetic policies established by Highway Park or inferred by the Highway Park SAP.

Policy 13.2.3.26: Abandoned vehicles shall be removed from Highway Park at the owner's expense. These vehicles are determined abandoned one year after the last registered year cited on their license plates.

Policy 13.2.3.27: Annual clean-up campaigns shall be scheduled at the pleasure of the CEARC, with the approval of the Council.

Policy 13.2.3.28: A street tree program shall be initiated to supplement the installation of new sidewalks within Highway Park. Because of the restricted street rights-of-way widths, the trees are to be placed in back of the new sidewalks and located so as to not be in conflict with new street lighting. Because of these constraints, the

property owners are encouraged to accommodate the trees on their properties by assuring maintenance.

Policy 13.2.3.29: An urban design plan for the Vision Street commercial area, incorporating the recommendations of the Sheriff's Department pertaining to traffic control and pedestrian movements, shall be prepared to unify future improvements and encourage streetscape elements comprising attractive paving, street furniture and plant materials.

Policy 13.2.3.30: A streetscape design shall be prepared and implemented along the length of Crestmore Street, adjacent to the US Highway 27 right-of-way, providing an attractive image for Highway Park. An attractive, distinctive entrance sign shall be provided announcing the arrival into Highway Park at the entrance of Highway Park's choice be it Vision Street, Carver Street or Anderson Street.

Policy 13.2.3.31: Secure a grant from the Florida Department of Transportation to implement a landscape design for that portion of US Highway 27 right-of-way fronting on Highway Park beginning at C.R. 29 and extending north to the existing highway landscape improvements in the Town of Lake Placid.

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

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

Policy 13.2.3.32: Develop Crime Prevention Partnership Program. The program's focus shall be to create partnerships. These partnerships shall include key County departments, such as law enforcement, fire, parks, and neighborhood services-departments that are involved with safety issues on a daily basis. The partnership shall also include departments involved with review of site plans and enforcement of neighborhood-preservation ordinances, as well as County departments responsible for providing housing for low-income residents. The program shall also encourage the involvement of non-governmental organizations that can contribute to community crime prevention through the development of

information, tools, and resources. These entities will work with the local community to design strategies for deterring crime and enhancing quality of life by enabling the Highway Park community to help themselves to develop solutions to public safety problems and to strengthen leadership to implement and sustain those solutions.

Policy 13.2.3.33: Host/Facilitate seminars to improve crime prevention in the home and/or business. These seminars will focus on strategies that homeowners, business owners, service organizations, social service providers, and law enforcement agencies can use to prevent crime and victimization in Highway Park.

Policy 13.2.3.34: Investigate target-hardening techniques (the use of devices to block unauthorized access or entry or the removal of uses that generate unlawful behavior).

Policy 13.2.3.35: Investigate and introduce SafeScape and/or CPETD concepts. SafeScape is a concept that advocates that planners and design professionals can do their part to fight crime by making physical environments safer. SafeScape takes the concepts incorporated in the widely accepted CPTED (Crime Prevention Through Environmental Design) principles but goes a step further by placing a greater emphasis on the key role that the community plays in reducing crime.

Policy 13.2.4: **IMPLEMENTATION:** To realize effectuation of the listed policies cited within the Highway Park SAP requires a program for implementation. There are various means by which a program may be implemented. The following actions are applicable to Highway Park:

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

Policy 13.2.4.1: The new implementing district, HPR (Highway Park Residential), is created to accommodate all existing platted residential lots within Highway Park, giving them the same opportunities available to legal minimum lot sizes outside Highway Park.

Policy 13.2.4.2: The HPR district establishes the precedence for new lot creation of similar lot sizes to capture the opportunities in new housing products and to sustain the small town ambiance.

Policy 13.2.4.3: The FUD overlay district may be applied to the HPR district accompanied by a site plan consistent with Sec. 12.05.291 of the Land Development Regulations.

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

Policy 13.2.4.4: Code enforcement shall assure that compliance with regulations will be consistent across Highway Park, providing incentives for neighborhood improvements with confidence that the results will be neighborhood enhancement and private property evaluation.

Policy 13.2.4.5: Code Enforcement shall work through the Council to disseminate enforcement objectives, as needed, before action is initiated, giving Highway Park time to correct the issues of concern pertaining to Code requirements before citations are given.

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

OBJECTIVE 14: SUSTAINABLE COMMUNITY OVERLAY AND SUSTAINABLE COMMUNITY – CHARACTERISTICS

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

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

A Sustainable Community Overlay employs Smart Growth Principles.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy 14.1.1: Sustainable Community Overlay – Thresholds

- A. A Sustainable Community Overlay must contain a minimum of 50,000 acres.
- B. A Sustainable Community Overlay must limit the CUDA to no more than 15% of the total acreage of the Sustainable Community Overlay.

Policy 14.1.2: Sustainable Community Overlay – Establishment

Sustainable Community Overlays are established through:

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

1. Boundary of the Sustainable Community Overlay;
 2. Location of the CUDA;
 3. Location of the Sustainable Green Assets area; and
 4. Location of individual land uses of agricultural areas and natural resource areas within the Sustainable Green Assets area.
- A. Development of a Master Community Plan through a Comprehensive Plan Amendment designating future land uses and phasing plans in the Overlay within the CUDA.
 - B. Detailed development plans in the CUDA through the Planned Development (PD) regulations and development monitoring through the annual Capital Improvement Element and schedule updates.

Policy 14.1.3: Sustainable Community Overlay –Sustainable Green Assets

- A. Lands from which residential development rights will be transferred in exchange for bonus dwelling units within the Sustainable Community Overlay shall be known as Sustainable Green Assets. Sustainable Green Assets may include environmentally significant lands and agricultural lands. Agricultural lands shall be limited to bona fide agricultural uses and support activities including limited residences for a property manager(s) and workers and their families at a density of 10 dwelling units per acre consistent with Policy 14.2.2.1.
- B. The Sustainable Community Overlay shall identify and protect Sustainable Green Assets by designating them on the Future Land Use Map as part of the overlay as either Natural Resource Areas or Agricultural Areas. Phased protection will be provided for these lands initially through land use controls set forth in the policies of this comprehensive plan and subsequently through permanent conservation easements recorded in conjunction with phased development of the CUDA. Sustainable Green Assets designated within the overlay will be designed to ensure continued connectivity and functionality for regionally significant wildlife corridors external to the overlay, based on the best available data. Delineation of areas for the transfer of density through recordation of conservation easements will place priority on the

transfer of density from contiguous lands designed to strike a balance between buffering adjacent existing conservation lands, establishing an edge of the CUDA, protecting a proportionate share of the natural communities in the overlay identified for long-term protection, achieving compatibility of resource protection and continued agricultural operations, and facilitating long-term management of the protected lands.

B.1. Identification of Sustainable Green Assets

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

- a. Natural Resource Areas will be those areas identified for environmental protection;
- b. Agricultural Areas will be those areas identified for long-term agricultural use regardless of the specific type of agricultural use.

B.2. Phased Protection of Sustainable Green Assets

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

- B.2.1. Upon the effective date of the Overlay and delineation of Natural Resource Areas and/or Agricultural Areas on the Future Land Use Map as part of the overlay, any land use or development within such areas shall be consistent with the purposes for their designation as Natural Resource Areas or Agricultural Areas, respectively. The policies designating each Sustainable Community Overlay shall specify the limited natural resource-related or bona fide agricultural uses that shall be permissible within such areas, respectively, as a further limitation on the uses allowed by the underlying land use designation.
- B.2.2. Concurrent with the effective date of the Master Community Plan for the CUDA, Natural Resource Areas and/or Agricultural Areas that cumulatively total the amounts required to obtain adequate density for

development of the CUDA or phase thereof, shall be made subject to a conservation easement(s) to provide perpetual protection for such areas consistent with the use restrictions for such areas established upon designation of the Overlay. Use restrictions for a specific area may be further limited by the perpetual conservation easement for that area based upon its characteristics or prior or intended use, but urban development shall be prohibited.

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

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

B.3. Natural Resource Areas

Natural Resource Areas shall be delineated to maintain the landscape-scale matrix of agricultural land uses, native vegetation communities, wetlands, and drainage networks, in a manner that is compatible with wildlife utilization, wetland protection, and watershed protection. The Natural Resource Areas shall be established for the purposes of maintaining the long-term

ecological functions of lands and watersheds within the Sustainable Community Overlay, to protect native wetland and forested habitats within the Sustainable Community Overlay, to provide a landscape framework for future habitat preservation or restoration options, and to ensure continued connectivity and functionality for regionally significant wildlife corridors.

B.3.1. Development within Natural Resource Areas

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

- Passive recreation as defined in this comprehensive plan
- Low-intensity agricultural uses including but not limited to livestock grazing as directed by the Long-term Land Management Plan
- Controlled burning
- Silviculture with harvesting subject to Best Management Practices as directed by the
Long-term Land Management Plan
- Maintenance of unpaved farm roads, drainage areas, and forested areas (including thinning)
- Land clearing for purposes of fire protection, road maintenance, and removal of diseased, damaged or invasive exotic vegetation
- Existing wellheads and wellfields and, where they would not impact the attributes of the natural resource as directed by the Long-term Land Management Plan, proposed wellheads and wellfields
- Existing and proposed farm roads necessary for

the operation of the agricultural areas within the Sustainable Community Overlay.

- Agricultural and stormwater retention areas necessary for drainage, retention, detention, treatment, and/or conveyance of water from agricultural fields, in accordance with the South Florida Water Management District (SFWMD) or Southwest Florida Water Management District (SWFWMD) permits applicable to each retention area, and the Long-term Land Management Plan. These areas may be logically incorporated into Natural Resource Areas due to their multiple functions as stormwater retention areas, wetlands, and as habitat/refugia for a variety of plant and wildlife species.

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

Each Natural Resource Area shall be managed pursuant to a Long-term Land Management Plan as approved by the grantees of the conservation easement prior to recordation. The Long-term Land Management Plan shall address the maintenance and enhancement of on-site wildlife habitat and water resources, including but not limited to the entity responsible for implementing the plan and the resources for financing the plan. The Long-term Land Management Plan for a Natural Resource Area may be amended from time to time, based on changed conditions, with the prior written approval of the grantees and consistent with the terms of the conservation easement.

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

B.4. Agricultural Areas

Agricultural Areas shall be delineated based on an assessment of

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

B.4.1. Development within Agricultural Areas

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

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

- Bona fide agricultural uses, including but not limited to livestock grazing, cropland (including, but not limited to fuel and specialty crops), pastureland, orchards, vineyards, nurseries, ornamental horticultural areas, groves, silviculture with harvesting, turf and grass cultivation.
- Commercial activity directly serving agricultural pursuits and limited to the service of agricultural pursuits.
- Farm-related support activities and facilities, including but not limited to storing, processing or transporting agricultural products.
- Controlled burning.
- Passive recreation
- Maintenance of unpaved farm roads, drainage areas, and forested areas (including thinning)

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

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

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

approval of the grantees and consistent with the terms of the conservation easement.

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

Policy 14.1.4: Compact Urban Development Area - Establishment of Density

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

For each dwelling unit allowed under existing land uses within the Sustainable Green Assets allowed by this Comprehensive Plan that is transferred into the CUDA, a property owner shall be awarded two (2) bonus dwelling units. The bonus dwelling units are granted to the property owner for removing residential entitlements from the lands for

Sustainable Green Assets. Comprehensive Plan policies providing for density transfers from wetlands and floodplains from the Agricultural Future Land Use designation shall apply to the calculation.

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

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

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

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

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

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

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

1. Boundary of the Sustainable Community Overlay;
2. Location of the CUDA;
3. Location of the Sustainable Green Assets area; and
4. Location of individual land uses of agricultural areas and natural resource areas within the Sustainable Green Assets area.

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

1. Number of current entitlement dwelling units;
2. Amount of bonus dwelling units to be awarded for the protection of Sustainable Green Assets;
3. Minimums and maximums for density and intensity of development;
4. A functional mix of land uses including institutional, recreational, residential, public service uses, commercial, office, industrial, and other employment generating land uses;
5. Planning strategies for the public facilities;
6. Coordination of the long-term planning for public facilities with other plan elements;
7. Phasing for the Sustainable Community Overlay; and
8. Provisions for Conservation Easements.

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

1. Data and analysis demonstrating consistency with the adopted Sustainable Community Overlay policies.
2. Illustrative graphics representative of the Sustainable Community Overlay policies established in the Future Land Use Element.
3. Information to address the long-term public facilities that are needed to support the potential development including the Identification of the long-term public facilities, based on the conceptual long-term maximum development potential of the Sustainable Community Overlay.

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

Policy 14.2.1.1: A. The Master Community Plan Comprehensive Plan Amendment for a Sustainable Community Overlay shall provide for future development which:

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

2. Identifies regionally significant natural resources within the Sustainable Community;
 3. Identifies regionally significant public facilities within the Sustainable Community;
 4. Establishes guiding principles that address urban form and interrelationships of anticipated future land uses; and
 5. Identifies procedures to ensure intergovernmental coordination to address extra jurisdictional impacts from the Sustainable Community Overlay.
- B. The Master Community Plan Comprehensive Plan Amendment shall provide for the following:
1. All development within the CUDA shall be served by adequate public facilities as required by law. Public facilities may be financed, constructed, operated, or maintained by any governmental entity allowed by law, including but not limited to independent special districts, one (1) or more property owners associations, or homeowners associations, or any combination of such entities.

At the time of the Master Community Plan Approval Process, a capital improvements plan shall demonstrate how the proration of funding, transportation, and public schools will be addressed. Such public facilities shall be available to accommodate the impacts of development as required by law.
 2. The transportation facilities that are needed to support the Master Community Plan shall be shown on the adopted Future Transportation Map or map series and shall be consistent with Policy 14.2.4.1.
 3. The school facilities that are needed to support the Master Community Plan shall be shown on the Future Conditions Map of the Public School Facilities Element of the Comprehensive Plan.
 4. The central potable water and sanitary sewer facilities shall be shown on non-adopted data analysis maps;
 5. The location of future water wells shall be shown on the FLUM map series specific to the Sustainable Community Overlay;

6. The regionally significant natural resources identified by the Water Management Districts or the Central Florida Strategic Regional Policy Plan shall be shown on both the non-adopted data and analysis maps and the adopted FLUM map series specific to the Sustainable Community Overlay;
7. The guiding principles for urban form and future land uses shall be established by adopted plan policies; and
8. The procedures to ensure intergovernmental coordination shall be established by adopted plan policies.

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

- A. Green Space and Open Space Areas
- B. Compact Urban Development Area (CUDA)
- C. Governmental/Educational/Civic Uses
- D. Capital Improvements Planning and Financing
- E. Existing Water Well Locations
- F. Water Use and Conservation
- G. Water and Wastewater
- H. Surface Water Management
- I. Significant Archaeological, Historic, and Environmental Resources
- J. Major Multimodal Transportation Network
- K. Integrated Pedestrian and Trail System
- L. Relationship/Integration with Adjacent Uses

Policy 14.2.1.3: To ensure that the CUDA achieves an appropriate balance of residential to non-residential land uses and develops with an appropriate mix of mutually

supporting land uses during phased development, the developer shall meet the following benchmarks for development of nonresidential uses.

- A. Prior to completion of 25% of the Residential Components, a minimum of 5% of the Non-Residential square footage must have final site plan approval.
- B. Prior to completion of 50% of the Residential Components, 15% of Non-Residential square footage must have certificate of occupancy and an additional 10% of the Non-Residential square footage must have final site plan approval.
- C. Prior to completion of 75% of the Residential Components, 40% of Non-Residential square footage must have certificate of occupancy and an additional 25% of the Non-Residential square footage must have final site plan approval.
- D. Prior to completion of 90% of the Residential Components, 50% of the Non-Residential square footage must have certificate of occupancy and an additional 25% of the Non-Residential square footage must have final site plan approval.

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

- A. Floodways
- B. River and Stream Corridors
- C. Drainage ways
- D. Wetlands
- E. Cutthroat Seeps

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

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

Policy 14.2.1.5: **Floodways, river and stream corridors, drainage ways, wetlands, and cutthroat seeps may only be crossed by roads and utilities where such crossings are unavoidable. Such impacts may only be considered to allow for: access to site; internal traffic circulation where other alternatives do not exist for purposes of public safety; or pre-treated storm-water management. Such impacts, when mitigated consistent with all permitting requirements, are subject to the following limitations:**

- A. Pre-development volume, direction, distribution and surface water hydro-period shall be maintained by culverting or bridging the crossing.
- B. Impacts to the area are minimized.
- C. Travel movements by wildlife known to be in the area are accommodated.
- D. All local, state and federal permits are obtained.

Policy 14.2.2: **Sustainable Community Overlay – Sustainable Green Assets**

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

Policy 14.2.2.1: **Agriculture**

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

Mining operations and confined feed lots are prohibited.

Policy 14.2.2.2: **Natural Resource Lands**

Natural Resource Lands are lands with significant environmental resources.

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

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

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

Policy 14.2.3: Sustainable Community Overlay – Green Initiatives

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

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

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

Policy 14.2.4: Sustainable Community Overlay – Development Form

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

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

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

Policy 14.2.4.1: Sustainable Community Overlay – Transportation and Mobility

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

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

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

Alternative transportation methods shall be developed to create a community that is not solely reliant on the automobile for all transportation trips. At a minimum, this will address conceptual designs to accommodate: transit, pedestrians, bicycles, and alternative vehicles (i.e. electric vehicles, etc.)

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

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

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

Policy 14.2.4.3: Sustainable Community Overlay – Uses for Reclaimed Wastewater

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

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

Policy 14.2.4.4: Sustainable Community Overlay – Recreation and Open Space

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

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

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

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

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

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

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

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

- A. The needs of very low, low, and moderate income households expected with the population and employment growth within the Sustainable Community.
- B. The opportunities for rental and home ownership opportunities.
- C. The financing, land ownership alternatives, and other mechanisms that produce work force/affordable units.
- D. The dispersal of work force/affordable housing shall be dispersed throughout the CUDA of a Sustainable Community Overlay with special effort to locate such housing adjacent to employment opportunities, schools, and/or recreational facilities.
- E. The design standards that shall ensure the exterior appearance of work force/affordable housing units shall be harmonious with market rate housing in the immediate area.

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

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

Development generated capital improvements shall be the responsibility of the developer, however, public facilities may be financed, constructed, operated, or

maintained by any governmental entity allowed by law, including but not limited to independent special districts, one (1) or more property owners associations, homeowners associations, or community development districts.

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

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

Policy 14.2.7: Sustainable Community Overlay – Land Development Regulations

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

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

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

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

The Master Community Plan shall guide the preparation and adoption of the Planned Development and Capital Improvements Schedule.

Policy 14.3.1: The Planned Development shall be consistent with the land uses of the Master Community Plan and the urban form criteria.

Policy 14.3.2: Sustainable Community – Planned Development (PD) – Public Facilities

The PD shall identify the projected demand for all public facilities for which the County has adopted levels of service, and shall identify capital improvements required to meet projected demands in order to achieve and maintain adopted public facilities level of service standards. The Public Facilities Plan shall provide:

- A. County Water Use Permit capacity; location, service area(s) and capacity of regional, county or municipal water treatment plants; major potable

water distribution facilities if located within 2 miles of the Sustainable Community Overlay CUDA.

- B. Location, service area and capacity of regional, county or municipal wastewater treatment plant(s) within 2 miles of the Sustainable Community Overlay CUDA; major wastewater transport facilities such as force mains and lift stations.
- C. If existing facilities are not to be extended to serve the PD, then details of capacity construction scheduling and financing shall be included.
- D. Major roadways and multi-modal transportation systems within the transportation study area and a full transportation analysis with agreement as to the methodology with the Florida Department of Transportation, the Central Florida Regional Planning Council and Highlands County.
- E. Parks and recreation facilities located within the Sustainable Community Overlay CUDA consistent with the County's adopted levels of service standards for recreation and open space.
- F. Solid waste disposal for waste generated by the PD from CUDA within the Sustainable Community Overlay.
- G. Coordination with the Highlands County School District to address demands for, and proposed siting of, public school facilities within the CUDA of the Sustainable Community Overlay.

To address public facility concurrency requirements, all approved PDs shall, at a minimum, identify a financially feasible 5-year capital improvement schedule for public facility needs identified consistent with applicable adequate public facility requirements.

The developer of a Sustainable Community Overlay shall provide an annual report to Highlands County no later than August 1 of each year after the PD is approved detailing development amounts completed and updating the 5-year Capital Improvements Schedule.

Policy 14.4: Blue Head Ranch Sustainable Community Overlay

The purpose of the Blue Head Ranch Sustainable Community Overlay is to provide a framework for the County by identifying a suitable location on Blue Head Ranch for a compact, sustainable urban center to which a portion of the County's future population and employment growth can be guided in order to

relieve development pressures on natural resources in the environmentally-sensitive Lake Wales Ridge.

Policy 14.4.1: Consistency with Sustainable Community Overlay Policies

The Blue Head Ranch Sustainable Community Overlay policies set forth herein comply with and are intended to supplement the generally applicable Sustainable Community Overlay policies outlined in Future Land Use Element Objective 14. The Blue Head Ranch Sustainable Community Overlay policies relate solely to Blue Head Ranch and are not applicable to any other Sustainable Community Overlays.

