HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS
Tuesday, May 18, 2021
9:00 AM
600 S. Commerce Ave. Sebring, FL 33870
AGENDA

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

2 INVOCATION

3 PLEDGE OF ALLEGIANCE

4 ANNOUNCEMENTS

The Children's Services Council will meet at 8:00 a.m. on May 19, 2021, in the Board room, 600 S. Commerce Ave., Sebring

The Recreation & Parks Advisory Committee will meet at 2:00 p.m. on Thursday, May 20, 2021 at the Bert J. Harris Jr. Agricultural Center in the O.S. "Sam" Polston Auditorium 4509 George Boulevard, Sebring, Florida

The Healthy Families Highlands Advisory Board Subcommittee of Children's Services Council will meet on May 25, 2021, at 9:00 a.m. in Conference room A, 7205 S. George Blvd., Sebring

The Highlands County Hospital District will meet at 1:15 p.m., Thursday, May 27, 2021, in the Board room, 600 S. Commerce Ave., Sebring

The Veterans Advisory Board will meet at 3:30 p.m. on June 3, 2021, at the Veterans Services Office Conference room, 7209 S. George Blvd., Sebring

5 CONSTITUTIONAL OFFICERS – ANNOUNCEMENTS:

6 RECOGNITIONS, PRESENTATIONS AND PROCLAMATIONS:

6.A *Request approval of a Proclamation recognizing May 16-22, 2021 as "Emergency Medical Services Week" in Highlands County.*
Marc Bashoor, Public Safety Director
No fiscal impact
Proclamation EMS Week 2021.docx

6.B *Request approval of a Proclamation recognizing May 2021 as "Brain Tumor Cancer Awareness Month" in Highlands County.*
Chairman Scott Kirouac
No fiscal impact

Moffitt Cancer Center - May 2021 Brain Tumor Cancer Awareness Month - Highlands County.docx

6.C *Request approval of a Proclamation recognizing May 2021 as "Older Americans Month" in Highlands County.*
Nu-Hope Elder Care Services Executive Director Debbie Slade
No fiscal impact
Older Americans Month Higlands County Proclamation.rev2.docx

7 PUBLIC COMMENT

8 CONSENT AGENDA

8.A *Request approval for City of Avon Park Interlocal Agreement for Recreation Funding – Fiscal Impact $110,000*
Tanya Cannady, Business Services Director
There is no fiscal impact, as this Interlocal Agreement of $110,000 was approved in the Adopted Budget for FY 20/21.
City of Avon Park Recreation Interlocal with Exhibits A&B.pdf

8.B *Request approval to declare 115 County owned properties as surplus.*
Brandon Gunn/Purchasing Agent
The sale will result in revenue to the General Fund and the property will be back on the Tax Roll.
Properties to Surplus.pdf

8.C *Request the approval of one-for-one fulltime employment exchanges to establish the positions of Building Inspector Supervisor, Code Enforcement Supervisor and Planning and Zoning Manager; add a Building Inspector, Code Enforcement Official I - Standard Housing Code Inspector and a Planning Technician.*
Tanya Cannaday, Business Services Director
Leah Sauls, Development Services Director
The fiscal impact for the requested personnel changes to the Development Services Department is a savings of approximately $52,100.00 annually to Fund 005 – General, and an increase of $94,900.00 to Fund 180 – Building annually.
Building Inspector Supervisor 3.22.2021.pdf
Code Enforcement Supervisor 3.22.21.pdf
Planning and Zoning Manager 3.23.21.pdf
Building Inspector I - III (1088).pdf
Planning Technician (1031) 07.09.19.pdf
Code Enforcement Official I - Standard Housing Inspector.pdf
DS Org Chart 3.26.21.docx

8.D *Third Amendment to Agreement for Gehring Group, Inc., Agent of Record for Employee Health Benefits*
Tanya Cannady, CPA, CDM
Business Services Director
No direct fiscal impact. The County does not pay Gehring directly. They receive commission based on the line of coverage. The compensation rate for Medical ASO and Dental ASO is $7.50 and $1.00 per employee per month, respectively. Additionally ,

compensation for other lines of coverage varies from 5% to 10%.
Gehring_Group_Contract_2018.pdf
Gehring Third Amendment to Agreement - 05182021.pdf

8.E *Request approval of Budget Amendment 20-21-086 and Resolution transferring balance from Project 19056 and FY 20/21 Road Reconstruct Funds into Project 20044 East Avon Pines Road.*
Jonathan Harrison, Road & Bridge Director
There is no fiscal impact to Infrastructure Surtax Fund or the overall budget.
20-21-086 Proj 20044 East Avon Pines (BA).pdf
20-21-086R Proj 20044 East Avon Pines.pdf

8.F *Request approval of Interlocal Agreement and Budget Amendment 20-21-088, pursuant to the Recreation & Parks Advisory Committee's (RPAC) recommendation of a Funding Request from the School Board of Highlands County, for an amount up to $28,099, to resurface tennis courts at Sebring High School and Lake Placid High School.*
Richard Fleeger, Parks & Facilities Superintendent
There is no fiscal impact to the Fund 151 (Infrastructure Surtax) or the overall budget as this Budget Amendment is transferring funds from account 56300 (Improvements Other Than) to Project 20040 (Resurface Tennis Courts), account 56300Z (Project Improvements), all within cost center 6101A (Recreation Dept. 151). The reimbursement will be for up to $28,099.
20-21-088 Project 20040 Resurface Tennis Courts RPACa.pdf
RPAC Minutes 02.18.2021.docx
RPAC FUNDING APPLICATION SBHC 2021a.pdf
interlocal agreement-School Board-Resurface tennis courts - Project 20040 DMR 03-18-2021.doc

8.G *Request to approve Budget Amendment 20-21-089 and the accompanying resolution to appropriate funds in the amount of $67,470.00 and reallocate total funds in the amount of $158,379.00 within the Small Co SW Grant project, Project Number 20008, for the purchase of equipment at the Highlands County Solid Waste Management Center.*
Clinton Howerton Jr., P.E., County Engineer
The fiscal impact is an increase to Fund 401 (Solid Waste Trust Fund) in the amount of $67,470.00, Project Number 20008 (Small Co SW Grant). There will also be a reallocation of funds from Account No. 51001Z (Project Personal Services) in the amount of $90,909.00 and total funds will be allocated to Account No. 56400Z (Project Machinery & Equipment) in the amount of $158,379.00, which is being funded through the Florida Department of Environmental Protection Small Co SW Grant.
20-21-089 Proj 20008 Small Co SW Grant Addl Funds (BA).pdf
20-21-089R Proj 20008 Small Co SW Grant Addl Funds.pdf

8.H *Request approval for Budget Amendment 20-21-090 and associated Resolution for Project 20053 to appropriate grant funds from the Florida Sports Foundation-GFNY FL Sebring grant.*
Leah Sauls, Development Services Director
The fiscal impact will be an increase to the Tourist Development Marketing & Events Budget (5305) in the amount of $6,256.00.

20-21-090 Proj 20053 GFNY FL Seb Sports Foundation (BA).pdf
20-21-090R Proj 20053 GFNY FL Seb Sports Foundation.pdf

8.I *Request approval of the minutes from the March 02, 2021, March 16, 2021 and April 06, 2021 regular meetings of the Board.*
030221REG.pdf
031621REG.pdf
040621REG.pdf

9 PUBLIC HEARING

9.A *Request to approve a resolution for closing all of those roadways shown on the plat of Spring Lake – Village IX.*
Clinton Howerton Jr., P.E., County Engineer
There is no fiscal Impact.
Resolution VACATION Spring Lake Village IX.pdf
Agenda Item Packet - Spring Lake Village IX - 5-18-21.pdf

9.B *Public hearing to consider adoption of Small Scale Comprehensive Plan Future Land Use Amendment CPA-21-583SS, for approximately 15.33 acres, from Low Density Residential (RL) and High Density Residential (RH) to Agriculture (AG).*
Melony Culpepper, Planning Supervisor
There is no fiscal impact.
Staff Report CPA-21-583SS for BCC Cooper Properties.pdf
Application CPA-21-583SS Cooper.pdf
Ordinance CPA-21-583SS.pdf

9.C *Public hearing to consider adoption of P&Z Hearing No. 2072, changing the Official Zoning Atlas for approximately 15.33 acres, from Estate District (EU) and Multiple-Family Dwelling including Motel and Hotel with a Flexible Unit Development District (R-3 FUD) to Agricultural District (AU).*
Melony Culpepper, Planning Supervisor
There is no fiscal impact.
Staff Report P&Z 2072 for BCC Cooper Properties.pdf
Application P&Z 2072 - Cooper.pdf
Resolution P&Z 2072 - Cooper.pdf

9.D *Public hearing to consider adoption of P&Z Hearing No. 2073, changing the Official Zoning Atlas for approximately 5 acres, from Multiple-Family Dwelling including Motel and Hotel with a Conditional Use District (R-3 CU) to Multiple-Family Dwelling including Motel and Hotel District (R-3).*
Melony Culpepper, Planning Supervisor
There is no fiscal impact.
Staff Report P&Z 2073 for BCC Children's Home Society of FL.pdf
Application P&Z 2073 - Children's Home Society of FL.pdf
Resolution P&Z 2073 - Children's Home Society.pdf

9.E *Public hearing to consider adoption of P&Z Hearing No. 2076, changing the Official Zoning Atlas for approximately 4.05 acres, from Agricultural District (AU) to Public &*

Quasi-Public Lands District (P).
Melony Culpepper, Planning Supervisor
There is no fiscal impact.
Staff Report P&Z 2076 for BCC Venus VFD.pdf
Application P&Z 2076 - HCBCC Venus VFD.pdf
Resolution P&Z 2076 - HCBCC Venus VFD.pdf

9.F *Public hearing to consider adoption of P&Z Hearing No. 2075, changing the Official Zoning Atlas for six parcels totaling approximately 95 acres from Estate District (EU) to Residential District (R-1).*
Sandra S. Vázquez, Planner I
There is no fiscal impact.
Staff Report P&Z 2075 for BCC.pdf
Application P&Z 2075 EMW Associates
Resolution P&Z 2075 EMW Associates

9.G *Public hearing to consider adoption of Large Scale Comprehensive Plan Future Land Use Amendment CPA-21-585LS, for approximately 95 acres, from Low Density Residential (RL) to Medium Density Residential (RM)*
Sandra S. Vázquez, Planner I
There is no fiscal impact.
Staff Report CPA-21-585LS EMW Associates
Application CPA-21-585LS EMW Associates
Ordinance CPA-21-585LS EMW Associates

10 ACTION AGENDA

10.A *Request approval of agreement to purchase a new ambulance with trade-in of two (2) ambulances.*
Marc Bashoor, Public Safety Director
No fiscal impact due to previous approval in the Budget for $251,680.00 in Project # 18020. The total purchase price is $253,400.00 with an actual purchase price of $245,400.00, including the trade-in discount of $8,000.00.
RevTec Quote Trade EMS577 & EMS583.pdf

10.B *Request acceptance or denial of appeal timely submitted by Waste Connections of Florida, Inc., related to the County Administrator's declaration that Waste Connections of Florida, Inc., is a "habitual violator" pursuant to Section 13.4 of the Solid Waste Franchise Agreement between Waste Connections and Highlands County.*
Randy Vosburg - County Administrator
Sherry Sutphen - County Attorney
Clinton Howerton Jr., P.E. - County Engineer
No Fiscal Impact
Waste Connections 13.4 Letter Dated 05-07-2021.pdf
Final-Highlands Habitual Violator Appeal Letter 5.10.21.pdf

10.C *Discussion concerning the Venus Clubhouse and request for direction.*
Commissioner Tuck
Unknown

10.D *Request approval of a New Event Tourist Development Tax Grant in the amount up to $90,000 in 2021, up to $90,000 in 2022, and up to $90,000 in 2023 for the SPARTAN Race.*
Casey Hartt, Lead Tourism Consultant
The fiscal impact will allocate up to $270,000 spent over a 3 year period; up to $90,000 in FY 21/22, up to $90,000 in FY 22/23, and up to $90,000 in FY 23/24 from Fund 152 (Tourist Development Trust), 5305 (Tourist Dev – Marketing and Promotion), and account 53400 (Contractual Services).
Airstream Ventures Agreement - 051321.pdf
Spartan-Tough Mudder TDC grant application.pdf
4.29.2021 Draft TDC Min.pdf

10.E *Request approval of the Amended Change Order form to remove marketing and advertising expenses as an allowable reimbursement from the Sports Event - Tourist Development Tax Grant: 2021 Heartland Triathlon, and instead allow reimbursement for Maintenances of Traffic (MOT) expenses.*
Casey Hartt, Lead Tourism Consultant
This approval will allocate up to $10,000 total in fiscal year 20-21 from Fund 152 (Tourist Development Trust), cost center 5305 (Tourist Dev – Marketing and Promotion), and account 53400 (Contractual Services).
Heartland Tri Amendment 2021.pdf
Revised Heartland Tri Sports Grant 4.29.21.pdf
4.29.2021 Draft TDC Min.pdf

11 COUNTY ADMINISTRATOR AND LEGAL

11.A *County Attorney Status Report*
Sherry Sutphen, County Attorney
There is no fiscal impact
COUNTY ATTORNEY LOG.pdf

11.B *Presentation on Septage Disposal Options in Highlands County*
Clinton Howerton, Jr., P.E.
No fiscal impact

11.C *Consideration of Options for Tire Buy Back Events*
Clinton Howerton Jr., P.E., County Engineer
Currently Fund 401 Solid Waste has no funding for a tire buyback event budgeted for FY 20/21.

11.D *Commissioner's Priorities and the Project Status Report*
Randy Vosburg, County Administrator
No Fiscal Impact.
Status - Commissioner's Priorities (FINAL) 5.18.2021.pdf
Status - Project Updates (FINAL) 5.18.2021.pdf

11.E *COVID-19 update*
County Administrator Randy Vosburg

11.F *Pipeline and gas update*

12 COMMISSIONERS

13 INFORMATIONAL

13.A *Board payables from May 18 through May 31, 2021*

14 ADJOURN

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

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

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

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

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER: **Marc Bashoor, Public Safety Director**

SUBJECT/TITLE: **Request approval of a Proclamation recognizing May 16-22, 2021 as "Emergency Medical Services Week" in Highlands County.**

STATEMENT OF ISSUE

May 16-22, 2021 is “Emergency Medical Services Week”. Each year the Highlands County Commission is asked to make a proclamation for the designation of “Emergency Medical Services Week”. The proclamation helps in public awareness and demonstrates our community's appreciation of the commitment first responders, emergency medical technicians and paramedics daily exhibit through compassionate, lifesaving care to those in need.

RECOMMENDED ACTION

Move to approve Proclamation recognizing May 16-22, 2021 as "Emergency Medical Services Week" in Highlands County.

FISCAL IMPACT

No fiscal impact

Attachments: Proclamation EMS Week 2021.docx

Proclamation

A Proclamation of the Highlands County Board of County Commissioners, Highlands County, Florida in recognition of "Emergency Medical Services Week" to be observed May 16 – 22, 2021

WHEREAS, Emergency Medical Services (EMS) is a vital public service; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, EMS plays a critical role in public outreach and injury prevention, and is evolving in its role as an important member of the healthcare community; and

WHEREAS, first responders, emergency medical technicians and paramedics stand ready to provide compassionate, lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, emergency medical responders are supported by emergency medical dispatchers, firefighters, law enforcement officers, educators, administrators, researchers, emergency nurses, emergency physicians and others; and

WHEREAS, the members of EMS teams both career and volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of EMS practitioners by designating Emergency Medical Services Week;

NOW, THEREFORE, BE IT PROCLAIMED, that the Highlands County Board of County Commissioners, Highlands County, Florida in regular session, duly assembled, in recognition of this event does hereby proclaim May 16th – 22nd, 2021 as

EMERGENCY MEDICAL SERVICES WEEK

with the theme "Caring for Our Communities", encourages the people of Highlands County, Florida to observe this week with appropriate programs, ceremonies and activities.

Done and adopted this 18th day of May 2021.

BOARD OF COUNTY COMMISSIONERS
HIGHLANDS COUNTY, FLORIDA

_____

Scott A. Kirouac, Chair

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER: **Chairman Scott Kirouac**

SUBJECT/TITLE: **Request approval of a Proclamation recognizing May 2021 as "Brain Tumor Cancer Awareness Month" in Highlands County.**

STATEMENT OF ISSUE

The Research Advocacy Manager of Moffatt Cancer Center, Dr. Bobbie McKee, has submitted a Proclamation recognizing May 2021 as "Brain Tumor Cancer Awareness Month" in Highlands County for the Board's consideration.

RECOMMENDED ACTION

Move approval of a Proclamation recognizing May 2021 as "Brain Tumor Cancer Awareness Month" in Highlands County.

FISCAL IMPACT

No fiscal impact

Attachments: Moffitt Cancer Center - May 2021 Brain Tumor Cancer Awareness Month - Highlands County.docx

Proclamation Recognizing
May as Brain Tumor Awareness Month

WHEREAS, May is nationally recognized as Brain Tumor Awareness month; and

WHEREAS, the brain and spinal cord makes up the central nervous system (CNS) that controls many critical bodily functions, including speech, movement, sensation, thought awareness, and memory; and

WHEREAS, of the 15 counties that makes up Moffitt Cancer Center's catchment area, Highlands County residents and their families are impacted by brain and nervous system cancers; and

WHEREAS, Moffitt Cancer Center has world class neuro-oncology specialists with knowledge and experience to develop a personalized treatment plan for patients with all types of brain and spinal cord tumors, including very rare and complex malignancies; and

WHEREAS, Moffitt Cancer Center is deeply committed to providing multidisciplinary care, providing clinical and psychosocial care to patients, and improving the lives of patients and their families; and

WHEREAS, Moffitt Cancer Center has one of the largest brain cancer clinical trials programs in the nation providing patients with the opportunity to participate in groundbreaking studies through which they can benefit from promising new therapies; and

NOW THEREFORE, the Board of County Commissioners, Highlands County, Florida hereby proclaims and joins with Moffitt Cancer Center in designating the month of May 2021 as "Brain Tumor Awareness Month" to bring public awareness to the severity of this disease and to encourage participation in voluntary activities to support education programs and the funding of research programs to find a cure.

DONE AND ADOPTED this 18th day of May 2021, in Highlands County, Florida.

BOARD OF COUNTY COMMISSIONERS,
HIGHLANDS COUNTY, FLORIDA

_____
Scott Kirouac, Chair

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER:	**Nu-Hope Elder Care Services Executive Director Debbie Slade**
SUBJECT/TITLE:	**Request approval of a Proclamation recognizing May 2021 as "Older Americans Month" in Highlands County.**

STATEMENT OF ISSUE

The Executive Director of Nu-Hope Elder Care Services, Ms. Debbie Slade, has submitted a Proclamation recognizing May 2021 as "Older Americans Month" in Highlands County, for the Board's consideration.

RECOMMENDED ACTION

Move approval of a Proclamation recognizing May 2021 as "Older Americans Month" in Highlands County.

FISCAL IMPACT

No fiscal impact

Attachments: Older Americans Month Higlands County Proclamation.rev2.docx

A PROCLAMATION

of The Board of County Commissioners, Highlands County, Florida (hereinafter referred to as "The Board") recognizing May 2021 as "Older Americans Month 2021" in Highlands County, Florida

Older Americans Month 2021

Whereas, Highlands County includes a growing number of older Americans who enrich our community through their diverse life experiences; and

Whereas, The Board is committed to strengthening our community by connecting with and supporting older adults, their families, and caregivers and acknowledging their many valuable contributions to society; and

Whereas, The Board recognizes the importance of bringing together all generations and engaging in activities that promote physical, mental, and emotional well-being for the benefit of all; and

Whereas, The Board commends all those who enhance the lives of older Americans in our community by:

- promoting home- and community-based services that support independent living;
- involving older adults in community events and other activities; and
- providing opportunities for older adults to work, volunteer, learn, lead, and mentor.

Now, therefore, The Board of County Commissioners, Highlands County, Florida, does hereby proclaim May 2021 to be Older Americans Month, and urges every resident to take time during this month to recognize older adults and the people who serve them as essential and valuable members of our community.

DONE AND ADOPTED this 18th day of May 2021, in Highlands County, Florida.

BOARD OF COUNTY COMMISSIONERS,
HIGHLANDS COUNTY, FLORIDA

_____

Scott Kirouac, Chair

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER: **Tanya Cannady, Business Services Director**

SUBJECT/TITLE: **Request approval for City of Avon Park Interlocal Agreement for Recreation Funding – Fiscal Impact $110,000**

STATEMENT OF ISSUE

The Board of County Commissioners (BCC) approved on September 15, 2020 a total of $330,000 for FY 20/21 recreation reimbursements for the municipalities: $110,000 for Sebring, $110,000 for Avon Park and $110,000 for Lake Placid.

Now, we are bringing before the Board the Recreation Interlocal for the City of Avon Park.

RECOMMENDED ACTION

Move to approve the Interlocal Agreement for recreation reimbursement from Highlands County to the City of Avon Park.

FISCAL IMPACT

There is no fiscal impact, as this Interlocal Agreement of $110,000 was approved in the Adopted Budget for FY 20/21.

Attachments: City of Avon Park Recreation Interlocal with Exhibits A&B.pdf

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT dated this 12th day of April, 2021, between the CITY OF AVON PARK, 110 E. Main Street, Avon Park, FL 33825 hereinafter referred to as the "CITY", and HIGHLANDS COUNTY, a political subdivision of the State of Florida, 600 South Commerce Avenue, Sebring, Florida 33870, hereinafter referred to as the "COUNTY".

FOR AND IN CONSIDERATION of the mutual covenants and conditions contained herein, the CITY and the COUNTY hereby agree as follows:

1. The purpose of this Interlocal Agreement is to provide for the operation and maintenance of recreation facilities by the CITY. This Interlocal Agreement has been executed pursuant to Section 163.01, et seq., Florida Statutes.
2. The following terms used in this Interlocal Agreement are defined as follows:
   a. "Maintenance" means all reasonable and necessary costs of custodial and groundskeeping services and normal repairs to facilities, including materials used by and salaries and benefits of staff performing custodial and groundskeeping services. Specifically excluded are costs associated with providing pass-through programs including salaries and benefits for staff involved in those activities, capital expenditures, and major renovations. This exclusion applies to vendors that contract to provide those programs and services and vendors that receive financial assistance for providing programs.
   b. "Operation" means costs associated with providing the facility for public use, such as utilities (water, sewer, electric, etc.) and operating supplies. Specifically excluded are costs associated with providing pass-through programs including salaries and benefits for staff involved in those activities, capital expenditures, and major renovations. This exclusion applies to vendors that contract to provide those programs and services and vendors that receive financial assistance for providing programs.
   c. "Pass-through programs" means any programs or services provided by vendors that contract with the CITY to provide programs or services other than maintenance services. This includes vendors that receive financial assistance for providing programs.
   d. "Capital expenditure" means any expenditure for any item or group of similar items costing more than $1,000.00.
3. The CITY maintains public recreation facilities located in the incorporated area of the CITY. Those recreational facilities are used by residents of the COUNTY, many of whom are not

residents of the CITY. The CITY has requested that the COUNTY assist the CITY in providing the funding required to operate and maintain the public recreation facilities listed on Exhibit "A" to this Agreement during its fiscal year ending September 30, 2021.