Policy 14.4.2: Urban Development Principles and Guidelines

A. Compact Urban Development

The CUDA shall be located within the Blue Head Ranch Sustainable Community Overlay consistent with the Future Land Use Map and shall be planned for urban development through adoption of a Master Community Plan. Natural Resource Areas and Agricultural Areas identified on the FLUM shall receive permanent protection in exchange for density transfers and bonus dwelling units in the CUDA. Upon the effective date of the Overlay and delineation of Natural Resource Areas and/or Agricultural Areas on the Future Land Use Map, any land use or development within such areas shall be consistent with the purposes for their designation as Natural Resource Areas or Agricultural Areas, respectively, and the limited natural resource-related and bona fide agricultural uses specified in Policies 14.4.3.C.3.1 and 14.4.3.C.4.1, respectively.

Prior to recording of perpetual conservation easements pursuant to Policy 14.4.3, all data and analysis for areas from which density is to be transferred to the CUDA shall be updated to confirm that such Sustainable Green Assets still further the natural resource or agricultural purposes for which they were originally identified.

Development shall occur in a compact urban form based on the following specific meaningful and predictable guidelines as part of the 50,000 acre Blue Head Ranch Sustainable Community Overlay:

Blue Head Ranch Compact Urban Development and Sustainable Green Assets Area Phase 1 (2030)	Blue Head Ranch Compact Urban Development and Sustainable Green Assets Area Maximum Potential

Sustainable Green Assets	17,000 acres		42,500 acres	
Compact Urban Development Area (CUDA)	3,000 acres (maximum)		7,500 acres (maximum)	
Land Use	Minimum	Maximum	Minimum	Maximum
Dwelling Units	7,500 dwelling units (2.5 DU/acre gross)	12,000 dwelling units (4.0 DU/acre gross)	18,750 dwelling units (2.5 DU/acre gross)	30,000 dwelling units (4.0 DU/acre gross)
Retail	1,500,000 GSF.	2,500,000 GSF.	3,000,000 GSF	4,500,000 GSF.
Office	1,000,000 GSF.	1,500,000 GSF.	2,500,000 GSF	4,000,000 GSF
Industrial	250,000 GSF.	500,000 GSF.	750,000 GSF	1,500,000 GSF
Public/Quasi-Public	300,000 GSF.	400,000 GSF.	750,000 GSF	1,000,000 GSF.
Hotel	100 rooms	250 rooms	350 rooms	900 rooms
Green Space	15% minimum		15% minimum	
Open Space	10% of the Green Space Requirement		10% of the Green Space Requirement	

B. Land Use Standards

The following standards shall be met in the CUDA:

B.1. Town Center

A mixed-use, urban town center shall be the heart of the CUDA and shall be consistent with the following criteria:

Town Center – Development Criteria		
Acreage	Maximum Size	150-375 acres of CUDA
Green Space	Minimum Green Space	10%
Open Space	10% of the Green Space Requirement	10% of the Green Space Requirement
Density	Minimum Density	6 DU/acre
	Maximum Density	10 DU/acre
Floor Area Ratio	Minimum	0.8

(non-residential)	Maximum	3.0

Town Center – Land Use Mix		
Land Use	Developed Land Area Minimum	Developed Land Area Maximum
Residential (not including residential above street level)	20%	50%
Retail	20%	40%
Office (not including office above street level)	5%	20%
Public/Quasi Public	5%	15%
Green Space	10%	15%
Open Space	10% of the Green Space Requirement	10% of the Green Space Requirement

The town center shall consist of the following elements:

1. A diverse mix of multiple land uses including residential, retail (including restaurants), professional offices, services (such as salon/barbershop), religious institutions, cultural, civic and public other uses, structurally located either horizontally or vertically. All uses may be permitted at the street level. All uses except retail may be located on the upper floors.
2. A pedestrian-oriented environment. Sidewalks shall be provided on both sides of all streets in the town center. Buildings shall be located close to the street to attract pedestrian activity and interaction.
3. Building height. Building height shall be permitted up to four (4) stories or 50 feet, whichever is greater, excluding ornamental, non-habitable structures or such portions of habitable buildings.
4. A mix of public amenities such as parks, open space, green space, gathering places, information kiosks or when applicable, public transit stops.
5. A focal point. The town center shall have at least one (1) iconic landmark such as a fountain, clock tower, a ~~church~~

place of worship, a public plaza or square. Such landmarks shall be exempt from the height limitations as outlined in Section B.1.3., above.

6. Parking. Parking shall be located on the street, in parking structures or off-street behind the town center buildings to provide increased pedestrian access to buildings at the street level. Shared parking shall be required within the town center.
7. Street furniture such as controlled lighting, benches, trash receptacles and public art.
8. Street blocks shall be a between 250 and 500 feet in length. This will promote increased business frontages and provide for efficient traffic circulation.
9. Town center road access. The town center core shall be oriented at the intersection of neighborhood collectors to provide for easier access to residential areas. The town center shall be located adjacent to the principal arterial roadway of the town designed for faster through-traffic.

B.2. Neighborhoods

A series of compact predominantly residential neighborhoods shall surround the town center. Neighborhoods shall develop in one of four neighborhood zones that move outward in a radial pattern from the town center to the periphery of the CUDA. Generally, smaller lots with higher density will be found in the neighborhoods closer to the town center; while the neighborhoods located on the town's edge will have predominantly larger lots. Acreages of individual neighborhoods will vary depending on their unique locational and design characteristics.

B.2.1. Neighborhood Zones:

NEIGHBORHOOD ZONES				
	Zone 1 (town center to within ½ mile of town center)	Zone 2 (1/2 mile to 1.5 miles of town center)	Zone 3 (1.5 miles to 3 miles from town center)	Zone 4 (3+ miles from town center)

Single Family	6 Dwelling Units/ Net Acre (Max)	4 Dwelling Units/ Net Acre (Max)	2 Dwelling Units/ Net Acre (Max)	2 Dwelling Units/ Net Acre (Max)
Multi-Family	10 Dwelling Units/ Net Acre (Max)	6 Dwelling Units/ Net Acre (Max)	4 Dwelling Units/ Net Acre (Max)	N/A

* Minimum of 2.5 du/gross acre – Maximum 4.0 du/ gross acre at 2030 & Buildout

B.2.2. Neighborhood Characteristics:

Each neighborhood shall consist of the following elements:

1. A pedestrian-friendly environment. Residents shall have easy access to a non-vehicular circulation system including a variety of sidewalks, bicycle or other paths, and walkways of varying widths.
2. Neighborhood Center. Each neighborhood shall provide non-residential land uses to meet the immediate daily needs of the residents within a neighborhood. Such commercial land uses shall be located toward the center of each neighborhood and shall include gathering points such as a post office, transit stop, when applicable, a convenience store, a gas station or other similar commercial uses. As neighborhoods are developed, they can provide patronage for larger-serving uses, such as supermarkets that are often supported by two or more adjacent neighborhoods. Each neighborhood center shall be separated a minimum distance of one (1) mile from another neighborhood center.

Neighborhood Center Development Criteria Per Center		
Acreage	Minimum	3 acres
	Maximum	15 acres
Retail Floor Area Ratio	Minimum	0.5
	Maximum	1.0
Retail Uses	Minimum	60%
	Maximum	90%

3. A minimum of eighty percent (80%) of all dwelling units shall be within one-quarter ($\frac{1}{4}$) mile (5 minute walk) of an activity area (neighborhood center, town center, park, plaza or civic space). This distance shall be measured along the shortest walking route from each property boundary to the nearest boundary of the activity area.
4. Housing. A wide range of housing types, accommodating diverse income levels, age groups and housing needs shall be provided within each neighborhood. Each neighborhood shall proportionately accommodate the needs of very low, low and moderate-income households reasonably expected to be needed by employers within the CUDA, with a balance of rental and ownership units. The Land Development Regulations for the implementation of the new town include design standards to shall ensure that the external appearance of affordable and workforce housing shall be harmonious with market-rate housing throughout the remainder of the CUDA.
5. Neighborhood road access. The neighborhood road access shall be based on a grid system and allow for connection to the town center.

6. Education facilities. Each residential neighborhood shall be strategically located in relation to the education facilities that will be provided within the CUDA. Schools shall become a focal point of any neighborhood in which they are located. Provision of schools shall be coordinated with the Highlands County School Board with regard to appropriate grade, size, location and timing of construction of all public schools. All schools serving the sustainable community shall be located within the CUDA. Coordination with the Highlands County School Board shall include exploring opportunities to build school facilities on a smaller footprint than seen in less compact urban areas. To the extent possible, schools and parks shall be co-located and be sized and located to enable students to walk or bicycle to them. Nothing shall prohibit private, vocational or other schools from locating within the CUDA.

ESTIMATED NUMBER OF SCHOOLS NEEDED			
Phase	Elementary Schools	Middle Schools	High Schools
Phase 1 (2030)	2	1	0
2030 - Build-Out	3	1	1
TOTAL	5	2	1

Source: Based on Highlands County 2010 Student Generation Rate

B.3. Alleys

The use of alleys shall be encouraged throughout the CUDA. An alley shall be located to the rear of lots, shall contain no sidewalks or setbacks, and shall be designed as the service route for the lots it abuts. Within residential neighborhoods, secondary or accessory dwelling units that are either freestanding or are above garages shall be permitted and encouraged along alleys.

B.4. Economic Development and Employment

To promote economic development, diverse employment opportunities and to contribute to the economic sustainability of the new Sustainable Community, industrial parks and office parks shall be required in the CUDA. Such parks shall consist of the following elements:

1. Industrial Parks:

- a. Mixed-use industrial parks may consist of manufacturing and support facilities, office and office support, research-related uses. Retail uses, such as restaurants or hotels, shall also be permitted in industrial parks; however, they should locate near the periphery of the park site so as to not hinder traffic flow. Industrial parks shall be consistent with the following criteria:

Industrial Park Criteria Per Park		
20 Acres Minimum		100 Acres Maximum
Industrial & Related Uses	Minimum Floor Area Ratio	1.0
	Maximum Floor Area Ratio	3.0
	Maximum	85%
	Minimum	65%
Office	Minimum Floor Area Ratio	0.5
	Maximum Floor Area Ratio	1.25
	Maximum Size	20%
	Minimum Size	5%

Industrial Park Criteria Per Park		
20 Acres Minimum		100 Acres Maximum
Retail	Minimum Floor Area Ratio	0.5
	Maximum Floor Area Ratio	1.0
	Maximum	10%
	Minimum	5%
Hotel	Maximum	250 rooms
	Minimum	0 rooms

- b. All industrial parks shall be located in close proximity to regional or state highway transportation systems or be connected to them by an efficient system of local roadways and, when applicable, provide for public transit opportunities.
- c. All industrial parks shall be buffered with landscaping pursuant to Highlands County Land Development Regulations.

2. Office Parks:

- a. Office parks permitted within the CUDA may either be campus style or urban style in design.
 - i. Campus style office parks shall primarily consist of office space, and may include retail uses, hotels, as well as residential uses. Campus style office parks shall be located toward the edge of the CUDA away from the town center to create a secondary center within the CUDA.

Campus Style Office Park Criteria Per Park		
Minimum 50 Acres		Maximum 200 Acres
Office	Minimum Floor Area Ratio	1.0
	Maximum Floor Area Ratio	3.0
	Maximum	90%
	Minimum	70%
Retail	Minimum Floor Area Ratio	1.0
	Maximum Floor Area Ratio	2.0
	Maximum	20%
	Minimum	5%
Hotel	Minimum	0 rooms
	Maximum	250 rooms
Residential Development	Maximum	250 units
Residential Acreage	Maximum	20 acres

- ii. Urban style office parks shall primarily consist of office space, and may include residential uses, entertainment venues, retail, restaurants, hotels as well as outdoor recreational amenities. Urban style office parks shall be located closer to the town center and may serve as an anchor for town center development.

Urban Style Office Park Criteria Per Park		
Minimum 20 Acres		Maximum 50 Acres
Office	Minimum Floor Area Ratio	1.5
	Maximum Floor Area Ratio	3.0

Urban Style Office Park Criteria Per Park		
Minimum 20 Acres		Maximum 50 Acres
	Maximum	90%
	Minimum	65%
Retail	Minimum Floor Area Ratio	.5
	Maximum Floor Area Ratio	1.0
	Maximum	25%
	Minimum	5%
Hotel	Minimum	0 rooms
	Maximum	250 rooms
Residential Development	Maximum	150 units
Residential Acreage	Maximum	10 acres

- b. All office parks shall be proximate to the regional transportation network and, when applicable, provide for public transit opportunities.
- c. All office parks shall be buffered with landscaping pursuant to Highlands County Land Development Regulations.

B.5. Efficient Delivery of Essential Services

The CUDA shall be designed in such a way to provide for the efficient delivery of essential services, such as fire, police and emergency medical services, as well as parks, schools and other public or quasi public uses. The location of essential services shall comply with nationally acceptable response times.

B.6. Benchmarks for Balance of Land Uses Through 2030

To ensure that the CUDA develops with a mix of mutually supporting land uses during phased development through the

2030 planning period, the developer shall meet the following benchmarks for development of non-residential uses:

<i>Benchmarks For Balance of Land Uses through 2030</i>	
Prior to exceeding:	Minimum GSF of Non-Residential
1,875 Dwelling Units (25% of min. residential)	152,500 GSF (5% of min. non-residential)
3,750 Dwelling Units (50% of minimum residential)	457,500 GSF (15% of min. non-residential)
5,625 Dwelling Units (75% or minimum residential)	1,220,000 GSF (40% of min. non-residential)

The non-residential uses required for each benchmark shall be a minimum of 50% retail. Additional non-residential use added after 3,750 residential units have been built must be a minimum of 25% office park or industrial park.

The benchmarks for a balance of land uses to be achieved from 2030 through buildout shall be established by a comprehensive plan amendment in conjunction with the Master Community Plan for the portions of the CUDA to develop after the 2030 planning period.

B.7. Public Space

Public spaces, such as plazas, squares, libraries, dance venues, theaters and music halls/amphitheatres, shall be provided in the CUDA in order to create a sense of place.

B.8. Green Space

The CUDA shall provide a minimum of 15 percent green space within the CUDA shown on the Master Community Plan. Open space shall include but not be limited to all public passive and active recreation areas and parks, playing fields, golf courses, public plazas, courtyards and squares, off-road pathways, other areas available for recreation and the CUDA's greenbelt.

The Master Community Plan shall identify the acreage, location and type of parks. Parks within the CUDA shall be developed into one of five distinct types of urban parks. These parks are characterized as follows:

1. Pocket Park: Usually less than one acre, these urban parks are green spaces designed for casual use by people working and living in the immediate area. These spaces may consist of hardscape elements or lawn and landscaped areas, seating and visual amenities.
2. Common Greens: Size will generally depend on the context, function and area, but should be a minimum of one acre. These urban parks include flexible green spaces with open lawn areas, serving as the recreation and social focus of a neighborhood or larger area. The Common Green may include facilities such as off-leash dog areas, community garden plots, landscaping, water features, shade structures, gathering areas, amphitheaters, space for public art, and/or hardscape areas. Recreational amenities may be incorporated as complementary facilities, but do not predominate. Examples of recreational facilities include tot lots and playgrounds, small skate parks, fitness courses and paved trails, and sport courts.
3. Civic Plazas: Size will generally depend on the context, function and area, but should be a minimum of one acre. This type of urban park includes public gathering spaces set aside for civic purposes and commercial supporting activities. Civic plazas are usually located at the intersection of important streets or other significant locations and serve as a focal point and unique placemaking feature. Design will include primarily hardscape elements, but may include landscaping, seating, public art or water features. Depending on size, Civic Plazas could support uses such as open-air markets, summer concerts, festivals, or special events. Recreation amenities may be incorporated as complementary facilities, but do not predominate.
4. Recreation-Focused Parks: The size of the park should be appropriate to accommodate the type of recreation

facilities. This park type is distinguished by its primary function to provide recreation facilities. Facilities such as athletic fields, multi-use courts and skate parks should be provided. Support facilities and amenities such as trails, seating, tot lots, shade structures, water features, picnic areas, restrooms, landscaping or hardscape should be provided to complement the recreational component.

5. **Linear Parks:** Linear Parks are designed for recreational use and are continuous linear spaces with continuous multi-purpose outdoor trails that are a minimum of 8' wide and may include amenities and/or design features such as trailheads, orientation features and wayfinding signage. Linear Parks may be used for jogging, dog walking, biking, walking, and/or general exercising or similar uses. Creation of Linear Parks provides an important amenity that can be linked with pedestrian and bicycle street elements. They should be designed to permit participation by users of all abilities, and to accommodate cyclists, runners, skaters and walkers. The CUDA's greenbelt may be designed to be a Linear Park.

In compliance with the comprehensive plan Recreation and Open Space Element, parks within the CUDA shall be provided at a level of service of ten (10) acres per 1,000 population.

PROJECTED NUMBER OF PARKLAND ACRES NEEDED				
	Phase 1 (2030)		2030 - Build-Out	
	Minimum	Maximum	Minimum	Maximum
Population	17,250 persons	27,600 persons	18,750 persons	69,000 persons
TOTAL PARKLAND ACRES	173 acres	276 acres	188 acres	690 acres

B.9. Rural Viewsheds and Vistas

Scenic rural view sheds and vistas that signal the transition from urban to rural lands shall be considered during site design. Such scenic views and vistas shall be protected through such measures as the appropriate location, concealment or control of the location of utilities and infrastructure.

B.10. Adequate Public Facilities

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

The Master Community Plan shall include a Capital Improvements Plan which shall demonstrate how the provision of water supply, potable water, wastewater treatment, solid waste, drainage, parks and recreation, transportation, and public schools will be addressed. Such public facilities shall be available to accommodate the impacts of development as required by law.

B.11. Water Use and Conservation

All development within the CUDA shall be required to minimize water use and employ water conservation methods prescribed by the Florida-Friendly Landscaping Program. Water use and conservation techniques shall be specified in a Water Use and Conservation Plan included as a component of the Master Community Plan and shall include:

1. Installation of low-volume plumbing fixtures in all new residential and non-residential buildings.
2. Use of drought-tolerant plants.
3. Wastewater systems will be designed to provide reclaimed water for irrigation throughout the CUDA.
4. Parks and other publicly-owned areas will be provided reclaimed water for irrigation.
5. The plan will advocate and direct the use of reclaimed water.
6. Use of lowest quality water suitable for its intended purpose.
7. Reclaimed water metering will be used at the point of service.

8. Timed irrigation to minimize losses from evaporation.
9. Installation of rain-sensor devices or automatic switches to override irrigation systems when adequate rainfall has occurred.
10. Protection of potential public water supply wellfields within the Sustainable Community Overlay as identified in the County's Water Supply Plan.

B.12. Central Water and Wastewater Facilities

The CUDA shall be served by central water and wastewater facilities.

The water treatment plant shall have a capacity of 5 MGD, 8 MGD, 13 and 20 MGD for the development parameters outlined in Policy 14.4.2. (Phase 1 2030 and build out minimum and maximum conditions respectively). A minimum of six wells will be needed at buildout to meet the potable water demand.

The wastewater treatment plant shall have the capacity of 4 MGD, 6 MGD, 9 MGD and 14 MGD for the development parameters outlined in Policy 14.4.2. (Phase 1 2030 and build out minimum and maximum conditions respectively). Gravity sewers, lift stations and force mains shall be used to collect and transmit raw sewage to the wastewater treatment facility, where it will be treated prior to reuse.

Development within the CUDA will comply with the potable water and wastewater requirements as follows:

1. Central water and wastewater facilities shall be located on-site or immediately adjacent to the CUDA and the site shall be designated on the Master Community Plan and in the Detailed Community Public Facilities Plan.
2. Central water and wastewater facilities may be located immediately adjacent to the CUDA greenbelt, provided the facility is adequately and appropriately buffered from view with berming and extensive landscaping, and such location does not adversely impact any natural resources.

3. All development within the CUDA shall connect to a central water and wastewater facility except where isolated uses such as a guardhouse, golf course facility or guesthouse is located in a remote area, individual wells and Performance Based on-site wastewater disposal systems may be used.
4. Interim wells and aboveground holding tanks may be utilized during development for construction and/or sales trailers and model homes.
5. No expansion of central water and wastewater services outside the Sustainable Community Overlay shall be allowed unless such areas are added to the Sustainable Community Overlay by means of a comprehensive plan amendment or as otherwise allowed by comprehensive plan amendment even though such services may run through external areas.
6. Water connections from within the Sustainable Community Overlay to areas outside the Sustainable Community Overlay shall be permitted only for the purpose of providing fire protection services to surrounding areas.
7. The treatment process for the water treatment plant shall meet the State of Florida Primary and Secondary drinking water standards.
8. A phasing schedule for the construction and expansion of the water and wastewater treatment facilities and distribution system that will coincide with demand over time shall be provided in a Public Facilities Plan as part of the Planned Development approval in compliance with Policy 14.3.2.

B.13. Surface Water Management

The surface water management system for the CUDA shall incorporate the functions of the natural on-site system, including seasonal hydro-periods (surficial aquifer/water table elevations), continuity of conveyance systems and consistency with state water quality standards. The surface water management system shall incorporate all design and best management practices

(BMPs) recommended in the South Florida Water Management District's Environmental Resource Permit Information Manual in effect at that time, including any changes adopted by the District as part of their Northern Everglades initiative, to improve water quality and enhance environmental performance.

B.14. Transportation Network

The transportation network within the CUDA addresses vehicular, pedestrian, bicycle and other modes of transportation as follows:

1. All streets within the CUDA shall be designed along a grid pattern to allow for circulation, ease of orientation, pedestrian safety and connectivity to adjacent neighborhoods.
2. Streets and intersections shall have adequate turning radii for emergency vehicles and shall have mountable curbs.
3. Identifies future transportation corridors for public transportation leading to and from the town center.
4. Identifies a location for a future satellite transit facility in the town center (2 acres maximum) to accommodate public transportation service, when available.
5. Requires shared parking for residential and non-residential uses in the town center.
6. Creates a pedestrian-friendly environment that supports walkability, including sidewalks, compact street intersections, street furniture, street and sidewalk landscaping with native canopy trees for shade.
7. Encourages the use of innovative and alternative forms of personal transportation.
8. Promotes and encourages internal capture of vehicular trips through the efficient placement of building and uses which facilitate shopping and employment that users can walk to, maximize non-motorized mobility, provide a connected pathway, bikeway and multi-use trail system, and create an interconnected network of roads to allow for trip dispersion and reduced trip lengths.

B.15. Separation

To provide a clear separation and definitive edge between the urban land uses and Sustainable Green Assets, there shall be a greenbelt around the perimeter of the CUDA that is a minimum of 150' and on average 300' in width. Uses within the greenbelt shall be limited to passive recreation, golf courses, natural resource protection, agricultural uses compatible with adjacent development in the CUDA, underground utilities, and stormwater management facilities (provided that stormwater management facilities occupy no more than 50% of the acreage in the greenbelt).

Development within the CUDA shall be designed to be compatible with adjacent agricultural operations. Adequate buffers must be provided to permit development and agriculture to co-exist in a harmonious manner.

B.16. Intergovernmental Coordination

Coordination between Highlands County and any local governments adjacent to the Sustainable Community Overlay shall be required at the time of Master Community Plan Planned Development approval.

B.17. Agricultural Uses

Continuation of agricultural uses shall be permitted within the CUDA until such time as urban development occurs. Agricultural use is permitted on any portion of the CUDA in which development is occurring up to and until the start of actual construction on applicable land. Continued agricultural use and ancillary supporting agricultural buildings and facilities shall also be permitted as otherwise allowed by the AG classification.

B.18 Water Supply

The Blue Head Ranch Sustainable Community Overlay shall address water supply as follows:

1. Development within the Blue Head Ranch CUDA shall connect to central water and wastewater facilities as prescribed by Policy 14.4.2.B.12.

2. Agricultural uses within the Blue Head Ranch Sustainable Community Overlay may continue to operate on septic tanks and wells.
3. Highlands County shall update its 10-year Water Supply Facilities Work Plan to include the Blue Head Ranch Sustainable Community Overlay to address water supply through the planning period, at the time of the Master Community Plan amendment or at the time of the update for the State-required Water Supply Facilities Work Plan, whichever comes first.
 - The revised 10-year Water Supply Facilities Work Plan shall address water supply sources for potable water, a reuse irrigation distribution system, and water conservation measures.
 - The revised 10-year Water Supply Facilities Work Plan shall be consistent with the SFWMD's Kissimmee Basin Regional Water Supply Plan, as updated, as required by Section 163.3177(6)(c), Florida Statutes.
 - Any consumptive use permit necessary for water supplies to serve the Blue Head Ranch Sustainable Community Overlay shall be consistent with the requirements of Chapter 373, Florida Statutes.
 - In the event that an alternative water supply source is needed to provide adequate water supplies for development within the Blue Head Ranch CUDA, such alternative source shall be consistent with the SFWMD's Kissimmee Basin Regional Water Supply Plan or with a list of water supply development projects proposed to SFWMD pursuant to Section 373.709(8)(b), Florida Statutes.
 - Development within the Blue Head Ranch CUDA shall be consistent with the Water Use and Conservation Plan incorporated into the Master Community Plan, as prescribed by Policy 14.4.2.B.11.

Policy 14.4.3: Sustainable Green Assets

Sustainable Green Assets have been delineated on the Future Land Use Map and shall be protected as set forth in this Objective.

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

A.1. Identification of Sustainable Green Assets

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

- a. Natural Resource Areas will be those areas identified for environmental protection;
- b. Agricultural Areas will be those areas identified for long-term agricultural use regardless of the specific type of agricultural use.

A.2. Phased Protection of Sustainable Green Assets

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

- A.2.1. Upon the effective date of the Overlay and delineation of Natural Resource Areas and/or Agricultural Areas on the Future Land Use Map as part of the overlay, any land use or development within such areas shall be consistent with the purposes for their

designation as Natural Resource Areas or Agricultural Areas, respectively. The policies designating each Sustainable Community Overlay shall specify the limited natural resource-related or bona fide agricultural uses that shall be permissible within such areas, respectively, as a further limitation on the uses allowed by the underlying land use designation.

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

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

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

A.3. Natural Resource Areas

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

A.3.1. Natural Resource Area Uses

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

- Passive recreation as defined in this comprehensive plan
- Low-intensity agricultural uses including but not limited to livestock grazing as directed by the Long-term Land Management Plan.
- Controlled burning.
- Silviculture with harvesting subject to Best Management Practices as directed by the Long-term Land Management Plan.
- Maintenance of unpaved farm roads, drainage areas, and forested areas (including thinning).
- Land clearing for purposes of fire protection, road maintenance, and removal of diseased, damaged or invasive exotic vegetation.

- Existing wellheads and wellfields and, where they would not impact the attributes of the natural resource as directed by the Long-term Land Management Plan, proposed wellheads and wellfields.
- Existing and proposed farm roads necessary for the operation of the agricultural areas within the Blue Head Ranch Sustainable Community Overlay.
- Agricultural stormwater retention areas necessary for drainage, retention, detention, treatment, and/or conveyance of water from agricultural fields, in accordance with the South Florida Water Management District (SFWMD) permits applicable to each retention area, and the Long-term Land Management Plan. These areas may be logically incorporated into Natural Resource Areas due to their multiple functions as stormwater retention areas, wetlands, and as habitat/refugia for a variety of plant and wildlife species.

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

Each Natural Resource Area shall be managed pursuant to a Long-term Land Management Plan as approved by the grantees of the perpetual conservation easement prior to recordation. The Long-term Land Management Plan shall address the maintenance and enhancement of on-site wildlife habitat and water resources including but not limited to the entity responsible for implementing the plan and the sources for financing the plan. The Long-term Land Management Plan for a Natural Resource Area may be amended from time to time, based on changed conditions, with the prior written approval of the grantees and consistent with the terms of the perpetual conservation easement.

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

A.4. Agricultural Areas

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

A.4.1. Agricultural Area Uses. Current agricultural and supporting uses, including but not limited to existing housing for ranch managers and farm workers, within the designated SGA acreage will remain allowed uses.

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

- Bona fide agricultural uses, including but not limited to livestock grazing, cropland (including, but not limited to fuel and specialty crops), pastureland, orchards, vineyards, nurseries, ornamental horticultural areas, groves, silviculture with harvesting, turf and grass cultivation.
- Farm-related support activities and facilities, including but not limited to storing, processing or transporting agricultural products.
- Commercial activity directly serving agricultural pursuits and limited to the service of agricultural pursuits.
- Controlled burning.
- Passive recreation.
- Maintenance of unpaved farm roads, drainage areas, and forested areas (including thinning).

- Land clearing for purposes of fire protection, road maintenance, and removal of diseased, damaged or invasive exotic vegetation.
- Existing and proposed wellheads and wellfields.
- Existing and proposed farm roads necessary for the operation of the agricultural areas within the Blue Head Ranch Sustainable Community Overlay.
- Farmworker housing for a maximum of 20 acres for dormitory-style housing and 3 dwelling units.
- Agricultural stormwater retention areas necessary for drainage, retention, detention, treatment, and/or conveyance of water from agricultural fields, in accordance with the South Florida Water Management District (SFWMD) permits applicable to each retention area. These areas may be logically incorporated into Natural Resource Areas due to their multiple functions as stormwater retention areas, wetlands, and as habitat/refugia for a variety of plant and wildlife species.

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

Each Agricultural Area shall be managed pursuant to a Long-term Land Management Plan as approved by the grantees of the perpetual conservation easement prior to recordation. The Long-term Land Management Plan shall be designed to maintain the land in the most economically productive condition for agricultural purposes, and shall allow the conversion from one agricultural use to another. As a secondary purpose, the Long-term Land Management Plan for an Agricultural Area shall seek to promote viability of on-site wildlife habitat and maintenance of on-site water resources including but not limited to the entity responsible for implementing the plan and the sources for financing the plan. The Long-term Land Management Plan for an Agricultural Area may be amended from time to time, based on changed conditions, with the prior written approval of the grantees and perpetual consistent with the terms of the perpetual conservation easement.

The Long-term Land Management Plan for an Agricultural Area shall address reduction of fuel loads on a periodic basis through

controlled burns, selective clearing as appropriate, or other professionally accepted land management techniques. Any controlled burns shall be subject to receipt of all necessary permits after consultation with the Division of Forestry.

A.4.3. Water Use

Irrigation in Agricultural Areas shall be conducted consistent with water use permits issued by the SFWMD. Irrigation of Agricultural Areas during droughts or water shortages shall be limited to that allowed by the water shortage orders issued by the SFWMD.

Policy 14.4.4: Long-Range Transportation Plan Network

A. 2030 Planning Period

The Blue Head Ranch Compact Urban Development and Sustainable Green Assets Area Phase 1 2030 planning period development program is consistent with the improvements in the Transportation Element (TE) Future Traffic Circulation Map Series (*TE Map 8 Future Number of Lanes*). All improvements needed to support the Overlay are included in the TE Map Series.

B. Build-Out Planning Period

In order to identify potential improvements that might be needed beyond the planning period to support the Overlay, the Blue Head Ranch Compact Urban Development and Sustainable Green Assets Area Maximum Potential (Build-Out) development program was evaluated against the 2030 network contemplated in *TE Map 8 Future Number of Lanes*. The following additional potential improvements were identified:

- Blue Head Ranch Arc Road – from SR 70 to County Line Road – Improve 2-lanes to 4-lanes

C. Future Transportation Element Amendments

As part of the Master Community Plan, and/or any Amendment to the CUDA, a transportation assessment will be prepared that demonstrates how such amendment is consistent with the TE and that adequate public facilities are provided to support the Overlay. Additional roadway improvements identified as needed as a result of any subsequent amendment shall be adopted as an amendment to *Map 7 – Future Functional Classification* and *Map 8 - Future Number of Lanes*.

Any improvements identified by the assessment as being needed in the short-term timeframes shall be included in the appropriate 5-Year or 10-Year Capital Improvement Schedules.

The County will ensure that all amendments to the Transportation Element includes improvements that are coordinated with the Florida Department of Transportation's 5-Year Facilities Work Plan and includes improvements needed to achieve and maintain the adopted level of service standards in the 5-Year Schedules of Capital Improvements.

OBJECTIVE 15: SITE SPECIFIC DEVELOPMENTS

PLEASE REFER TO APPENDIX A OF THE FUTURE LAND USE ELEMENT FOR THESE DEVELOPMENTS AND POLICIES.

Comment: Site Specific Development Conditions will be relocated to a new Future Land Use Element Appendix.

Policy 15.1: ~~Site Specific Developments — Phasing Development by Area (Amended by Ordinance 07-08-03, November 27, 2007, SSA) The development phasing of Highlands County amendments cycles 04-1, 04-2, 05-1, 05-2, 06-1 and 06-2 shall be controlled by the total density and intensity of all amendments within an established geological area. Individual amendments may exceed the individual amendment density and intensity phasing limits for development established in the site specific conditions for that amendment if the cumulative amount of density and intensity by all amendments within the same geographic area during that phase is not exceeded. If the total density and intensity within the area exceeds the total allowed for the development within the area during a phasing period then amendment development must stop until the next phasing period.~~

Project	Applicant	Proposed Use	Maximum Phased 2010 Dwelling Units	Maximum Phased 2010 Sq. Ft. of Commercial Industrial	Maximum Phased 2015 Dwelling Units	Maximum Phased 2015 Sq. Ft. of Commercial Industrial	Total Adopted Dwelling Units	Total Adopted Sq. Ft. of Commercial Industrial
NORTH								
~~CPA-04-256~~	~~Davis~~	~~Single Family House~~	~~49~~	~~0~~	~~49~~	~~0~~	~~49~~	~~0~~

Project	Applicant	Proposed Use	Maximum Phased 2010 Dwelling Units	Maximum Phased 2010 Sq. Ft. of Commercial Industrial	Maximum Phased 2015 Dwelling Units	Maximum Phased 2015 Sq. Ft. of Commercial Industrial	Total Adopted Dwelling Units	Total Adopted Sq. Ft. of Commercial Industrial
~~CPA-04-261~~	Saxon	Single Family House	75	0	75	0	75	0
~~CPA-04-262~~	Saxon	Single Family House	49	0	49	0	49	0
~~CPA-04-263~~	Saxon	Commercial	0	90,060	0	225,151	0	450,302
~~CPA-04-278~~	Gese Groves	Single Family	37	0	37	0	37	0
~~CPA-04-289A~~	Barden	Warehousing	0	136,482	0	272,964	0	545,929
~~CPA-04-289B~~	Hancock	Warehousing	0	188,476	0	376,951	0	753,901
~~CPA-04-298~~	Crews	Mixed Ind/Apts	86	136,012	216	340,030	432	680,059
~~CPA-04-305~~	Crews/Davis	Industrial	0	374,606	0	936,540	0	3,746,160
~~CPA-06-366~~	Mark, Inc (Sapp)	Mixed Units	396	0	792	0	792	0
~~CPA-06-395~~	Felt Management	Single Family	355	0	355	0	355	0
~~Total North Area Density and Intensity by Phase~~			~~1,047~~	~~925,636~~	~~1573~~	~~2,151,636~~	~~1789~~	~~6,176,351~~
CENTRAL								

Project	Applicant	Proposed Use	Maximum Phased 2010 Dwelling Units	Maximum Phased 2010 Sq. Ft. of Commercial Industrial	Maximum Phased 2015 Dwelling Units	Maximum Phased 2015 Sq. Ft. of Commercial Industrial	Total Adopted Dwelling Units	Total Adopted Sq. Ft. of Commercial Industrial
CPA-04-272	Crutchfield	Commercial	0	76,034	0	190,085	0	380,170
CPA-04-273	Crutchfield	Mixed Commercial	0	167,017	0	369,527	0	707,017
CPA-04-306	Arya	Commercial	0	75,435	0	226,305	0	754,350
CPA-04-309	Maxey	Industrial	0	1,000,000	0	2,000,000	0	2,000,000
CPA-06-359	Sebring Airport Auth	Industrial Park	0	500,000	0	1,000,000	0	2,090,880
CPA-06-378	Sandy Ridge Grove	Townhouses	313	0	313	0	313	0
CPA-06-394	Varela Construction	Apartments	319	0	319	0	319	0
CPA-05-397	Bob Paul	Warehouse	0	43,560	0	87,120	0	174,240
CPA-06-399	Kito	Commercial	0	62,639	0	125,278	0	250,557
CPA-06-403	O.C. Farms	Single Family	260	0	521	0	738	0
Total Central Area Density and Intensity by Phase			832	1,924,685	1,153	3,998,315	1,370	6,357,214
SOUTH								

Project	Applicant	Proposed Use	Maximum Phased 2010 Dwelling Units	Maximum Phased 2010 Sq. Ft. of Commercial Industrial	Maximum Phased 2015 Dwelling Units	Maximum Phased 2015 Sq. Ft. of Commercial Industrial	Total Adopted Dwelling Units	Total Adopted Sq. Ft. of Commercial Industrial
~~CPA-04-277~~	~~Wade~~	~~Mixed SF/Commercial~~	~~49~~	~~50,000~~	~~49~~	~~50,000~~	~~49~~	~~50,000~~
~~CPA-04-279~~	~~Phypers~~	~~Single Family~~	~~49~~	~~0~~	~~49~~	~~0~~	~~49~~	~~0~~
~~CPA-04-280~~	~~Phypers~~	~~Single Family~~	~~127~~	~~0~~	~~254~~	~~0~~	~~507~~	~~0~~
~~CPA-04-291~~	~~Reynolds~~	~~Mixed Com/Apartments~~	~~96~~	~~85,569~~	~~192~~	~~427,847~~	~~192~~	~~855,693~~
~~CPA-04-292~~	~~Ravosa~~	~~Single Family~~	~~72~~	~~0~~	~~144~~	~~0~~	~~144~~	~~0~~
~~CPA-04-294~~	~~Reynolds~~	~~Single Family~~	~~30~~	~~0~~	~~30~~	~~0~~	~~30~~	~~0~~
~~CPA-04-295~~	~~Reynolds~~	~~Single Family~~	~~63~~	~~0~~	~~127~~	~~0~~	~~127~~	~~0~~
~~CPA-05-323~~	~~Lake Placid Groves~~	~~Commercial~~	~~0~~	~~36,364~~	~~0~~	~~90,910~~	~~0~~	~~181,819~~
~~CPA-06-380~~	~~Chain-of-Lakes~~	~~Mixed Res. Units~~	~~327~~	~~0~~	~~327~~	~~0~~	~~327~~	~~0~~
~~Total South Area Density and Intensity by Phase~~			~~813~~	~~171,933~~	~~1,172~~	~~568,757~~	~~1,425~~	~~1,087,512~~

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

~~**Policy 15.2: SITE SPECIFIC DEVELOPMENTS (Amended by Ordinance No. 05-06-53, September 12, 2006, CPA-06-379LS, Amended by Ordinance 07-08-03,**~~

~~**November 27, 2007, SSA): Developments possessing specific attributes raising specific issues requiring specific solutions are individually provided for by this Plan:**~~

- ~~1. The 67.5 acre parcel located south of Little Lake Jackson, in section 6, Township 35 south, Range 29 east, the south 2 of Tract 43 (C 06 35 29 A00 0430 0000) shall be designated Low Density Residential on the Future Land Use map and shall be developed with central potable water and central wastewater facilities at a density not more than two (2) units per acre, and subject to other applicable Land Development Regulations within the County. (Ordinance No. 97-25, CPA 96-026, June 24, 1997)~~
- ~~2. The 27.7 acre parcel located on the west shore of Lake Grassy, east of US Highway 27, in section 17, Township 37 South, Range 30 East (C 17 37 30 A00 0130 0000), south of the Town of Lake Placid, shall be designated Low Density Residential on the Future Land Use Map (FLUM), and shall be developed with a central potable water system and a on-site wastewater disposal system capable of hooking up to a future central r wastewater intercept when it becomes available within 1/4 mile of the parcel, through pre-existing dry lines that will be installed at the time road improvements are made. The development will not exceed two (2) units per gross acre, and will be subject to all other applicable Land Development Regulations within the County. (Ordinance No. 98-21, CPA 97-067LS, December 16, 1998)~~
- ~~3. CPA 04 256LS: (Davis Enterprises) Approximately 40.0 acres in Section 34, Township 33S, Range 28E, generally located on the south shore of Lake Glenada off of Davis Citrus Road, adjacent to Lake Glenada Mobile Home Park and has been adopted by the BCC changing the land use from "Agriculture" to "Medium Density Residential" on the Future Land Use Map. The Applicant proposes development of 49 single family homes.~~

~~*Site Specific Conditions:*~~

- ~~A. The 40.0 acre development shall have a maximum of 49 lots/dwelling units.~~
- ~~B. The eastern six (6) lots (100 feet of frontage each on Davis Citrus Road) may have individual driveway accesses to Davis Citrus Road, and the remainder of the lots will not have driveways onto Davis Citrus Road.~~
- ~~C. One half of the additional right of way needed to meet the 80 foot Functional Classification System requirements for Davis~~

~~Citrus Road future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDR's.~~

- ~~D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.~~
- ~~E. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
- ~~F. Central potable water is required for development of this site. All dwelling units constructed on this site shall be required to connect to a central potable water system prior to the issuance of a building permit.~~
- ~~G. The development shall have a minimum lot size of ½ acre and a 75-foot setback for all on-site wastewater disposal system drain fields from Lake Glenada or utilization of performance Base Treatment Systems.~~
- ~~H. Payment for transportation impacts shall be required prior to beginning development as follows:~~
 - ~~a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.~~
 - ~~b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.~~

- ~~4. CPA-04-257LS: Approximately 139.24 acres in Section 18, Township 34S, Range 29E, generally located on the east side of the juncture of the Sebring Parkway, and indicated on the Future Land Use Map, as 78.0 acres designated "Medium Density Residential" on the north side of Biltmore Road, and 61.24 acres designated "High Density Residential" on the south side of Biltmore Road, shall be developed as follows:~~
- ~~A. The 139.24 acre development shall have the single family area with 78.0 acres for a total 235 lots/dwelling units, and 61.24 acres multiple dwelling area for a total of 734 dwelling units for a total of 959 dwelling units on both properties.~~
- ~~B. One half of the additional right of way needed to meet the 150 foot Functional Classification System requirements for SR 17 future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5, of the Land Development Regulations for that portion of the property that fronts SR17 on only one side.~~
- ~~C. One half of the additional right of way needed to meet the 80 foot Functional Classification System requirements for Ben Eastman Road future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the Land Development Regulations for that portion of the property that fronts Ben Eastman Road on only one side.~~
- ~~D. No more than three access points will be permitted from SR 17.~~
- ~~E. Property to be part of and subject to the conditions and recommendations of the North Sebring Area plan adopted by the Board of County Commissioners, prepared with the participation of the property owner, similar to the plan done for the US 98, Albritton, and Ranchero area with recommendations how to develop the area to its appropriate density and provide suitable roads to allow the density proposed in P&Z Cases # 1702, # 1703, # 1711, # 1712, # 1713, # 1714, and # 1719 and the areas adjacent and contiguous to these cases and CR17 and the Sebring Parkway, when those conditions and recommendations are approved by the Board of County Commissioners as Comprehensive Plan amendments.~~
- ~~F. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.~~