4. The COUNTY agrees to obligate and make available to the CITY up to $110,000 to be used for actual operation and maintenance expenditures as provided in the CITY adopted recreation budget as contained in Exhibit "B" for the recreation facilities listed on Exhibit "A". The COUNTY will release the funds on a reimbursement basis to the CITY upon presentation of payment requests and expenditure documentation to the COUNTY as provided in this Agreement. The requests shall be in sufficient detail for a proper pre-audit and post-audit thereof. The CITY and the COUNTY understand and agree that reimbursement of funds by the COUNTY shall be for goods and services received by the CITY for operation and maintenance of those recreation facilities during FY 2020-2021 pursuant to Exhibits "A" and "B". This may include retroactive costs incurred during FY 2020-2021 prior to the execution date of this Agreement.
5. All reimbursement requests from the CITY shall be received by the COUNTY by October 31, 2021.
6. Capital expenditures are not reimbursable by the COUNTY pursuant to this Interlocal Agreement, and the CITY shall not include any capital expenditure in any reimbursement request submitted to the COUNTY pursuant to this Interlocal Agreement.
7. The CITY agrees to provide documentation of any methodology used to allocate salaries and benefits for any employees that provide services for recreation facilities on less than a full-time basis.
8. The COUNTY agrees that the CITY may establish differential fees to charge between the CITY residents and COUNTY residents that participate in the recreation programs at the facilities included in Exhibit "A".
9. The CITY agrees to save and hold harmless the COUNTY, its officers, agents, and employees from any and all liabilities, claims, actions, damages, awards and judgments to the extent allowed by law, arising from the CITY's obligations contained herein.
10. This Interlocal Agreement shall become effective upon execution by the CITY and the COUNTY.

11. The CITY shall retain all records supporting costs incurred pursuant to this Agreement for three (3) years after the fiscal year in which the final payment was released by the COUNTY or until final resolution of matters arising from any litigation, claim, or audit that started prior to the expiration of the three-year record retention period.
12. The COUNTY reserves the right to inspect the recreation facilities listed on Exhibit "A" hereto as well as the right to audit any and all financial records pertaining to those recreation facilities at any reasonable time. This Interlocal Agreement can be unilaterally canceled by the COUNTY should the CITY refuse to allow public access to all documents, papers, letters or other material made or received in conjunction with the Interlocal Agreement pursuant to the provisions of Chapter 119, Florida Statutes.
13. The COUNTY shall have the right to terminate this Interlocal Agreement and demand refund of all funds for the CITY's material non-compliance with the terms and conditions of this Interlocal Agreement if the CITY fails to cure such material non-compliance within thirty (30) days after receiving notice thereof from the COUNTY, or within such additional time as the COUNTY may allow, and if the CITY fails to cure such material non-compliance within the time allowed, the CITY agrees to return said funds to the COUNTY within sixty (60) days after termination and demand for refund by the COUNTY.
14. Following receipt of an audit report identifying any reimbursement due the COUNTY, the CITY will be allowed a maximum of sixty (60) days to submit additional documentation to offset the amount identified or to return the amount due.
15. This Interlocal Agreement represents the entire agreement of the parties. Any alterations, variations, changes, modifications or waivers of provisions of this Interlocal Agreement shall only be valid when they have been reduced to writing duly signed by each of the parties hereto, and attached to the original of this Interlocal Agreement.
16. The CITY recognizes that employment of unauthorized aliens is a violation of Federal Law. To ensure compliance with the law the CITY shall:
    1. Utilize the U.S. Immigration and Customs Enforcement E-Verify System, pursuant to Fla. Stat. §448.095, to determine employment eligibility of all new hires and validation of Social Security numbers.
    2. Require all contractors and subcontractors working on behalf of the CITY on projects that will be submitted for reimbursement pursuant to this Agreement to: (i) include,

and to require the inclusion of, this paragraph 16, substituting the name of the contractor or subcontractor for the word CITY, in each contract and subcontract for work that will be submitted for payment reimbursement pursuant to this Agreement and (ii) supply to the City of Avon Park documented proof that the contractor or subcontractor is enrolled in the E-verify System to verify employment eligibility of its employees.

17. This Interlocal Agreement is binding upon the parties, their successors, and their assigns.

DATED this 12th day of April, 20 21.

ATTEST: **CITY OF AVON PARK**

CITY OF AVON PARK SEAL 1926 Highlands County, Florida

By:_____
Mark C. Schrader, City Manager

By:_____
Garrett Anderson, Mayor

DATED this _____ day of _____, 20_____

ATTEST: **BOARD OF COUNTY COMMISSIONERS OF HIGHLANDS COUNTY, FLORIDA**

By:_____
Jerome Kaszubowski, Clerk

By:_____
Scott Kirouac, Chairman

CITY OF AVON PARK
RECREATION/PARKS
"EXHIBIT A"

A. **Martin Luther King Recreation Center (Memorial Field) – State Street**
- Recreation Center (1)
- Football Field (1)
- Soccer Fields (2)
- Track (1)
- Basketball court (1)
- Playground (1)

B. **Durrah-Martin Complex – West Hall Street**
- Baseball Fields (4)
- Playground
- Batting Cages

C. **Lucy Derkman Complex – North Anoka Ave (Avon Elementary)**
- Softball Fields (2)
- Batting Cages

D. **Donaldson Park – Main Street**
- Permitted Swimming Area and Beach
- Playground
- Beach
- Tennis Courts (2)

E. **Lake Tulane Beach**
- Permitted Swimming Area
- Playground

F. **Senior Activities Club – Main Street**
- Shuffleboard Courts

G. **ALINE McWHITE PARK – First Street**
- Playground
- Outdoor Basketball Court

H. **Walnut Street Park**
- Baseball Field (1)
- Outdoor Basketball Court (1)
- Play area (1)

I. **Hicks Boat Ramp**

J. **The Mall – (passive recreation)**

K. **Veterans Memorial Park – (passive recreation)**

EXHIBIT B

BUDGET PREPARATION WORKSHEET
GENERAL FUND REVENUE

GENERAL FUND ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2015/2016 ACTUALS	2016/2017 ACTUALS	2017/2018 ACTUALS	FY 18/19 ACTUAL	FY 19/20 BUDGET	9/25/2020 YTD ACTUALS	FY 20/21 PROPOSED TOTAL	
INTERGOVERNMENTAL REVENUE									
STATE GRANTS									
001-0000-334.01-00	DOT State Grants	-	42,296	12,500		112,000	575,244	0	4
	STATE GRANTS	-	42,296	12,500	-	112,000	575,244	0	
STATE SHARED REVENUES									
001-0000-335.12-10	SALES TAX	291,254	346,768	364,458	384,897	350,000	333,907	315,000	5
001-0000-335.12-20	8th CENT MOTOR FUEL-SRS	90,468	107,712	113,206	119,556	93,000	103,717	100,000	6
001-0000-335.14-00	MOBILE HOME LICENSES	3,256	2,963	3,626	4,139	3,100	5,390	4,000	
001-0000-335.15-00	ALCOHOLIC BEV LICENSES	11,432	6,156	6,101	6,677	7,300	8,245	7,300	
001-0000-335.18-00	LOCAL GOV	486,145	546,687	604,594	592505	478,000	548,905	550,000	7
001-0000-335.21-00	FIREFIGHTER SUPP COMPENS	1,489	1,400	2,340	1,560	2,000	3,355	2,000	
001-0000-335.41-00	MOTOR FUEL TAX	10	-	45	122		45	0	
001-0000-335.50-00	MAINT. LIGHTING AGREEMENT	46,595	62,871	64,758	62,627	64,757	63,983	68,870	
001-0000-335.99-01	RIGHT OF WAY	23,362	38,823	38,823	38,468	38,822	37,404	37,500	
	STATE SHARED REVENUES	954,011	1,113,380	1,197,951	1,210,551	1,036,979	1,104,951	1,084,670	
GRANT FROM OTH LOCAL UNIT									
001-0000-337.70-00	HIGHLANDS CTY. RECREATION	110,000	110,000	110,000		110,000	114,069	110,000	
001-0000-337.75-00	OTHER GRANTS	-	1,906	-				0	
	GRANT FROM OTH LOCAL UNIT	110,000	111,906	110,000	-	110,000	114,069	110,000	
	INTERGOVERNMENTAL REVENUE	1,064,011	1,267,582	1,320,451	1,210,551	1,258,979	1,794,264	1,194,670	
CHARGES FOR SERVICES									
GENERAL GOVERNMENT									
001-0000-341.20-00	ZONING FEES	2,354	3,000	2,000	1,450	2,000	2,210	2,000	
	GENERAL GOVERNMENT	2,354	3,000	2,000	1,450	2,000	2,210	2,000	
PUBLIC SAFETY									
001-0000-342.10-00	POLICE SERVICES	3,000	1,200	80	-			0	
001-0000-342.15-10	INCIDENT CHARGES	303	-	13	-		27	0	
001-0000-342.20-00	FIRE PROTECTION SERVICES	733	1,883	716	942		248	0	
001-0000-342.20-20	FIRE FINAL INSPECTION FEE	379	821	450	600	550	267	550	
001-0000-342.20-21	FIRE INSPECTION FEE(OL)	700	875	900	775	750	675	750	
001-0000-342.40-00	FIRE ASSESSMENT FEES	700,461	402,137	403,821	408,265	571,000	565,452	571,000	
001-0000-342.90-10	CODE ENFORCEMENT FINES	4,675	10,461	7,523	23,875	20,000	14,464	20,000	
001-0000-342.90-15	CONTRA REV FIRE ASEMT FEE	(7,040)	(4,048)	(4,027)	(4,452)		(5,279)	0	
	PUBLIC SAFETY	703,211	413,329	409,476	430,005	592,300	575,854	592,300	

BUDGET PREPARATION WORKSHEET
PARKS

GENERAL FUND

ACCOUNT NUMBER	PROJECT	ACCOUNT DESCRIPTION	2015/2016 ACTUALS	2016/2017 ACTUALS	2017/2018 ACTUALS	FY18/19 ACTUALS	FY 19/20 BUDGET	9/25/2020 YTD ACTUALS	FY 20/21 PROPOSED TOTAL	
PARKS										
001-0601-572.11-00	00000	EXECUTIVE SALARIES	85	50	-	4,145	2,425	2,886	0	
001-0601-572.12-00	00000	REGULAR SALARIES & WAGES	36,916	48,887	44,371	33,050	45,378	49,873	90,955	
001-0601-572.14-00	00000	OVERTIME	997	984	1,446	2,268	0	3,285	0	
001-0601-572.17-00	00000	ON CALL & HOLIDAY WORK	4	8	-	0	0	0	0	
001-0601-572.21-00	00000	FICA	2,899	3,744	3,519	3,008	3,774	4,258	6,958	
001-0601-572.22-00	00000	RETIREMENT CONTRIBUTIONS	2,768	3,690	3,716	3,996	5,043	5,431	9,096	
001-0601-572.22-14	00000	CITY PLAN				0	0	0	0	
001-0601-572.23-00	00000	LIFE & HEALTH INSURANCE	222	369	360	254	407	365	683	
001-0601-572.23-20	00000	UHC	6,604	10,774	10,975	6,746	11,778	8,951	17,017	
001-0601-572.24-00	00000	WORKERS' COMPENSATION	-	-	-	-	-	3,995	10,733	
		TOTAL PERSONNEL COSTS	**50,495**	**68,506**	**64,387**	**53,467**	**68,805**	**79,044**	**135,442**	1
001-0601-572.34-00	00000	OTHER CONTRACTUAL SERVICE	-	-	-	0	20,000	300	80,000	2
001-0601-572.41-00	00000	COMMUNICATIONS SERVICES	1,130	1,647	1,056	716	1,200	1,040	1,200	
001-0601-572.42-10	00000	TRAINING SCHOOLS	-	-	-	0	400	0	400	
001-0601-572.42-20	00000	GASOLINE	1,902	1,395	1,994	1,488	2,200	1,055	2,200	
001-0601-572.42-30	00000	DIESEL	1,967	1,292	1,911	1,278	2,000	769	2,000	
001-0601-572.43-10	00000	ELECTRICITY	2,152	3,240	3,716	2,688	3,000	2,635	3,000	
001-0601-572.43-12	00000	ANOKA-SOFTBALL FIELD	1,115	887	741	810	650	586	650	
001-0601-572.43-15	00000	DURRAH MARTIN	5,965	5,277	4,915	5,588	6,100	4,908	6,100	
001-0601-572.43-16	00000	MEMORIAL FIELD-FOOTBALL	7,023	4,723	6,344	5,807	5,200	4,549	5,200	
001-0601-572.43-17	00000	ALINE MCWHITE PLAYGROUND	496	385	407	292	400	176	400	
001-0601-572.43-18	00000	LAKE TULANE	152	172	192	227	300	133	300	
001-0601-572.43-30	00000	WATER	4,927	7,161	17,604	10,869	23,000	17,710	23,000	
001-0601-572.43-32	00000	DURRAH MARTIN	1,774	1,920	3,187	2,446	2,800	3,344	2,800	
001-0601-572.43-33	00000	HEAD FIELD	542	-	-	0	0	0	0	
001-0601-572.43-34	00000	ANOKA-SOFTBALL FIELD	4,948	7,703	6,099	2,187	2,500	2,612	2,500	
001-0601-572.43-35	00000	WATER DONALDSON PARK	464	373	263	337	500	588	500	
001-0601-572.43-36	00000	MEMORIAL FIELD-FOOTBALL	432	114	111	111	150	146	150	
001-0601-572.43-38	00000	ALINE MCWHITE PLAYGROUND	1,921	894	903	895	1,000	906	1,000	
001-0601-572.45-10	00000	PROPERTY & OTHER INS	10,724	10,923	12,440	11,765	12,000	10,707	12,000	
001-0601-572.46-10	00000	BUILDINGS REP & MAINT	786	1,265	1,152	8,091	1,000	114	1,000	
001-0601-572.46-20	00000	VEHICLES REP & MAINT	2,186	2,560	2,547	1,783	2,500	2,088	2,500	
001-0601-572.46-40	00000	MACHINERY REP & MAINT	334	608	588	2,508	3,000	1,133	3,000	
001-0601-572.46-41	00000	MALL MAINTENANCE	1,574	3,541	14,199	15,733	10,000	6,062	10,000	
001-0601-572.46-42	00000	LAKE MAINTENANCE	5,475	5,250	4,351	1,591	2,000	800	2,000	
001-0601-572.46-43	00000	LAKE TULANE	5,110	6,463	4,596	442	6,200	0	6,200	
001-0601-572.46-44	00000	SPRINKLERS	300	74	-	0	5,000	622	5,000	
001-0601-572.48-00	00000	BALL PARK MAINTENANCE	52,885	58,209	53,746	49,849	60,000	48,435	60,000	

BUDGET PREPARATION WORKSHEET
PARKS

GENERAL FUND

ACCOUNT NUMBER	PROJECT	ACCOUNT DESCRIPTION	2015/2016 ACTUALS	2016/2017 ACTUALS	2017/2018 ACTUALS	FY18/19 ACTUALS	FY 19/20 BUDGET	9/25/2020 YTD ACTUALS	FY 20/21 PROPOSED TOTAL	
001-0601-572.48-05	00000	PLAYGROUND MAINT.	113	-	-	400	2,000	400	2,000	
001-0601-572.48-10	00000	TENNIS COURT MAINTENACE	1,247	141	131	0	600	174	600	
001-0601-572.48-15	00000	MEMORIAL FOOTBALL FIELD	1,752	28	886	676	3,200	277	3,200	
001-0601-572.48-20	00000	DONALDSON PARK MAINT	1,495	1,340	6,898	1,544	2,500	1,238	2,500	
001-0601-572.48-25	00000	DURRAH MARTIN FIELD	1,005	368	3,106	3,034	6,000	3,876	6,000	
001-0601-572.48-28	00000	ANOKA SOFTBALL FIELD	25	79	235	34	0	0	700	
001-0601-572.49-10	00000	ADVERTISING EMP.	18	-	-	0	75	0	75	
001-0601-572.51-00	00000	OFFICE SUPPLIES	58	-	-	0	75	0	75	
001-0601-572.52-00	00000	OPERATING SUPPLIES	2,481	486	1,235	1,172	6,000	3,500	4,000	
001-0601-572.52-49	00000	JANITORIAL SUPPLIES	3,367	3,384	5,191	3,769	4,000	3,795	4,000	
001-0601-572.56-00	00000	UNIFORMS	1,446	1,123	111	685	5,000	3,127	1,711	
		TOTAL OPERATING COSTS	**129,291**	**133,025**	**160,855**	**138,815**	**202,550**	**127,805**	**257,961**	
001-0601-572.64-00	00000	MACHINERY & EQUIPMENT	-	1,464	-	0	0	0	36,000	3
		TOTAL CAPITAL COSTS	**-**	**1,464**	**-**	**0**	**0**	**0**	**36,000**	
		PARKS	**179,786**	**202,995**	**225,242**	**192,282**	**271,355**	**206,849**	**429,403**	

2020-2021 Budget Highlights

1 Add: One new staff FTE for parks maintenance. Estimated salary cost = $22,600. Estimated benefits cost = $12,700

1 Add: 0.67 new staff FTEs for storm water maintenance. This is two employees divided among three departments - Streets, Parks and Solid Waste. Estimated salary cost = $17,000. Estimated benefits cost = $9,000

1 Reclassify 0.67 FTE Equipment Operator from Solid Waste Dept to Street Dept (0.33 FTE) and to Parks Dept (0.34 FTE) Solid Waste Dept. retains the balance (0.33 FTE) in that department. Estimated salary cost = $9,500. Estimated benefits cost = $4,900.

2 Other Contractual Services increased $20,000, which includes $60,000 previously authorized to mow and to maintain mall.

3 Parks requests one truck ($25,000), trailer ($3,000), lawn mowers and weed equipment ($8,000) etc.

BUDGET PREPARATION WORKSHEET
CULTURE/RECREATION

GENERAL FUND

ACCOUNT NUMBER	PROJECT	ACCOUNT DESCRIPTION	2015/2016 ACTUALS	2016/2017 ACTUALS	2017/2018 ACTUALS	FY18/19 ACTUALS	FY 19/20 BUDGET	9/25/2020 YTD ACTUALS	FY 20/21 PROPOSED TOTAL
CULTURE/RECREATION									
001-0651-574.82-00	00000	NOT FOR PROFIT DONATION			15,550	6,850	10,000	7,125	10,000
		TOTAL NONOPERATING	0	0	15,550	6,850	10,000	7,125	10,000
		CULTURE/RECREATION	0	0	15,550	6,850	10,000	7,125	10,000

2020-2021 Budget Highlights

- No change to prior year's budget

BUDGET PREPARATION WORKSHEET
RECREATION

GENERAL FUND

ACCOUNT NUMBER	PROJECT	ACCOUNT DESCRIPTION	2015/2016 ACTUALS	2016/2017 ACTUALS	2017/2018 ACTUALS	FY18/19 ACTUALS	FY 19/20 BUDGET	9/25/2020 YTD ACTUALS	FY 20/21 PROPOSED TOTAL	
RECREATION										
001-0651-575.11-00	00000	EXECUTIVE SALARIES	85	50	0	0	0	0	0	
001-0651-575.12-00	00000	REGULAR SALARIES & WAGES	37,022	12,457	2,228	4,914	0	7,125	7,515	
001-0651-575.13-00	00000	OTHER SALARIES & WAGES	10,705	-	0	0	0	0	0	
001-0651-575.14-00	00000	OVERTIME	104	142	0	22	0	82	0	
001-0651-575.17-00	00000	ON CALL & HOLIDAY WORK	1	1	0	0	0	0	0	
001-0651-575.21-00	00000	FICA	3,663	966	170	373	0	546	575	
001-0651-575.22-00	00000	RETIREMENT CONTRIBUTIONS	2,369	824	180	412	0	641	751	
001-0651-575.23-00	00000	LIFE & HEALTH INSURANCE	52	33	11	29	0	43	41	
001-0651-575.23-20	00000	UHC	1,419	942	328	767	0	1,057	1,013	
001-0651-575.24-00	00000	WORKERS' COMPENSATION				0	0	243	295	
001-0651-575.25-00	00000	UNEMPLOYMENT COMPENSATION	-	(22)	0	0	0	0	0	
		TOTAL PERSONNEL COSTS	55,420	15,393	2,917	6,517	0	9,737	10,190	1
001-0651-575.34-00	00000	OTHER CONTRACTUAL SERVICE	7,531	5,458	5,380	6,461	10,000	8,531	9,000	
001-0651-575.34-50	00000	PRE-EMPLOYMENT 889	889	-	0	0	0	0	0	
001-0651-575.41-00	00000	COMMUNICATIONS SERVICES	1,376	1,273	1,023	553	1,200	573	1,200	
001-0651-575.42-00	00000	TRANSPORTATION/POSTAGE	-	-	0	0	1,000	612	750	
001-0651-575.42-20	00000	GASOLINE	86	-	0	0	0	0	0	
001-0651-575.42-30	00000	DIESEL	145	193	0	0	0	0	0	
001-0651-575.43-10	00000	ELECTRICITY	17,657	16,785	17,925	19,992	21,000	12,688	21,000	
001-0651-575.43-30	00000	WATER	1,936	2,062	2,092	2,095	2,100	1,979	2,100	
001-0651-575.44-00	00000	RENTALS & LEASES	477	108	0	0	0	0	0	
001-0651-575.45-10	00000	PROPERTY & OTHER INS	31,277	31,653	36,282	34,226	35,000	31,229	35,000	
001-0651-575.46-10	00000	BUILDINGS REP & MAINT	3,628	3,769	6,885	97,855	85,000	85,123	10,000	2
001-0651-575.46-20	00000	VEHICLES REP & MAINT	979	-	0	0	0	0	0	
001-0651-575.46-40	00000	MACHINERY REP & MAINT	579	230	281	336	1,000	0	1,000	
001-0651-575.49-10	00000	ADVERTISING	166	-	0	0	0	0	0	
001-0651-575.52-00	00000	OPERATING SUPPLIES	1,575	1,014	301	0	1,500	29	1,750	
001-0651-575.58-00	00000	PROGRAMS	2,524	443	0	0	600	0	0	
001-0651-575.58-27	00000	YOUTH BASKETBALL	(840)	-	0	0	0	0	0	
		TOTAL OPERATING COSTS	69,985	62,988	70,169	161,518	158,400	140,764	81,800	
001-0651-575.63-00	00000	IMPROVEMENTS OTHER THAN BUILDINGS				0	0	0	0	
		TOTAL CAPITAL COSTS				0	0	0	0	
		RECREATION	125,405	78,381	73,086	168,035	158,400	150,501	91,989	

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: 5/18/2021

PRESENTER: **Brandon Gunn/Purchasing Agent**

SUBJECT/TITLE: **Request approval to declare 115 County owned properties as surplus.**

STATEMENT OF ISSUE

The attached list of 115 County owned properties have been reviewed and identified as not needed. I request that the list be declared surplus so that we may include them in our next property bid to generate revenue.

RECOMMENDED ACTION

Request approval to declare the attached list of 115 County owned properties as surplus and grant permission to solicit offers to purchase through the County's bid process.

FISCAL IMPACT

The sale will result in revenue to the General Fund and the property will be back on the Tax Roll.