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

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

~~H. Central potable water and wastewater systems are required for development of this site. All dwelling units constructed on this site shall be required to connect to a central potable water system prior to the issuance of a building permit for the twenty first (21st) dwelling unit, and all additional dwelling units constructed on the site thereafter shall be required to connect to a central potable water system prior to the issuance of a certificate of occupancy. All dwelling units constructed on this site shall be required to connect to a central wastewater system prior to the issuance of a building permit for the thirty first (31st) dwelling unit, and all additional dwelling units constructed on this site thereafter shall be required to connect to a central wastewater system prior to the issuance of a certificate of occupancy.~~

~~5. CPA 04 258LS: Approximately 26.89 acres in Section 24, Township 33S, Range 28E, generally located on the NW, SW and SE corners of the intersection of SR17 and Downing Road, designated "Commercial" on the Future Land Use Map, shall be developed as follows:~~

~~A. Commercial building floor area on this property shall not exceed 468,531 sq. ft. (FAR 0.40).~~

~~B. One half of the additional right-of-way needed to meet the 150 foot Functional Classification System requirements for SR 17 future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5, of the Land Development Regulations for that portion of the property that fronts SR17 on only one side. All, the additional ROW needed to meet the 150 foot Functional Classification System requirements for SR17 future ROW, will be~~

~~provided under the same LDR article for that portion of the property which fronts SR17 on both sides.~~

- ~~C. One half of the additional right of way needed to meet the 100 foot Functional Classification System requirements for Downing Avenue future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5, of the Land Development Regulations for that portion of the property which fronts Downing Avenue on only one side. All of the additional ROW needed to meet the 100 foot Functional Classification System requirements for Downing Avenue future ROW will be provided under the same LDR article for that portion of the property which fronts Downing Avenue on both sides.~~
- ~~D. Frontage roads and internal circulation required.~~
- ~~E. Property to be part of and subject to the conditions and recommendations of a North Sebring Area plan adopted by the Board of County Commissioners, prepared with the participation of the property owner, similar to the plan done for the US 98, Albritton, and Ranchero area with recommendations how to develop the area to its appropriate density and provide suitable roads to allow the density proposed in P&Z Cases # 1702, # 1703, # 1711, # 1712, # 1713, # 1714, and # 1719 and the areas adjacent and contiguous to these cases and CR17 and the Sebring Parkway, when those conditions and recommendations are approved by the Board of County Commissioners as Comprehensive Plan amendments.~~
- ~~F. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.~~

- ~~G. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
- ~~H. Central potable water and wastewater systems are required for development of this site.~~
- ~~6. CPA-04-259LS: Approximately 9.05 acres in Section 24, Township 33S, Range 28E, generally located on the southeast corner at the intersection of C.R. 64 and C.R. 17A, designated "Commercial" on the Future Land Use Map, shall be developed as follows:~~
 - ~~A. Commercial building floor area on this property shall not exceed 157,687 sq. ft. (FAR = .40).~~
 - ~~B. One access point off C.R. 17A and one access point off Avon Park's Main Street (C.R. 64).~~
 - ~~C. One half of the additional right of way needed to meet the 100 foot Functional Classification System ROW requirements for that portion of the property which fronts C.R. 17A for approximately 621 feet immediately south of Avon Park's Main Street (C.R. 64), will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the Land Development Regulations. One half of the additional right of way needed to meet the 80 foot Functional Classification System requirements for that portion of the property that fronts SR 64 will be provided under the same LDR article.~~
 - ~~D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.~~

- ~~E. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
- ~~F. Central potable water and wastewater systems are required for development of this site.~~
- ~~7. CPA 04-261LS: (Saxon Groves) Approximately 116.816 acres in Section 33, Township 33S, Range 28E, generally located on the west side of US 27, south of Reflections on Silver Lake Mobile Home Park, changing from "Agriculture" to "Medium Density Residential" on the Future Land Use Map. The applicant proposes development of 75 Single Family Dwelling Units.~~

~~*Site Specific Conditions:*~~

- ~~A. The 116.84 acre development shall have a total 75 lots/dwelling units and one acre minimum lot sizes.~~
- ~~B. Two access points are required, if the number of units exceeds seventy five (75) with a distance separation on US 27 in compliance with rule 14-97 FAC.~~
- ~~C. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.~~
- ~~D. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
- ~~E. Central potable water system is required for development of this site. All dwelling units constructed on this site shall be required to connect to a central potable water system prior to the issuance of a building permit.~~

- ~~F. This amendment applies to only the revised legal description of 113.816 acres submitted by the applicant, and not to the 116.84 acres originally applied for.~~
- ~~G. Payment for transportation impacts shall be required prior to beginning development as follows:
 - ~~a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.~~
 - ~~b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.~~~~
- ~~8. CPA-04-262LS: (Saxon Groves) Approximately 52.11 acres in Sections 28 & 33, Township 33S, Range 28E, generally located on the west side of US27, and adjacent to Silver Lake Wildlife and Environmental Area, changing from "Agriculture" to "Low Density Residential" on the Future Land Use Map. The Applicant proposes development of 49 single family homes.~~

Site Specific Conditions:

- ~~A. The 52.1 acre development shall a total 49 lots or dwelling units on one half acre or greater lots.~~
- ~~B. Two access points for the development shall be required.~~
- ~~C. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.~~

- ~~D. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
- ~~E. Central potable water system is required for development of this site. All dwelling units constructed on this site shall be required to connect to a central potable water system prior to the issuance of a building permit.~~
- ~~F. Payment for transportation impacts shall be required prior to beginning development as follows:
 - ~~a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.~~
 - ~~b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.~~~~
- ~~9. CPA 04-263LS: (Saxon Groves) Approximately 41.35 acres in Sections 28 & 33, Township 33S, Range 28E, generally located on the west side of US27 north of the entrance to the Reflections on Silver Lake Mobile Home Park, changing from "Agriculture" to "Commercial" on the Future Land Use Map. The Applicant proposes a development of 450,302 sq. ft. of commercial floor area.~~

Site Specific Conditions:

- ~~A. Commercial building floor area on this property shall not exceed 450,302 sq. ft.~~
- ~~B. Access to the site is limited to Garrett Road and Sachsenmaier Boulevard. There will be no curb cuts on US-27.~~
- ~~C. Continue improvements on Garrett Road to property access.~~
- ~~D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished.~~

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

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

~~F. Central potable water and wastewater systems are required for development of this site.~~

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

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

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

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

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

~~10. CPA-04-264LS: Approximately 9.91 acres in Section 34, Township 33S, Range 28E, in the northeast quarter of the intersection of College Drive and US Highway 27, between College Drive and Martin Street, designated~~

~~as “Commercial” on the Future Land Use Map shall be developed as follows:~~

- ~~A. The maximum square feet for commercial building floor area on this site is 172,671 sq. ft. (FAR 0.40).~~
 - ~~B. Access will be limited to Martin Street and College Avenue, with appropriate internal circulation.~~
 - ~~C. Improvements on Martin Street will be required.~~
 - ~~D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.~~
 - ~~E. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County’s concurrency requirements.~~
 - ~~F. Central potable water and wastewater systems are required for development of this site.~~
- ~~11. CPA 04 266LS: Approximately 409.0 acres in Sections 7, Township 34S, Range 29E, generally located east of SR17, north of Arbuckle Creek Road, and surrounding Basket Lake, designated “Medium Density Residential” on the Future Land Use Map, shall be developed as follows:~~
- ~~A. The 409.0 acre development shall have a total 1,334 lots/dwelling units.~~
 - ~~B. One half of the additional right of way needed to meet the 150 foot Functional Classification System requirements for Arbuckle Creek Road future right of way will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5, of the Land Development~~

~~Regulations for the portions of the property that front Arbuckle Creek Road on one side.~~

- ~~C. Additional right of way needed to meet the 150 foot Functional Classification System requirements for Powerline Road future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5, of the Land Development Regulations for the portions of the property which fronts Powerline Road on both sides.~~
- ~~D. Reverse the frontage for all lots on the major collectors so that no driveways will access the collectors.~~
- ~~E. Provide inter connectivity between all phases of the development by means of stub-outs to adjacent phases so that internal circulation is possible throughout the development without going out to a collector to reach another area within the community.~~
- ~~F. Property to be part of and subject to the conditions and recommendations of a North Sebring Area plan adopted by the Board of County Commissioners, prepared with the participation of the property owner, similar to the plan done for the US 98, Albritton, and Ranchero area with recommendations how to develop the area to its appropriate density and provide suitable roads to allow the density proposed in P&Z Cases # 1702, # 1703, # 1711, # 1712, # 1713, # 1714, and # 1719 and the areas adjacent and contiguous to these cases and CR17 and the Sebring Parkway, when those conditions and recommendations are approved by the Board of County Commissioners as Comprehensive Plan amendments.~~
- ~~G. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.~~

- ~~H. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
- ~~I. Central potable water and wastewater systems are required for development of this site.~~
- ~~12. CPA 04-267LS: Approximately 19.4 acres in Section 34, Township 33S, Range 28E, generally located on both sides of SR17, north of Downing Road and south of Power Line Road, with 19.4 acres designated "Low Density Residential", on the Future Land Use Map, shall be developed as follows:~~
 - ~~A. The 19.4 acre development shall have a total 32 lots/dwelling units.~~
 - ~~B. Property to be part of and subject to the conditions and recommendations of the North Sebring Area plan adopted by the Board of County Commissioners, prepared with the participation of the property owner, similar to the plan done for the US 98, Albritton, and Ranchero area with recommendations how to develop the area to its appropriate density and provide suitable roads to allow the density proposed in P&Z Cases # 1702, # 1703, # 1711, # 1712, # 1713, # 1714, and # 1719 and the areas adjacent and contiguous to these cases and CR17 and the Sebring Parkway, when those conditions and recommendations are approved by the Board of County Commissioners as Comprehensive Plan amendments.~~
 - ~~C. One half of the additional right of way needed to meet the 150 foot Functional Classification System requirements for SR 17 future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the Land Development Regulations for the portions of the property that front SR17 on only one side.~~
 - ~~D. One half of the additional right of way needed to meet the 150 foot Functional Classification System requirements for Powerline Road future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5, of the Land Development Regulations for the portions of the property that front Powerline Road on only one side.~~
 - ~~E. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior~~

~~to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.~~

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

~~G. Central potable water and wastewater systems are required for development of this site.~~

~~13. CPA-04-269LS: Approximately 12.0 acres in Section 18, Township 34S, Range 29E, generally located on the west side of SR17, at its intersection with Arbuckle Creek Road designated "High Density Residential" on the Future Land Use Map, shall be developed as follows:~~

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

~~B. One half of the additional right of way needed to meet the 150 foot functional classification system for SR17 future ROW will be provided under Article %, Section 4, Part B, paragraph 00.5.A.5 of the LDRs for that portion of the property which fronts on SR17.~~

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

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

~~the Board of County Commissioners as Comprehensive Plan amendments.~~

- ~~E. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.~~
- ~~F. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
- ~~G. Central potable water and wastewater systems are required for development of this site.~~
- ~~14. CPA 04-271LS: Approximately 1.93 acres, comprising specifically lots 6 through 11, of Town of DeSoto City, PB 1, PG 39, located in Section 22, Township 35S, Range 29E, on the southwest corner of the intersection of C.R.17 with US 98, designated "Commercial" on the Future Land Use Map, shall be developed as follows:~~
 - ~~A. Commercial building floor area on this property shall not exceed 33,628 sq. ft (FAR 0.40).~~
 - ~~B. Access off of US Highway 98, depends on the driveway permit applications and approval.~~
 - ~~C. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their~~

~~implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.~~

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

~~E. Central potable water and wastewater systems are required for development of this site.~~

~~15. CPA 04 272LS: (Crutchfield) Approximately 34.91 acres in Sections 15 & 22, Township 35S, Range 29E, with approximately 19.0 acres located within the southwest quarter of the intersection of US Highways 27 & 98, with the remaining 15.91 acres located at the intersection of US27 with Sixteenth Street in DeSoto City, changing from "Agriculture" to "Commercial" on the Future Land Use Map. The Applicant proposes development of 380,170 sq. ft. of commercial floor area.~~

~~Site Specific Conditions:~~

~~A. Commercial building floor area on this property shall not exceed 380,170sq.ft.~~

~~B. Access points off of US Highway 27 and US Highway 98 will be determined by F.D.O.T.~~

~~C. Frontage roads will be required, with stub outs for frontage road extensions north and south, into adjacent properties as required by the Land Development Regulations and the Comprehensive Plan.~~

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

- ~~E. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
- ~~F. Central potable water and wastewater systems are required for development of this site.~~
- ~~G. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:~~

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

- ~~H. Payment for transportation impacts shall be required prior to beginning development as follows:~~
- ~~a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.~~
- ~~b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.~~
- ~~16. CPA-22-602LS amending CPA-04-273: (Crutchfield Groves) Adding approximately 4.57 acres for a total of approximately 46.25 acres in Section 16, Township 35S, Range 29E, generally located in the northwest corner of US Highway 27 and S.R. 66: with 36.67 acres remaining designated as "Industrial", and adding 6.64 acres to the previously designated 2.94 acres for a total of 9.58 acres being designated as "Commercial" on the Future Land Use Map.~~

~~*Proposed Site Specific Conditions:*~~

- ~~A. The maximum square feet for commercial/industrial building floor area on this site is 707,017 sq. ft.~~

- ~~B. Internal circulation is to be provided for the industrial and with access to the B-3 Commercial internally and with right-turn in-out only for the B-3 Commercial on US Highway 27.~~
- ~~C. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
- ~~D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.~~
- ~~E. Central potable water and wastewater systems are required for development of this site, when located within one quarter of a mile.~~
- ~~F. Payment for transportation impacts shall be required prior to beginning development as follows:
 - ~~a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.~~
 - ~~b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.~~~~
- ~~17. Reserved.~~
- ~~18. CPA 04 275LS: Approximately 59.36 acres in Sections 10 and 11, Township 33S, Range 28E, generally located along both sides of Oak Park~~

~~Avenue, north of Snyder Road on Lake Pioneer, designated “Low Density Residential” on the Future Land Use Map, shall be developed as follows:~~

- ~~A. The 59.38 acre development shall have a total of 75 dwelling units with a minimum of one half acre lot size.~~
 - ~~B. Stub outs to the west and north shall be provided as connections with future development and will maintain a Local Street Functional Classification.~~
 - ~~C. Lots along C.R.17A shall only have access internally, with no direct access to CR 17A.~~
 - ~~D. Provision for the right of way requirements of C.R.17A, at a maximum of 30 feet, of additional right-of-way, be provided.~~
 - ~~E. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.~~
 - ~~F. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County’s concurrency requirements.~~
 - ~~G. Central potable water is required for development of this site. All dwelling units constructed on this site shall be required to connect to a central potable water system.~~
 - ~~H. All dwelling units constructed on this site shall be required to connect to a central wastewater system if the service is available and within one quarter of a mile, in which event service must be connected at the time of development.~~
- ~~19. CPA 04 276LS: Approximately 318.0 acres in Section 2, Township 33S, Range 28E, generally located on Lake Pythias, designated “Medium~~

~~Density Residential” on the Future Land Use Map, shall be developed as follows:~~

- ~~A. The 318.0 acre development shall have a total of 750 dwelling units.~~
- ~~B. Internal circulation shall be provided, consistent with the incorporated design objectives of the genre, with no individual lot access on C.R. 627.~~
- ~~C. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.~~
- ~~D. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County’s concurrency requirements.~~
- ~~E. Central potable water and wastewater systems are required to be installed for development of this site. All dwelling units constructed on this site shall be required to connect to the pre-installed central potable water system subsequent to the issuance of a building permit for the forty-ninth (49th) dwelling unit, and to the central potable water system prior to the issuance of a certificate of occupancy. All dwelling units constructed on this site shall be required to connect to the central wastewater system subsequent to the issuance of a building permit for the forty-ninth (49th) dwelling unit, and all additional dwelling units constructed on this site thereafter shall be required to connect to the central wastewater system prior to the issuance of a certificate of occupancy.~~

- ~~20. CPA 04 277LS: (Wade) Approximately 79.33 acres in Section 28, Township 37S, Range 30E, generally located on the east side of US 27 and south of Sun ‘N Lake Golf Course, changing from “Agriculture” to 39.86~~

~~acres designated “Low Density Residential” and 39.44 acres designated “Commercial” on the Future Land Use Map. The Applicant proposes development of 49 single family homes and 50,000 sq. ft. of Holistic Learning Center floor area.~~

~~*Proposed Site Specific Conditions:*~~

- ~~A. The 39.86 acre portion of the development shall have a total not to exceed 49 dwelling units. The remaining 39.44 acres shall not exceed 50,000 sq. ft. of commercial development.~~
- ~~B. Connectivity with Palm Beach Street to the east shall be provided, consistent with the Land Development Regulations for two points of access, which may be gated.~~
- ~~C. Internal circulation shall be provided with no individual lot access to US-27.~~
- ~~D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.~~
- ~~E. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County’s concurrency requirements.~~
- ~~F. Central potable water and wastewater systems are required for development of this site.~~
- ~~G. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County’s concurrency review process prior to development in each phase:~~

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

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

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

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

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

~~*Proposed Site Specific Conditions:*~~

~~A. The 20.0 acre development shall have a total not to exceed 37 dwelling units.~~

~~B. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their~~

~~implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.~~

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

~~D. Central potable water and wastewater systems are required for development of this site.~~

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

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

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

~~22. CPA-04-279LS: (Phypers) Approximately 34.0 acres on Lake Simmons, in Section 24, Township 36S, Range 29E, generally located on the east side of C.R.17, just north of its intersection with US27, changing from "Agriculture" to "Low Density Residential" on the Future Land Use Map. The Applicant proposes development of 49 single family homes.~~

~~Proposed Site Specific Conditions:~~

~~A. The 34.0 acre development shall have a total not to exceed 49 dwelling units on a minimum one-half acre lot.~~

~~B. The conveyance of the right of way on C.R.17 required by the County's Land Development Regulations at the time of recording of the plat.~~

~~C. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is~~

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

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

~~E. Individual wells are allowed for provision of potable water.~~

~~F. The development shall have a 75 foot setback for all on-site wastewater disposal system drain fields from Lake Simmons or utilization of Performance-Based Treatment Systems.~~

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

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

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

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

~~*Proposed Site Specific Conditions:*~~

~~A. The 253.5 acre development shall have a total not to exceed 507 dwelling units.~~

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

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

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

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

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

~~24. ANNEXED INTO THE CITY OF SEBRING. CPA-04-282LS: Approximately 21.83 acres in Section 21, Township 35S, Range 28E, generally located north of Skipper Road, west of its intersection with US 27, designated "Low Density Residential" on the Future Land Use Map, shall be developed as follows:~~

~~A. The 21.83 acre development shall have a total not to exceed 36 dwelling units on a minimum one-half acre lot.~~

~~B. Stub outs shall be provided to the west and east to provide connectivity with future development.~~

~~C. Single family development only on Lot 37.~~

~~D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their~~

~~implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.~~

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

~~F. Central potable water system is required for development of this site.~~

~~25. CPA 04 289A LS: (Barben) Approximately 31.35 acres in Sections 28 and 33, Township 33S, range 28E, generally located west of US27, north of the Reflections on Silver Lake Mobile Home Park, changing from "Agriculture" to "Commercial" on the Future land Use Map. The Applicant proposes development of 545,929 sq. ft. of industrial floor area.~~

~~*Proposed Site Specific Conditions:*~~

~~A. Internal circulation shall provide for connectivity with the commercial development to the east.~~

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

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

~~D. Central potable water and wastewater systems are required for development of this site.~~

~~E. Commercial development on this property shall not exceed 545,929 sq. ft.~~

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

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

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

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

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

~~26. CPA-04-289B LS: (Hancock) Approximately 43.25 acres in Sections 28 and 33, Township 33S, Range 28E, generally located west of US27 North of Reflections on Silver lake Mobile Home Park, changing from "Agriculture" to "Commercial" on the Future Land Use Map. The Applicant proposes development of 753,901 sq. ft. of industrial floor area.~~

~~Proposed Site Specific Conditions:~~

~~A. Internal circulation shall provide for connectivity with the commercial development to the east.~~

~~B. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is~~

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

- ~~C. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
- ~~D. Central potable water and wastewater systems are required for development of this site.~~
- ~~E. Commercial development on this property shall not exceed 753,901 sq. ft.~~
- ~~F. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:~~

	~~Phase 1, thru the year 2010~~	~~Phase 2, thru the year 2015~~	~~Subsequent Phases, Maximum Site Development~~
~~Maximum Commercial Floor Area~~	~~188,476~~	~~376,951~~	~~753,901~~

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

- ~~27. CPA 04 290LS: Approximately 34.54 acres in Section 14, Township 33S, Range 30E, generally located east of the City of Avon Park on the north side of Winthrop Road at Lotela Street, designated "Medium Density Residential" on the Future Land Use Map, shall be developed as follows:~~
- ~~A. The 34.54 acre development shall have a total not to exceed 150 dwelling units.~~
 - ~~B. Access to the north, south, east, and west shall be discussed at the time of development for connectivity with future development.~~
 - ~~C. One half of the additional ROW needed to meet the Functional Classification System Requirement for Lotelia and Winthrop future ROWs will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDR's, for the portions of the property which front on Lotelia and Winthrop on only one side.~~
 - ~~D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.~~
 - ~~E. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
 - ~~F. Central potable water and wastewater systems are required for development of this site.~~
- ~~28. CPA 04 291LS: (Reynolds) Approximately 73.11 acres in Section 4, Township 38S, Range 28E, generally located in the southeast quarter of the intersection of US27 with SR70, changing from "Agriculture", with 24.0 acres designated "Medium Density Residential" and the remaining 49.11 acres designated "Commercial" on the Future Land Use Map. The~~

~~Applicant proposes development of 192 mobile homes and 855,693 sq. ft. of commercial floor area.~~

~~*Proposed Site Specific Conditions:*~~

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

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Commercial Floor Area	85,569	427,847	855,693
Maximum Residential Units	96	192	192

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

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

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

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

~~*Proposed Site Specific Conditions:*~~

~~A. The 36.93 acre development shall have a total not to exceed 144 dwelling units.~~

~~B. A stud out to the west shall provide connectivity with Tobler Street to the west.~~

~~C. Stub outs to the south will be discussed or investigated to connect with future development at the time of development.~~

~~D. No individual lot access to Placid View Drive shall be provided.~~

- ~~E. The developer in cooperation with The Town of Lake Placid shall investigate alternatives to on-site wastewater disposal systems pursuant to the Comprehensive Plan and the Land Development Regulations.~~
- ~~F. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.~~
- ~~G. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
- ~~H. Central potable water is required for development of these sites.~~
- ~~I. The development shall have a 75 foot setback for all on-site wastewater disposal system drain fields from Lake Placid.~~
- ~~J. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:~~

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

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

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

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

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

~~*Proposed Site Specific Conditions:*~~

~~A. The 26.0 acre development shall have a total not to exceed 30 dwelling lots/units.~~

~~B. Platting shall utilize a shared driveway pattern with at least two dwelling sharing the same access with no than 15 driveways. In the alternate, no individual lot access to CR 621 and a frontage road should be developed.~~

~~C. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required~~

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

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

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

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

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

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

~~31. CPA 04 295LS: (Ian and Leigh Anne Taylor, Reynolds Properties, Cl Reynolds, Terry Reynolds, Reynolds Farms and Barbara Bullard) Approximately 253.57 acres in Sections 14 and 15, Township 36S, Range 29E, generally located on both sides of Lake Francis Road, south of Lake Persimmon, changing the land use from "Agriculture" to "Low Density Residential" on the Future Land Use Map. The Applicant proposes development of 127 single family homes.~~

~~*Proposed Site Specific Conditions:*~~

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

- ~~B. Internal circulation shall be provided with no individual lot access to Lake Francis Drive, but allowing individual lot access to Green Leaf Drive.~~
- ~~C. One half of the additional POW needed to meet the Functional Classification System Requirement for Lake Francis Drive future ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDRs, for the portions of the property which front on Lake Francis Drive only one side, and for those portions that front on both sides.~~
- ~~D. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
- ~~E. Sufficient rights-of-way shall be provided on this property for connecting Lake Francis Drive with Northern Blvd., the exact location of the ROW to be determined at time of platting or at time of the County's acquisition of the ROW.~~
- ~~F. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.~~
- ~~G. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
- ~~H. Central potable water is required for development of this site. Individual on-site wastewater disposal systems are allowed.~~
- ~~I. The 253.57 acre development shall have 2.0 acre lots. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:~~

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

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

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

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

~~32. CPA-19-564LS: Approximately 19.43 acres in Section 13, Township 34S, Range 28E, generally located on the east side of Scenic Highway, north of the Sebring Parkway, designated "Commercial" on the Future Land Use Map, shall be developed as follows:~~

~~Site Specific Condition:~~

~~A. Commercial building floor area on this property shall not exceed 338,548 sq. ft. (FAR 0.40).~~

~~33. CPA-04-297LS: Approximately 8.0 acres in Section 13, Township 34S, Range 28E, generally located on the northeast corner of the intersection of the Sebring Parkway with Scenic Highway, designated "Commercial" on the Future Land Use Map, shall be developed as follows (amended by Ordinance No. 19-20-02):~~

~~Site Specific Condition:~~

~~A. Commercial building floor area on this property shall not exceed 139,392 sq. ft. (FAR 0.40).~~

~~34. CPA-04-298LS: (Crews) Approximately 75.03 acres in Section 4, Township 33S, range 28E, generally located on the east side of US27, south of the Sunpure Plant, of which 39.03 acres on the north side of Linden Street shall be designated "Industrial" and the remaining 36.0 acres on the south side of Linden Street shall be designated "High Density Residential" on the Future Land Use Map, and shall be developed as follows: The Applicant proposes development of 432 apartment units and 680,059 sq. ft. of industrial floor area.~~

~~*Proposed Site Specific Conditions:*~~

- ~~A. Residential development shall have a total not to exceed 432 dwelling units. Industrial development shall not exceed 680,059 sq. ft. of floor area.~~
- ~~B. Industrial access will be from Sunpure Rd.~~
- ~~C. High density residential access will be from Linden St. In cooperation with the County, Linden Street will be extended southwest to the intersection of US 27 and Highlands Ave. The street will be designed to provide join access with River Greens Golf Course Area.~~
- ~~D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.~~
- ~~E. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
- ~~F. Central potable water and wastewater systems are required for development of this site.~~

~~G. The 75.03 acre development shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:~~

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

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

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

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

- ~~A. The 256.0 acre portion of the development shall have a total not to exceed 835 dwelling units, and the 40.0 acre portion shall have a multiple dwelling area not to exceed 480 dwelling units.~~
- ~~B. Sufficient right-of-way for the 150 feet SR17 Functional Classification System requirement shall be provided.~~

- ~~C. No individual lot access will be provided for on SR 17.~~
- ~~D. Only existing access points on SR 17 will be utilized.~~
- ~~E. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.~~
- ~~F. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
- ~~G. Central potable water and wastewater systems are required for development of this site.~~
- ~~36. CPA 04 300LS: Approximately 175.51 acres in Sections 24 and 25, Township 33S, Range 28E, generally located on both sides of SR19 between Lake Angelo and the City of Avon Park corporate limits, designated as "Medium Density Residential" on the Future Land Use Map, shall be developed as follows:~~
 - ~~A. The 175.51 acre development shall have a total 572 lots/dwelling units.~~
 - ~~B. Determination of providing stub outs will be provided to the north to accommodate future development and will be decided at the time of development with application to the County Engineer's Office in accordance with the Comprehensive Plan and Land Development Regulations.~~
 - ~~C. One half of the additional ROW needed to meet the Functional Classification System Requirement for SR17 ROW will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDRs, for the portions of the property which front on SR17 on only one side and for portions of the property that may front on both sides.~~

- ~~D. Only one new access to the north and one new access to the south will be provided for on SR17.~~
- ~~E. All transportation improvements shall be subject to a single purpose developer's agreement.~~
- ~~F. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.~~
- ~~G. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
- ~~H. Central potable water and wastewater systems are required for development of this site.~~
- ~~37. CPA-04-301LS: Approximately 75.02 acres in Sections 14 and 15, Township 33S, Range 28E, generally located between the south shore of Lake Viola and the City of Avon Park corporate limits, designated "Medium Density Residential" on the Future Land Use Map, shall be developed as follows:~~
 - ~~A. The 75.02-acre development shall have a total not to exceed 245 lots/dwelling units.~~
 - ~~B. Platting shall provide connectivity with the existing surrounding street pattern.~~
 - ~~C. Platting shall provide for pedestrian and bicycle access ROW and construction to Park Elementary School.~~
 - ~~D. No individual lot access will be provided for on Highlands Avenue.~~

- ~~E. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.~~
- ~~F. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
- ~~G. Central potable water and wastewater systems are required for development of this site.~~
- ~~38. CPA 04 302LS: Approximately 184.0 acres in Section 35, Township 33S, Range 28E, generally located north of Lake Denton and south of Phase 3 of the Sebring Parkway, of which 4.0 acres are designated "Industrial" and the remaining 180.0 acres designated "Medium Density Residential" on the Future Land Use Map, shall be developed as follows:~~
 - ~~A. The 180 acre portion of the development shall have a total not to exceed 587 lots/dwelling units.~~
 - ~~B. At the time of development the Owner/Applicant will discuss with the County the possibility of providing right of way if there is an East/West collection road at that time.~~
 - ~~C. No individual lot access will be provided on Sebring Parkway Phase 3 or Memorial Drive.~~
 - ~~D. Stub outs will be provided to the south to accommodate future development, but this will be deferred until the time of platting.~~
 - ~~E. Access to Sebring Parkway will be limited to one point on the west, and two points on the east.~~
 - ~~F. The industrial site currently zoned I 2 will be used for parking of agricultural equipment to include citrus trucks and trailers.~~

- ~~G. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, shall be in place concurrent with the impacts of the proposed development.~~
- ~~H. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
- ~~I. Central potable water and wastewater systems are required for development of this site.~~
- ~~39. CPA 04 305LS: (Crews, Letta Bonnet Groves, and Davis Enterprises) Approximately 215.25 acres in Section 28, Township 33S, Range 28E, generally located immediately south of the Avon Park Airport, changing the land use from "Agriculture" to "Industrial" on the Future Land Use Map. The Applicant proposes development of 1,910,542 sq. ft. of industrial floor area and 1,835,618 sq. ft. of commercial floor area.~~

~~*Proposed Site Specific Conditions:*~~

- ~~A. Central potable water and wastewater systems are required for development of this site.~~
- ~~B. Access may be from McRae Street. A new northern connection to SR 64 through the airport by means of Oleander extended, or through a route that would connect this property with SR 64 to the west by circumventing the airport around the south and to the west aligning with Anderson Road and connecting to SR64 via Landry Road, that would avoid major impact upon surrounding residential areas, should be explored with the City working in conjunction with the County to determine feasibility.~~
- ~~C. No access will be provided for on Montsdeoca Street or Self Street.~~

- ~~D. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
- ~~E. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.~~
- ~~F. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:~~

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

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

~~40. CPA 04-306LS: (Arya) Approximately 69.27 acres in Section 16, Township 35S, Range 29E, generally located in the southwest quarter of the intersection of US27 with SR66 and has been adopted by the BCC as "Commercial" on the Future Land Use Map. The Applicant proposes development of 754,350 sq. ft. of commercial floor area.~~

~~*Site Specific Conditions:*~~

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

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

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

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

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

~~41. CPA-04-309LS: (Latt Maxcy Corp.) Approximately 300 acres in Section 27, Township 35S, Range 29E, generally located on the east side of US27, south of Skipper Road, changing the land use from "Agriculture" to "Industrial" on the Future Land Use Map. The Applicant proposes development of 2,000,000 sq. ft. of industrial floor space.~~

~~*Proposed Site Specific Conditions:*~~

~~A. Internal connectivity shall be affected with all parts within the Park.~~

~~B. One half of the additional POW needed to meet the Functional Classification System Requirement for Skipper Road, Twitty Road and C.R.17 future ROW's will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDR's, for the portions of the property which front on Skipper Road, Twitty Road and C.R.17 on only one side, and for portions of the property that front on both sides of either of these roads.~~

~~C. One major access point (formal entrance) off of US Highway 27, and corresponding access off Skipper Road and C.R.17, and in the~~

~~event Twitty Road punches through to US Highway 27, not to exceed two on any one road.~~

- ~~D. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
- ~~E. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.~~
- ~~F. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements.~~
- ~~G. Central potable water and wastewater systems are required for development of this site.~~
- ~~H. The property shall be developed in Phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:~~

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

- ~~I. Payment for transportation impacts shall be required prior to beginning development as follows:~~
 - ~~a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be~~

~~based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.~~

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

~~42. CPA 04-314LS: Approximately 11.55 acres in Section 20, Township 35S, Range 29E, generally located on the southwest corner of SR66 and Sparta Road, designated as "Commercial" on the Future Land Use Map, shall develop as follows:~~

~~A. The maximum square feet for commercial building floor area on this site is 201,247 sq. ft. (FAR 0.4).~~

~~B. One half of the additional ROW needed to meet the Functional Classification System Requirement for SR66 and Skipper Road S.R ROWs will be provided under Article 5, Section 4, Part B, Paragraph 005.A.5 of the LDRs, for the portions of the property which front on SR66 and Skipper Road on only one side.~~

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

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

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

~~F. Central potable water and wastewater systems are required for development of this site.~~

~~43. CPA 05-323LS: (Lake Placid Groves) Approximately 20.87 acres in Section 33, Township 37S, Range 30E, generally located on the north side of SR70, approximately 1,760 feet west of US27, changing the land use from "Agriculture" to "Commercial" on the Future Land Use Map. The Applicant proposes development of 181,819 sq. ft. of commercial floor area.~~

~~*Proposed Site Specific Conditions:*~~

~~A. Central water and central wastewater are to be required for development of this site.~~

~~B. To provide accommodation for the future functional classification ROW requirements that may be applied to SR70 at the time of improvements. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements to the planning period 2030.~~

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

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

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

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

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

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

~~44. CPA-05-324LS: (Dasher Groves) Approximately 120.4 acres (initial area 122.5 acres) in Section 7, Township 37S, Range 30E, generally located immediately west of US Highway 27 between Lake Pearl and Mirror Lake Drive, and encompassing a large portion of Lake Mirror, changing the land use from "Agriculture" to "Low Density Residential" on the Future Land Use Map. The Applicant proposes development of 197 single family homes.~~

~~*Proposed Site Specific Conditions:*~~

~~A. Central potable water and wastewater systems are required for development of this site.~~

~~B. To provide accommodation for the future functional classification ROW requirements that may be applied to Lake Drive at the time of subdivision improvements and developed to county standards. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements to the planning period 2030. Access to US Highway 27 will be limited to Dasher/Stidham Road. All other access will be off of Mirror Lake Road and Lake Road.~~

~~C. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify~~

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

~~D. Total dwelling units shall not exceed 197.~~

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

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

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

~~45. CPA-05-341LS: (Lawrence Bruce Wells Sr.) Approximately 37.52 acres on the west shore of Lake Grassy, in Section 29, Township 37S, Range 30E, approximately ½ mile north of the intersection of US27 and Sun 'N Lake Boulevard of Lake Placid, changing the Future Land Use from "Agriculture" to "High Density Residential". The Applicant proposes development of 150 multiple family dwelling units.~~

~~*Proposed Site Specific Conditions:*~~

~~A. Central water and central wastewater are to be provided from off-site sources.~~

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

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

~~D. Adequate right of way is provided for the improvement to US 27 to 6 lanes.~~

- ~~E. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.~~
- ~~F. All development will be directed away from wetlands.~~
- ~~G. Payment for transportation impacts shall be required prior to beginning development as follows:
 - ~~a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.~~
 - ~~b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.~~~~
- ~~46. CPA 05-343LS: (EMW Associates, LLC) Approximately 75.81 acres on the west side of US Highway 27, in Section 34, Township 35S, Range 29E, approximately ¼ mile south of the intersection of Lake Josephine Drive with US27, changing the Future Land Use Map from "Agriculture" to "Low Density Residential". The Applicant proposes development of 75 single family homes.~~

~~*Proposed Site Specific Conditions:*~~

- ~~A. Central potable water is required for development of this site.~~
- ~~B. Adequate Right of way is provided for the improvement to US 27 to 6 lanes.~~

- ~~C. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.~~
- ~~D. Development is limited to 75 lots, a minimum lot size of ½ acre per lot, and a 75 foot setback for all on-site wastewater disposal system drain fields from Josephine Creek or utilization of Performance-Based Treatment Systems.~~
- ~~E. Payment for transportation impacts shall be required prior to beginning development as follows:
 - ~~a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.~~
 - ~~b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.~~~~
- ~~47. CPA 05-344LS: (Sun 'N Lake Enterprise, Inc.) Approximately 154.16 acres on the south side of Moon Glow Avenue and east of Golfview Drive in Sun 'N Lakes of Lake Placid, in Section 28, Township 37S, Range 30E. Approximately ¼ mile east of US27, changing the Future Land Use Map from "Agriculture" to "Low Density Residential". The Applicant proposes development of 288 dwelling units.~~

~~*Proposed Site Specific Conditions:*~~

- ~~A. Central water and central wastewater are required for development of this site.~~

- ~~B. Connectivity with existing developments to the north, east and west to be provided.~~
 - ~~C. The number of dwelling units shall be limited to no more than 288.~~
 - ~~D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.~~
 - ~~E. Payment for transportation impacts shall be required prior to beginning development as follows:
 - ~~a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.~~
 - ~~b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.~~~~
- ~~48. CPA 12-527LS: (Lost Lake Groves, Inc.) Approximately 341.61 acres in Section 12, Township 37S, Range 29E, north of Placid View Drive and west of Lake Drive East on the south side of the Town of Lake Placid, changing the Future Land Use Map from "Agriculture" to "Medium Density Residential". The Applicant proposes development of 1,050 single family homes.~~

~~Proposed Site Specific Conditions:~~

- ~~A. Central water and central wastewater are to be provided, either by the Town of Lake Placid or on site. If an on-site package plant~~

~~is used as a temporary facility it shall be constructed and maintained at no cost to the County in accordance with standards approved by Highlands County. The system shall be connected to the Town, County or a regional provider that is acceptable to the County once the Town, County or regional provider extends a wastewater system to the site. In addition, the developer or owner will be required to dedicate the plant that has been constructed to County standards to either the Town, County or to the County approved regional provider.~~

- ~~B. The number of dwelling units shall be limited to no more than 1,050.~~
- ~~C. Infrastructure on the parcel shall be planned and approved as a single development.~~
- ~~D. Connectivity with existing developments to the north, east, and west may be provided at time of development.~~
- ~~E. Adequate right of way of 100 feet is to be provided for a two-lane extension of Lake Groves Road. If there are transportation impact fees in existence at the time actual development commences, then a proportionate credit shall be provided.~~
- ~~F. The location of an EMS substation shall be jointly considered by the Applicant and staff.~~
- ~~G. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.~~
- ~~H. Payment for transportation impacts shall be required prior to beginning development as follows:~~

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

~~49. CPA 06 357LS: (Hometruster Group) Approximately 25.18 acres located in Section 24, Township 35S, Range 29E, on the east side of farm Road at its intersection with Plantation Drive, changing the land use from "Agriculture" to "Low Density Residential" on the Future Land Use Map. The Applicant proposes to develop 25 single family homes.~~

~~*Proposes Site Specific Conditions:*~~

- ~~A. Central water is to be provided in addition to a water and wastewater commitment letter and the property will accept central wastewater when wastewater is available per the Highlands County Comprehensive Plan. Until central wastewater service is available, development is limited to 25 lots, a minimum lot size of ½ acre per lot, and a 75 foot setback for all on site wastewater disposal system drain fields from wetlands or utilization of Performance Based Treatment Systems.~~
- ~~B. A traffic study shall be required using Highlands County approved methodology for Comprehensive Plan amendments. The applicant or the applicant's traffic consultant or agent shall discuss the methodology with both the County Planning and Engineering staff before proceeding with development of the study.~~
- ~~C. The Applicant shall dedicate additional rights of way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manuel, and the Capital Improvement Program at the time of development.~~
- ~~D. The maximum density is 25 dwelling units.~~

- ~~E. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.~~
- ~~F. Wetlands on the property shall be protected by recording of a restrictive conservation easement.~~
- ~~G. Payment for transportation impacts shall be required prior to beginning development as follows:
 - ~~a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.~~
 - ~~b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.~~~~
- ~~50. CPA 06-359LS: (Sebring Airport Authority) Approximately 120.0 acres located in the southeast corner of the Sebring Airport Authority complex, changing the land use from "Public/Quasi-Public" to "Industrial". The proposed land use amendment will facilitate the Airport Authority to effectively administer the Airport's Master Plan and to more clearly describe the environment and the uses that are allowed.~~

~~*Proposed Site Specific Conditions:*~~

- ~~A. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central~~

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

~~B. A traffic study shall be required using Highlands County approved methodology for Comprehensive Plan amendments. The applicant or the applicant's traffic consultant or agent shall discuss the methodology with both the County Planning and Engineering staff before proceeding with development of the study.~~

~~C. Central water and wastewater are required.~~

~~D. Industrial uses not allowed will be the same as those not allowed in the A-1 Zoning District. A restrictive easement will be recorded in favor of the Board of County Commissioners restricting the industrial uses.~~

~~E. The maximum industrial development shall be limited to 2,090,880 sq. ft. (FAR 0.4).~~

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

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

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

~~a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as~~

~~part of an approved Traffic Study submitted through the County's concurrency review process.~~

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

- ~~51. CPA 06-366LS: (Arlan Sapp/Mark, Inc.) Approximately 66.0 acres generally located in Section 27, Township 33S, Range 28E on the east shore of Lake Anoka between South Lake Blvd. and Marble Avenue (Garrett) extended, changing the land use from "Agriculture" to "High Density Residential".~~

~~Proposed Site Specific Conditions:~~

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

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

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

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

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

~~52. CPA 06-378LS: (Sandy Ridge) The amendment proposes to change approximately 39.15 acres currently in citrus cultivation (Agriculture) for the purpose of developing a multiple family residential neighborhood (Medium Density Residential).~~