Attachments: Properties to Surplus.pdf

	Parcel ID	Address	Date Acquired	Assessed Value
1	C-04-34-28-160-3510-0360	4961 SAN IGNACIO DR, SEBRING, FL 33872	1/17/2020	$ 10,169.00
2	C-04-34-28-160-3510-0440	4921 SAN IGNACIO DR, SEBRING, FL 33872	12/27/2019	$ 11,971.00
3	C-04-34-28-160-3540-0020	5306 PEBBLE BEACH DR, SEBRING, FL 33872	1/17/2020	$ 6,060.00
4	C-04-34-28-160-3540-0260	7039 SAN BRUNO DR SEBRING, FL 33872	3/25/2020	$ 6,060.00
5	C-04-34-28-160-3550-0020	6957 SAN BRUNO DR SEBRING, FL 33872	3/25/2020	$ 6,060.00
6	C-04-34-28-160-3550-0080	6925 SAN BRUNO DR, SEBRING, FL 33872	1/17/2020	$ 6,060.00
7	C-04-34-28-160-3570-0110	6685 SAN BRUNO DR, SEBRING, FL 33872	1/17/2020	$ 6,120.00
8	C-04-34-28-160-3590-0030	7008 SAN BRUNO DR SEBRING, FL 33872	3/25/2020	$ 6,120.00
9	C-04-34-28-160-3590-0080	7040 SAN BRUNO DR SEBRING, FL 33872	3/25/2020	$ 6,120.00
10	C-04-34-28-160-3590-0320	7019 SAN BENITO DR SEBRING, FL 33872	3/25/2020	$ 6,060.00
11	C-04-34-28-160-3590-0330	7013 SAN BENITO DR SEBRING, FL 33872	3/25/2020	$ 6,060.00
12	C-04-34-28-160-3590-0340	7007 SAN BENITO DR SEBRING, FL 33872	3/25/2020	$ 6,060.00
13	C-04-34-28-160-3590-0350	7001 SAN BENITO DR SEBRING, FL 33872	3/25/2020	$ 6,060.00
14	C-04-34-28-160-3590-0360	6987 SAN BENITO DR SEBRING, FL 33872	3/25/2020	$ 6,060.00
15	C-04-34-28-160-3600-0030	6783 SAN BENITO DR SEBRING, FL 33872	3/25/2020	$ 6,000.00
16	C-04-34-28-160-3600-0040	6779 SAN BENITO DR SEBRING, FL 33872	3/25/2020	$ 6,000.00
17	C-04-34-28-160-3600-0150	6715 SAN BENITO DR SEBRING, FL 33872	3/25/2020	$ 6,120.00
18	C-04-34-28-160-3600-0170	6673 SAN BENITO DR SEBRING, FL 33872	3/25/2020	$ 6,120.00
19	C-04-34-28-160-3600-0400	6708 SAN BRUNO DR SEBRING, FL 33872	3/25/2020	$ 6,120.00
20	C-04-34-28-160-3600-0410	6712 SAN BRUNO DR SEBRING, FL 33872	3/25/2020	$ 6,120.00
21	C-04-34-28-160-3600-0490	6760 SAN BRUNO DR SEBRING, FL 33872	3/25/2020	$ 6,000.00
22	C-04-34-28-180-3770-0120	5538 AMELIA DR SEBRING, FL 33872	3/25/2020	$ 6,000.00
23	C-04-34-28-180-3900-0010	5616 PONCE DE LEON BLVD SEBRING, FL 33872	05/02/2019	$ 5,000.00
24	C-04-34-28-180-3900-0020	4735 GRANELLO ST SEBRING, FL 33872	05/02/2019	$ 5,000.00
25	C-04-34-28-180-3900-0160	4510 ADRIENNE ST SEBRING, FL 33872	05/02/2019	$ 5,000.00
26	C-04-34-28-180-3900-0170	4514 ADRIENNE ST SEBRING, FL 33872	05/02/2019	$ 5,000.00
27	C-04-34-28-180-3900-0180	4522 ADRIENNE ST SEBRING, FL 33872	05/02/2019	$ 5,000.00
28	C-04-34-28-180-3900-0190	4536 ADRIENNE ST SEBRING, FL 33872	05/02/2019	$ 5,000.00
29	C-04-34-28-180-3900-0200	4548 ADRIENNE ST SEBRING, FL 33872	05/02/2019	$ 5,000.00
30	C-04-34-28-180-3900-0210	4600 ADRIENNE ST SEBRING, FL 33872	05/02/2019	$ 5,000.00
31	C-04-34-28-180-3900-0220	4610 ADRIENNE ST SEBRING, FL 33872	05/02/2019	$ 5,000.00
32	C-04-34-28-180-3900-0280	4712 ADRIENNE ST SEBRING, FL 33872	05/02/2019	$ 5,000.00
33	C-04-34-28-180-3900-0290	4720 ADRIENNE ST SEBRING, FL 33872	05/02/2019	$ 5,000.00
34	C-04-34-28-180-3900-0300	4728 ADRIENNE ST SEBRING, FL 33872	05/02/2019	$ 5,000.00
35	C-04-34-28-180-3900-0310	4734 ADRIENNE ST SEBRING, FL 33872	05/02/2019	$ 5,000.00
36	C-04-34-28-180-3910-0120	4547 ADRIENNE ST SEBRING, FL 33872	05/02/2019	$ 5,000.00
37	C-04-34-28-180-3910-0130	4535 ADRIENNE ST SEBRING, FL 33872	05/02/2019	$ 5,000.00
38	C-04-34-28-180-3910-0140	4521 ADRIENNE ST SEBRING, FL 33872	05/15/2019	$ 5,000.00
39	C-04-34-28-200-4170-0240	6381 ALGARINGO AVE SEBRING FL 33872	10/05/2015	$ 2,000.00
40	C-04-34-28-250-3760-0160	5300 BELMAR DR SEBRING FL 33872	10/27/2015	$ 6,000.00
41	C-04-34-28-250-3760-0180	5324 BELMAR DR SEBRING, FL 33872	05/15/2019	$ 6,000.00
42	C-04-34-28-250-3760-0190	5336 BELMAR DR SEBRING, FL 33872	05/15/2019	$ 6,000.00
43	C-04-34-28-250-3760-0210	5410 BELMAR DR SEBRING FL 33872	10/27/2015	$ 6,000.00
44	C-04-34-28-250-4840-0020	5822 COLUMBUS BLVD SEBRING, FL 33872	05/15/2019	$ 6,000.00
45	C-04-34-28-250-4840-0030	5810 COLUMBUS BLVD SEBRING, FL 33872	05/15/2019	$ 6,000.00
46	C-04-34-28-250-4840-0040	5800 COLUMBUS BLVD SEBRING, FL 33872	05/15/2019	$ 6,000.00
47	C-04-34-28-250-4840-0050	5728 COLUMBUS BLVD SEBRING, FL 33872	05/15/2019	$ 6,000.00
48	C-04-34-28-250-4840-0060	5712 COLUMBUS BLVD SEBRING FL 33872	10/27/2015	$ 6,000.00
49	C-04-34-28-250-4840-0070	5700 COLUMBUS BLVD SEBRING, FL 33872	05/15/2019	$ 6,000.00
50	C-04-34-28-250-4840-0080	5628 COLUMBUS BLVD SEBRING, FL 33872	05/15/2019	$ 6,000.00
51	C-04-34-28-250-4840-0090	5614 COLUMBUS BLVD SEBRING, FL 33872	05/15/2019	$ 6,000.00
52	C-04-34-28-250-4840-0100	5600 COLUMBUS BLVD SEBRING, FL 33872	05/15/2019	$ 6,000.00
53	C-04-34-28-250-4840-0110	5548 COLUMBUS BLVD SEBRING, FL 33872	05/15/2019	$ 6,000.00
54	C-04-34-28-250-4840-0120	5536 COLUMBUS BLVD SEBRING, FL 33872	05/15/2019	$ 6,000.00
55	C-04-34-28-250-4840-0150	5933 MONEGRO ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
56	C-04-34-28-250-4840-0160	6003 MONEGRO ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
57	C-04-34-28-250-4840-0170	6019 MONEGRO ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
58	C-04-34-28-250-4840-0180	6035 MONEGRO ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
59	C-04-34-28-250-4840-0190	6041 MONEGRO ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
60	C-04-34-28-250-4840-0200	6061 MONEGRO ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
61	C-04-34-28-250-4840-0220	6109 MONEGRO ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
62	C-04-34-28-250-4840-0270	6151 MONEGRO ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
63	C-04-34-28-250-4870-0010	6150 MONEGRO ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
64	C-04-34-28-250-4870-0020	6142 MONEGRO ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
65	C-04-34-28-250-4870-0030	6136 MONEGRO ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
66	C-04-34-28-250-4870-0040	6124 MONEGRO ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
67	C-04-34-28-250-4870-0050	6116 MONEGRO ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
68	C-04-34-28-250-4870-0060	6108 MONEGRO ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
69	C-04-34-28-250-4870-0070	6100 MONEGRO ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
70	C-04-34-28-250-4870-0080	6060 MONEGRO ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
71	C-04-34-28-250-4870-0090	6042 MONEGRO ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
72	C-04-34-28-250-4870-0100	6036 MONEGRO ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
73	C-04-34-28-250-4870-0110	6020 MONEGRO ST SEBRING, FL 33872	05/15/2019	$ 6,000.00

	Parcel ID	Address	Date Acquired	Assessed Value
74	C-04-34-28-250-4870-0120	6000 MONEGRO ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
75	C-04-34-28-250-4870-0140	5925 NEVADA ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
76	C-04-34-28-250-4870-0150	5939 NEVADA ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
77	C-04-34-28-250-4870-0160	5941 NEVADA ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
78	C-04-34-28-250-4870-0170	5949 NEVADA ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
79	C-04-34-28-250-4870-0180	6001 NEVADA ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
80	C-04-34-28-250-4870-0190	6009 NEVADA ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
81	C-04-34-28-250-4870-0200	6021 NEVADA ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
82	C-04-34-28-250-4870-0210	6033 NEVADA ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
83	C-04-34-28-250-4870-0220	6041 NEVADA ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
84	C-04-34-28-250-4870-0230	6049 NEVADA ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
85	C-04-34-28-250-4870-0240	6057 NEVADA ST SEBRING, FL 33872	05/15/2019	$ 6,000.00
86	C-04-34-28-110-2030-0150	6333 CORTEZ BLVD SEBRING FL 33872	08/10/2015	$ 4,800.00
87	C-04-34-28-110-2030-0160	6325 CORTEZ BLVD SEBRING FL 33872	08/10/2015	$ 4,800.00
88	C-04-34-28-110-2030-0190	6235 CORTEZ BLVD SEBRING FL 33872	08/10/2015	$ 4,800.00
89	C-04-34-28-110-2030-0220	6159 CORTEZ BLVD SEBRINGFL 33872	08/17/2015	$ 4,800.00
90	C-04-34-28-110-2030-0230	6145 CORTEZ BLVD SEBRING FL 33872	08/17/2015	$ 4,800.00
91	C-04-34-28-110-1860-0030	7824 ANCHA ST SEBRING FL 33872	05/18/2015	$ 2,000.00
92	A-26-33-28-140-0000-0033	203 WILLIAMS GRAY CT, AVON PARK 33825	10/5/2020	$ 2,079.00
93	C-04-34-28-180-3800-0030	5235 SUE DR SEBRING, FL 33872	05/01/2019	$ 6,000.00
94	C-04-34-28-180-3800-0040	5223 SUE DR SEBRING, FL 33872	05/01/2019	$ 6,000.00
95	C-04-34-28-180-3800-0050	5211 SUE DR SEBRING, FL 33872	05/01/2019	$ 6,000.00
96	C-04-34-28-180-3800-0200	5162 BECKWORTH DR SEBRING, FL 33872	05/01/2019	$ 6,000.00
97	C-04-34-28-180-3800-0210	5168 BECKWORTH DR SEBRING, FL 33872	05/01/2019	$ 6,000.00
98	C-04-34-28-180-3800-0220	5200 BECKWORTH DR SEBRING, FL 33872	05/01/2019	$ 6,000.00
99	C-04-34-28-180-3800-0230	5222 BECKWORTH DR SEBRING, FL 33872	05/01/2019	$ 6,000.00
100	C-04-34-28-180-3800-0240	5236 BECKWORTH DR SEBRING, FL 33872	05/01/2019	$ 6,000.00
101	C-04-34-28-180-3800-0250	5240 BECKWORTH DR SEBRING, FL 33872	05/02/2019	$ 6,000.00
102	C-04-34-28-180-3810-0010	5239 BECKWORTH DR SEBRING, FL 33872	05/02/2019	$ 6,000.00
103	C-04-34-28-180-3810-0020	5235 BECKWORTH DR SEBRING, FL 33872	05/02/2019	$ 6,000.00
104	C-04-34-28-180-3810-0030	5221 BECKWORTH DR SEBRING, FL 33872	05/02/2019	$ 6,000.00
105	C-04-34-28-180-3810-0040	5201 BECKWORTH DR SEBRING, FL 33872	05/02/2019	$ 6,000.00
106	C-04-34-28-180-3810-0050	5169 BECKWORTH DR SEBRING, FL 33872	05/02/2019	$ 6,000.00
107	C-04-34-28-180-3810-0060	5151 BECKWORTH DR SEBRING, FL 33872	05/02/2019	$ 6,000.00
108	C-04-34-28-250-3810-0140	5100 BLAINE DR SEBRING, FL 33872	05/15/2019	$ 6,000.00
109	C-04-34-28-250-3810-0150	5106 BLAINE DR SEBRING, FL 33872	05/15/2019	$ 6,000.00
110	C-04-34-28-250-3810-0160	5112 BLAINE DR SEBRING, FL 33872	05/15/2019	$ 6,000.00
111	C-04-34-28-250-3810-0170	5118 BLAINE DR SEBRING, FL 33872	05/15/2019	$ 6,000.00
112	C-04-34-28-250-3810-0180	5204 BLAINE DR SEBRING, FL 33872	05/15/2019	$ 6,000.00
113	C-04-34-28-250-3810-0190	5216 BLAINE DR SEBRING, FL 33872	05/15/2019	$ 6,000.00
114	C-04-34-28-250-3810-0200	5220 BLAINE DR SEBRING, FL 33872	05/15/2019	$ 6,000.00
115	C-04-34-28-250-3810-0210	5234 BLAINE DR SEBRING, FL 33872	05/15/2019	$ 6,000.00

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER:	**Tanya Cannaday, Business Services Director** **Leah Sauls, Development Services Director**
SUBJECT/TITLE:	**Request the approval of one-for-one fulltime employment exchanges to establish the positions of Building Inspector Supervisor, Code Enforcement Supervisor and Planning and Zoning Manager; add a Building Inspector, Code Enforcement Official I - Standard Housing Code Inspector and a Planning Technician.**

STATEMENT OF ISSUE

The position changes outlined below are requested in effort to support the development needs in Highlands County. The realignment of the below positions will creative a more effective staffing structure, enable staff to more efficiently serve the development community, and generate a savings to Fund 005 - General.

The following request are one-for-one fulltime employment exchanges:
1. Building Inspector III position, Pay Grade 109, to transition into Building Inspector Supervisor Position, Pay Grade 115 supervisory personnel. There is no Fiscal Impact to the general fund, this position is paid fully by Building and will see an increase to the Building Fund of $5,200.00.
2. Planning Supervisor, Pay Grade 115, to Planning and Zoning Manager, Pay Grade 118. A best practice within the development community, is to combine the divisions of Planning and Zoning together under one umbrella. Having one manager over both areas ensures consistent and effective planning for both long-term and short-term development. Combining Planning and Zoning creates for a more effective employment structure, and eliminates the need for the Zoning Official position; a savings to the General Fund of $61,900.00 annually.
3. Currently, Code Enforcement is combined with Zoning. Separating the two areas will require a supervisory position to be created. Instead of creating an entirely new position, one of the currently vacated Code Enforcement positions, Code Official I, Pay Grade 109, can be transitioned into the needed Code Enforcement Supervisor position, Pay Grade 115, supervisory personnel. The new supervisory position is anticipated to be hired at the start of the pay grade, creating a supervisory position for $14,700.00. The one-for-one personnel request above is a total saving to the General Fund of $53,200.00 annually.

The next request is for a new temporary position: Planning Technician. The planning profession is an extremely specialized and scarce position to find qualified, competent applicants to fill. The division has held two planning application periods, with the first round of applicants ending in unsuccessful interviews and the second round of ended with zero applicants. Instead of trying for another unsuccessful round, staff are requesting to freeze the Planner I and Planner II positions and in lieu, hire a Planning Technician who can be trained into a Planner I. The change in planning position will be a savings to the general fund of approximately $15,000 annually.

The final personnel request for the Development Service Department, would be to add an additional Building Inspector and a Code Enforcement Official I - Standard Housing Inspector. With the development boom that is currently happening in Highlands County, both positions are needed to keep up with the increased workload that is being

generated. The Building Inspector will be out of the Building Fund and will not cause an increase to the General Fund. The Fiscal Impact to Fund 180 – Building will be approximately $59,500 annually. The Code Enforcement Official I - Standard Housing Inspector will be and 75/25 split out of the Building Fund and General Fund. The Fiscal Impact to Building will be approximately $30,200 and the Fiscal Impact to the General Fund will be approximately $10,100.00 annually.

RECOMMENDED ACTION

Move to approve one-for-one fulltime employment exchanges to establish the positions of Building Inspector Supervisor, Code Enforcement Supervisor and Planning and Zoning Manager; add Building Inspector, Code Enforcement Official I - Standard Housing Code Inspector and a Planning Technician.

FISCAL IMPACT

The fiscal impact for the requested personnel changes to the Development Services Department is a savings of approximately $52,100.00 annually to Fund 005 – General, and an increase of $94,900.00 to Fund 180 – Building annually.

Attachments:
Building Inspector Supervisor 3.22.2021.pdf
Code Enforcement Supervisor 3.22.21.pdf
Planning and Zoning Manager 3.23.21.pdf
Building Inspector I - III (1088).pdf
Planning Technician (1031) 07.09.19.pdf
Code Enforcement Official I - Standard Housing Inspector.pdf
DS Org Chart 3.26.21.docx

HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS
JOB DESCRIPTION

REGULAR ☒ **SENIOR MANAGEMENT SERVICE** ☐ **OPS/OTHER** ☐ _____

POSITION INFORMATION

Position Type
Admin ☐ **Director** ☐ **Manager** ☐ **Supervisor** ☒ **Non-Supervisor** ☐

Job Title: Building Inspector Supervisor	**Division**: Development Services	**Department:** Building	**Cost Center:** 3440A
Job Code:	**Pay Grade**: 115	**Pay Band:** $50,649.46 - $78,506.67	**FTE**: 1.0
Included/Exempt: Included	**Type of Transaction**:		
EMPLOYEE:	**Special Risk**: Yes ☐ No ☒	**Overtime**: Yes ☐ No ☒	

1. This position reports directly to: Job Title Building Official Job Code 0780 Pay Grade 117

2. Job Title, Job Code, and Pay Grade of each position which reports directly to this position:

Building Inspector I - III/ 1088 / 109		
Building Inspector I - III/ 1088 / 109		
Building Inspector IV - VI / 1089 / 112		
Building Inspector IV - VI / 1089 / 112		

POSITION DUTIES & RESPONSIBILITIES

General Description:

A professional position responsible for performing inspections to ensure compliance with codes and ordinances regulating building construction, alterations, and repairs.

Essential Job Functions:

The following statements describe the principal functions of the job and its scope of responsibility but should not be considered an all-inclusive list of work requirements. Individuals may perform other duties as assigned.

- Inspects buildings under construction for compliance with building code requirements.
- Inspects sites before construction for practicability of plans, check sites before footing is poured, and checks construction in progress.
- Inspects alterations and repair jobs, checks roof and foundation connections for building additions.
- Perform routine electrical, plumbing, mechanical and other related code inspections to include ADA compliance and other state or federal regulations.
- Assists and advises contractors, building owners and associates, County officials and the public regarding building codes, and enforces contractor licensing ordinances.
- Prepares all necessary reports, records and documentation according to regulations and established procedures.
- Maintains a professional and safe unit and work area adhering to established safety policies and the image desired for the organization.
- Follows consistently the Board policies and procedures.
- Responds productively to change and performs all other related tasks as directed.

Knowledge, Skills, and Abilities:

• Knowledge of all types of building construction materials and methods.
• Knowledge of stages in construction where defects and violations may most easily be observed and corrected.
• Ability to detect structural and other faults.
• Ability to read and interpret plans, specifications and blueprints quickly and accurately.
• Ability to compare plans, blueprints and specifications with construction in progress.
• Ability to prepare comprehensive reports and maintain accurate records.
• Ability to maintain effective working relationships with co-workers, managers, supervisors, directors, elected officials, vendors, and the general public.

Physical Skills:

Must be able to remain in a stationary position for 25% of the time. The individual in this position frequently communicates with the public, vendors, and co-workers. Must be able to exchange accurate information in these situations. Occasionally ascends/descends stairs, climb ladders, scaffolding, etc. Consistently works in an outdoor environment. Occasionally works in inclement outdoor weather conditions. Frequently operates a motor vehicle for up to four (4) hours continuously or intermittently.

MINIMUM QUALIFICATIONS

Education & Experience:

Degree Required: Yes ☒ No ☐ If yes: High School Diploma/GED ☒ Associates ☐ Bachelors ☐ Masters ☐ Doctorate ☐
Experience:

A minimum of five (5) years of experience as an inspector, builder, engineer, architect, superintendent, foreman or mechanic in charge of construction. Must meet experience requirements of Standard Building Code.

Licenses, Certifications, or Registrations:

Must possess a valid Florida Driver License. Must have a minimum one (1) standard certification for Building Inspector I, have two (2) standard certifications for Building Inspector II and have three (3) standard certifications for Building Inspector III, to be specified by the Building Official. Employee may be employed under the provisional status for Building Inspector I, but will be required to obtain certification within (2) years of employment by the County, unless otherwise exempted by statute or administrative code and employee will adhere to trainee employment status, per the Highlands County Personnel Rules & Regulations Manual. Three (3) standard certifications shall be obtained within five (5) years employment. One and two family certification would be considered equivalent to one (1) certification. All standard certifications shall be approved by the Department of Business and Regulations (DPR).

Other job related requirements:

Disaster Essential.

Working hours: (A) Daily from to (B) Total hours in workweek 40 hours (C) (split shift, rotation, etc.)

I confirm I have read the above job description, fully understand the requirements of the job, and agree that I have the ability to perform my duties accordingly.

Employee Signature:	Date:

Discussed with Employee: Yes ☐ No ☐ Supervisor/Director Signature:	Title:	Date:

Internal Use Only:

Check those that apply: Uniforms ☐ Drug Screening ☐ Background Check ☒ Background & fingerprint required ☐ Cell Phone ☐ Vehicle ☐ Other:

Approval of Human Resources:	Title: Human Resources Manager	Date:

HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS
JOB DESCRIPTION

REGULAR ☒ **SENIOR MANAGEMENT SERVICE** ☐ **OPS/OTHER** ☐ _____

POSITION INFORMATION

Position Type
Admin ☐ **Director** ☐ **Manager** ☐ **Supervisor** ☒ **Non-Supervisor** ☐

Job Title: Code Enforcement Supervisor	**Division**: Development Services	**Department:** Zoning	**Cost Center:** 3439
Job Code: TBD	**Pay Grade**: 115	**Pay Band:** $50,649.46 - $78,506.67	**FTE**: 1
Included/Exempt: Included	**Type of Transaction**:		
EMPLOYEE:	**Special Risk**: Yes ☐ No ☒	**Overtime**: Yes ☒ No ☐	

1. This position reports directly to: Job Title Building Official Job Code 0780 Pay Grade 117

2. Job Title, Job Code, and Pay Grade of each position which reports directly to this position:

Code Enf Official II / 0767 / 113	Code Enforcement Spec. / 1147/ 105	
Code Enf Official / 0766 / 108		
Code Enf Official / 0766 / 108		
Code Enf Official / 0766 / 108		
Code Enf Clerk / 0761 / 106		

POSITION DUTIES & RESPONSIBILITIES

General Description:

A professional position responsible for investigating and coordinating the enforcement of codes and ordinances pertaining to Nuisance violations, Zoning and Land Use requirements in the Highlands County Code of Ordinances.

Essential Job Functions:

The following statements describe the principal functions of the job and its scope of responsibility but should not be considered an all-inclusive list of work requirements. Individuals may perform other duties as assigned.

- Receive and investigate zoning complaints from the general public.
- Resolve complaints through voluntary compliance by the violator or legal prosecution in coordination with law enforcement activities.
- Conduct frequent visual inspections throughout the Highlands County area to insure compliance with zoning regulations.
- When violations are noted, attempt to correct the violation through mutual agreement with the violator.
- Prepare records and reports required for legal prosecution when resolution is not possible or practical.
- Assist Planning & Development and Zoning in the preparation of records, reports, and recommendations for the Zoning Counsel and the Board of County Commissioners.
- Assist and advise members of the general public, contractors, land developers, etc., in preventing violations of zoning codes and ordinances.
- Responsible for directing and participating in the selection, placement, promotion, training, development, safety, discipline and appraisal of personnel.
- Prepare and monitor annual budget.
- Consistently follows Board policies and procedures.
- Maintains a professional and safe unit and work area adhering to established safety policies and the image desired for the organization.
- Responds productively to change and performs all other tasks as directed.

Knowledge, Skills, and Abilities:

• Knowledge of the geographical area of Highlands County.
• Knowledge of the zoning codes and ordinances currently in effect for Highlands County.
• Knowledge of proper investigative techniques and ability to conduct impartial investigations.
• Knowledge of procedures required for legal prosecution or other legal actions.
• Skill in the area of tactical enforcement procedures.
• Skill in the area of public relations.
• Skill in the area of extensive contact with the general public, some in potentially adverse situations.
• Ability to deal with the general public, contractors, builders, developers, etc. to accomplish total compliance with existing codes and ordinances.
• Ability to communicate effectively, both orally and in writing.
• Ability to follow up inspections and investigations with firm but fair guidance to insure compliance.
• Ability to establish and maintain effective working relationships with co-workers, managers, supervisors, directors, elected officials, vendors and the general public.

Physical Skills:

Must be able to remain in a stationary position for 50% of the time. Frequently communicates with the public, co-workers, and supervisors. Must be able to exchange accurate information in these situations. Frequently operates various types of office equipment to include, but not limited to a computer and copy machine. Occasionally ascends/descends stairs. Frequent standing and walking, including over soft or uneven surfaces. Rarely moves materials and office equipment weighing up to 25 lbs. Consistently works in an outdoor environment. Occasionally works in inclement outdoor weather conditions. Frequently operates motor vehicle for up to four (4) hours continuously or intermittently.

MINIMUM QUALIFICATIONS

Education & Experience:

Degree Required: Yes ☒ No ☐ If yes: High School Diploma/GED ☒ Associates ☐ Bachelors ☐ Masters ☐ Doctorate ☐
Experience:

Graduation from an accredited high school or possession of an acceptable equivalent diploma. Five (5) years experience in governmental work with either Building, Zoning or Law Enforcement agencies.

Licenses, Certifications, or Registrations:

Must possess and maintain a valid Florida Drivers License. Must possess and maintain Levels 1, 2, and 3 in the Florida Association of Code Enforcement (FACE).

Other job related requirements:

Disaster Essential.

Working hours: (A) Daily from to (B) Total hours in workweek 40 hours (C) (split shift, rotation, etc.)

I confirm I have read the above job description, fully understand the requirements of the job, and agree that I have the ability to perform my duties accordingly.

Employee Signature:		Date:
Discussed with Employee: Yes ☐ No ☐ Supervisor/Director Signature:	Title:	Date:

Internal Use Only:

Check those that apply: Uniforms ☐ Drug Screening ☒ Background Check ☐ Background & fingerprint required ☒ Cell Phone ☐ Vehicle ☐ Other:

Approval of Human Resources:	Title: Human Resources Manager	Date:

HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS
JOB DESCRIPTION

REGULAR ☒ **SENIOR MANAGEMENT SERVICE** ☐ **OPS/OTHER** ☐ _____

POSITION INFORMATION

Position Type
Admin ☐ **Director** ☐ **Manager** ☐ **Supervisor** ☒ **Non-Supervisor** ☐

Job Title: Planning and Zoning Manager	**Division**: Development Services	**Department:** Planning	**Cost Center:** 2700
Job Code: 1071/TBD	**Pay Grade**: 117	**Pay Band:** $57,988.57 - $89,882.29	**FTE**: 1.0
Included/Exempt: Exempt	**Type of Transaction**:		
EMPLOYEE:	**Special Risk**: Yes ☐ No ☒	**Overtime**: Yes ☐ No ☒	

1. This position reports directly to: Job Title Development Services Director Job Code 0751 Pay Grade 121

2. Job Title, Job Code, and Pay Grade of each position which reports directly to this position:

Planner II / 0794 / 113		
Planner I / 0793 / 112		
Planner I / 0793 / 112		
Planning Technician / 1031 / 107		
Zoning Supervisor / 0785 / 115		

POSITION DUTIES & RESPONSIBILITIES

General Description:

This position is responsible for the administrative and technical work in long-range planning to determine compliance with Comprehensive Plan mandates and policies for Highlands County. Plans and directs development and communication of information designed to keep government officials and the general public informed of Federal, State, and County programs involving accomplishments and growth management.

Essential Job Functions:

The following statements describe the principal functions of the job and its scope of responsibility but should not be considered an all-inclusive list of work requirements. Individuals may perform other duties as assigned.

- Attends meetings and conferences required to effectively implement the Comprehensive Plan.
- Coordinates activities between state and local government to insure compliance.
- Reviews, evaluates, and reports any Plan amendments.
- Performs advanced professional work related to variety of planning assignments.
- Monitors and ensures compliance with local, state, and federal laws.
- Manages complex planning studies, development applications, and reviews consultant proposals.
- Reviews and processes complex comprehensive plan amendments, re-zonings, annexations, site plans, and plats.
- Develops and monitors annual department budget.
- Administers and monitors grants, monitors scope of work, deliverables, and payments.
- Provides overall management of planning work and evaluates operations and activities of assigned responsibilities.
- Follows consistently the Boards policies and procedures.
- Maintains a professional and safe unit and work area adhering to established safety policies and the image desired for the organization.
- Responds productively to change and performs all other tasks as directed.

Knowledge, Skills, and Abilities:

• Knowledge of comprehensive planning principles, procedures, processes, and Florida's state statutes regarding same.
• Excellent oral and written communication skills for preparing and presenting planning reports and projects.
• Effective interpersonal skills for facilitating relationships with elected/appointed officials or other decision-makers and stakeholders.
• Ability in the preparation of annual departmental budget preparations and management and the ability to administer awarded grants.
• Ability to work on several projects or issues simultaneously.
• Ability to provide effective supervision and staff management.
• Ability to manage projects effectively and meet firm deadlines.
• Ability to establish and maintain effective working relationships with co-workers, managers, supervisors, directors, elected officials, vendors and the general public.

Physical Skills:

Must be able to remain in a stationary position for 50% of the time. Must be able to frequently position self to reach files and other office items located on low shelves or the floor. Must be able to inspect and assess daily email and postal mail correspondence. Frequently communicates with the public, vendors, and co-workers. Must be able to exchange accurate information in these situations. Frequently operates various types of office equipment to include, but not limited to a computer and copy machine. Occasionally ascends/descends stairs. Rarely moves materials and office equipment weighing up to 25 lbs. Constantly works in an indoor environment. Rarely works in inclement outdoor weather conditions. Rarely operates motor vehicle for up to four (4) hours continuously or intermittently.

MINIMUM QUALIFICATIONS

Education & Experience:

Degree Required: Yes ☒ No ☐ If yes: High School Diploma/GED ☐ Associates ☐ Bachelors ☒ Masters ☐ Doctorate ☐
Experience:

Bachelors degree from an accredited college or university in Planning, Architecture, Public Policy, or related area of study and five (5) years of progressively responsible work experience in the planning profession. Masters degree in Urban Planning or related field of study is preferred.

Licenses, Certifications, or Registrations:

Must possess and maintain a valid Florida Driver License.
AICP Certification preferred.

Other job related requirements:

Disaster Essential.

Working hours: (A) Daily from to (B) Total hours in workweek 40 hours (C) (split shift, rotation, etc.)

I confirm I have read the above job description, fully understand the requirements of the job, and agree that I have the ability to perform my duties accordingly.

Employee Signature:	Date:

Discussed with Employee: Yes ☐ No ☐ Supervisor/Director Signature:	Title:	Date:

Internal Use Only:

Check those that apply: Uniforms ☐ Drug Screening ☐ Background Check ☒ Background & fingerprint required ☐ Cell Phone ☐ Vehicle ☐ Other:

Approval of Human Resources:	Title: Human Resources Manager	Date:

HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS
JOB DESCRIPTION

REGULAR ☒ **SENIOR MANAGEMENT SERVICE** ☐ **OPS/OTHER** ☐ _____

POSITION INFORMATION

Position Type
Admin ☐ **Director** ☐ **Manager** ☐ **Supervisor** ☒ **Non-Supervisor** ☐

Job Title: Building Inspector I - III	**Division**: Development Services	**Department:** Building	**Cost Center:** 3440A
Job Code: 1088	**Pay Grade**: 109	**Pay Band:** $33,749.88 - $52,312.31	**FTE**: 1.0
Included/Exempt: Included	**Type of Transaction**:		
EMPLOYEE:	**Special Risk**: Yes ☐ No ☒	**Overtime**: Yes ☐ No ☒	

1. This position reports directly to: Job Title Building Official Job Code 0780 Pay Grade 117

2. Job Title, Job Code, and Pay Grade of each position which reports directly to this position:

POSITION DUTIES & RESPONSIBILITIES

General Description:

A professional position responsible for performing inspections to ensure compliance with codes and ordinances regulating building construction, alterations, and repairs.

Essential Job Functions:

The following statements describe the principal functions of the job and its scope of responsibility but should not be considered an all-inclusive list of work requirements. Individuals may perform other duties as assigned.

- Inspects buildings under construction for compliance with building code requirements.
- Inspects sites before construction for practicability of plans, check sites before footing is poured, and checks construction in progress.
- Inspects alterations and repair jobs, checks roof and foundation connections for building additions.
- Perform routine electrical, plumbing, mechanical and other related code inspections to include ADA compliance and other state or federal regulations.
- Assists and advises contractors, building owners and associates, County officials and the public regarding building codes, and enforces contractor licensing ordinances.
- Prepares all necessary reports, records and documentation according to regulations and established procedures.
- Maintains a professional and safe unit and work area adhering to established safety policies and the image desired for the organization.
- Follows consistently the Board policies and procedures.
- Responds productively to change and performs all other related tasks as directed.

Knowledge, Skills, and Abilities:

• Knowledge of all types of building construction materials and methods.
• Knowledge of stages in construction where defects and violations may most easily be observed and corrected.
• Ability to detect structural and other faults.
• Ability to read and interpret plans, specifications and blueprints quickly and accurately.
• Ability to compare plans, blueprints and specifications with construction in progress.
• Ability to prepare comprehensive reports and maintain accurate records.
• Ability to maintain effective working relationships with co-workers, managers, supervisors, directors, elected officials, vendors, and the general public.

Physical Skills:

Must be able to remain in a stationary position for 25% of the time. The individual in this position frequently communicates with the public, vendors, and co-workers. Must be able to exchange accurate information in these situations. Occasionally ascends/descends stairs, climb ladders, scaffolding, etc. Consistently works in an outdoor environment. Occasionally works in inclement outdoor weather conditions. Frequently operates a motor vehicle for up to four (4) hours continuously or intermittently.

MINIMUM QUALIFICATIONS

Education & Experience:

Degree Required: Yes ☐ No ☐ If yes: High School Diploma/GED ☒ Associates ☐ Bachelors ☐ Masters ☐ Doctorate ☐
Experience:

A minimum of five (5) years of experience as an inspector, builder, engineer, architect, superintendent, foreman or mechanic in charge of construction. Must meet experience requirements of Standard Building Code.

Licenses, Certifications, or Registrations:

Must possess a valid Florida Driver License. Must have a minimum one (1) standard certification for Building Inspector I, have two (2) standard certifications for Building Inspector II and have three (3) standard certifications for Building Inspector III, to be specified by the Building Official. Employee may be employed under the provisional status for Building Inspector I, but will be required to obtain certification within (2) years of employment by the County, unless otherwise exempted by statute or administrative code and employee will adhere to trainee employment status, per the Highlands County Personnel Rules & Regulations Manual. Three (3) standard certifications shall be obtained within five (5) years employment. One and two family certification would be considered equivalent to one (1) certification. All standard certifications shall be approved by the Department of Business and Regulations (DPR).

Other job related requirements:

Disaster Essential.

Working hours: (A) Daily from to (B) Total hours in workweek 40 hours (C) (split shift, rotation, etc.)

I confirm I have read the above job description, fully understand the requirements of the job, and agree that I have the ability to perform my duties accordingly.

Employee Signature:		Date:
Discussed with Employee: Yes ☐ No ☐ Supervisor/Director Signature:	Title:	Date:

Internal Use Only:

Check those that apply: Uniforms ☐ Drug Screening ☐ Background Check ☒ Background & fingerprint required ☐ Cell Phone ☐ Vehicle ☐ Other:

Approval of Human Resources:	Title: Human Resources Manager	Date:

HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS
JOB DESCRIPTION

REGULAR ☒ **SENIOR MANAGEMENT SERVICE** ☐ **OPS/OTHER** ☐ _____

POSITION INFORMATION

Position Type
Admin ☐ **Director** ☐ **Manager** ☐ **Supervisor** ☐ **Non-Supervisor** ☒

Job Title: Planning Technician	**Division**: Development Services	**Department:** Planning	**Cost Center:** 2700
Job Code: 1031	**Pay Grade**: 107	**Pay Band:** $29,478.45 - $45,691.60	**FTE**: 1.0
Included/Exempt: Included	**Type of Transaction**: Update duties and qualifications		
EMPLOYEE:	**Special Risk**: Yes ☐ No ☒	**Overtime**: Yes ☒ No ☐	

1. This position reports directly to: Job Title Planning Supervisor Job Code 1071 Pay Grade 115

2. Job Title, Job Code, and Pay Grade of each position which reports directly to this position:

POSITION DUTIES & RESPONSIBILITIES

General Description:

This is a skilled technical position assisting with current and long range planning for industrial, commercial, and residential growth in a county-wide area.

Essential Job Functions:

The following statements describe the principal functions of the job and its scope of responsibility but should not be considered an all-inclusive list of work requirements. Individuals may perform other duties as assigned.

- Supports preparation of plan amendments, rezones, project reviews, vesting, and other review tasks in a time valued environment.
- Conducts statistical and analytical research in support of planning activities.
- Prepares maps and graphics.
- Attends and takes minutes of conferences, meetings and official functions as assigned by the Supervisor.
- Has direct in person and telephone contact with members of the general public and outside development professionals.
- Determines Future Land Use Map designations for properties and answers questions regarding planning and zoning regulations.
- Reviews and signs off on building permits pursuant to planning regulations.
- Prepares forms independently, composes letters for Supervisor's signature, composes routine transmittal letters and memorandum.
- Prepares routine purchase and finance forms at Supervisor's direction.
- Set up and maintain functional paper and electronic file systems, file letters, reports and related information in the prescribed manner.
- Operates word processing and audio visual equipment and assists in special events as directed.
- Refers callers to other employees, officials or departments as needed.
- Consistently follows Board policies and procedures.
- Maintains a professional and safe unit and work area adhering to established safety policies and the image desired for the organization.
- Responds productively to change and performs all other tasks as directed.

Knowledge, Skills, and Abilities:

• Working knowledge of the principles and procedures of Urban Planning.
• Familiarity with planning and zoning codes and ordinances.
• Knowledge of site planning, current planning, geography, growth management and research methods.
• Knowledge of Geographic Information System (GIS) and Microsoft products.
• Skill in the use of computers and ability to learn new programs as needed.
• Knowledge of Business English, spelling and punctuation and skill in typing.
• Ability to make decisions in accordance with departmental rules, regulations and policy.
• Ability to prepare complex documents and compose letters and memorandum.
• Ability to read and comprehend detailed, technical and statistical information.
• Ability to communicate effectively orally, in writing, and through map preparation and mapping data.
• Ability to establish and maintain effective working relationships with co-workers, managers, supervisors, directors, elected officials, vendors and the general public.

Physical Skills:

Must be able to remain in a stationary position for 50% of the time. Must be able to frequently position self to reach files and other office items located on low shelves or the floor. Must be able to inspect and assess daily email and postal mail correspondence. Frequently communicates with the public, vendors, and co-workers. Must be able to exchange accurate information in these situations. Frequently operates various types of office equipment to include, but not limited to a computer and copy machine. Occasionally ascends/descends stairs. Rarely moves materials and office equipment weighing up to 25 lbs. Primarily works in an indoor environment. Rarely works in inclement outdoor weather conditions. Occasionally operates motor vehicle for up to four (4) hours continuously or intermittently.

MINIMUM QUALIFICATIONS

Education & Experience:

Degree Required: Yes ☒ No ☐ If yes: High School Diploma/GED ☒ Associates ☐ Bachelors ☐ Masters ☐ Doctorate ☐
Experience:

Graduation from an accredited high school or possession of an acceptable equivalence diploma, three (3) years of secretarial/clerical and word processing experience and one (1) year of experience in field related to planning or zoning, or possess a minimum of an A.A./A.S. degree with one (1) year of experience in field related to planning or zoning.

Licenses, Certifications, or Registrations:

Must possess and maintain a valid Florida Driver License.

Other job related requirements:

Disaster Essential.

Working hours: (A) Daily from to (B) Total hours in workweek 40 hours (C) (split shift, rotation, etc.)

I confirm I have read the above job description, fully understand the requirements of the job, and agree that I have the ability to perform my duties accordingly.

Employee Signature:	Date:

Discussed with Employee: Yes ☐ No ☐ Supervisor/Director Signature:	Title: Planner Supervisor	Date:

Internal Use Only:

Check those that apply: Uniforms ☐ Drug Screening ☐ Background Check ☒ Background & fingerprint required ☐ Cell Phone ☐ Vehicle ☐ Other:

Approval of Human Resources:	Title: Human Resources Manager	Date:

HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS
JOB DESCRIPTION

REGULAR ☒ **SENIOR MANAGEMENT SERVICE** ☐ **OPS/OTHER** ☐ _____

POSITION INFORMATION

Position Type
Admin ☐ **Director** ☐ **Manager** ☐ **Supervisor** ☐ **Non-Supervisor** ☒

Job Title: Enforcement Official I - Standard Housing Inspector	**Division**: Development Services	**Department:** Zoning	**Cost Center:** 3439
Job Code: 0766	**Pay Grade**: 108	**Pay Band:** $31,541.94 - $48,890.01	**FTE**: 1
Included/Exempt: Included	**Type of Transaction**:		
EMPLOYEE:	**Special Risk**: Yes ☐ No ☒	**Overtime**: Yes ☒ No ☐	

1. This position reports directly to: Job Title Zoning Supervisor Job Code 0785 Pay Grade 115

2. Job Title, Job Code, and Pay Grade of each position which reports directly to this position:

POSITION DUTIES & RESPONSIBILITIES

General Description:

A professional position responsible for investigating and coordinating the enforcement of codes and ordinances pertaining to Nuisance violations, Zoning and Land Use requirements in the Highlands County Code of Ordinances.

Essential Job Functions:

The following statements describe the principal functions of the job and its scope of responsibility but should not be considered an all-inclusive list of work requirements. Individuals may perform other duties as assigned.

- Receive and investigate Standard Housing complaints from the general public.
- Resolve complaints through voluntary compliance by the violator or legal prosecution in coordination with law enforcement activities.
- Conduct frequent visual inspections throughout the Highlands County area to insure compliance with regulations.
- When violations are noted, attempt to correct the violation through mutual agreement with the violator.
- Prepare records and reports required for legal prosecution when resolution is not possible or practical.
- Assist the Department in the preparation of records, reports, and recommendations for Counsel and the Board of County Commissioners.
- Assist and advise members of the general public, contractors, land developers, etc., in preventing violations of zoning codes and ordinances.
- Consistently follows Board policies and procedures.
- Maintains a professional and safe unit and work area adhering to established safety policies and the image desired for the organization.
- Responds productively to change and performs all other tasks as directed.
- Preforms other duties as assigned.

Knowledge, Skills, and Abilities:

• Knowledge of the geographical area of Highlands County.
• Knowledge of the standard housing inspections, zoning codes and ordinances currently in effect for Highlands County.
• Knowledge of proper investigative techniques and ability to conduct impartial investigations.
• Knowledge of procedures required for legal prosecution or other legal actions.
• Skill in the area of tactical enforcement procedures.
• Skill in the area of public relations.
• Skill in the area of extensive contact with the general public, some in potentially adverse situations.
• Ability to deal with the general public, contractors, builders, developers, etc. to accomplish total compliance with existing codes and ordinances.
• Ability to communicate effectively, both orally and in writing.
• Ability to follow up inspections and investigations with firm but fair guidance to insure compliance.
• Ability to establish and maintain effective working relationships with co-workers, managers, supervisors, directors, elected officials, vendors and the general public.

Physical Skills:

Must be able to remain in a stationary position for 50% of the time. Frequently communicates with the public, co-workers, and supervisors. Must be able to exchange accurate information in these situations. Frequently operates various types of office equipment to include, but not limited to a computer and copy machine. Occasionally ascends/descends stairs. Frequent standing and walking, including over soft or uneven surfaces. Rarely moves materials and office equipment weighing up to 25 lbs. Consistently works in an outdoor environment. Occasionally works in inclement outdoor weather conditions. Frequently operates motor vehicle for up to four (4) hours continuously or intermittently.

MINIMUM QUALIFICATIONS

Education & Experience:

Degree Required: Yes ☒ No ☐ If yes: High School Diploma/GED ☒ Associates ☐ Bachelors ☐ Masters ☐ Doctorate ☐
Experience:

Graduation from an accredited high school or possession of an acceptable equivalent diploma. Five (2) years experience in governmental work in building, zoning, or code enforcement, or as a law enforcement officer preferred.

Licenses, Certifications, or Registrations:

Must possess and maintain a valid Florida Driver's License.
Prefer a minimum of Level 1 in the Florida Association of Code Enforcement (FACE). Must obtain Level 1 in the FACE within two (2) years of employment and maintain certification while employed.

Other job related requirements:

Disaster Essential.

Working hours: (A) Daily from to (B) Total hours in workweek 40 hours (C) (split shift, rotation, etc.)