~~*Proposed Site Specific Conditions:*~~

- ~~A. Central potable water and central wastewater treatment services shall be provided to the development by a public entity.~~
- ~~B. The number of units shall be capped at 313 dus.~~
- ~~C. A traffic study shall be required using Highlands County approved methodology for Comprehensive Plan amendments. The applicant or the applicant's traffic consultant or agent shall discuss the methodology with both the County Planning and Engineering staff before proceeding with development of the study.~~

- ~~D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.~~
- ~~E. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvement Program at the time of development.~~
- ~~F. The property shall be considered as a single project for purposes of development review and approval for all purposes under County Codes.~~
- ~~G. The applicant shall submit a zoning change application to amend the zoning to R-2 PD (Planned Development).~~
- ~~H. A minimum of Type "A" transitional yard shall be included on the north and east side of the development.~~
- ~~I. Effluent reuse lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.~~
- ~~J. Water supply capacity, in excess of that needed for irrigation shall be transferred to the City of Sebring or Highlands County prior to development within the project in accordance with all Water Management District rules and regulations.~~
- ~~K. Payment for transportation impacts shall be required prior to beginning development as follows:
 - ~~a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands~~~~

~~County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.~~

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

~~53. CPA 06-380LS: (Chain of Lakes, Inc.) Approximately 70.45 acres located in Section 4, Township 36S, Range 29E., south of Lake Francis Road, east of Red Water Lane, west of US27 or north of Little Red Water Lake, changing the land use from "Agriculture" to "Medium Density Residential" for 54.45 acres and to "High Density Residential" for 16.0 acres. The Applicant proposes development of 135 single family homes and 16 acres of high density residential development.~~

~~*Proposed Site Specific Conditions:*~~

- ~~A. Central water and central wastewater are to be provided in addition to a water and wastewater commitment letter will be provided for transmittal to DCA.~~
- ~~B. The maximum number of units in the Medium Residential area is 135. The total number of multiple family dwelling units shall not exceed 192.~~
- ~~C. The Applicant shall dedicate additional rights of way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvement Program at the time of development.~~
- ~~D. The property shall be considered as a single project for purposes of development review and approval for purposes under County Codes.~~
- ~~E. A zoning change application to R-3 FUD or R-3 PD will be submitted for the 16 acres of High Density Residential.~~
- ~~F. Property owner agrees to limit the development to one dock and boat house for each lakefront lot, one dock for the clubhouse and no boat ramp.~~

- ~~G. A traffic study shall be required using Highlands County approved methodology for Comprehensive Plan amendments. The applicant or the applicant's traffic consultant or agent shall discuss the methodology with both the County Planning and Engineering staff before proceeding with development of the study.~~
- ~~H. At the time of development, provided the central water provider agrees that the installation of re-use lines is suitable, then re-use lines shall be installed.~~
- ~~I. If an on-site package plant is used as a temporary facility it shall be constructed and maintained at no cost to the County in accordance with standards approved by Highlands County. The system shall be connected to the Municipality, County or a regional provider that is acceptable to the County once the Municipality, County or regional provider extends a wastewater system to the site. In addition, the developer or owner will be required to dedicate the plant that has been constructed to County standards to either the Municipality, County or to the County approved regional provider.~~
- ~~J. Payment for transportation impacts shall be required prior to beginning development as follows:
 - ~~a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.~~
 - ~~b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.~~~~
- ~~54. CPA-06-381LS: (H&M Properties) Approximately 38.52 acres located in Section 17, Township 37S, Range 30E., east of US27, south of Shoreline Drive, north of Lake Ridge Drive, or west of Lake Grassy, changing the land use from "Agriculture" to "High Density Residential". The Applicant proposes to development 231 dwelling units.~~

~~*Proposed Site Specific Conditions:*~~

- ~~A. Central water and central wastewater are to be provided in addition to a water and wastewater commitment letter.~~
- ~~B. The Applicant shall dedicate additional rights of way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvement Program at the time of development.~~
- ~~C. The number of units is to be capped at 231 dus.~~
- ~~D. A traffic study shall be required using Highlands County approved methodology for Comprehensive Plan amendments. The applicant or the applicant's traffic consultant or agent shall discuss the methodology with both the County Planning and Engineering staff before proceeding with development of the study.~~
- ~~E. A complete site plan must be provided.~~
- ~~F. Environmental clearance for impacted xeric uplands (scrub) is required.~~
- ~~G. Environmental clearance, if required, of impacts to Wetlands and Cutthroat Grass Seeps will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.~~
- ~~H. The Property will not be developed under the CG-3 zoning district regulations. An application will be submitted for a zoning change to R-3 FUD as the implementing zoning district. Prior to making the zoning change, an environmental study of the complete 38.52 acre site will be conducted.~~

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

~~55. Reserved.~~

~~56. CPA-06-394LS: (Varela Construction) This amendment proposes to change approximately 37.89 acres currently in citrus cultivation (Agriculture) for the purpose of establishing a multi-family (High Density Residential) neighborhood.~~

~~*Proposed Site Specific Conditions:*~~

- ~~A. The project shall be limited to a maximum of 319 units, to include two rows of single family residential buffer on the east and south side of the property.~~
- ~~B. Central potable water and central wastewater treatment services shall be provided to the development by a public entity.~~
- ~~C. The property shall be considered as a single project for purposes of development review and approval under County Codes.~~
- ~~D. The Applicant shall dedicate additional rights of way as required by the County Engineer in order to meet the requirements of the long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of Development.~~
- ~~E. A traffic study will be required using Highlands County approved methodology for Comprehensive Plan Amendments.~~
- ~~F. The Applicant will implement the development by either a FUD or PD.~~

- ~~G. Effluent reuse lines shall be installed by the developer within the development or unless the wastewater service provider determines they are not required.~~
 - ~~H. Water supply capacity in excess of that needed for irrigation within the project shall be transferred to the City of Sebring or Highlands County prior to development in accordance with all Water Management District rules and regulations.~~
 - ~~I. Payment for transportation impacts shall be required prior to beginning development as follows:~~
 - ~~a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.~~
 - ~~b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.~~
- ~~57. CPA 06-395LS: (Feit Management) This amendment proposes to change approximately 58.0 acres currently in citrus cultivation (Agriculture) for the purpose of developing a single family residential neighborhood (Medium Density Residential).~~

~~*Proposed Site Specific Condition):*~~

- ~~A. Central potable water and wastewater treatment services shall be provided to the development by a public entity.~~
- ~~B. The property shall be considered as a single project for purposes of development review and approval under County Codes.~~
- ~~C. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of Development.~~
- ~~D. The project shall be limited to a maximum of 355 units.~~

- ~~E. A traffic study will be required using Highlands County approved methodology for Comprehensive Plan Amendments.~~
 - ~~F. The Applicant will implement the development with a Planned Development Zoning District (PD).~~
 - ~~G. Effluent reuse lines shall be installed by the developer within the development unless the wastewater service provider determines they are not required within the project.~~
 - ~~H. Water supply capacity in excess of that needed for irrigation within the project shall be transferred to the City of Avon Park or Highlands County prior to development in accordance with all Water Management District rules and regulations.~~
 - ~~I. Payment for transportation impacts shall be required prior to beginning development as follows:
 - ~~a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.~~
 - ~~b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.~~~~
- ~~58. CPA 06-397LS: (Bob Paul) This amendment proposes to change approximately 10.0 acres currently in citrus cultivation (Agriculture) to (Commercial).~~

~~*Proposed Site Specific Conditions:*~~

- ~~A. Use of the site for self-storage under B-3 will be limited to self-storage/storage and no other business shall be operated from the self-storage operation.~~
- ~~B. Central potable water services are to be provided to the property by the City of Sebring. Any future development beyond one self-storage/storage facility will require provision of central wastewater service from a public provider.~~

- ~~C. The property shall be considered as a single project for purposes of development review and approval under County Codes.~~
- ~~D. The Applicant shall dedicate additional rights of way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.~~
- ~~E. A traffic study will be required using Highlands County approved methodology for Comprehensive Plan Amendments.~~
- ~~F. Water supply capacity in excess of that needed for irrigation shall be transferred, from time to time, to the City of Sebring or Highlands County, in accordance with all Water Management District rules and regulations.~~
- ~~G. Development shall be limited to a total of 174,240 sq. ft. of floor area (FAR 0.4).~~
- ~~H. The property shall be developed in phases as follows with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase:~~

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

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

~~59. CPA 06-399LS: (Kito, Inc.) This amendment proposes to change approximately 14.38 acres currently divided between citrus cultivation and undeveloped lands (Agriculture) for the purpose of developing (Commercial) uses within the US27/US98/SR66 commercial node that is coalescing through previous amendments.~~

~~*Proposed Site Specific Conditions:*~~

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

	~~Phase 1, thru the year 2010~~	~~Phase 2, thru the year 2015~~	~~Subsequent Phases, Maximum Site Development~~
~~Maximum Industrial Floor Area~~	~~62,639~~	~~125,278~~	~~250,557~~

- ~~G. Payment for transportation impacts shall be required prior to beginning development as follows:~~

- ~~a. The payment of the transportation assessment cost at the time of concurrency will be made according the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.~~
 - ~~b. Impact fee credits will be granted according to the procedures identified in Highlands County Proportionate Fair Share Ordinance and Impact Fee Ordinance.~~
- ~~60. CPA 06 402LS: (Nat Granit) This amendment proposes to change approximately 1.58 acres currently undeveloped in its natural habitat (Agriculture) for the purpose of developing a multiple family residential neighborhood (High Density Residential).~~

~~*Proposed Site Specific Conditions:*~~

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

- ~~61. CPA 06-403LS: (O.C. Farms) This amendment proposes to withdraw approximately 147.69 acres currently in citrus cultivation (Agriculture) for the purpose of developing a single family residential neighborhood (Medium Density Residential).~~

~~*Proposed Site Specific Conditions:*~~

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

	Phase 1, thru the year 2010	Phase 2, thru the year 2015	Subsequent Phases, Maximum Site Development
Maximum Industrial Floor Area	260	521	738

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

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

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

~~62. CPA-08-453LS: (Davis) This amendment proposes to change approximately 50.76 acres, changing the land use from "Agriculture" to "Medium Density Residential" (amended by Ordinance No. 07-08-34).~~

~~Site Specific Conditions:~~

~~A. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area Policy Plan, as previously adopted by the Board of County Commissioners.~~

~~B. Central water and wastewater shall be provided to the site by a public entity.~~

~~C. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.~~

~~D. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the~~

~~Long Range Transportation Plan, the land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.~~

~~E. Density shall be limited to single family residences or 152 dus.~~

~~F. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.~~

~~G. The development shall meet the County's recreation LOS through one of the following options:~~

~~a. provide a public park on site;~~

~~b. make a payment in lieu of dedication of park land (with the approval of the Board of County Commissioners); or~~

~~c. dedicate park land to the County (with the approval of the Board of County Commissioners).~~

~~63. CPA-08 454LS: (Davis) This amendment proposes to change approximately 20.61 acres, changing the land use from "Agriculture" to "Medium Density Residential" (amended by Ordinance No. 07-08-35).~~

~~*Site Specific Conditions:*~~

~~A. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area Policy Plan as previously adopted by the Board of County Commissioners.~~

~~B. Central water and wastewater shall be provided to the site by a public entity.~~

~~C. The Applicant shall dedicate additional rights of way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.~~

~~D. Density shall be limited to 62 single family residences.~~

- ~~E. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.~~
 - ~~F. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.~~
 - ~~G. The development shall meet the County's recreation LOS through one of the following options:
 - ~~a. provide a public park on site;~~
 - ~~b. make a payment in lieu of dedication of park land (with the approval of the Board of County Commissioners); or~~
 - ~~c. dedicate park land to the County (with the approval of the Board of County Commissioners).~~~~
- ~~64. CPA-08-455LS: (Davis) This amendment proposes to change approximately 17.61 acres, changing the land use from "Agriculture" to "Medium Density Residential" (amended by Ordinance 07-08-36).~~

~~*Site Specific Conditions:*~~

- ~~A. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area Policy Plan as previously adopted by the Board of County Commissioners.~~
- ~~B. Central water and wastewater shall be provided to the site by a public entity.~~
- ~~C. The Applicant shall dedicate additional rights of way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.~~
- ~~D. Density shall be limited to 52 single family residences.~~

- ~~E. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.~~
 - ~~F. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.~~
 - ~~G. The development shall meet the County's recreation LOS through one of the following options:
 - ~~a. provide a public park on site;~~
 - ~~b. make a payment in lieu of dedication of park land (with the approval of the Board of County Commissioners); or~~
 - ~~c. dedicate park land to the County (with the approval of the Board of County Commissioners).~~~~
- ~~65. CPA-08-456LS: (Justine and Davis) This amendment proposes to change approximately 13.93 acres, changing the land use from "Agriculture" to "Medium Density Residential" (Amended by Ordinance No. 07-08-37).~~

~~*Site Specific Conditions:*~~

- ~~A. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area Policy Plan as previously adopted by the Board of County Commissioners.~~
- ~~B. Central water and wastewater shall be provided to the site by a public entity.~~
- ~~C. The Applicant shall dedicate additional rights of way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.~~
- ~~D. Density shall be limited to 41 single family residences.~~

- ~~E. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.~~
 - ~~F. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.~~
 - ~~G. The development shall meet the County's recreation LOS through one of the following options:
 - ~~a. provide a public park on site;~~
 - ~~b. make a payment in lieu of dedication of park land (with the approval of the Board of County Commissioners); or~~
 - ~~c. dedicate park land to the County (with the approval of the Board of County Commissioners).~~~~
- ~~66. CPA-08-457LS: (Davis) This amendment proposes to change approximately 60.12 acres, changing the land use from "Agriculture" to "Medium Density Residential" (Amended by Ordinance No. 07-08-38).~~

~~*Site Specific Conditions:*~~

- ~~A. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area Policy Plan as previously adopted by the Board of County Commissioners.~~
- ~~B. Central water and wastewater shall be provided to the site by a public entity.~~
- ~~C. The Applicant shall dedicate additional rights of way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.~~
- ~~D. Density shall be limited to 180 single family residences.~~
- ~~E. A traffic study shall be required using Highlands County approved methodology.~~

- ~~F. Effluent re-use lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.~~
 - ~~G. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.~~
 - ~~H. The development shall meet the County's recreation LOS through one of the following options:
 - ~~a. provide a public park on site;~~
 - ~~b. make a payment in lieu of dedication of park land (with the approval of the Board of County Commissioners); or~~
 - ~~c. dedicate park land to the County (with the approval of the Board of County Commissioners).~~~~
- ~~67. CPA-08-458LS: (Davis) This amendment proposes to change approximately 28.54 acres, changing the land use from "Agriculture" to "High Density Residential" (Amended by Ordinance No. 07-08-39).~~

~~*Site Specific Conditions:*~~

- ~~A. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area Policy Plan as previously adopted by the Board of County Commissioners.~~
- ~~B. Central water and wastewater shall be provided to the site by a public entity.~~
- ~~C. The Applicant shall dedicate additional rights of way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.~~
- ~~D. Density shall be limited to 342 dwelling units.~~
- ~~E. A traffic study shall be required using Highlands County approved methodology.~~

- ~~F. Effluent re-use lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.~~
 - ~~G. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.~~
 - ~~H. The development shall meet the County's recreation LOS through one of the following options:
 - ~~a. provide a public park on site;~~
 - ~~b. make a payment in lieu of dedication of park land (with the approval of the Board of County Commissioners); or~~
 - ~~c. dedicate park land to the County (with the approval of the Board of County Commissioners).~~~~
- ~~68. CPA 22-603LS amending CPA 08-459LS: (Thurston Realty, Inc. and Harshman Holdings, Inc.) Correcting the property acreage from 35.37 to 35.33 acres and changing the 35.33 acres in Section 13, Township 34 South, Range 28 East generally located at the northwest corner of Sebring Parkway and Ben Eastman Road from "Commercial" and "High Density" to "High Density Residential" (Ordinance No. 07-08-40 Amended by Ordinance 22-23-01).~~

~~*Site Specific Conditions:*~~

- ~~A. Provide a connection with the internal east west access road provided by the commercial development to the immediate west, connecting Scenic Highway to Ben Eastman Road, and complete the connection to the multiple purpose pathway established by the multiple family development (Sea Breeze) to the immediate west.~~
- ~~B. Central water and wastewater shall be provided to the site by a public entity.~~
- ~~C. The Applicant shall dedicate additional rights of way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the land Development~~

~~Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.~~

~~D. Density shall be limited to 300 multiple family dwelling units.~~

~~E. A traffic study shall be required using Highlands County approved methodology.~~

~~F. Effluent re-use lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.~~

~~G. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.~~

~~69. CPA-08-460LS: (Jones Groves) This amendment proposes to change approximately 67.32 acres, changing the land use from "Agriculture" to "Medium Density Residential" (amended by Ordinance No. 07-08-41).~~

~~*Site Specific Conditions:*~~

~~A. All future development actions for the property shall be made to conform to FLU Policy 12.1 through 12.1.8, the North Sebring Area Policy Plan as previously adopted by the Board of County Commissioners.~~

~~B. Provide a multiple purpose pathway, on the western edge of the development, to connect with an established multiple purpose pathway provided by the multiple family developments to the south, which connect with the adjacent commercial uses.~~

~~C. Central water and wastewater shall be provided to the site by a public entity.~~

~~D. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.~~

~~E. Density shall be limited to 174 dwelling units.~~

- ~~F. A traffic study shall be required using Highlands County approved methodology.~~
- ~~G. Effluent re-use lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.~~
- ~~H. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.~~
- ~~I. The development shall meet the County's recreation LOS through one of the following options:
 - ~~a. provide a public park on site;~~
 - ~~b. make a payment in lieu of dedication of park land (with the approval of the Board of County Commissioners); or~~
 - ~~c. dedicate park land to the County (with the approval of the Board of County Commissioners).~~~~
- ~~70. CPA 08-461LS: (Afton Ranchero Road) This amendment proposes to change approximately 80.47 acres, changing the land use from "Industrial" to "Agriculture", "Commercial/Industrial Mixed Use", and "Low Density Residential" (amended by Ordinance No. 07-08-44).~~

Site Specific Conditions:

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

~~establishment of the final Transitional Protective Yard Type B buffer.~~

- ~~71. CPA 08-467LS: (Baxter Griffin Troutman) This amendment proposes to change approximately 43.25 acres, changing the land use from "Agriculture" to "Medium Density Residential" and "High Density Residential" (amended by Ordinance No. 07-08-42).~~

~~*Site Specific Conditions:*~~

- ~~A. Central water and wastewater services shall be provided by the City of Avon Park.~~
- ~~B. The property on the west side of North Lake Damon Road (multiple-family) shall be considered as a single project for purposes of the development review and approval under County Codes.~~
- ~~C. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.~~
- ~~D. A traffic study will be required using Highlands County approved methodology.~~
- ~~E. Effluent reuse lines shall be installed within the project by the developer unless the City of Avon Park determines they are not required.~~
- ~~F. Agricultural water supply capacity in excess of that needed within the project shall be transferred to Avon Park prior to land clearing and development in accordance with all Water Management District rules and regulations.~~
- ~~G. The developments shall meet one of the County's recreation LOS through one of the following options: (1) Provide public parks on site, (2) Make a payment in lieu of dedication of park land (with the approval of the Board of County Commissioners), or (3) Dedicate park land to the County (with the approval of the Board of County Commissioners).~~

- ~~H. The 35.75 acres of High Density Residential Land Use designated site shall have a density of no more than 10 dwelling units per acre. Furthermore, the 35.75 High Density Residential Land Use designated site shall be developed under the Planned Development Zoning Category.~~
- ~~I. The 7.5 acres of Medium Density Residential would have a maximum number of 35 dwelling units and would be developed under the County's Planned Development Zoning Category.~~
- ~~72. CPA 08-468LS: (Crews and Griffin) This amendment proposes to change approximately 183 acres, changing the future land use from "Agriculture" to "Industrial" (amended by Ordinance No. 07-08-43).~~

~~*Site Specific Conditions:*~~

- ~~A. Central water and wastewater services shall be provided by a public entity.~~
- ~~B. The property shall be considered a single project for purposes of development review and approval under County Codes.~~
- ~~C. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvement Program at the time of development, including sufficient rights-of-way to accommodate the functional classification requirements of Skipper Road and C.R. 17, will be required.~~
- ~~D. Internal connectivity will be affected with all parts within the Park. No advertising by off-site users will be allowed on the property.~~
- ~~E. A traffic study will be required using Highlands County approved methodology.~~
- ~~F. Effluent reuse lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.~~
- ~~G. Agricultural water supply capacity in excess of that needed within the project shall be transferred to the public provider of~~

~~wastewater services prior to land clearing and development in accordance with all Water Management District rules and regulations.~~

~~H. One major access point (formal entrance) for each site off either C.R. 17 or Skipper Road, and a corresponding access off the opposite road, but not to exceed two on any one road.~~

~~I. The floor area ratio shall be limited to 0.34.~~

~~73. CPA 05-325LS: (Hauptmann Thompson Company, Inc.) Approximately 19.37 acres in Section 11, Township 33S, Range 28E, generally located on the south shore of Lake Pythias, on Shockley Drive, changing the land use from "Agriculture" to "Low Density Residential" on the Future Land Use Map, and shall be developed as follows: (amended by Ordinance No. 04-05-72.)~~