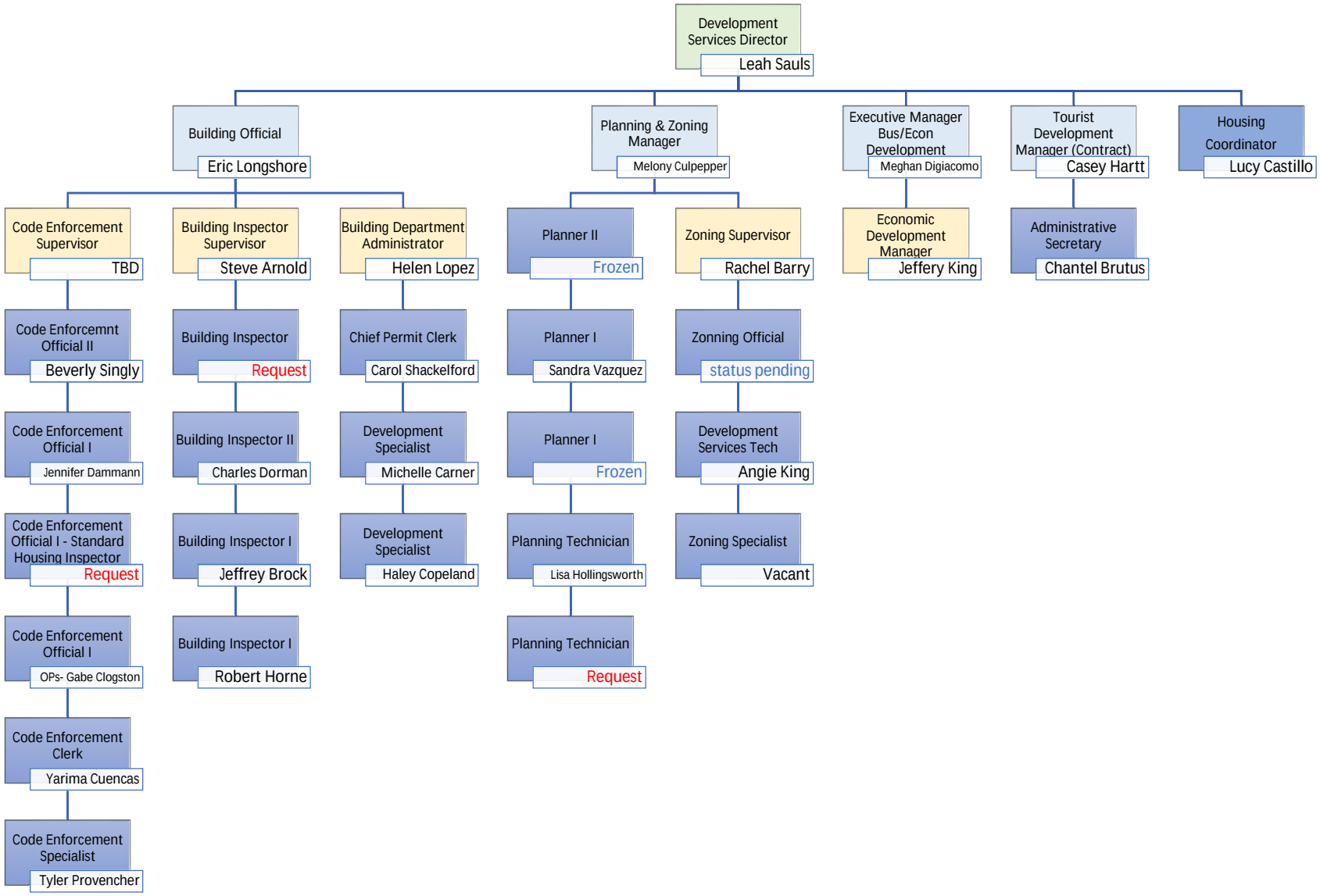
I confirm I have read the above job description, fully understand the requirements of the job, and agree that I have the ability to perform my duties accordingly.

Employee Signature:		Date:
Discussed with Employee: Yes ☐ No ☐ Supervisor/Director Signature:	Title:	Date:

Internal Use Only:

Check those that apply: Uniforms ☐ Drug Screening ☒ Background Check ☐ Background & fingerprint required ☒ Cell Phone ☐ Vehicle ☐ Other:

Approval of Human Resources:	Title: Human Resources Manager	Date:


Development Services Director
Leah Sauls
Building Official
Eric Longshore
Planning & Zoning Manager
Melony Culpepper
Executive Manager Bus/Econ Development
Meghan Digiacomo
Tourist Development Manager (Contract)
Casey Hartt
Housing Coordinator
Lucy Castillo
Code Enforcement Supervisor
TBD
Building Inspector Supervisor
Steve Arnold
Building Department Administrator
Helen Lopez
Planner II
Frozen
Zoning Supervisor
Rachel Barry
Economic Development Manager
Jeffery King
Administrative Secretary
Chantel Brutus
Code Enforcemnt Official II
Beverly Singly
Building Inspector
Request
Chief Permit Clerk
Carol Shackelford
Planner I
Sandra Vazquez
Zonning Official
status pending
Code Enforcement Official I
Jennifer Dammann
Building Inspector II
Charles Dorman
Development Specialist
Michelle Carner
Planner I
Frozen
Development Services Tech
Angie King
Code Enforcement Official I - Standard Housing Inspector
Request
Building Inspector I
Jeffrey Brock
Development Specialist
Haley Copeland
Planning Technician
Lisa Hollingsworth
Zoning Specialist
Vacant
Code Enforcement Official I
OPs- Gabe Clogston
Building Inspector I
Robert Horne
Planning Technician
Request
Code Enforcement Clerk
Yarima Cuencas
Code Enforcement Specialist
Tyler Provencher

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER:	**Tanya Cannady, CPA, CDM** **Business Services Director**
SUBJECT/TITLE:	**Third Amendment to Agreement for Gehring Group, Inc., Agent of Record for Employee Health Benefits**

STATEMENT OF ISSUE

The original agreement provides renewal for five (5) one (1) year terms. This will be the third renewal.

RECOMMENDED ACTION

Request approval of Third Amendment
Original contract signed June 19, 2018

FISCAL IMPACT

No direct fiscal impact. The County does not pay Gehring directly. They receive commission based on the line of coverage. The compensation rate for Medical ASO and Dental ASO is $7.50 and $1.00 per employee per month, respectively. Additionally , compensation for other lines of coverage varies from 5% to 10%.

Attachments: Gehring_Group_Contract_2018.pdf
Gehring Third Amendment to Agreement - 05182021.pdf

AGREEMENT FOR INSURANCE AGENT OF RECORD
FOR EMPLOYEE HEALTH BENEFITS

THIS AGREEMENT, made this 19th day of June, 2018, by and between the Board of County Commissioners of Highlands County, Florida, (hereinafter called "Board"), and The Gehring Group, Inc., (hereinafter called "Agent" or "Agent of Record").

WHEREAS, the Board issued a Request for Proposals, RFP # 18-025, which is incorporated herein by reference, for the Insurance Agent of Record for Employee Health Benefits; and

WHEREAS, the Agent submitted a Proposal in response to the Board's Request for Proposals; and

WHEREAS, the Agent desires to render certain services as described in the Scope of Services, attached hereto as Exhibit A, and the Agent hereby certifies it has the qualifications, experienced staff, and resources to perform those services; and

WHEREAS, the Board has selected the Agent based upon the submitted Proposal as a qualified applicant to perform the requested Agent of Record services.

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties hereto agree as follows:

ARTICLE 1 TERM
The term of this Agreement shall be for a term of one (1) year, commencing on June 19, 2018, and this Agreement may be renewed for five (5) additional one (1) year terms by agreement, in writing, of the parties. The contracted services with the current coverage will begin on July 1, 2018.

ARTICLE 2 SCOPE AND RESPONSIBILITIES
The Board engages the Agent and Agent agrees to perform in a good and professional manner the services stated in RFP # 18-025 and attached herein as Exhibit A. The Agent agrees to act as the Agent of Record, who will provide services that ensure the board obtains the lowest-cost coverage while maintaining the best available benefits.

ARTICLE 3 TIME REQUIREMENTS FOR SERVICES
The Agent o must be available to meet as needed, at a minimum of twelve times a year, with the Board of County Commissioners, County staff, the officials and employees of the other public entities that will receive services in connection with this Agreement, the Insurance Committee, or the general employee population for any insurance related needs that may arise.

ARTICLE 4 COMPENSATION
4.1 The compensation provides for services described in this statement of services (Attachment A) at the rates shown below:

Line of Coverage	*Commission Rate*
Medical ASO	*$7.50 PEPM*
Reinsurance	*10%*
Dental ASO	*$1.00 PEPM*
Vision	*5%*
Life and AD & D	*10%*
Disability (if provided)	*10%*
Voluntary Products (Aflac, etc.)	*Carrier Standard Rates*

The commission structure above is inclusive of the services outlined in the statement of services and without any additional hourly fees or charges for staff or travel. This compensation includes no limit to the onsite meetings with the entities of this contract. Furthermore, the compensation above includes:

4.1.1 Production of an annual employee benefits handbook (including printing costs)
4.1.2 BenTek Online Enrollment and Administration System including all training costs
4.1.3 Annual 112.08 filing of actuarial soundness
4.1.4 Online HR research tool for all employees and family members called *Think HR*

ARTICLE 5 INDEMNIFICATION

Agent agrees to, in addition to any other obligation to indemnify the Board and to the fullest extent permitted by law, protect, defend, indemnify and hold harmless the Board, its elected officials, employees, agents, and volunteers from and against all claims, actions, liabilities, losses (including economic losses), costs, including attorneys' fees and all costs of litigation, and judgments of every name and description arising out of or incidental to the performance of this Agreement or work performed under or related to this Agreement, unless caused by the sole negligence of the Board, its elected officials, employees, agents, or volunteers. Any cost or expenses, including attorney's fees (including appellate, bankruptcy or patent counsel fees), incurred by the Board to enforce this Indemnification shall be borne by the Agent. This Indemnification shall also cover all claims brought against the Board, its elected officials, employees, agents, or volunteers by any employee of the Agent. The Agent's obligation under this Indemnification shall not be limited in any way to the agreed upon Agreement price as shown in this Agreement or the Agent's limit on or lack of sufficient insurance protection. Upon completion of all services, obligations and duties provided for in this Agreement, or in the event of termination of this Agreement for any reason, the terms and conditions of this Indemnification shall survive indefinitely.

ARTICLE 6 INSURANCE

6.1 Required Insurance. Agent shall have and maintain in full force and effect the following insurance during the initial Term and all renewal Terms of this Agreement and shall furnish to the Board, Certificates of Insurance documenting that insurance coverage has been obtained which meets the following requirements:

a. Workers' Compensation. Agent of Record shall have and maintain workers' compensation insurance for all employees for statutory limits in compliance with Florida law and Federal law.

This insurance policy must include Employer's Liability with a limit of $100,000 each accident, $500,000 disease (policy Limit), and $100,000 disease (each employee).

b. Commercial General Liability. Occurrence Form Required: Agent shall have and maintain commercial general liability (CGL) insurance with a limit of not less than $1,000,000.00 each occurrence. If such CGL insurance contains a general aggregate limit, it shall apply separately to the work performed pursuant to this Agreement in the amount of $1,000,000.00. Products and completed operations aggregate shall be $1,000,000.00. CGL insurance shall be written on an occurrence form and shall include bodily injury and property damage liability for premises, operations, independent Agent of Records, products and completed operations, contract liability, broad form property damage and property damage resulting from explosion, collapse or underground (x, c, u) exposures, personal injury and advertising injury. Fire damage liability shall be included at $100,000.00.

c. Commercial Automobile Liability Insurance: The Agent shall have and maintain automobile liability insurance with a limit of not less than $1,000,000 each accident for bodily injury and property damage liability. Such insurance shall cover liability arising out of any auto (including owned, hired, and non-owned autos). The policy shall be endorsed to provide contractual liability coverage.

d. Professional Liability Insurance: The Agent shall have and maintain professional liability insurance with a limit not less than $1,000,000 per occurrence. If coverage is provided on a claims-made basis, the retroactive date shall be prior or equal to the effective date of any Agreement with the Board. The coverage shall be renewed or include a "tail" or discovery, or continuous renewal of coverage for a period of 3 years following the termination of the Agreement entered into in connection with this RFP.

6.2 Additional requirements:

a. Certificates of Insurance shall be signed by a person authorized by that insurer to bind coverage on its behalf. All Certificates of Insurance must be on file with and approved by the Board before commencement of any work activities. The formal insurance certificates shall name "Highlands County, a political subdivision of the State of Florida and its elected officials, agents, employees and volunteers as "Additional Insureds" on all policies except Workers' Compensation and Professional Liability.

b. Agent shall provide notification to the Board by overnight delivery return receipt requested, hand delivery or confirmed facsimile thirty (30) days prior to giving or within three (3) days after receiving notice of cancellation, modification, non-renewal, or any other lapse in coverage of any required insurance policies.

c. All insurance policies except Professional Liability shall be primary, and all insurance policies shall be written on forms acceptable to the Board and placed with insurance carriers approved

and licensed by the Insurance Department in the State of Florida that meet a financial A.M. Best & Company rating of no less than A: VII.

d. In the event that expired or terminated Certificates of Insurance are not replaced or renewed to cover the Term of this Agreement, including any extended Term, the Board may suspend the Agreement until the new or renewed certificates are received by the Board in the manner prescribed herein. If such suspension exceeds ten (10) calendar days, the Board may, in its sole discretion, terminate the Agreement for cause and Agent of Record shall be responsible for all direct and indirect costs associated with such termination.

ARTICLE 7 FAILURE TO PERFORM

The Agent shall be prepared to start providing services on **July 8, 2018**. Failure to complete the work as scheduled may result in written notice to the Agent terminating its right to proceed as to the whole or any part of this Agreement. Should the Agent be unable to supply services within a reasonable time or refuse to supply service, the Board may use the services provided by another Agent. The difference in the Agreement price of the services and that paid the new Agent for the services shall be charged to and paid by Agent by set-off against any amount owed by the Board to the Agent or, if none, shall be paid by the Agent to the Board within twenty (20) days after being invoiced by the Board.

Agent shall not, however be responsible for delays in service due to acts of the board, strikes, acts of God or fire, provided the Highlands County Administrator is notified in writing by the Agent of such pending or actual delay.

ARTICLE 8 ASSIGNMENT

No assignment by a party hereto of any rights under or interests in this Agreement will be binding on another party hereto without the written consent of the party sought to be bound, and specifically, but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law). Unless specifically stated to the contrary in any written consent of an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

ARTICLE 9 SUBCONTRACTORS

No subcontractor may be used to perform the services required by this Agreement without the written approval of the Board.

ARTICLE 10 CONTRACT MANAGER

The County hereby designates the person having the following position as the Board's Contract Manager for this Contract. The Contract Manager shall be responsible for oversight, administration, and coordination of performance of this Agreement for the Board.

Human Resources Coordinator
600 South Commerce Avenue
Sebring, FL 33870

ARTICLE 11 TERMINATION

Either party may, upon providing one hundred twenty (120) days written notice, terminate the Agreement at any time, with or without cause, and if this Agreement is terminated, the Board shall be liable only for payment in accordance with the provisions of this Agreement for the services performed prior to the effective date of termination.

ARTICLE 12 ASSIGNMENT OF AGREEMENT

The Agent of Record shall not assign, transfer, convey, sublet or sell any portion of this Agreement or performance thereof unless written consent is given, in advance, by the County Administrator.

ARTICLE 13 EQUAL OPPORTUNITY EMPLOYER

County is an Equal Employment Opportunity (EEO) employer and as such encourages Agent of Record to voluntarily comply with EEO regulations with regards to gender, age, race, veteran status, marital status, country of origin, and creed. In addition, Agent of Record or anyone under its employ shall comply with all applicable rules, regulations, and promulgations thereby pertaining to the avoidance or appearance of sexual harassment or on the job discrimination. Agent of Record shall maintain a work environment free of discrimination or unwelcome action of a personal nature. Any subcontracts entered into shall make deference to this clause with the same degree of application being encouraged. When applicable, Agent of Record shall comply with all new state and federal EEO regulations.

ARTICLE 14 EMPLOYMENT ELIGIBILITY VERIFICATION

14.1 Definitions. As used in this Section.

(a) Employee assigned to this Agreement means an employee who was hired after November 6, 1986, who is directly performing work, in the United States, under this Agreement. An employee is not considered to be directly performing work under this Agreement if the employee

i. Normally performs support work, such as indirect or overhead functions; and

ii Does not perform any substantial duties applicable to the Agreement.

(b) Subcontract means any contract entered into by a subcontractor to furnish supplies or services for performance of this Agreement or a subcontract under this Agreement. It includes but is not limited to purchase orders, and changes and modifications to purchase orders.

(c) Subcontractor means any supplier, distributor, vendor, or firm that furnishes supplies or services to or for Auditor or another subcontractor.

(d) United States, as defined in 8 U.S.C. 1101(a)(38), means the 50 States, the District of Columbia, Puerto Rico, Guam, and the U.S. Virgin Islands.

14.2 Enrollment and verification requirements.

(a) Agent of Record must be enrolled in E-Verify at time of contract award, and the Agent shall use E-Verify to initiate verification of employment eligibility of

i. All new employees.

(A) Enrolled thirty (30) calendar days or more. Agent shall initiate verification of employment eligibility of all new hires of Agent, who are working in the State of Florida, whether or not assigned to this Agreement, within three (3) business days after the date of hire; or

(B) Enrolled less than thirty (30) calendar days. Within thirty (30) calendar days after enrollment in E-Verify, Agent shall initiate verification of employment eligibility of all new hires of Agent who are working in the State of Florida, whether or not assigned to this Agreement, within three (3) business days after the date of hire; or

ii. Employees assigned to this Agreement. For each employee assigned to this Agreement, Agent shall initiate verification of employment eligibility, to the extent allowed by the E-Verify program, within thirty (30) calendar days after date of contract award or within thirty (30) days after assignment to this Agreement, whichever date is later.

(b) Agent shall comply, for the period of performance of this Agreement, with the requirements of the E-Verify program MOU. Termination of Agent's MOU and denial access to the E-Verify system by the Department of Homeland Security or the Social Security Administration or the U.S. Citizenship and Immigration Service is an event of default under this Agreement.

14.3 Website. Information on registration for and use of the E-Verify program can be obtained via the Internet at the U.S. Citizenship and Immigration Service's Web site: http://www.uscis.gov.

14.4 Individuals previously verified. Agent is not required by this paragraph to perform additional employment verification using E-Verify for any employee whose employment eligibility was previously verified by Agent through the E-Verify program.

14.5 Subcontracts. Agent shall include, and shall require the inclusion of, the requirements of this Section, including this paragraph (14.5) (appropriately modified for identification of the parties), in each subcontract that includes work performed in the United States under this Agreement.

ARTICLE 15 CHANGES/AMENDMENTS

This Agreement constitutes the entire Agreement between the parties and supersedes any prior written or oral agreements. This Agreement may not be changed except by written amendment signed by both Parties.

IN WITNESS WHEREOF, the parties of these presents have executed this Agreement in three (3) counterparts, each of which shall be deemed an original, but all of which constitute the same Agreement, in the year and day first shown and mentioned.

BOARD OF COUNTY COMMISSIONERS SEAL

Board of County Commissioners,
Highlands County, Florida

By _____
R. Greg Harris, Chairman

[SEAL]
ATTEST:

_____
Robert W. Germaine, Clerk

THE GEHRING GROUP INC CORPORATE SEAL 1992 FLORIDA

[CORPORATE SEAL]

GEHRING GROUP, INC

By: _____

Attest:
By: _____

End of Page

EXHIBIT A

STATEMENT OF SERVICES

The County has requested a qualified entity to act as its agent of record and The Gehring Group, Inc. has responded as an agent of record with thorough knowledge of the health insurance industry, insurance providers, products, underwriting, and reasonable costs. The Insurance Agent of Record will be responsible for the health benefits plan administration as described in this statement of services and will foster working relationships with Human Resources/Insurance departments within the County, each Constitutional Office and the participating outside Agencies in the health plan. The HCBCC is aware of rising health care costs and wishes to ensure it obtains the lowest cost coverages while maintaining the best available benefits.

The Agent of Record will provide, according to best commercial practices:

A. Annual review of employee health benefits for quality of benefit provided, cost effectiveness, competitiveness, and plan administration (by both the HCBCC and plan administrator). Make recommendations concerning any changes in terms, conditions, and limits.

B. Assist with annual health benefit renewals, including negotiation of any change in contracts.

C. If health benefits are marketed, prepare RFP specifications, identify appropriate markets, analyze Proposals submitted, make recommendations, and assist in negotiation of contracts.

D. Provide such actuarial and/or consulting services as may be necessary to develop and communicate recommendations to include:

    1. Written analysis with sufficient details to support conclusions and recommendations.

    2. A discussion of any federal or state legislation affecting the funding of public health insurance programs.

    3. Complete details on claim administration and cost containment features of the recommended program.

    4. Any other information the agent deems appropriate.

    5. Review the health vendors documents and communication materials for accuracy of coverage, terms, and conditions.

E. Monitor ongoing contracts, including provider plan administration, provider compliance with contract, and incurred benefits.

F. Provide estimates of renewal rates and assist County staff in preparation of budget figures for health benefits.

G. Evaluate appropriateness of alternative financing mechanisms such as partial or self-funding, and assist in structuring such financing, including recommendations pertaining to retention levels, stop-loss limits, etc.

H. Provide information on employee benefit issues, trends, and proposed or new legislation.

I. Be available to meet, as needed or at a minimum of twelve times a year with the HCBCC, County staff, the Insurance Committee, and the general employee population for any insurance-related needs that may arise.

J. Assist in design and delivery of employee health benefits communication pieces, including presentations at the Health Benefits Fair and Employee Wellness Program.

K. Additional responsibilities of the agent of record:

Evaluation & Education
- Evaluate benefit plans on a regular basis to ensure a competitive, efficient & cost effective program.
- Review benefit levels, eligibility, and employee contributions and compare to standards for like entities.
- Assist in developing proposals and strategies for use in budgeting process.

Renewal Negotiation
- Negotiate the pricing of benefits provided by carriers at each renewal.
- Analyze claims experience to determine trends and to project future costs.
- Evaluate plan design, funding, and administration alternatives for their potential to reduce cost or improve benefits.

Competitive Bidding
- Solicit and evaluate proposals from other vendors as needed.
- Prepare bid specifications, negotiate terms, and make recommendations.
- Perform RFP for annual Stop-Loss renewal
- Prepare specifications for a health clinic and advise Insurance Committee with selecting the most appropriate option(s).

Employee Communication
- Develop custom open enrollment and new hire communications to help employees better understand and appreciate their benefits.
- Assist in the coordination of Open Enrollment and Wellness events
- Conduct employee meetings as appropriate to explain major changes in coverage or to introduce a new carrier.
- Provide and administer one annual employee survey to determine areas of employee concern and/or needed improvement within existing benefits. Complete analysis of survey results and prepare and provide a concise report accompanying an action plan based on survey results.

Enrollment Coordination
- Prepare applications or amendments for signature.
- Organize the submission to the carrier; obtain confirmation of approval.
- Oversee printing of identification cards, booklets, contracts and amendments.
- Provide integrated software for enrollments, changes, and auditing of coverage(s).

Claims Resolution
- Assist employees in resolving claim problems.
- Work with the carriers, providers and collection agencies to ensure accurate and timely benefit payments.

- Coordinate all changes to the benefit program.
- Educate employees on plan benefits and claim procedures to help improve the processing of future claims.

Customer Service

- Provide assistance with billing and administrative needs, such as obtaining supplies, correcting billing errors, and seeking enrollment exceptions.
- Foster relationships with Human Resources/Insurance departments within each Constitutional Office and Outside Agency that participates in the health plan. The Agent of Record is expected to communicate directly with these entities.

Compliance Support

- Provide assistance in complying with various federal and state requirements, such as ACHA, PPACA, COBRA, HIPAA, FMLA, and ERISA.
- Provide guidance on responsibilities, and explain consequences of non-compliance.
- Research technical issues and suggest useful resources.
- Provide training as required to the Contact persons listed below.

Tracking Benefits

- Agent of Record will provide an electronic technology identified as BenTek which is equal to or better than "PlanSource" that is currently used. The system is flexible and an extensible health exchange and benefits engagement platform for benefits shopping, enrollment, billing and ongoing administration. The BenTek electronic technology will be used Health, Dental, Vision, Life, Employee Assistance Program, MDLive and Flexible Spending Account, and voluntary products such as AFLAC, TransAmerica or Nationwide (if possible based upon carrier enrollment requirements and capability).
- The electronic technology, if possible, should have the capability to interface with FinPlus, Superion or various payroll systems.
- Bentek software is a service from BenTek, Inc. that the Agent of Record has included in their compensation rates. The Agent of Record assures that the County can contract separately for services with BenTek, Inc. if this agreement is terminated.

CENSUS OF EMPLOYEES ELIGIBLE FOR INSURANCE

The following chart represents the entities that have employees that are eligible for insurance and the contacts for each entity. These contact persons will need access to the electronic technology used by the insurance Agent of Record for administrative purposes and will be the local contact for the Agent of Record's dedicated staff member.

Entity	Eligible Employees	Contact Person
Board of County Commissioners	330	Rebecca Cable
Clerk of Courts	76	Belinda Decker
~~Economic Development~~	~~2~~	~~Rebecca Cable~~
Retirees	119	Rebecca Cable
Property Appraiser	30	

Sebring Airport Authority	7	Rebecca Cable
Sheriff's Office	334	Rob Reed
Soil & Water Conservation District	5	
Sun 'N Lake of Sebring Improvement District	29	
Supervisor of Elections	6	
Tax Collector	38	Wendy Jacobs
TOTAL	976	

*as of December 1, 2017

The remainder of this page was intentionally left blank

THIRD AMENDMENT TO AGREEMENT FOR INSURANCE AGENT OF RECORD FOR EMPLOYEE HEALTH BENEFITS

THIS AMENDMENT is made and entered this 18th day of May 2021, by and between Highlands County, a political subdivision of the State of Florida (hereinafter called "County"), and The Gehring Group, Inc., (hereinafter called "Agent" or "Agent of Record").

RECITALS

WHEREAS, the County and Agent entered into a written Agreement dated June 19, 2018, wherein Agent provides insurance agent of record services for employee health benefits to the County (the "Agreement"); and

WHEREAS, the Agreement expires June 19, 2019; and

WHEREAS, the Agreement provides for renewal of the Agreement for five (5) additional one (1) year terms; and

WHEREAS, the parties desire to renew the term of the Agreement for a third additional one (1) year term commencing on June 20, 2021 and continuing up to and including June 19, 2022.

NOW THEREFORE, in consideration of the mutual covenants and conditions hereinafter stated, the County and Agent covenant and agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. Article 1 TERM, of the Agreement is hereby amended to read as follows:

   The term of this Agreement shall be for a term of one (1) year, commencing on June 20, 2021, and continuing up to and including June 19, 2022; and this Agreement may be renewed for two (2) additional one (1) year terms by agreement, in writing, of the parties.
3. Except as otherwise provided herein, all the terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment to the Agreement on the day first above written.

Highlands County, a political subdivision of the State of Florida
By: Its Board of County Commissioners

_____
Scott Kirouac, Chairman

ATTEST:

_____
Jerome Kaszubowski, Clerk

The Gehring Group, Inc., a Florida corporation

By: _____
Kurt N. Gehring, President

ATTEST:

_____
Cindy Thompson, Secretary

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER: **Jonathan Harrison, Road & Bridge Director**

SUBJECT/TITLE: **Request approval of Budget Amendment 20-21-086 and Resolution transferring balance from Project 19056 and FY 20/21 Road Reconstruct Funds into Project 20044 East Avon Pines Road.**

STATEMENT OF ISSUE

This budget amendment is necessary to appropriate FY 20-21 Reconstruct funds for Project 20044 East Avon Pines Road. In addition, Project 19056 Hammock Road Bridge will be closed and excess balance of $32,261.91 will transfer to Project 20044 to cover additional road reconstruction costs.

RECOMMENDED ACTION

Move to approve Budget Amendment 20-21-086 and Resolution transferring balance from Project 19056 and FY 20/21 Road Reconstruct Funds into Project 20044 East Avon Pines Road.

FISCAL IMPACT

There is no fiscal impact to Infrastructure Surtax Fund or the overall budget.

Attachments: 20-21-086 Proj 20044 East Avon Pines (BA).pdf
20-21-086R Proj 20044 East Avon Pines.pdf

APPROVED
BOARD OF COUNTY COMMISSIONERS
April 27, 2021
O.M.B DEPARTMENT
HIGHLANDS COUNTY FLORIDA

BOARD OF COUNTY COMMISSIONERS

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

DATE: **4/26/2021**

SUBMITTED BY: **Jonathan Harrison**

FUND(S): **151**

FUND TITLE(S): **Local Govt Infrastructure Surtax**

COST CENTER(S) #: **4102A**

PROJECT(S) #: **19056 / 20044**

PROJECT TITLE(S): **Hammock Road Bridge / E Avon Pines Rd**

COST CENTER TITLE(S): **Transportation Projects**
*list additional cost centers on reverse side of form

TYPE	FUND	COST CENTER	ACCOUNT	ACCOUNT NAME	ACTIVITY	BUDGET	INCREASE	DECREASE	REVISED BUDGET
E	151	4102A	56300Z	Project Improvements		1,380,240.50		630,000.00	750,240.50
R	151		3999100Z	Project Fund Balance Forward	19056	71,145.00		32,261.91	38,883.09
E	151	4102A	56300Z	Project Improvements	19056	71,145.00		32,261.91	38,883.09
R	151		3999100Z	Project Fund Balance Forward	20044	0.00	32,261.91		32,261.91
E	151	4102A	56300Z	Project Improvements	20044	0.00	662,261.91		662,261.91
									0.00

REASON: **To Close Project 19056 Hammock Road Bridge and transfer excess balance and move FY20-21 Reconstruct funds to appropriate funds for Project #20044 East Avon Pines Road.**

OFFICE USE ONLY

OMB RECOMMENDATION:

____ Approval

____ Denial

REQUEST # **20-21-086**

ACTION:

Board ____ Approved ____ Denied

County Administrator ____ Approved ____ Denied

SIGNATURE: ____

DATE: ____ / ____ / ____

TRANSFER TYPE:

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

Signature: ____

Posted by Clerk: ____

Form Revised 08/05/2020

RESOLUTION NUMBER 20-21-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS IN AND FOR HIGHLANDS COUNTY, FLORIDA AUTHORIZING AMENDMENT TO THE LOCAL INFRASTRUCTURE SURTAX FUND.

WHEREAS, Section 129.06, Florida Statutes (Execution and Amendment of Budget) provides that the Board of County Commissioners may by resolution or by motion in the minutes execute and amend the budget; and

WHEREAS, the following budget amendment is necessary and proper within the Local Infrastructure Surtax Fund; and

WHEREAS, to close Project #19056 Hammock Road Bridge and transfer excess funds into Project #20044 East Avon Pines Road in the amount of $32,261.91.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners in and for Highlands County, Florida this _____ day of _____, 2021 that budget amendment 20-21-086 is hereby approved and authorized.

BOARD OF COUNTY COMMISSIONERS OF HIGHLANDS COUNTY, FLORIDA

_____
Chairperson

Attest:_____
Clerk of Courts

Approved as to Budgetary Requirements

_____
OMB Department

G:\BUS\OMB\.New OMB (To be retained)\BUDGET AMENDMENTS\Resolutions\Resolutions 2020-21\20-21-086R Proj 20044 East Avon Pines.docx

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER:	**Richard Fleeger, Parks & Facilities Superintendent**
SUBJECT/TITLE:	**Request approval of Interlocal Agreement and Budget Amendment 20-21-088, pursuant to the Recreation & Parks Advisory Committee's (RPAC) recommendation of a Funding Request from the School Board of Highlands County, for an amount up to $28,099, to resurface tennis courts at Sebring High School and Lake Placid High School.**

STATEMENT OF ISSUE

The Recreation and Parks Advisory Committee (RPAC) met on February 18, 2021 to discuss a Funding Request application submitted by the School Board of Highlands County. The request of the BCC is to reimburse up to $28,099 of the total cost of $56,198, to resurface tennis courts at the Sebring High School and Lake Placid High School.

RECOMMENDED ACTION

Move approval of Interlocal Agreement and Budget Amendment 20-21-088, pursuant to the Recreation & Parks Advisory Committee's recommendation of a Funding Request from the School Board of Highlands County, for an amount up to $28,099, to resurface tennis courts at Sebring High School and Lake Placid High School.

FISCAL IMPACT

There is no fiscal impact to the Fund 151 (Infrastructure Surtax) or the overall budget as this Budget Amendment is transferring funds from account 56300 (Improvements Other Than) to Project 20040 (Resurface Tennis Courts), account 56300Z (Project Improvements), all within cost center 6101A (Recreation Dept. 151). The reimbursement will be for up to $28,099.

Attachments: 20-21-088 Project 20040 Resurface Tennis Courts RPACa.pdf
RPAC Minutes 02.18.2021.docx
RPAC FUNDING APPLICATION SBHC 2021a.pdf
interlocal agreement-School Board-Resurface tennis courts - Project 20040 DMR 03-18-2021.doc

APPROVED
BOARD OF COUNTY COMMISSIONERS
April 28, 2021
O.M.B DEPARTMENT
HIGHLANDS COUNTY FLORIDA

BOARD OF COUNTY COMMISSIONERS

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

DATE: **4/28/2021** SUBMITTED BY: **Richard Fleeger**

FUND(S): **151** FUND TITLE(S): **Infrastructure Surtax** COST CENTER(S) #: **6101A**

PROJECT(S) #: **20040** PROJECT TITLE(S): **Resurface Tennis Courts** COST CENTER TITLE(S): **Recreation Dept 151**
*list additional cost centers on reverse side of form

TYPE	FUND	COST CENTER	ACCOUNT	ACCOUNT NAME	ACTIVITY	BUDGET	INCREASE	DECREASE	REVISED BUDGET
E	151	6101A	56300	Improvements Other Than		381,930.64		28,099.00	353,831.64
E	151	6101A	56300Z	Project Improvements	20040	0.00	28,099.00		28,099.00

REASON: **To appropriate the RPAC portion of funds for Project 20040-Resurface Tennis Courts at the Sebring and Lake Placid High Schools to be paid for with 50% RPAC funds and 50% School Baorad funds with the School Board being the Lead Agency.**

OFFICE USE ONLY

OMB RECOMMENDATION:

_____ Approval

_____ Denial

REQUEST # **20-21-088**

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

SIGNATURE: _____

DATE: ____ / ____ / ____

TRANSFER TYPE:

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

Signature: _____

Posted by Clerk: _____

Form Revised 08/05/2020

HIGHLANDS COUNTY
RECREATION AND PARKS ADVISORY COMMITTEE
MEETING MINUTES
February 18, 2020; 2:00 PM
County Commissioners' Board Room
Government Center, 600 S. Commerce Ave, FL 33870

Danielle Phillips, City of Avon Park	Parke Sutherland, City of Avon Park
Todd Moore, Town of Lake Placid	Harry Durbano, Town of Lake Placid
Bob Swaine, City of Sebring	Ariel Fells, At Large
Joe Decerbo, At Large	Michael Blackney, Alt. At Large
Sandy Rossborough, Alt. At-Large	Bill Brantley, School Board
Ric Fleeger, Parks & Facilities Management	Sarah Albritton, Parks & Facilities Mgmt.
Ginger Svendsen, Parks & Facilities Mgmt.	

Call to Order
Chairman, Bill Brantley, called the meeting to order at 2:05 pm. Ric Fleeger read the public notice for the meeting. Ten members were present, constituting a quorum.

Approval of Minutes
Minutes were. Parke Sutherland made a ***motion*** to approve the minutes for November 19, 2021 and Harry Durbano ***seconded the motion***. Motion Carried.

Old Business:
Three-year Plan update. There were no new changes to the list for the year. Parke Sutherland commented that the list was like a CIP and was motivated by past Commissioner Don Elwell as a future planning tool for budgeting purposes. He feels that the system we used in years past worked very well and questioned why would we change it. He felt that if a well needing or deserving project came up, it should not be dismissed because it was not on the three-year plan. Bill Brantley agreed with Parke. Members discussed the three-year plan and the motivation of creating the list. Members felt like it was not something they were bound to. Other members thought it did serve as a planning tool, but plans and ideas change each year. Members agreed to use it as a guideline and will take projects as they are submitted.

New Business:
(While waiting for Mike Averyt from the School Board, Bill move the County's funding request up.)

Funding Request, Highlands County: Ric Fleeger presented a funding request for playground systems at H.L. Bishop Park and the Multi-Sports Complex. Currently, looking to make improvements to the playground equipment. This was submitted to Administration, but they ask that we try to get funds through RPAC. At the Sports Complex, there is not a playground and children are playing in the restrooms and such. Parke mentioned that areas without shade may not get utilized as much and that shade may need to be considered. The total cost of the project is $143,032.53 and the County is asking RPAC to match funds of $70,989.36 for both locations. Bill discussed the available balance to RPAC of $453,420.42. The debt service was paid off last year.

Parke Sutherland made a ***motion*** to approve the request as presented. Bob Swaine ***seconded the motion***. Parke asked for clarification on the amount requested from RPAC, and Ric reiterated that it was 50% of the total amount of $143,032.53. All were in favor. The motion carried.

Funding Request, Highlands County School Board: Bill Brantley discussed the request for Resurfacing tennis courts at Sebring High School and Lake Placid High School. Total cost is $56,198.00 and the School Board is asking for 50% of the funds of $28,099.00. Courts are highly used by the communities and people are usually waiting in line to use them. Bob Swaine made a ***motion*** to approve the request. Joe Decerbo ***seconded the motion***. All were in favor. The motion carried.

The next regular meeting is May 20, 2021

Bill asked for any comments - Parke noticed that Ryan Hartt had taken a position as an RPAC member, but he has since moved to Vero Beach. He asked if there is now a vacancy for an At-Large member. It is vacant and Ric encouraged the committee that if they know of anyone that would be interested to send them our way. Question was asked if they need to have an area of interest. There is not a required area, but preferably someone with recreation in mind. Bill asked for updates on current projects. The Town of Lake Placid is complete, but the City of Sebring Scoreboards are not completed yet. The Rest/Bike Stations on the Parkway Circles are close to completion, but waiting on water fountains to come in, and Ric has already noticed someone using one for bike repair. Danielle Phillips mentioned that Avon Park does not have any projects going on right now.

Meeting adjourned at 2:21 p.m.

Respectfully submitted by,

Ginger Svendsen, Administrative Assistant
Parks & Facilities Management

RECEIVED BY:
Ginger Svendsen, January 7, 2021; 4:27 PM

Recreation & Parks Advisory Committee
Funding Application

Funding Applications must be submitted to the Parks & Facilities Department no less than 2 weeks prior to any RPAC meeting. Any incomplete applications will be returned and will not be placed on the RPAC agenda until all necessary documentation is submitted.

Recreational funding must be used to improve public safety, develop, expand, renovate or remodel parks, or to purchase land to build new parks.

I. APPLICATION INFORMATION

Date: January 13, 2021
Local Government Name: School Board of Highlands County
Project Manager: Michael Averty
Telephone: 863-471-5626 Email: averytm@highlands.k12.fl.us

II. PROJECT SUMMARY

Project / Park Name: Resurface Tennis Courts at Sebring High School and Lake Placid H
Project address: 3514 Kenniworth BLVD Sebring, Fl - 202 Green Dragon Drive Lake Plac
Date approved by Governing Board: January 12, 2021
Who owns the property? School Board of Highlands County

Local funds available *(Requester's contribution):*		*Percentage of Total Cost*
Cash:	$ 28,099.00	50%
In-kind: *(Provide detailed data)*	$	%
Other: *(Other agency funding, donations, etc.)*	$	%
County funds request *(RPAC Share)*:	$ 28,099.00	50%
Total cost of project:	$ 56,198.00	

All applicant/other funds will be used first. The balance, up to the approved RPAC recommendation, will be reimbursed by the County

Please provide a description of the proposed project which includes existing and future uses, existing and proposed physical improvements, and any existing buildings on site.

See Attached Bid

III. PROJECT COST ESTIMATE

Development/Remodel/Expansion Projects: Submit a conceptual site plan displaying the areas and facilities to be developed as proposed on this application. The site plan must CLEARLY DELINEATE facilities currently existing, facilities proposed for funding in this application and facilities planned for future development.

Acquisition Projects: If applying for an acquisition project, submit the proposed development for the project. Along with the breakdown of the facilities, submit a construction timeline for the required development of facilities. Also, submit conceptual site plan displaying the areas and facilities to be developed as proposed on this application.

NOTES:

- Applicant has 24 months for project completion from the date of the execution of the Interlocal Agreement by the Board of County Commissioners.
- With the exception of public safety needs, any previously approved major project must be completed prior to applying for another project to be funded.

Budget Category	**Total**
Administration Project Management	
Contracted Services	
Permitting & Project Inspection Fees	
Site Preparation	
Demolition and Removal	
Construction	56,099.50
Equipment (Rental, or in-kind use)	
Contingency Cost	
Other Cost: _____	

Total Project Cost: 56,099.50

Will local vendors be used: Yes ☐ No ☑

Please list all vendors you received quotes and estimates from and attach with this application:

See Attached Bid _____ _____

_____ _____

_____ _____

IV. OPERATION AND MAINTENANCE

Describe the on-going maintenance that will be provided by the municipality for the improvements in which funding is being requested.

1. The applicant has a full-time parks and recreation department that will manage the project site to provide programming and to ensure adequate operation and maintenance.
2. The applicant has a full-time staff, such as a public works, who will manage the project site to ensure adequate operation and maintenance.
3. The applicant will manage the project site with part-time staff or by contractual agreement to ensure adequate operation and maintenance.
4. An organized volunteer group, such as a civic group or youth sports association, will operate and maintain the site. Name of Organization: _____

If the expansion/remodel/renovation will REDUCE costs of maintenance/operation, and /or will eliminate a safety hazard, please provide a detailed explanation and back-up verification.

V. PROJECT INFORMATION

	Yes	No
Is this project part of the Master plan for a park and/or greenway system?	☐	☐
Is the project part of the three-year RPAC Planning Strategy? *(2020-2023)*	☐	☐
Is there a safety and/or health concern?	☐	☐
Is access hindered *(i.e. damage roads, limited ADA compliance, etc.)*	☐	☐
Is the project a service that is over populated due to size?	☐	☐
Will there be a charge or user fee: *(attach fee schedule if applicable)*	☐	☐
Public Involvement — Public Meeting:	☐	☐
Survey:	☐	☐

Petitioned: ☐ How many Signatures? _____

Please list all amenities this park/location already provides.

Amenities	Yes	No	How Many?	Amenities	Yes	No	How Many?
Soft/Baseball Fields	☐	☐		Bicycling Trails	☐	☐	
Soccer Fields	☐	☐		Fitness Trails	☐	☐	
Tennis Courts	☐	☐		Hiking Trails	☐	☐	
Running Track(s)	☐	☐		Equestrian Trails	☐	☐	
Volleyball Courts	☐	☐		Nature Trails	☐	☐	
Basketball Courts	☐	☐		Swimming	☐	☐	
Pickleball Courts	☐	☐		Camping	☐	☐	
Bocce Ball Courts	☐	☐		Picnic Tables	☐	☐	
Horseshoe Pits	☐	☐		Pavilions	☐	☐	
Drinking Fountains	☐	☐		Grills	☐	☐	
Other: _____				Playground	☐	☐	

VI. CONCLUSION

Please attach quotes, estimates, photos, conceptual site plans, surveys, and petitions with this application.

Email application to the Parks & Facilities Management office at Facility@highlandsfl.gov or mail/deliver to 636 Fernleaf Ave in Sebring.

The School Board of Highlands County

Transforming Today's Learners into Tomorrow's Leaders

Agenda Item Details

Meeting	Jan 12, 2021 - Board Meeting
Category	15. ACTION - BUSINESS OPERATIONS
Subject	D. Consider approval to award contract for Resurfacing Tennis Courts at Sebring High and Lake Placid High to Advanced Athletic Services SBHC2021-01
Access	Public
Type	Action
Recommended Action	Motion to approve item as presented. Submitted by Mike Averyt.

Public Content

SBHC2021-01.pdf (575 KB)

Administrative Content

NOTICE: If a person intends to appeal the Board's decision with respect to any matter, or has any thought that an appeal may be taken,
the person has the responsibility to ensure that a verbatim (word for word) record of the proceeding is made and that the record includes all
testimony and evidence upon which an appeal is to be based.
NOTICE: If you are a person with a disability who requires reasonable accommodations in order to attend a School Board meeting, please
call 471-5565 no later than three days before the meeting.

The School Board of Highlands County

Resurfacing Tennis Courts - Sebring High Lake Placid High

RFBP #SBHC2021-1

November 24, 2020

Description	Papico Construction, Inc.	Lawson Courts	AAA Court Surfaces	Seal Master	Nidy Sports	Sports Surfaces, LLC	Fast-Dry Courts
Base Bid #1 - Re-surfacing (8) tennis courts at Sebring High: (Installing a two-tone green as existing)	$ 46,290.00				$ 46,861.00	$ 42,500.00	
Alternate Bid - Re-surfacing (8) tennis courts at Sebring High: (Installing a two-tone blue)	$ 46,290.00				$ 46,861.00	$ 42,500.00	
Base Bid #2 - Re-surfacing (4) Tennis courts at Lake Placid High: (Installing a two-tone green as existing)	$ 24,900.00				$ 23,797.00	$ 21,500.00	

Description	Stewart's Tennis Courts & Fencing	Advanced Athletic Services	Sports Surface Pros, LLC	Taylor Tennis and more			
Base Bid #1 - Re-surfacing (8) tennis courts at Sebring High: (Installing a two-tone green as existing)		$ 37,463.00	$ 44,000.00	$ 51,840.00			
Alternate Bid - Re-surfacing (8) tennis courts at Sebring High: (Installing a two-tone blue)		$ 37,463.00	$ 44,000.00	$ 51,840.00			
Base Bid #2 - Re-surfacing (4) Tennis courts at Lake Placid High: (Installing a two-tone green as existing)		$ 18,736.00	$ 22,000.00	$ 25,920.00			

Tabulation Purposes Only

The School Board of Highlands County
Request for Bid Proposals (RFBP) #SBHC2021-1
Resurfacing Tennis Courts –
Sebring High and Lake Placid High

Purpose Statement

The SBHC is seeking bid proposals from qualified Contractors who will be able to supply all supervision, labor, materials and equipment to resurface (8) tennis courts at Sebring High School and (4) courts at Lake Placid High, as specified in these RFBP documents. Contractors must be appropriately insured with levels so stipulated here-in and must be in the business of similar work as detailed within these specifications. The proposals received timely will be evaluated and recommended for award as stated in these RFBP documents.

Aerials and some approximate dimensions have been included to support the requested work, but it shall be the bidder's responsibility to field verify all aspects of this bid. Any questions regarding this bid and site access can be directed to the SBHC Facilities office c/o Frank Brown via brownf@highlands.k12.fl.us or fax# (863) 471-5650.