~~A. Central water and wastewater are not to be provided.~~

~~B. To provide accommodation for the future functional classification ROW requirements that may be applied to Shockley Road at the time of subdivision improvements and developed to county standards. The level of service (LOS) for transportation shall be the adopted LOS for all development orders subject to the County's concurrency requirements to the planning period 2010-2030. Driveways onto Shockley are not to exceed 10 connections.~~

~~C. Environmental clearance is required for impacts on wetlands and xeric uplands (scrub) prior to development. No development order or permit shall be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.~~

~~D. Total dwelling units shall not exceed 13, with minimum lot size of 1-acre.~~

~~74. CPA 05-329LS: (Kahn) Approximately 6.24 acres in Section 13, Township 34S, Range 28E, generally located on the north side of Sebring Parkway~~

~~at Scenic Highway, changing the land use from "Agriculture" to "Commercial" (amended by Ordinance Nos. 05-06-06 and 19-20-02).~~

~~Site Specific Conditions:~~

~~A. Commercial development intensity is to be capped at a Floor Area Ratio (FAR) of 0.4.~~

~~75. CPA 05-345LS: (Williams) Approximately 127 acres in Section 11, Township 33S, Range 28E, generally located on the East shore of Lake Pioneer, West of CR 627 and South of Shockley Road, changing the land use from "Agriculture" to "High Density Residential" (amended by Ordinance No. 05-06-12).~~

~~Site Specific Conditions:~~

~~A. Central water and central wastewater are to be provided.~~

~~B. The Applicant will apply and utilize a planned development district. The site plan will include providing connectivity to off-site developments, within the vicinity of this proposed development. If Highlands Avenue is vacated an alternative replacement will be provided by the developer to provide connectivity.~~

~~C. The number of dwelling units shall be limited to no more than 635.~~

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

~~76. CPA 07-377LS: (EMW Associates) Approximately 23.93 acres located in Sections 33 & 34, Township 35S, Range 29E., south of Lake Josephine or~~

~~on both sides of Josephine Creek, changing the land use from "Agriculture" to "Estate District" (amended by Ordinance No. 05-06-48).~~

~~*Site Specific Conditions:*~~

~~A. — Must adhere to the conditions adopted by the Board of County Commissioners on December 27, 2005 for the adjacent plan amendment (CPA 05-343LS), with the conditions being the requirement of central water and on-site wastewater disposal systems, and that the drain fields be set back 150 feet from Josephine Creek. The proposed amendment is a continuation of project referenced in CPA 05-343LS.~~

~~B. — The number of units is to be capped at 20 DU's.~~

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

~~D. — Prior to development an archaeological reconnaissance survey shall be performed.~~

~~77. — CPA 06-386LS: (Joo) Approximately 18.39 acres located in Section 26, Township 34S, range 28E and generally located on the east side of US 27, south of the intersection with Thunderbird Road, changing the land use from "Medium density Residential" to "High Density Residential" (amended by Ordinance No. 05-06-52).~~

~~*Site Specific Conditions:*~~

~~A. — Central water and central wastewater service are to be provided in addition to a water and wastewater commitment letter.~~

~~B. — A traffic study shall be required using Highlands County approved methodology for Comprehensive Plan amendments. The~~

~~applicant or the applicant's traffic consultant or agent shall discuss the methodology with both the County Planning and Engineering staff before proceeding with development of the study.~~

- ~~C. The Applicant shall dedicate additional rights of way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvement Program at the time of development.~~
- ~~D. Environmental clearance, if required, of impacts to Wetlands, Cutthroat Grass Seeps, and Xeric Uplands will be necessary prior to development. No development order or permit will be issued unless prescribed environmental mitigation is accomplished. Concurrency assessment for traffic circulation, central wastewater, potable water, solid waste disposal, storm water drainage, and recreation and open space will be required prior to development. All development orders and permits will specify any needed improvements, and a schedule for their implementation, including any conditions that require public facility improvements, be in place concurrent with the impacts of the proposed development.~~
- ~~E. A buffer shall be placed on the Southside of the property and the Eastside of the property beginning at the corner of the motel on the Southside and ending at the Northeast corner of the property. This buffer shall be 15 feet in width and shall be landscaped per the County LDR's. In the middle of the landscape buffer or yard there shall be a 6 foot in height masonry wall located on an approximately 2 foot in height berm. The construction and maintenance of the landscape buffer shall be the responsibility of the owner or his successor.~~
- ~~F. The property shall be considered as a single project for purposes of development review and approval for all purposes under County Codes.~~
- ~~G. The R-3 uses shall be limited to residential per the R-3 Code.~~
- ~~H. Storm water received from off site shall receive the same treatment and flood control hence development as existed per development.~~

- ~~I. The applicant will petition to vacate the plat and all roads shown thereof.~~
 - ~~J. A restrictive easement signed by the owners of the property in favor of the Board of County Commissioners shall be filed that prohibits access from the property to the east into the adjacent neighborhood.~~
 - ~~K. The applicant shall apply for a zoning change to R-3 CU, restricting the use for multiple family development only.~~
- ~~78. CPA 07-425LS: (Lucas) Approximately 15.14 acres located in Section 4, Township 33S, range 28E and generally located west of River Greens Golf Course on the south side of Sunpure Road, changing the land use from "Agriculture" to "High density Residential" (adopted by Ordinance No. 07-08-07).~~

~~*Site Specific Conditions:*~~

- ~~A. Central potable water and central wastewater services shall be provided by a public provider.~~
- ~~B. The property shall be considered as a single project for purposes of development review and approval under County Codes.~~
- ~~C. The Applicant shall dedicate additional rights of way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.~~
- ~~D. The development program shall be limited to a maximum of 146 units.~~
- ~~E. A traffic study will be required using Highlands County approved methodology.~~
- ~~F. Effluent reuse lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.~~
- ~~G. Agriculture water supply capacity in excess of that needed within the project shall be transferred to the Highlands County prior to land clearing and development in accordance with all Water Management District rules and regulations.~~

~~H. The development shall meet the County's recreation LOS through one of the following options:~~

~~a. Provide public parks on site;~~

~~b. Make a payment in lieu of dedication of park land.~~

~~79. CPA 07-426LS: (George) Approximately 36.2 acres located in Section 23, Township 36S, Range 29E., located east of Cloverleaf Road at the east end of Pine Ridge Drive, north of Lake June, changing the land use from "Agriculture" to "Low Density Residential" (adopted by Ordinance No. 07-08-08).~~

~~*Site Specific Conditions:*~~

~~A. Central potable water and central wastewater treatment services shall be provided to the property by a public entity.~~

~~B. The property shall be considered as a single project for purposes of development review and approval under County Codes.~~

~~C. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.~~

~~D. The development program shall be limited to a maximum of units.~~

~~E. A traffic study will be required using Highlands County approved methodology.~~

~~F. Effluent reuse lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.~~

~~G. Agriculture water supply capacity in excess of that needed within the project shall be transferred to Highlands County prior to land clearing and development in accordance with all Water Management District rules and regulations.~~

~~H. The development shall meet the County's recreation LOS through one of the following options:~~

~~a. Provide public parks on site;~~

- ~~b. Make a payment in lieu of dedication of park land (with the approval of the Board of County Commissioners);~~
 - ~~c. Dedicate park land to the County (with the approval of the Board of County Commissioners).~~
- ~~80. CPA 07-427LS: (Sunbelt Homes) Approximately 49+ acres located in Section 3, Township 35S, Range 29E., on the south side of Mike Kahn Road, between DeSoto City Road and CR 17S, changing the land use from "Agriculture" to "Medium density Residential" (amended by Ordinance No. 06-07-36).~~

~~*Site Specific Conditions:*~~

- ~~A. Central potable water and central wastewater treatment services shall be provided to the property by a public entity.~~
- ~~B. The property shall be considered as a single project for purposes of development review and approval under County Codes.~~
- ~~C. The Applicant shall dedicate additional rights-of-way as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Financial Strategy at the time of development.~~
- ~~D. Density shall be limited to a maximum of 196 units.~~
- ~~E. A traffic study will be required using Highlands County approved methodology.~~
- ~~F. Effluent reuse lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.~~
- ~~G. Water use permits and withdrawal facilities for permitted quantities in excess of that needed for irrigation within the project shall be transferred prior to development of the project, without charge, to the local government which will provide potable water service to the project, in accordance with all Water Management District rules and regulations.~~
- ~~H. The development shall meet the County's recreation LOS through one of the following options:~~

- ~~a. Provide public parks on site;~~
- ~~b. Make a payment in lieu of dedication of park land (with the approval of the Board of County Commissioners)~~
- ~~c. Dedicate park land to the County (with the approval of the Board of County Commissioners).~~

~~81. CPA 08-473LS: (Bonnie Boney) This amendment proposes to change the land use for approximately 20.202 acres, from "Agriculture" to "Public\Quasi Public Facility and Institutional Lands" (amended by Ordinance No. 08-09-60).~~

~~*Site Specific Conditions:*~~

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

~~82. CPA 08-475LS: (Crutchfield) This amendment proposes to change approximately 31 acres, changing the land use from "Agriculture" to "Medium Density Residential" (amended by Ordinance No. 08-09-55).~~

~~*Site Specific Conditions:*~~

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

- ~~4. Land or assessment will be provided to meet the minimum recreation requirements based upon the number of build-out dwelling units and the population generated.~~
- ~~5. All applicable policies of the North Sebring Area Plan will be followed.~~
- ~~6. Density would be a maximum of four (4) dwelling units per acre.~~
- ~~7. Any development other than single family residential will require the applicant to make an application for PD or FUD zoning.~~
- ~~8. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.~~
- ~~9. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.~~
- ~~10. The property shall be treated as one project for review and permitting.~~
- ~~83. CPA 08-476LS: (Crutchfield Groves Inc.) This amendment proposes to change approximately 12 acres, changing the land use from "Agriculture" to "Medium Density Residential" (amended by Ordinance No. 08-09-56).~~

Site Specific Conditions:

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

- ~~4. Land or assessment will be provided to meet the minimum recreation requirements based upon the number of build-out dwelling units and the population generated.~~
- ~~5. All applicable policies of the North Sebring Area Plan will be followed.~~
- ~~6. Density would be a maximum of four (4) dwelling units per acre.~~
- ~~7. Any development other than single family residential will require the applicant to make an application for PD or FUD zoning.~~
- ~~8. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.~~
- ~~9. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.~~
- ~~10. The property shall be treated as one project for review and permitting.~~
- ~~84. CPA 08-477LS: (Henry Crutchfield Inc.) This amendment proposes to change approximately 9 acres, changing the land use from "Agriculture" to "Medium Density Residential" (amended by Ordinance No. 08-09-57).~~

Site Specific Conditions:

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

- ~~4. Land or assessment will be provided to meet the minimum recreation requirements based upon the number of build-out dwelling units and the population generated.~~
- ~~5. All applicable policies of the North Sebring Area Plan will be followed.~~
- ~~6. Density would be a maximum of four (4) dwelling units per acre.~~
- ~~7. Any development other than single family residential will require the applicant to make an application for PD or FUD zoning.~~
- ~~8. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.~~
- ~~9. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.~~
- ~~10. The property shall be treated as one project for review and permitting.~~
- ~~85. CPA 08-478LS: (Henry Crutchfield Inc.) This amendment proposes to change approximately 30 acres, changing the land use from "Agriculture" to "Medium Density Residential" (amended by Ordinance No. 08-09-58).~~

Site Specific Conditions:

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

- ~~4. Land or assessment will be provided to meet the minimum recreation requirements based upon the number of build-out dwelling units and the population generated.~~
- ~~5. All applicable policies of the North Sebring Area Plan will be followed.~~
- ~~6. Density would be a maximum of four (4) dwelling units per acre.~~
- ~~7. Any development other than single family residential will require the applicant to make an application for PD or FUD zoning.~~
- ~~8. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.~~
- ~~9. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.~~
- ~~10. The property shall be treated as one project for review and permitting.~~
- ~~86. CPA 08-479LS: (Gloria S. Crutchfield) This amendment proposes to change approximately 14 acres, changing the land use from "Agriculture" to "Medium Density Residential" (amended by Ordinance No. 08-09-59).~~

Site Specific Conditions:

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

- ~~4. Land or assessment will be provided to meet the minimum recreation requirements based upon the number of build-out dwelling units and the population generated.~~
- ~~5. All applicable policies of the North Sebring Area Plan will be followed.~~
- ~~6. Density would be a maximum of four (4) dwelling units per acre.~~
- ~~7. Any development other than single family residential will require the applicant to make an application for PD or FUD zoning.~~
- ~~8. Effluent lines shall be installed within the project by the developer unless the wastewater service provider determines they are not required.~~
- ~~9. Agricultural water permits and supply capacity in excess of that needed within the project shall be transferred to the public entity providing water and wastewater service prior to land clearing and development in accordance with all Water Management District rules and regulations.~~
- ~~10. The property shall be treated as one project for review and permitting.~~
- ~~87. CPA 10-511LS: (Lake Placid Groves DRI) Changes the Future Land Use Map designation for approximately 2,182 acres generally located on either side of U.S. 27, south of Josephine Creek, between Sebring and Lake Placid, from "Agriculture" to "Mixed Use," subject to the following site specific conditions:~~

~~*Site Specific Conditions:*~~

- ~~1. Development shall be in conformance with the Master Development Plan (Map H), revised March, 2010, as submitted with the Application for Development Approval.~~
- ~~2. Development shall be limited to 4,075 dwelling units and 1,020,000 square feet of non-residential development.~~
- ~~3. The 5-Year Development Plan shall be phased as follows:~~

Land Use	Phase 1A 2011-2016**
Residential (dwelling units)	
Single Family	0
Multi-Family	50
Total Residential	50
Non-Residential (square feet)	
Commercial/Office/Civic/Institutional	
Retail	60,000
Office	0
Hotel	90 rooms
Light Industrial/Office	
Light Industrial	100,000
Total Non-Residential	160,000*

* The 90 hotel rooms are not included in the total non residential square footage.

** All Phase 1A land uses may be exchanged provided the infrastructure impacts are not increased from those which would be generated by the above maximum numbers.

4. Development shall occur as a mix of residential and non-residential development. The following criteria shall be used as the guideline to ensure that objective:
 - a. Prior to completion of 35% of the Residential Components, 10% of the Non-Residential square footage must have final site plan approval.
 - b. Prior to completion of 50% of the Residential Components, 10% of Non-Residential square footage must have certificate of occupancy and an additional 15% of the Non-Residential square footage must have final site plan approval.
 - c. Prior to completion of 75% of the Residential Components, 25% of Non-Residential square footage must have certificate of occupancy and an additional 25% of the Non-Residential square footage must have final site plan approval.

- ~~d. Prior to completion of 90% of the Residential Components, 50% of the Non-Residential square footage must have certificate of occupancy and an additional 25% of the Non-Residential square footage must have final site plan approval.~~
 - ~~e. A total of 2,037 single family dwelling units shall develop at a maximum density of 6 du/ac. This shall include a variety of lot sizes. A total of 1,363 single family dwelling units shall develop at a minimum density of 6 du/ac. This shall include a variety of unit types.~~
 - ~~f. A total of 675 dwelling units shall develop as multi-family. This may include unit types such as single family semi-detached, condominiums, townhouses, and duplexes.~~
 - ~~g. The residential unit mix as identified in e. and f. above, may be reassigned provided that the infrastructure impacts are not increased from those which would be generated by the maximum number of allowable dwelling units.~~
 - ~~h. Vertical integration of uses is encouraged.~~
 - ~~i. The Board of County Commissioners may allow an exception to the requirements of this paragraph based upon finding of an overriding public interest such as the ability to construct workforce or affordable housing through the granting of special approval by resolution.~~
- 5. ~~Development shall be implemented through application of Planned Development (PD) Zoning Districts.~~
 - 6. ~~The County maintains rights to cooperate in the provision, or to direct the provision of central water and wastewater services.~~
 - 7. ~~The recreation and open space Level of Service requirement of 10 acres of park land for every 1,000 residents shall be provided through connection of existing natural areas to additional parks, natural corridors, nature trails, a 10-mile multi-purpose trail, and other recreational opportunities. Recreation and open space requirements shall be provided concurrent with residential development.~~

8. ~~Development shall include a variety of housing types including traditional single family homes, town homes, condominiums, and apartments.~~
9. ~~Development shall be interconnected with a high degree of walkability, so that services and employment are within walking distance of residents.~~
10. ~~Development shall include a Community Square with offices, shops, services and employment.~~
11. ~~Development shall include an Employment Center with commercial, business, research and industrial development activity.~~
12. ~~All development in Phase 1A that is developed with on-site potable water facilities and with on-site wastewater facilities shall connect to central water and wastewater facilities.~~
13. ~~The Developer shall, at time of Development Agreement subject to BOCC approval, specify the details of the following infrastructure and services including but not limited to water and wastewater service, police, fire and EMS.~~
14. ~~Development shall employ a coordinated streetscape design including, but not limited to, landscaping, street furniture, street lighting, and bicycle and pedestrian facilities.~~
15. ~~Additional road rights of way shall be dedicated prior to site plan approval as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual and the Capital Improvements Program at the time of development.~~
16. ~~Development shall comply with the provisions of the Highlands County Comprehensive Plan, the Highlands County Land Development Regulations, and the Highlands County Concurrency Management System in effect at the time of development.~~
17. ~~Development shall include housing priced to meet the needs of people employed within the Development and to attract a wide range of market segments.~~

18. ~~Platting and subdivision design shall be sensitive to wetlands, upland preservation areas, and wildlife corridors in regards to the location of roads or other land uses in conflict with the intended protection of these areas.~~
19. ~~In keeping with the utility service area and service provisions outlined in the Development Agreement, to be entered into between the Developer and Highlands County, the Development shall connect to and be served by a centralized water treatment facility provided by Silver Lake Utility to be constructed in Phase I. Phase 1A development may be served by temporary facilities subject to approval by the County through the Development Agreement process.~~
20. ~~Development shall be in compliance with the Development of Regional Impact Development Order for Lake Placid Groves.~~
21. ~~All wetlands, upland conservation, and wildlife corridor areas depicted on the Master Development Plan, Map H, shall be conserved in perpetuity with a conservation easement, in favor of the County recorded with the Highlands County Clerk.~~
22. ~~Prior to final approval of a PD, for development adjacent to the wildlife corridor shown on Map H, further evaluation should be made for the purpose of determination of adequate width to provide a sustainable and viable wildlife corridor.~~
23. ~~All traffic analyses shall be based on the Level of Service Standard established for Florida Intrastate Highway System Facilities by the Florida Department of Transportation by rule.~~
24. ~~The Property shall be developed in phases with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase.~~
25. ~~Payment for transportation impacts shall be required prior to beginning development as follows:~~
 - a. ~~The payment of the transportation assessment cost at the time of concurrency will be made according to the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.~~

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

~~26. The Developer shall coordinate with Highlands County to determine an adequate site for a police/fire/emergency service facility if determined needed by the County. The County shall give consideration to the architectural design and theme of the Lake Placid Groves DRI Community.~~

~~27. The Developer shall coordinate with the Highlands County School Board to determine an adequate site for a future public school facility on the Property if determined needed by the Highlands County School Board. The Highlands County School Board shall give consideration to the architectural design and theme of the Lake Placid Groves DRI Community.~~

~~88. North Lake Placid Comprehensive Plan Amendment: This amendment proposes to change approximately 1,531 acres, generally located on both sides of US 27 north of Lake Placid between Lake Apthorpe on the east and close to Lake June on the west, changing the land use from "Agriculture" to "Mixed Use".~~

Site Specific Conditions:

~~A. The North Lake Placid development shall be limited to 4,665 dwelling units and 705,570 square feet of non-residential development.~~

~~B. The Development Plan shall be phased as follows:~~

Time Period in Years	Land Uses					
	Residential (dwelling units)			Retail (square feet)	Office (square feet)	Industrial (square feet)
	SF	MF	Total			
2011-2016	290	175	465	38,823	19,411	20,521
2016-2021	690	510	1,200	77,647	38,823	41,042
2021-2030	1,030	1,970	3,000	152,895	186,872	129,536
TOTAL	2,010	2,655	4,665	269,365	245,106	191,099

~~* Residential unit types may be exchanged up to a maximum of 20% for each unit type.~~

~~** Retail or office square footage may be exchanged for equal square footage provided that the infrastructure impacts are not increased from those which would be generated by the above maximum numbers.~~

- C. ~~Development shall occur as a mix of residential and non-residential development. The following criteria shall be used as the guideline to ensure that objective:~~
- ~~i. Prior to completion of 35% of the Residential Components, 10% of the Non-Residential square footage must have final site plan approval.~~
 - ~~ii. Prior to completion of 50% of the Residential Components, 10% of Non-Residential square footage must have certificate of occupancy and an additional 15% of the Non-Residential square footage must have final site plan approval.~~
 - ~~iii. Prior to completion of 75% of the Residential Components, 25% of Non-Residential square footage must have certificate of occupancy and an additional 25% of the Non-Residential square footage must have final site plan approval.~~
 - ~~iv. Prior to completion of 90% of the Residential Components, 50% of the Non-Residential square footage must have certificate of occupancy and an additional 25% of the Non-Residential square footage must have final site plan approval.~~
 - ~~v. Single family dwelling units shall develop at a maximum density of 6 du/ac per net acre in accordance with Policy 12.5.3 of the Highlands County Comprehensive Plan. The total single family dwelling units at this density shall not exceed 2,010 throughout the Development.~~
 - ~~vi. A total of 2,655 dwelling units may develop as multi-family not to exceed 12 du/ac per net acre as per Policy 12.5.3 of the Highlands County Comprehensive Plan. This may include unit types such as multi-family garden and mid rise apartments (up to 6 stories), semi-detached, townhouses, and duplexes. Within the Life Activity Center of the North Lake Placid Area, multi-family units shall not exceed 610 dwellings.~~