General Conditions

1. **Sealed, written,** and **manually** signed bid proposals will be opened by the School Board of Highlands County herein referred to as the **SBHC**, in the large conference room in the Administration Building located at 426 School Street, Sebring, FL **on or before 2:00 PM ET November 24, 2020.** Neither dating of the bid proposal form nor placing the proposal in the mail by the specified date will meet the requirements. Bid proposals must be received in the **SBHC Office of the Assistant Superintendent for Business/Operations** on or before the date and time specified. Bid proposals not received timely will not be opened and therefore will not be considered for award. **However, sealed bids received by common carrier noting guarantee delivery by the time specified in the RFP will be considered.**

2. The SBHC reserves the right to reject any and all bid proposals or any part of any and all bid proposals and to waive minor irregularities or mistakes or to contract as deemed in the best interest of the School Board of Highlands County, Fl.

3. To be considered responsive all bid proposals must contain a manual signature of the contractor(s) or an authorized representative of the contractor submitting the proposal. A bid proposal form is provided as part of the RFBP documents. The typewritten or printed-in-ink name of the signer must also be included on the form. No erasures are permitted in the bid proposal. Mistakes may be corrected by crossing through mistakes and inserting corrections adjacent to or above the crossed through mistake. The person signing the bid proposal must initial corrections in ink.

4. Any addenda or amendments deemed to be necessary will be in response to written questions or concerns directed to the SBHC Assistant Superintendent for Business/Operations and will be delivered to all contractors who received the original RFBP and will also be posted on the SBHC webpage.

5. **Fiscal Funding:** In the event the effective dates of any contractual agreement awarded by the SBHC as a result of this RFBP issued by the SBHC extend beyond June 30th of the current fiscal/school year, it will be understood that purchases in the next fiscal year are conditional on the receipt of State or Federal funds. In the event of discontinuance or a decrease in State or Federal funds, the SBHC reserves the right to change the item specifications, decrease the quantities or service(s) provided, delete items or cancel the contract with no harm accruing to the SBHC. Each payment obligation of the District created by this agreement is

contingent upon the availability of funds that are annually appropriated or allocated for the payment of services or products. The District shall be the final authority as to what constitutes an annual appropriation and the availability of funds necessary to continue funding this Agreement. If such funds are not allocated and available, this agreement may be terminated by the District at the end of the period for which funds are available. The District shall notify the vendor at the earliest possible time before such termination. Such action will not constitute a default by the District. No penalty shall accrue to the District in the event this provision is exercised, and the District shall not be obligated or liable for any future payments due or for any damages as a result of such termination

Federal Funds: To the extent applicable, Contractor agrees that it will comply with the provisions of 2 CFR 200.326, Appendix II. To access this information online, please use the link below: https://www.gpo.gov/fdsys/pkg/CFR-2014-title2-vol1/xml/CFR-2014-title2-vol1-part200-appII.xml

6. Any contractual agreement resulting from this or any RFBP issued by the SBHC will be governed in all aspects by the Statutes of the State of Florida as they relate to public education, State Board of Education Rules, and by SBHC Rules.

7. Venue for any and all legal action regarding or arising out of any transaction resulting from this RFBP will be in Highlands County, State of Florida. If any action at law, including an action for declaratory relief, is brought to enforce or to interpret the provision of any contractual agreement resulting from this RFBP, the prevailing party shall be reimbursed by the other party for all costs and expenses incurred in connection with the suit or action, including without limitation reasonable attorney's fees for trial preparation, trial, and all levels of appeal.

8. By executing and submitting a bid proposal in response to this RFBP, the contractor is certifying that their bid proposal is made without prior understanding, agreement or in connection with any other contractor submitting a proposal for the same materials, supplies, equipment or services and is in all respects fair and without collusion or fraud. The contractor, by signing their proposal certifies to their knowing and understanding that collusive bid practices is a violation of Federal law and can result in fines, prison sentences and civil damages awards.

9. The SBHC requires that all orders for goods or services resulting from this RFBP issued by the SBHC be in response to a **SBHC Purchase Order issued in advance** of shipment of any goods or performance of any services.

10. All goods or services provided or performed under the terms of a SBHC purchase order or contractual agreement shall comply with the requirements and standards specified in the Occupational and Health Act (OSHA) of 1970 (public law 91-596), UL, with all safety regulations and other standards for educational use as required by the U.S. Government, State of Florida, Highlands County and/or local municipality. This includes a MSDS report if Chemicals are present in any goods provided. It is the contractor's responsibility to meet any necessary requirements.

11. In accordance with Chapter 112, Florida Statutes, all contractors submitting a proposal in response to this RFBP must disclose with their proposal the name of any contractor's officer, director, or agent who is also an employee of the SBHC. Furthermore, all contractors, persons, or firms responding must disclose the name of any SBHC employee who owns directly or indirectly any interest greater than 5% in the contractor's firm or any of its branches or divisions.

12. In submitting a proposal in response to this RFBP the contractor submitting the proposal agrees not to use the results thereof as a part of any commercial advertising.

13. Proposals submitted in response to this or any RFBP issued by the SBHC must be submitted on forms provided and in accordance with the provisions set forth in the RFBP package. **The bid proposal form**

must be signed by an officer or an agent authorized to sign for the contractor in the place designated. If not properly signed the bid proposal will be considered non- responsive.

14. The contractual agreement resulting from this RFBP will be for the time period set forth in these RFBP documents, but may be canceled by the SBHC for **cause** at any time by issuing a thirty (30) days written notice to the contractor or may be canceled without cause with sixty (60) days written notice to the contractor

15. A bid proposal submitted to and opened by the SBHC will be considered a firm offer and cannot be withdrawn for a period of sixty (60) days subsequent to the advertised opening date and time without the consent of the SBHC.

16. Price proposals for all goods or services **will be quoted FOB Destination** to all listed School Board sites listed herein, unless stated otherwise as a special condition by the SBHC Assistant Superintendent of Business/Operations.

17. The SBHC specifically reserves the right to reject any or all proposals or any part of any proposal or any conditional proposal. Any special conditions (conditional proposal) the contractor desires to be considered by the SBHC and to be made a part of their proposal must be submitted in writing on the bid proposal form and must be initialed by the person authorized to sign the proposal.

18. **Drug free workplace certification:** Whenever two or more bid proposals are equal with respect to price, quality, and service are received by the SBHC for the purchase of goods or services, the bid proposal received from a contractor that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. By signing the bid proposal from the contractor is certifying that a drug-free workplace program as defined in Chapter 287.087, Florida Statutes has been implemented.

19. **Right of Protest:** Any person or contractor who is adversely affected by a decision or an intended decision by the SBHC shall file a notice of protest in writing to the SBHC Assistant Superintendent of Business/Operations within 72 hours after posting of the notice of the decision or the intended decision. With respect to a protest of the terms, conditions, and specifications contained in a RFBP, including any provisions governing the evaluation of proposals or replies, awarding contracts, reserving rights of further negotiation, or modifying or amending any contract, the notice of protest shall be filed within 72 hours after posting of the RFBP. A formal written protest shall be filed within 10 days after the date the notice of protest is filed. Failure to file a notice of protest or failure to file a formal written protest shall constitute a waiver of proceedings under Chapter 120.57, Florida Statutes. The formal written protest shall state with particularity the facts and law upon which the protest is based. Saturdays, Sundays, State, or SBHC Holidays shall be excluded in the computation of the 72-hour time period provided by this paragraph.

20. **Non-Discrimination:** The contractor submitting a proposal in response to this RFBP certifies by signing the proposal submitted that they or it is in compliance with the non-discrimination clause contained in Executive Order 11246, as amended by Executive Order 11375, relative to equal employment opportunity for all persons without regard to race, color, religion, sex, or national origin. If the contractor submitting a proposal in response to this RFBP has participated in a previous contract subject to the equal opportunity clause prescribed by Executive Order 11246, as amended, that contractor is certifying by signing their bid proposal that all compliance reports, standard form 100, employee information report EE--1 have been properly filed.

21. **Public Entity Crimes Statement:** Any contractor or their owners, officers, directors, employees or agents submitting a duly signed proposal in response to this RFBP issued by the SBHC in effect is executing a sworn statement as required under Chapter 287.133(3)(a), Florida Statutes, on public entity crimes. Failure to properly sign the proposal submitted in response to this RFBP will result in the rejection

of the bid proposal submitted in response to this RFBP. In summary, by signing the proposal submitted in response to this RFBP, the contractor or firm or their owners, officers, directors, employees or agents are stating that neither has been charged with public entity crime subsequent to July 1, 1989. If any of the named have been charged with a public entity crime subsequent to July 1, 1989, a signed and notarized statement setting forth all the details and current status must be submitted with the proposal submitted in response to this RFBP.

22. **Debarment:** Debarment. In accordance with law, and specifically Executive Order 12549, Debarment and Suspension, and implemented at 2 CFR, Part 180, as defined at 2 CFR Part 180, Section 300, and b signing this Agreement, Contractor certifies, to the best of its knowledge and belief, that it and its principals:

(a) Are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by a federal department or agency.

(b) Have not, within the preceding five-year period, been convicted of or had a civil judgment rendered against them for commission of fraud or criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state of local) transaction or contract under public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property.

(c) Are not presently indicted or otherwise criminally charged by a governmental entity (federal, state or local) with commission of any of the offenses enumerated in the preceding paragraph (b).

(d) Have not within the preceding five-year period had one or more public transactions (federal, state or local) terminated for cause or default

Contractor agrees to notify the District within 30 days after the occurrence of any of the events, actions, debarments, proposals, declarations, exclusions, convictions, judgments, indictments, information's, or terminations, with respect to Contractor or its principals.

Where the contractor is unable to certify to any of the statements in the debarment, suspension and other responsibility matters certification, the contractor or person or entity will attach an explanation with their proposal to this RFBP.

23. **Force Majeure:** Neither party to this Agreement shall be liable for delays or failures in performance under this Agreement (other than obligations relating to payment, confidentiality, and protection of ownership and intellectual property rights) resulting from acts or events beyond the reasonable control of such party (a "Force Majeure Event"), including acts of war, terrorism, acts of God, pandemics, earthquake, flood, embargo, riot, sabotage, labor dispute, governmental act, failure of the internet, power failure, or energy, utility, or telecommunications interruptions, provided that the delayed party: (i) gives the other party prompt notice of such case; and (ii) uses its reasonable commercial efforts to promptly correct such failure or delay in performance. In the event that a Force Majeure Event lasts for more than 90 days, and the delayed cannot correct its failure or delay in performance during that period of time, despite using its reasonable commercial efforts to do so, the other party may terminate the affected portions of this Agreement.

24. **E-Verify:**

(a) Pursuant to Fla. Stat. § 448.095, effective January 1, 201, all Contractors shall use the U.S. Department of Homeland Security's E-Verify system https://e-verify.uscis.gov/emp, to verify the employment eligibility of all employees hired during the term of this Agreement.

(b) Subcontractors

i. Contractor shall also require all subcontractors performing work under this Agreement to use the E-Verify system for any employees they may hire during the term of this Agreement.

ii. Subcontractors shall provide Contractor with an affidavit stating the subcontractor does not employ, contract wit, or subcontract with an unauthorized alien, as defined by Fla. Stat. § 448.095.

iii. Contractor shall provide a copy of such affidavit to the District upon receipt and shall maintain a copy for the duration of this Agreement.

iv. Contractor must provide evidence of compliance with Fla. Stat. § 448.095 beginning January 1,

2021. Evidence may consist of, but is not limited to, providing notice of Contractor's E-Verify number.

(c) Failure to comply with this provision is a material breach of the Agreement and the District may choose to terminate this Agreement at its sole discretion. Contractor may be liable for all costs associated with District securing the same services, including but not limited to, higher costs for the same services and rebidding costs (if necessary).

(d) For purposes of this provision, "Contractor" means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration. "Subcontractor" means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

25. **COMPLIANCE WITH JESSICA LUNSFORD ACT (select ONE of the following)**

_____ Not necessary because none of Contractor's staff, employees, and/or agents will be permitted access on school grounds when students are present or have any direct contact with students; or

_____ Not necessary because all of Contractor's staff, employees, and/or agents which are permitted access on school grounds when students are present, or which have any direct contact with students, shall at all times be within line-of-sight supervision by SBHC staff.

_____ Contractor shall ensure that all of its staff, employees, and/or agents who (1) are permitted access on school grounds when students are present, (2) have direct contact with students, or (3) have access to or control of school funds, maintain compliance with Level 2 screening requirements as described in section 1012.32, *Florida Statutes*, and provide SBHC with proof of such compliance prior to beginning performance of the contract.

26. **Public Records:** Contractor is aware that this Agreement is a contract for services with a public agency and, in performing the Work under this Agreement, Contractor is acting on behalf of the public agency as provided under section 119.011(2), Florida Statutes. Pursuant to Fla. Stat. 119.0701, Contractor, and its Subcontractors, shall comply with all pertinent public records laws of Chapter 119, Florida Statutes, and specifically:

(a) keep and maintain public records that ordinarily and necessarily would be required by the public agency in order to perform the service; and

(b) provide the public with access to public records on the same terms and conditions that the public agency would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law; and

(c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law; and

(d) meet all requirements for retaining public records and transfer, at no cost, to the public agency all public records in possession of the Contractor and its Subcontractors upon termination of the Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the public agency in a format that is compatible with the information technology systems of the public agency.

Contractor's failure to comply with this section shall be deemed a breach of the Agreement. Contractor shall be responsible for insuring that all Subcontractors under its control comply with this section. By executing this Agreement, Contractor certifies that it is familiar with the public records requirements contained in Chapter 119, Florida Statutes, or has a duty to become familiar with such law.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS - email:

recordsrequest@highlands.k12.fl.us, phone: 863-471-5734, School Board of Highlands County, 426 School Street, Sebring, FL 33870.

27. **Confidentiality:** Any claim by Contractor that its records or work is confidential or a trade secret must be made in compliance with s. 812.081 and s. 815.045, Florida Statutes. If SBHC receives a public records request for materials which Contractor has previously and specifically indicated in writing to SBHC is a trade secret, then SBHC agrees to use reasonable efforts to timely notify Contractor of such public records request, at which time Contractor may independently pursue a court order protecting the disclosure of such information. Contractor shall notify the School System in writing of its intent to seek protection of any confidential information within ten (10) days of receipt of SBHC's notification. Contractor's failure to notify SBHC of its intent to seek protection shall authorize the disclosure of the requested information and shall authorize SBHC to comply with the disclosure request within SBHC's discretion. If Contractor timely notifies SBHC of its intent to seek a court order protecting the disclosure of the information, then SBHC will take reasonable steps to cooperate with Contractor in contesting such request, requirement or order or in otherwise protecting Contractor's rights prior to disclosure. In any court action indicated under this section, Contractor will name the party requesting the materials as a defendant and will not name SBHC as a party to the action. Contractor agrees to hold SBHC harmless from any award to a plaintiff for damages, costs, or attorney's fees based on nondisclosure of information asserted to be confidential and exempt.

    Contractor understands and agrees that it is subject to all federal and state laws and SBHC rules relating to the confidentiality of student information. Contractor agrees to comply with the Family Educational Rights and Privacy Act ("FERPA") 34 C.F.R. § 99. Contractor shall regard all student information as confidential and will not disclose the student information to any third party.

28. **Indemnification: To the extent required by the contract, and only if so addressed**, SBHC agrees to indemnify Contractor to the extent and only to the extent of the limits set forth in section 768.28(5), *Florida Statutes*, and then only for the negligent or wrongful act or omission of any officer or employee acting within the scope of the officer's/employee's office or employment under circumstances in which the School Board of Highlands County, as an agency of the State of Florida, would be liable to the claimant. Further, except as specifically provided herein, SBHC does not waive any defense of sovereign immunity. It is further understood and agreed by the parties to this agreement that no officer or employee may be held personally liable except as provided by section 768.28(9), *Florida Statutes*.

29. **Attorney's Fees:** If any legal action or proceeding is brought for the enforcement of this agreement, or because of an alleged dispute, breach, default, or misrepresentation in connection with any provision of this agreement, each party shall bear its own attorney's fees.

30. **Governing Law/Venue/Jurisdiction:** The agreement shall be governed by the laws of the State of Florida. Jurisdiction and venue shall be proper in Highlands County, Florida or the appropriate federal court servicing Highlands County, Florida.

31. **All contractors responding to this or any RFBP issued by the SBHC, by their signature or signature of person authorized to sign, are agreeing to and will comply with all of the terms, conditions (General & Special), requirements, instructions, evaluation and award process of this RFBP or any terms, conditions, requirements, instructions, evaluation or award process that are implied within**. Should the SBHC omit anything from the RFBP package that is necessary for a clear understanding of the scope of work or specifications or should it appear that various instructions are in conflict, the contractor shall secure written clarification from the SBHC Assistant Superintendent of Business/Operations at least 72 hours prior to the time and date set for the opening of bid proposals. The issuance of this document does not constitute an obligation against the SBHC. This RFBP may result in an agreement that the selected contractor will sell or provide to the SBHC the goods or services at the prices set forth in the proposal. The acceptance of the agreement by the SBHC will be based on the subsequent issuance of a SBHC purchase order by the Director of Finance or the execution of an Owner-Contractor Agreement between the contractor and the SBHC.

32. All sheets enclosed, included, attached, addenda or amendments issued will be considered a part of this RFBP packet.

33. **Access and Retention of Records**
    All contractors shall create, maintain, and permit SBHC access, any and all records demonstrating that persons with direct knowledge of the services performed confirmed receipt of the services and that SBHC

personnel verified the mathematical accuracy of all invoices for services performed, as well as any other documentation necessary for the proper performance of each and every provision described in this RFBP. The Contractor will retain all such required records, and records required under any state of federal rules, regulations or laws respecting audit, for a period of four (4) years after SBHC has made final payment and all services have been performed under the RRBP.

34. Any Special Condition(s) contained herein, which may be in conflict with General Condition(s), will have precedence.

Proposal Opening & Evaluation

- **Proposals received timely in response to this RFBP will be opened in the large conference room in the Administration Building located at 426 School Street, Sebring, FL 33870 at 2:00 PM ET November 24, 2020. Proposals not received timely will not be opened and therefore will not be considered for award. However, sealed bids received by common carrier noting guarantee delivery by the time specified in the RFBP will be considered. The opening of proposals is open to the public but is for tabulation purposes only. The proposals will be evaluated as stated below.**

Proposals will be evaluated

- **On how clearly and completely the proposal has been completed and submitted**
- **Proposals shall be signed**
- **All required documents are submitted as part of the proposal**
- **Price proposed**

Timeline: The work associated with this work shall be complete by February 1st, 2021.

The School Board of Highlands County
Request for Bid Proposals (RFBP) #SBHC2021-1
Resurfacing Tennis Courts –
Sebring High and Lake Placid High

Special Conditions:

Insurance Requirements:

The contractor will carry public liability insurance in the amounts specified below, including the contractual liability assumed by the contractor and will deliver a certificate of insurance specifying such limits with the SBHC named as an additional insured to the Assistant Superintendent of Business/Operations Office at 426 School Street, Sebring, FL 33870.

A.	Worker's Compensation Coverage and Employer's Liability:		
	Coverage	Statutory limits, Ch 440, FL Statutes	
B.	Comprehensive General Liability		
	Commercial General Liability	$2,000,000	General Aggregate
	Personal & Adv. Injury	$500,000	Each Occurrence
	Excess Liability	$2,000,000	Each Occurrence
	Medical Expense	$10,000	Any one Person
C.	Commercial Automobile (any vehicle)	$1,000,000	Combined Single Limit

Contractual liability covers the following indemnity agreement:
By submitting a proposal in response to this RFBP the Firm or individual contractor will indemnify and hold harmless the SBHC against any form of liability, claims, damages, demands and cost, including attorney's fees of every kind and nature and attributable to bodily injury, sickness, disease or death or to damages or destruction of property resulting from or in any manner arising out of or in connection with negligence in the performance of this or any contract resulting from this RFBP issued by the SBHC. The authorized manual signature in the space provided in the proposal form for these RFBP documents indicates the Firm or individual contractor is agreeable to the indemnity agreement as herein stated.

Note:
The contractor awarded a contractual agreement resulting from this RFBP will be required to be on SBHC property to perform the services specified in this RFBP, therefore the contractor will be required to furnish certificates of insurance coverage to the SBHC Assistant Superintendent of Business/Operations prior to commencing any services as a result of this RFBP. Proof of current insurance coverage shall be supplied by the successful bidder prior to the purchase order being generated. The Purchase Order that will be cut to cover work associated with this bid shall constitute the contract for all work specified in this bid. No payments will be made to the contractor until proof of material delivered or work completed is verified by representatives of the School Board Facilities Department.

The School Board of Highlands County
Request for Bid Proposals (RFBP) #SBHC2021-1
Resurfacing Tennis Courts –
Sebring High and Lake Placid High

Scope of Work
The School Board of Highlands County is requesting proposals from contractors who will be able to supply all supervision, labor, equipment, and materials necessary to surface coat eight (8) tennis courts at Sebring High School and (4) courts at Lake Placid High. Included in the RFBP is the total court(s) resurfacing and striping, nets, and the center straps. Contractor will be expected to provide turnkey products that include all labor and clean up services necessary for a complete job. The surface area at Sebring is approximately 240' X 210" and the area at Lake Placid is approximately 260' x 107'. Included in Lake Placid's area to be resurfaced will be the 20' x 107' section between the two sets of courts.

Project Sites:

Sebring High School, (8) courts
3514 Kenilworth Blvd.
Sebring, FL 33870

Lake Placid High, (4) courts
202 Green Dragon Drive
Lake Placid, FL 33852

Specifications

1. Thoroughly clean courts, by pressuring washing or other proper means that provides proper adhesion of new surfacing product. Cleaning will provide the complete removal any loose debris or dirt.
2. Courts are sloped and should have proper water drainage. However, contractor will be required to flood court surface with water and allow to drain. Patch and level any areas holding water at 1/8" or greater with an acrylic patch mix.
3. Clean and fill all cracks with Plexipave Crack Filler.
4. Furnish and apply (1) coat of Acrylic Re-surfacer over entire court surface to provide proper base coat.
5. Furnish and apply (3) coats of Fortified Acrylics of colors to match existing, over the entire court surface to provide a uniform color and surface texture.
6. Stripe tennis courts to USTA regulations with white Acrylic line paint.
7. Clean and paint the existing net posts.
8. Supply and install (8) new tennis court nets, cranks and center straps.
9. All work must be warranted against defects in workmanship and materials for a period of two years from the time of completion and acceptance by the SBHC Facilities Department.
10. Contractor shall be responsible to remove any debris or product spillage related to the work covered under this bid from School Board property. No School Board trash receptacles shall be used for the disposal of any job related debris.

Owner shall be responsible for:

- Providing access to electric and water. Contractor shall become familiar with available water and power at the site during his pre-bid site visit.
- Restroom facilities at the courts may be used

The School Board of Highlands County
Request for Bid Proposals – RFBP #SBHC2021-1
Resurfacing Tennis Courts – Sebring High

Bid Proposal Form

I/we the undersigned contractor will furnish all supervision, labor, equipment, and materials necessary to successfully complete the resurfacing of the (8) tennis courts at Sebring High and/or (4) courts at Lake Placid High for the SBHC as specified in these RFBP documents. I/we attest that the person signing this Bid Proposal Form has the authority to legally obligate the contractor submitting this bid proposal.