- ~~vii. Development shall include a variety of housing types including traditional single family homes, town homes, condominiums, and apartments.~~
- ~~viii. The residential unit mix as identified in v. and vi. above, may be reassigned provided that the infrastructure impacts are not increased from those which would be generated by the maximum number of allowable dwelling units.~~
- ~~ix. Vertical integration and mixing of uses (residential and non residential) within single buildings in the Life Activity Center is encouraged.~~
- ~~x. The Board of County Commissioners may allow an exception to the requirements of this paragraph based upon finding of an overriding public interest such as the ability to construct workforce or affordable housing through the granting of special approval.~~
- ~~D. Highlands County and/or the Town of Lake Placid shall monitor development of the North Lake Placid properties as it relates to the Development of Regional Impact thresholds for Highlands County.~~
- ~~E. Development shall be implemented through a Planned Development (PD) zoning district or a series of sequential PD zoning district applications and by Development Agreement subject to the conditions herein. The densities and intensities listed herein represent maximums.~~
- ~~F. The Developers shall submit a conceptual plan for a green infrastructure network consistent with the County's Trails Master Plan. The plan shall be provided in final detail at the time of the PD approval process. The plan for the green infrastructure network shall consider and coordinate with the surrounding environmental and conservation areas as potential network linkages.~~
- ~~G. The North Lake Placid green infrastructure network shall provide for:
 - ~~a. Protection of natural resources and wildlife habitat;~~~~

- ~~b. Habitat corridors through linked open spaces;~~
- ~~c. Protection of historic and cultural resources;~~
- ~~d. Recreational opportunities;~~
- ~~e. Community health benefits;~~
- ~~f. Economic development opportunities; and~~
- ~~g. Multi-use trails connecting population centers to natural areas.~~
-
- ~~H. North Lake Placid shall coordinate with the Lake Placid Groves DRI to the north to coordinate possible active recreation facilities around southeast Lake Nellie.~~
-
- ~~I. North Lake Placid shall employ SMART Growth Principles to provide for a sustainable and viable community consistent with the Lake Placid Regional Plan.~~
-
- ~~J. The Applicant/Developer shall incorporate walkable features into the development to promote a healthy community.~~
-
- ~~K. The Applicant/Developer shall implement the energy saving provisions described in the application and supporting document in order to reduce energy consumption.~~
-
- ~~L. An Archeological Reconnaissance Survey of Areas of High Probability as prescribed by the County shall be performed concurrent with PD rezoning process.~~
-
- ~~M. All development shall be consistent with the County Long Range Transportation Plan as amended from time to time. Amendments of the impacts of CPA 08-469LS to the Long Range Transportation plan must be addressed as part of this Development and incorporated into the Capital Improvements Element. Traffic roadway improvements shall be identified in the Capital Improvements Element.~~
-
- ~~N. North Lake Placid shall coordinate its future roadway system with the Lake Placid Groves DRI to the north to provide for roadway connectivity.~~

- O. ~~Additional road rights-of-way shall be dedicated prior to site plan approval as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvement Program at the time of development.~~
- P. ~~All traffic analyses shall be based on methodologies to be approved by the County Engineer. Where a Traffic Study involves any Florida Department of Transportation designated Florida Intrastate Highway System Facility, the analysis shall specifically reference the Level of Service Standard established for Florida Intrastate Highway System Facilities by the Florida Department of Transportation by rule.~~
- Q. ~~The Property shall be developed in phases as identified in paragraph B, above, with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase.~~
- R. ~~Payment for transportation impacts shall be required prior to beginning development as follows:~~
 - i. ~~The payment of the transportation assessment cost at the time of concurrency will be made according to the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.~~
 - ii. ~~Impact fee credits will be granted according to the procedures identified in the County's Proportionate Fair Share Ordinance and Impact Fee Ordinance.~~
- S. ~~The Developer shall coordinate with the local governments to determine an adequate site for a police/fire/emergency service facility if determined needed by the local governments.~~
- T. ~~The Developer shall coordinate with the Highlands County School Board to determine an adequate site or sites for up to two (2) elementary schools of twenty five (25) acres each; one to the north of US 27 and one to the south of US 27. In lieu of two elementary school sites, the Developer and School Board may~~

~~agree on one site not to exceed fifty (50) acres if determined needed by the Highlands County School Board.~~

- ~~U. All parks and other public uses and interests, such as schools, libraries, community centers, etc., within each geographic phase shall, in some manner, be co-located with other public uses and have recorded the change of ownership prior to the first certificate of occupancy being issued for that phase.~~
- ~~V. Development shall conform to the Lake Placid Regional Plan (Objective 12 of the Future Land Use Element).~~
- ~~W. Within one year from the expiration of the appeals period for the adoption of this Comprehensive Plan Amendment, the owners of the real property described in Section 1 of this Ordinance, jointly and severally, shall execute a Developer's Agreement with Highlands County which shall bind all successors in title to the properties subject to this plan amendment. The Developer's Agreement shall provide that development takes place in a fashion consistent with these conditions, the conceptual plan, and the densities and intensities of development as set forth in the Land Use Plan Amendment application and shall comply with the Lake Placid Regional Plan and associated Land Development Regulations.~~
- ~~X. Agricultural irrigation water use permit capacity in excess of that needed within the Development at the time of the development shall be transferred to the potable water provider, prior to land clearing and development in accordance with all Water Management District rules and regulations.~~
- ~~Y. The Developer must provide public central potable water and central wastewater facilities by either constructing the systems and their associated facilities or by extending a current public system. Until said time of transfer, maintenance responsibility and debt obligation will remain with the Developer. At the time of transfer, the maintenance responsibility and remaining outstanding debt obligations will also transfer to the party accepting ownership. Customers within the Development will continue to pay sufficient fees to offset their portion of any outstanding debt obligation. Any water and wastewater treatment facilities constructed by the Developer shall be built to~~

~~standards approved by the Town of Lake Placid and Highlands County.~~

- ~~89. South Lake Placid Comprehensive Plan Amendment: This amendment proposes to change approximately 1,595 acres, generally located south of the Town of Lake Placid and north of SR 70 between U.S. 27 and Lake Placid changing the land use from "Agriculture" to "Mixed Use".~~

~~Site Specific Conditions:~~

- ~~A. Development shall be limited to 4,278 dwelling units and 450,000 square feet of non-residential development.~~
- ~~B. The Development Plan shall be phased as follows:~~

Time Period in Years	Land Uses		
	Residential (dwelling units)	Retail (square feet)	Office (square feet)
2011-2016	200 (120SF/80MF)	0	0
2016-2026	1,000	120,000	60,000
2026-2036	3,078	180,000	90,000
TOTAL	4,278	300,000	150,000

~~* Residential unit types may be exchanged up to a maximum of 20% for each unit type.~~

~~** Retail or office square footage may be exchanged for equal square footage provided that the infrastructure impacts are not increased from those which would be generated by the above maximum numbers.~~

- ~~C. Development shall occur as a mix of residential and non-residential development. The following criteria shall be used as the guideline to ensure that objective:~~
- ~~i. Prior to completion of 35% of the Residential Components, 10% of the Non-Residential square footage must have final site plan approval.~~
- ~~ii. Prior to completion of 50% of the Residential Components, 10% of Non-Residential square footage must have certificate of occupancy and an additional 15%~~

- ~~of the Non-Residential square footage must have final site plan approval.~~
- ~~iii. Prior to completion of 75% of the Residential Components, 25% of Non-Residential square footage must have certificate of occupancy and an additional 25% of the Non-Residential square footage must have final site plan approval.~~
 - ~~iv. Prior to completion of 90% of the Residential Components, 50% of the Non-Residential square footage must have certificate of occupancy and an additional 25% of the Non-Residential square footage must have final site plan approval.~~
 - ~~v. Single family dwelling units shall develop at a maximum density of 6 dwelling units per net acre in accordance with Future Land Use Element Policy 12.5.3 of the Highlands County Comprehensive Plan. The total single family dwelling units at this density shall not exceed 2,567 throughout the development.~~
 - ~~vi. A total of 1,711 dwelling units shall develop as multi-family. This may include unit types such as multi-family semi-detached, condominiums, townhouses, and duplexes not to exceed 12 density units per net acre as per Future Land Use Element Policy 12.5.3 of the Highlands County Comprehensive Plan.~~
 - ~~vii. Development shall include a variety of housing types including traditional single-family homes, town homes, condominiums, and apartments.~~
 - ~~viii. The residential unit mix as identified in v. and vi. above, may be reassigned provided that the infrastructure impacts are not increased from those which would be generated by the maximum number of allowable dwelling units.~~
 - ~~ix. Vertical integration of uses is encouraged.~~
 - ~~x. The Board of County Commissioners may allow an exception to the requirements of this paragraph based upon finding of an overriding public interest such as the~~

~~ability to construct workforce or affordable housing through the granting of special approval by resolution.~~

- ~~D. All dwelling units generated at 3 units per gross acre within any area designated for commercial, office or flex use shall remain within that area as a mixed use with the commercial, industrial, or flex use. No dwelling units may be transferred from the commercial, office, or flex use areas to areas designated for residential. Dwelling units may be transferred from residential areas into the activity centers or into the commercial, office, or flex space to further augment the mixed uses.~~
- ~~E. Highlands County and/or the Town of Lake Placid shall monitor development of the South Lake Placid properties as it relates to the Development of Regional Impact thresholds for Highlands County.~~
- ~~F. Development shall be implemented through a Planned Development (PD) zoning district or a series of sequential PD zoning district applications and by Development Agreement subject to the conditions herein. The densities and intensities listed herein represent maximums.~~
- ~~G. The Developers shall submit a conceptual plan for a green infrastructure network consistent with the County's Trails Master Plan. The plan shall be provided in final detail at the time of the PD approval process. The plan for the green infrastructure network shall consider and coordinate with the surrounding environmental and conservation areas as potential network linkages.~~
- ~~H. The South Lake Placid green infrastructure network shall provide for:
 - ~~a. Protection of natural resources and wildlife habitat;~~
 - ~~b. Habitat corridors through linked open spaces;~~
 - ~~c. Protection of historic and cultural resources;~~
 - ~~d. Recreational opportunities;~~
 - ~~e. Community health benefits;~~
 - ~~f. Economic development opportunities; and~~~~

- ~~g. Multi-use trails connecting population centers to natural areas.~~
- ~~I. South Lake Placid shall employ SMART Growth Principles to provide for a sustainable and viable community consistent with the Lake Placid Regional Plan.~~
- ~~J. The Applicant/Developer shall incorporate walkable features into the development to promote a healthy community.~~
- ~~K. The Applicant/Developer shall implement the energy saving provisions described in the application and supporting document in order to reduce energy consumption.~~
- ~~L. Areas within the Development, which are specifically identified on the County's map series indicating areas of High Probability of Having Undiscovered Cultural Resources, shall be subject to the findings of an Archaeological Reconnaissance Survey as prescribed by the County.~~
- ~~M. All development shall be consistent with the County Long Range Transportation Plan, as amended from time to time.~~
- ~~N. The County will work with the Developer or their successors and the adjacent property owner(s) and will consider using eminent domain to obtain additional right of way for roads needed due to this Development. The Developer agrees to pay the full cost of the use of eminent domain in obtaining the additional right of way. The Developer shall pay those costs from time to time within 30 days after receiving the County's invoices for those costs.~~
- ~~O. The middle connection from the Development onto U.S. 27 is the location of a major activity center. It generally aligns with the entrance of Sun N Lake of Lake Placid. However, at the time of PD rezoning approval, the Developer will be required to address the necessary activities and provide remedies in order to make a transition to a fully functioning intersection connecting the development and Sun N Lake of Lake Placid.~~
- ~~P. All roads within each geographic phase shall be constructed with underground utilities prior to the issuance of the first certificate of occupancy for that phase.~~

- ~~Q. Additional road rights-of-way shall be dedicated prior to site plan approval as required by the County Engineer in order to meet the requirements of the Long Range Transportation Plan, the Land Development Regulations, the Highlands County Technical Standards Manual, and the Capital Improvement Program at the time of development.~~
- ~~R. All traffic analyses shall be based on methodologies to be approved by the County Engineer. Where a Traffic Study involves any Florida Department of Transportation designated Florida Intrastate Highway System Facility, the analysis shall specifically reference the Level of Service Standard established for Florida Intrastate Highway System Facilities by the Florida Department of Transportation by rule.~~
- ~~S. The Property shall be developed in phases as identified in paragraph B, above, with an approved Traffic Study submitted through the County's concurrency review process prior to development in each phase.~~
- ~~T. Payment for transportation impacts shall be required prior to beginning development as follows:~~
- ~~i. The payment of the transportation assessment cost at the time of concurrency will be made according to the Highlands County Land Development Regulations and will also be based upon the proportionate fair share cost calculated as part of an approved Traffic Study submitted through the County's concurrency review process.~~
 - ~~ii. Impact fee credits will be granted according to the procedures identified in the County's Proportionate Fair Share Ordinance and Impact Fee Ordinance.~~
- ~~U. The Developer shall coordinate with the local governments to determine an adequate site for a police/fire/emergency service facility if determined needed by the local governments.~~
- ~~V. The Developer shall coordinate with the Highlands County School Board to determine an adequate site for a future public school facility on the site if determined needed by the Highlands County School Board.~~

- ~~W. — Development shall conform to the Lake Placid Regional Plan (Objective 12 of the Future Land Use Element).~~
- ~~X. — Within one year from the expiration date of the appeals period for the adoption of this Comprehensive Plan Amendment, the owners of the real property described in Section 1 of this Ordinance, jointly and severally, shall execute a Developer's Agreement with Highlands County which shall bind all successors in title to the properties subject to this plan amendment. The Developer's Agreement shall provide that development takes place in a fashion consistent with these conditions, the conceptual plan, and the densities and intensities of development as set forth in the Land Use Plan Amendment application and shall comply with the Lake Placid Regional Plan and associated Land Development Regulations.~~
- ~~Y. — Agricultural irrigation water use permit capacity in excess of that needed within the Development shall be transferred to the potable water provider, whichever system is to be the potable water provider, prior to land clearing and development in accordance with all Water Management District rules and regulations.~~
- ~~Z. — The Developer must provide public, central potable water and central wastewater facilities by either constructing the systems and their associated facilities or by extending a current public system. Until that time of transfer, maintenance responsibility and debt obligation will remain with the developer. At the time of transfer, the maintenance responsibility and remaining outstanding debt obligations will also transfer to the party accepting ownership. Customers within the development will continue to pay sufficient fees to offset their portion of any outstanding debt obligation. Any water and wastewater treatment facilities constructed by the Developer shall be built to standards approved by the Town of Lake Placid and Highlands County.~~
- ~~AA. — Central water and wastewater systems capable of serving 100% of each geographic phase shall be operational prior to the issuance of the first certificate of occupancy for that phase.~~

- ~~BB. All lands designated for schools, whether K-5, 6-9 or 10-12, subject to approval by the Highlands County School Board as acceptable sites for its anticipated use.~~
- ~~CC. All parks and other public uses and interests, such as schools, libraries, community centers, etc., within each geographic phase shall, in some manner, be collocated with other public uses and to have recorded the change of ownership prior to the first certificate of occupancy being issued for that phase.~~
- ~~DD. The conceptual site plan does identify a 28-acre community park located within the general northern portion of the parcel and adjacent to Highway 27. The community park shall be configured to have adequate size to function as an active community sporting park. The actual design should be rectangular or square and the facilities will be determined during the Planned Development Rezoning process. The community park is also adjacent to a 25-acre proposed school site.~~
- ~~EE. The Development shall minimally include the following land uses:~~
- ~~i. School Sites 25 acres~~
 - ~~ii. Parks 28 acres~~
 - ~~iii. Governmental/Institutional Sites 15 acres~~

OBJECTIVE 16: VOLUNTARY VISION PLAN FRAMEWORK

The Voluntary Vision Plan framework is the process to be followed for the creation of Voluntary Vision Plans and associated Vision Plan Overlays and Selected Area Plans (SAPs).

A Voluntary Vision Plan is established through incorporation in the Future Land Use Element of the Comprehensive Plan.

Policy 16.1: The framework draws upon the character and strengths of the natural environment, neighborhoods, commercial centers, institutions, and employment centers. The framework is designed to promote long-term economic, environmental, and cultural health of the County and its jurisdictions

and communities. It recognizes the value of the County's distinctive neighborhoods and natural features.

Policy 16.2: Implementation of the Voluntary Vision Plan Framework

Implementation of a Voluntary Vision Plan as outlined in Section VI of the Technical Support Document relies upon the designation and development of a Vision Plan Area.

The Vision Plan framework includes three components:

a. Voluntary Vision Plan

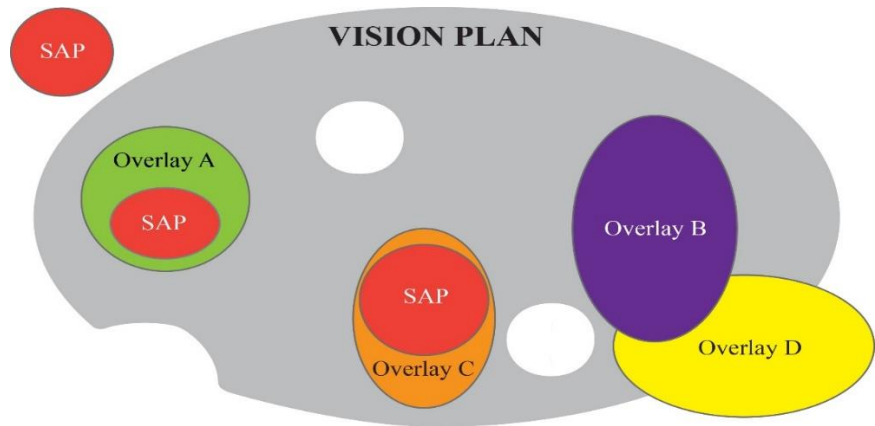
Voluntary Vision Plans, as adopted by the County Commission, include the location, size, and nature of a proposed vision area and supporting data and analysis. The Voluntary Vision Plan outlines the proposed vision for the area. Policies relating to the development of the Voluntary Vision Plan are adopted into the Future Land Use Element to provide a unified vision for an area under one or more property ownerships and possibly more than one jurisdiction. Requirements of the Vision Plan apply only to parcels located within the Vision Plan Area boundaries as shown in the adopted Voluntary Vision Plan (A Vision Plan, including a Vision Plan Area Map, may be adopted without the creation of Overlays or SAPs/Comprehensive Plan Amendments (CPA).)

b. Overlay

An Overlay is a mechanism to identify an area related to the Vision Plan on the Future Land Use Map. The Overlay is superimposed over one or more Future Land Use designations or parts of designations to supplement or supersede existing regulations. Overlays can provide exceptions or varying guidelines (*i.e. on-street parking, narrower street pavement widths*). In cases where conflicting standards are given by an Overlay district and the underlying base Future Land Use district, those of the Overlay district take priority. The boundaries of an Overlay district may or may not coincide with the boundaries of the underlying base Future Land Use, and an Overlay district may contain parts of more than one Future Land Use. The area included in the Overlay does not have to match the boundary of the Vision Plan in which it is located.

c. Selected Area Plan or Comprehensive Plan Amendment

An SAP or a CPA may be utilized to enforce specific development criteria. The area included in the SAP or CPA does not have to match the boundaries of either the Vision Plan or the Overlay.



Policy 16.3: Plan Coordination

The community-specific detail found in Vision Plans is used in the review process for both public and private development projects. While the Vision Plan addresses specific community needs, its policies and recommendations must remain in harmony with other Vision Plans, the Comprehensive Plan, the Land Development Code, and countywide policies. Overall, the Comprehensive Plan, Land Development Code, and Vision Plans are intended to be used as a means to maintain or improve quality of life, and to respect the essential character of the communities of Highlands County. Coordination with adjacent municipalities and improvement districts must also occur.

Policy 16.4: Establishment of Voluntary Vision Plans

Voluntary Vision Plans are established through:

- A. Consistency with the Voluntary Vision Plan guidelines established in Section VI. Of the Highlands County 2030 Comprehensive Plan Technical Support Document;
- B. A defined public engagement strategy of stakeholders including landowners and citizens;
- C. Appropriate data and analysis supporting the Vision Area;
- D. Designation, as necessary, of Overlays relating to the Voluntary Vision Plan on the Future Land Use Map Series; and

- E. Development of policy language to be adopted in the Future Land Use Element which establishes a Voluntary Vision Plan for the lands within the Vision Area, Overlay, and/or SAP or CPA to include;
 - 1. The provision of urban infrastructure and services which support compact, energy efficient, walkable development patterns;
 - 2. The encouragement of mobility options in both the provision of a multi-modal transportation system and in the mix of uses;
 - 3. Well-planned future mixed use communities that respect unique environmental features in the area; and
 - 4. If applicable, consistency with municipal development patterns and/or connection with municipal services.

OBJECTIVE 16.1: FUTURE VOLUNTARY VISION PLAN (RESERVED)