Base Bid #1-Re-surfacing (8) Tennis courts at **Sebring High**:(Installing a two-tone **green** as existing)

$ _____

Alternate Bid-Re-surfacing (8) Tennis courts at **Sebring High**:(Installing a new two-tone **blue)**

$ _____
–

Base Bid #2-Re-surfacing (4) Tennis courts at **Lake Placid High**:(Installing a two-tone **green** as existing)

$ _____

Proposal submitted by:

Contractor submitting this proposal _____

Address _____

Signature _____
Name Title

Printed Name _____

Phone Number _____ Date _____

Sebring High
Tennis Courts

Lake Placid High
Tennis Courts

INTERLOCAL AGREEMENT
BETWEEN HIGHLANDS COUNTY
AND
SCHOOL BOARD OF HIGHLANDS COUNTY
FOR
TENNIS COURTS RESURFACE AT SEBRING
AND LAKE PLACID HIGH SCHOOLS

This Interlocal Agreement (hereinafter referred to as the "Interlocal Agreement") is made by and between **HIGHLANDS COUNTY**, a political subdivision of the State of Florida, 600 South Commerce Avenue, Sebring, Florida 33870 (hereinafter referred to as the "COUNTY") and the **SCHOOL BOARD OF HIGHLANDS COUNTY, FLORIDA**, a body corporate pursuant to *Section 1001.40, Florida Statutes*, 426 School Street, Sebring 33870 (hereinafter referred to as the "SCHOOL BOARD"),

WHEREAS, Highlands County and the School Board of Highlands cooperate and work together for the purpose of funding maintenance for certain recreational facilities within the County; and

WHEREAS, the tennis courts located at Sebring High School and Lake Placid High School are in need of resurfacing; and

WHEREAS, Highlands County and the School Board of Highlands County have determined that it is their best interest to enter into a interlocal agreement for the purpose of allocating the funds necessary for the resurfacing of the aforementioned tennis courts; and

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, the COUNTY and the SCHOOL BOARD hereby agree as follows:

1. Recitals. The above recitals are true and correct and incorporated herein.

2. Purpose. The purpose of this Interlocal Agreement is to provide for cooperative funding for the resurfacing of the tennis courts located at Sebring High School at 3514 Kenilworth Blvd., in Sebring, Florida and at Lake Placid High School at 202 Green Dragon Dr., in Lake Placid Florida, (herein referred to as the "Project").

3. Procurement. The parties agree that the SCHOOL BOARD shall be responsible for all bidding, contracting and supervision of the Project. The SCHOOL BOARD agrees to follow its adopted procedures for the awarding of contracts for work of this nature. The SCHOOL BOARD is responsible for obtaining all permits, licenses, agreements, leases, etc. required for the Project.

4. Terms.

   A. The COUNTY agrees to reimburse the SCHOOL BOARD the verifiable costs for construction of the Project in the amount of TWENTY-EIGHT THOUSAND NINTY-NINE AND 00/100 DOLLARS ($28,099.00), in infrastructure funds set

aside for recreation and the COUNTY shall have no obligation to pay any costs beyond this maximum amount. The SCHOOL BOARD shall be the lead party to this Interlocal Agreement and shall pay all Project costs prior to requesting reimbursement from the COUNTY. The SCHOOL BOARD and COUNTY understand and agree that the SCHOOL BOARD shall be responsible for all Project costs not reimbursed by the COUNTY pursuant to this Interlocal Agreement and for any expenditures which are not for infrastructure as defined in Section 212.055(2), Florida Statutes.

B. This Interlocal Agreement shall become effective upon the execution by the SCHOOL BOARD and the COUNTY.

C. This Interlocal Agreement expires 24 months from date of execution. Any financial obligations on the part of the COUNTY shall become null and void upon the date of expiration and any unexpended COUNTY funds shall revert back into the appropriate infrastructure account.

5. Accounting. The SCHOOL BOARD shall document all expenditures of public money in detail sufficient for a proper pre-audit and post-audit report. The SCHOOL BOARD shall retain all records for supporting Project costs for three (3) years after the fiscal year in which the final payment was released by the SCHOOL BOARD, or until final resolution of matters resulting from any litigation, claim, or audit that started prior to the expiration of the three (3) year record retention period.

6. Inspections/Audits. The COUNTY reserves the right to inspect the Project, as well as the right to audit any and all financial records pertaining to the Project at any reasonable time. This Interlocal Agreement can be unilaterally canceled by the COUNTY if the SCHOOL BOARD refuses to allow public access to all documents, papers, letters, or other material made or received in conjunction with this Interlocal Agreement pursuant to the provisions of Chapter 119, Florida Statutes. Following receipt of an audit report identifying any reimbursement due the COUNTY, the SCHOOL BOARD will be allowed a maximum of sixty (60) days to submit additional documentation to offset the amount identified or to return the amount due.

7. Terminate. The COUNTY shall have the right to terminate this Interlocal Agreement and demand refund of all funds for the SCHOOL BOARD's non-compliance with the terms and conditions of this Interlocal Agreement if the SCHOOL BOARD fails to cure such material non-compliance within ten (10) days after receiving notice thereof from the COUNTY or within such additional time as the COUNTY may allow. If the SCHOOL BOARD fails to cure such material non-compliance within the time allowed, the SCHOOL BOARD agrees to return those funds to the COUNTY within sixty (60) days after the termination and demand for refund by the COUNTY.

8. E-verify. The SCHOOL BOARD recognizes that employment of unauthorized aliens is a violation of Federal Law. To ensure compliance with the law the SCHOOL BOARD shall:

A. Utilize the U.S. Immigration and Customs Enforcement E-Verify System to determine employment eligibility of all new hires and validation of Social Security numbers.

B. Require all contractors and subcontractors working on behalf of the SCHOOL BOARD on projects that will be submitted for reimbursement pursuant to this Interlocal Agreement to: (i) include, and to require the inclusion of, this paragraph 16, substituting the name of the contractor or subcontractor for the word SCHOOL BOARD, in each contract and subcontract for work that will be submitted for payment reimbursement pursuant to this Interlocal Agreement and (ii) supply to the SCHOOL BOARD documented proof that the contractor or subcontractor is enrolled in the E-verify System to verify employment eligibility of its employees.

9. Default. Upon the occurrence of any event of default by the SCHOOL BOARD, all obligations on the part of the COUNTY to make any further payments of funds pursuant to this Interlocal Agreement shall if the COUNTY so elects, terminate, but the COUNTY may make any payments or parts of payments after the happening of any event of default without thereby waiving the right to exercise any remedy which it may have without becoming liable to make any further payment.

10. Indemnification and Sovereign Immunity.

A. As to any legal action brought by persons or entities who are not a party to this Agreement, to the extent permitted by law, the SCHOOL BOARD agrees to be liable for any and all damages, losses, and expenses incurred by the COUNTY, caused by the acts and/or omissions of the SCHOOL BOARD arising out of or in any way connected with this Agreement or any future modifications hereof. For acts or omissions caused by the SCHOOL BOARD, the SCHOOL BOARD shall defend and hold the COUNTY harmless from any and all legal actions, claims, demands by any person, arising out of or in any way connected with this Agreement or any future modifications hereof.

B. As to any legal action brought by persons or entities who are not a party to this Agreement, to the extent permitted by law, the COUNTY agrees to be liable for any and all damages, losses, and expenses incurred by the SCHOOL BOARD, caused by the acts and/or omissions of the COUNTY arising out of or in any way connected with this Agreement or any future modifications hereof. For acts or omissions caused by the COUNTY, the COUNTY shall defend and hold the SCHOOL BOARD harmless from any and all legal actions, claims, demands by any person, arising out of or in any way connected with this Agreement or any future modifications hereof.

C. The COUNTY and the SCHOOL BOARD expressly retain all rights, benefits and immunities of sovereign immunity in accordance with Section 768.28, Florida Statutes. Notwithstanding anything set forth in any section, article or paragraph of this Agreement to the contrary, nothing in this Agreement shall be deemed as a waiver of sovereign immunity or limits of liability which may have been adopted by the Florida Legislature or may be adopted by the Florida Legislature, and the cap on

the amount and liability of the COUNTY or SCHOOL BOARD for damages, attorney fees and costs, regardless of the number or nature of claims in tort, equity or contract, shall not exceed the dollar amount set by the Florida Legislature for tort. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim against the COUNTY or the SCHOOL BOARD which would otherwise be barred under the Doctrine of Sovereign Immunity or operation of law.

11. Entire Agreement. This Agreement, and any amendments hereto, constitutes the entire Agreement between the parties relating to the specific matters set forth herein, and no other prior agreements or understandings shall have any force or affect whatsoever on this Agreement or the parties hereto.

12. Notice. The parties hereto agree and understand that written notice, mailed or delivered to the last known mailing address, shall constitute sufficient notice to the COUNTY and to the SCHOOL BOARD. All notices required and/or made pursuant to this Agreement to be given to the COUNTY and the SCHOOL BOARD shall be in writing and given by way of hand delivery or the United States Postal Service, first class mail, postage prepaid, addressed to the following addresses of record:

COUNTY: Highlands County
Attention: County Administrator
600 N. Commerce
Sebring, Florida

SCHOOL BOARD: School Board of Highlands County, Florida
Attention: _____
426 School Street,
Sebring 33870

13. Governing Law and Venue. The laws of the State of Florida shall govern all aspects of this Agreement. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall lie in Highlands County, Florida.

14. Waiver. Failure of the parties to insist upon strict performance of any of the covenants, terms, provisions, or conditions of this Agreement or to exercise any right of option herein contained, shall not be construed as a waiver or a relinquishment for the future of any such covenant, term, provision, or condition, or right of election, but same shall remain in full force and effect.

15. Amendment. The covenants, terms, and provisions of this Agreement may be modified by way of a written instrument, mutually accepted by the parties hereto. In the event of a conflict between the covenants, terms, and/or provisions of this Agreement and any written Amendment(s) hereto, the provisions of the latest executed instrument shall take precedence.

16. Severability. All clauses found herein shall act independently of each other. If a clause is found to be illegal or unenforceable, it shall have no effect on any other provision of this

Agreement. It is understood by the parties hereto that if any part, term, or provision of this Agreement is by the courts held to be illegal or in conflict with any law of the State of Florida or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid. If necessary, to preserve the intent of the parties, the parties shall negotiate in good faith to amend this Agreement, adopting a substitute provision for the one deemed invalid or unenforceable that is legally binding and enforceable. Nothing in this Interlocal Agreement shall be construed to benefit any person or entity not a party to this Interlocal Agreement.

17. Joint Negotiations. This Agreement shall be construed as resulting from joint negotiation and authorship. No part of this Agreement shall be construed as the product of any one of the parties hereto.

18. Recording. The COUNTY shall record this Agreement as required by the Act immediately following the execution by all of the parties, and thereafter provide a copy evidencing recordation to the SCHOOL BOARD.

IN WITNESS WHEREOF, this Interlocal Agreement is hereby effective on the date signed by the last party.

DATED this _____ day of _____, 2021.

HIGHLANDS COUNTY, a political subdivision of the State of Florida
By Its Board of County Commissioners

By:_____
Scott A. Kirouac, Chairman

Attest:

_____
Jerome Kaszubowski, Clerk of Court

DATED this _____ day of _____, 2021

SCHOOL BOARD OF HIGHLANDS COUNTY

By:_____
Jan Shoop, Chairman

Attest:

_____
Brenda Longshore, School Board Superintendent

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: MAY 18, 2021

PRESENTER: **Clinton Howerton Jr., P.E., County Engineer**

SUBJECT/TITLE: **Request to approve Budget Amendment 20-21-089 and the accompanying resolution to appropriate funds in the amount of $67,470.00 and reallocate total funds in the amount of $158,379.00 within the Small Co SW Grant project, Project Number 20008, for the purchase of equipment at the Highlands County Solid Waste Management Center.**

STATEMENT OF ISSUE

Attached, for your review and approval is Budget Amendment 20-21-089 and the accompanying resolution.

In Fiscal Year 19/20, the Florida Department of Environmental Protection (FDEP) approved for unexpended funds to be added to the current Fiscal Year 20/21. In addition to this change, FDEP increased the annual grant amount to $93,750.00. Current Balance of unexpended funds including the increase would be $67,470.00. Funds will need to be reallocated in order to purchase new equipment for the Highlands County Solid Waste Management Center.

RECOMMENDED ACTION

Move to approve the Budget Amendment 20-21-089 and the accompanying resolution in the amount of $158,379.00.

FISCAL IMPACT

The fiscal impact is an increase to Fund 401 (Solid Waste Trust Fund) in the amount of $67,470.00, Project Number 20008 (Small Co SW Grant). There will also be a reallocation of funds from Account No. 51001Z (Project Personal Services) in the amount of $90,909.00 and total funds will be allocated to Account No. 56400Z (Project Machinery & Equipment) in the amount of $158,379.00, which is being funded through the Florida Department of Environmental Protection Small Co SW Grant.

Attachments: 20-21-089 Proj 20008 Small Co SW Grant Addl Funds (BA).pdf
20-21-089R Proj 20008 Small Co SW Grant Addl Funds.pdf

APPROVED
BOARD OF COUNTY COMMISSIONERS
April 28, 2021
O.M.B DEPARTMENT
HIGHLANDS COUNTY FLORIDA

BOARD OF COUNTY COMMISSIONERS

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

DATE: **4/28/2021**

SUBMITTED BY: **Alisha Landers**

FUND(S): **401** FUND TITLE(S): **SOLID WASTE** COST CENTER(S) #: **4210**

PROJECT(S) #: **20008** PROJECT TITLE(S): **SMALL CO SW GRANT** COST CENTER TITLE(S): **REFUSE DISPOSAL SYSTEM**
*list additional cost centers on reverse side of form

TYPE	FUND	COST CENTER	ACCOUNT	ACCOUNT NAME	ACTIVITY	BUDGET	INCREASE	DECREASE	REVISED BUDGET
R	401		3343440Z	FDEP GRANT - PROJECTS	20008	90,909.00	67,470.00		158,379.00
E	401	4210	51001Z	PROJECT PERSONAL SERVICES	20008	90,909.00		90,909.00	0.00
E	401	4210	56400Z	PROJECT MACHINERY &EQUIPMENT	20008	0.00	158,379.00		158,379.00
									0.00
									0.00
									0.00
									0.00

REASON: **This Budget Amendment is necessary to appropriate additional funds and realign funds budgeted in project 20008 Small County Solid Waste Grant. Revenue Account #3343440Z (FDEP Grant - Projects), will include an addition from DEP fiscal year 19/20 that was not expended and Account 51001Z (Project Personal Services) will need to be reallocated to Account 56400Z (Project Machinery & Equipment) for the purposes of purchasing equipment.**

OFFICE USE ONLY

OMB RECOMMENDATION:

_____ Approval

_____ Denial

REQUEST # **20-21-089**

ACTION:

Board _____ Approved _____ Denied

County Administrator _____ Approved _____ Denied

SIGNATURE: _____

DATE: ____/____/____

TRANSFER TYPE:

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

Signature: _____

Posted by Clerk: _____

Form Revised 08/05/2020

RESOLUTION NUMBER 20-21-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS IN AND FOR HIGHLANDS COUNTY, FLORIDA AUTHORIZING AMENDMENT TO THE SOLID WASTE TRUST FUND.

WHEREAS, Section 129.06, Florida Statutes (Execution and Amendment of Budget) provides that the Board of County Commissioners may by resolution or by motion in the minutes execute and amend the budget; and

WHEREAS, the following budget amendment is necessary and proper within the Solid Waste Trust Fund; and

WHEREAS, to re-align funding within Project 20008 Small Co SW Grant and add additional funding from Florida Department of Environmental Protection; and

WHEREAS, to appropriate the additional funding to Project 20008 in the amount of $67,470.00 and reallocate total project funds.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners in and for Highlands County, Florida this _____ day of _____ , 2021 that budget amendment 20-21-089 is hereby approved and authorized.

BOARD OF COUNTY COMMISSIONERS OF HIGHLANDS COUNTY, FLORIDA

_____

Chairperson

Attest: _____

Clerk of Courts

Approved as to Budgetary Requirements

_____

OMB Department

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER: **Leah Sauls, Development Services Director**

SUBJECT/TITLE: **Request approval for Budget Amendment 20-21-090 and associated Resolution for Project 20053 to appropriate grant funds from the Florida Sports Foundation-GFNY FL Sebring grant.**

STATEMENT OF ISSUE

Highlands County Tourist Development (TDC) applied for a $6,256.00 reimbursable marketing grant from Florida Sports Foundation grant. This Budget Amendment and associated Resolution allows TDC to absorb the $6,256.00 reimbursable marketing grant award back into the contractual services account used for TDC event grant funding to help bring events to Highlands County.

RECOMMENDED ACTION

Move to approve Budget Amendment 20-21-090 and associated Resolution for Project 20053 to appropriate grant funds from the Florida Sports Foundation-GFNY FL Sebring grant.

FISCAL IMPACT

The fiscal impact will be an increase to the Tourist Development Marketing & Events Budget (5305) in the amount of $6,256.00.

Attachments: 20-21-090 Proj 20053 GFNY FL Seb Sports Foundation (BA).pdf
20-21-090R Proj 20053 GFNY FL Seb Sports Foundation.pdf

APPROVED
BOARD OF COUNTY COMMISSIONERS
April 29, 2021
O.M.B DEPARTMENT
HIGHLANDS COUNTY FLORIDA

BOARD OF COUNTY COMMISSIONERS

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

DATE: **4/22/2021** SUBMITTED BY: **Chantel Brutus**

FUND(S): **152** FUND TITLE(S): **Tourist Development Trust** COST CENTER(S) #: **5305**

PROJECT(S) #: **20053** PROJECT TITLE(S): **GFNY FL Seb Sports Foundation** COST CENTER TITLE(S): **Tour Dev - Marketing and Promotions**
*list additional cost centers on reverse side of form

TYPE	FUND	COST CENTER	ACCOUNT	ACCOUNT NAME	ACTIVITY	BUDGET	INCREASE	DECREASE	REVISED BUDGET
R	152		3349300Z	Enterprise FL Project	20053	0.00	6,256.00		6,256.00
E	152	5305	53400Z	Project Contractual Services	20053	0.00	6,256.00		6,256.00
									0.00
									0.00
									0.00
									0.00
									0.00

REASON: **TO SETUP AND ALLOCATE FUNDS FOR PROJECT 20053 FOR GFNY FL SEB SPORTS FOUNDATION GRANT FUNDS THAT HAVE BEEN REIMBURSED THROUGH GRANT.**

OFFICE USE ONLY

OMB RECOMMENDATION:

_____ Approval

_____ Denial

REQUEST # **20-21-090**

ACTION:

Board _____ Approved _____ Denied

County Administrator _____ Approved _____ Denied

SIGNATURE: _____

DATE: ____/____/____

Signature: _____

TRANSFER TYPE:

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

Posted by Clerk: _____

Form Revised 08/05/2020

RESOLUTION NUMBER 20-21- 090

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS IN AND FOR HIGHLANDS COUNTY, FLORIDA AUTHORIZING AMENDMENT TO THE TOURIST DEVELOPMENT TRUST FUND.

WHEREAS, Section 129.06, Florida Statutes (Execution and Amendment of Budget) provides that the Board of County Commissioners may by resolution or by motion in the minutes execute and amend the budget; and

WHEREAS, the following budget amendment is necessary and proper within the Tourist Development Trust Fund; and

WHEREAS, to set up funding for Project 20053 GFNY FL Seb Sports Foundation Grant; and

WHEREAS, to appropriate those funds to Project 20053 in order to complete the scope of the project in the amount of $6,256.00.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners in and for Highlands County, Florida this _____ day of _____, 2021 that budget amendment 20-21-090 is hereby approved and authorized.

BOARD OF COUNTY COMMISSIONERS OF HIGHLANDS COUNTY, FLORIDA

_____
Chairperson

Attest:_____
Clerk of Courts

Approved as to Budgetary Requirements

_____
OMB Department

G:\BUS\OMB\.New OMB (To be retained)\BUDGET AMENDMENTS\Resolutions\Resolutions 2020-21\20-21-090R Proj 20053 GFNY FL Seb Sports Foundation.docx

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER:

SUBJECT/TITLE: **Request approval of the minutes from the March 02, 2021, March 16, 2021 and April 06, 2021 regular meetings of the Board.**

RECOMMENDED ACTION

Move approval of the minutes from the March 02, 2021, March 16, 2021 and April 06, 2021 regular meetings of the Board.

Attachments: 030221REG.pdf
031621REG.pdf
040621REG.pdf

REGULAR MEETING OF THE BOARD, MARCH 2, 2021

1. The meeting was called to order at 9:00 a.m., in the Highlands County Board of County Commission Chambers at 600 S. Commerce Ave., Sebring, Florida, with the following members present:

Commissioner Scott A. Kirouac
Commissioner Kevin J. Roberts
Commissioner Chris Campbell
Commissioner Kathleen G. Rapp
Commissioner Arlene Tuck

Also present: Randy Vosburg, County Administrator; Laurie Hurner, Assistant County Administrator; Sherry Sutphen, Interim County Attorney; Sally Hood, Director of Accounting & Finance for the Clerk of Courts; Pamela Gamez and Jill Shields, Deputy Clerks.

2. INVOCATION
The meeting opened with a prayer led by Pastor Ed Sager, with the Highlands Grace Reformed Church.

3. PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was led by Ret. Sergeant John Nelson, U.S Army.

A moment of silence was observed for the recent passing of Desoto County Commissioner Buddy Mansfield.

4. ANNOUNCEMENTS
The Construction Licensing, Enforcement & Appeals Board will meet on Tuesday, March 2, 2021, at 7:00 p.m., in the Boardroom of the Highlands County Government Center, 600 S. Commerce Ave., Sebring, FL.

The Highlands County Health Facilities Authority will meet on Wednesday, March 3, 2021, at 12:00 p.m., in the Sebring City Council Chambers, 368 S. Commerce Ave., Sebring, FL.

The Veterans Advisory Board will meet on Thursday, March 4, 2021, at 3:00 p.m., in the Highlands County Veteran Services Office Conference Room, 7209 S. George Blvd., Sebring, FL.

The Highlands County Zoning Board of Adjustment will meet on March 9, 2021, at 3:00 p.m., in the Boardroom of the Highlands County Government Center, 600 S. Commerce Ave., Sebring, FL.

The Highlands County Industrial Development Authority and Highlands County Economic Development Commission will meet on Wednesday, March 10, 2021, at 7:30 p.m., at the Lake Placid Town Hall, 1060 US Hwy. 27 N., Lake Placid, FL.

5. CONSTITUTIONAL OFFICERS – ANNOUNCEMENTS:
Sally Hood, Director of Accounting & Finance for the Clerk of Courts, announced that 50 driver licenses were reinstated and a total of $62,289.71 were collected from fines and fees, as part of Operation Green Light that took place on February 25 & 26, 2021. Operation Green Light allowed Highlands County customers to reinstate their driver's license by paying overdue court fines while saving money on collection fees.

6. RECOGNITIONS, PRESENTATIONS AND PROCLAMATIONS:

A. Highlands County Economic Development Update
Meghan DiGiacomo, Executive Manager of Business & Economic Development, and Jeff King, Economic Development Manager, gave a brief presentation to provide a summary update to the Commission and the

public on the activities of the Economic Development Office for FY 2019-2020. The Commission thanked Ms. DiGiacomo and Mr. King for the presentation and for their outstanding work. ***See SMB 142 Page 1.***

B. Request approval of Proclamation recognizing March 2021 as Purchasing Month.

Christine Davis, Purchasing Manager, presented the request and read the Proclamation into the record. The County Administrator

the Purchasing Department staff for all their hard work.

Commissioner Tuck made a motion and Commissioner Campbell seconded the motion, to move to approve the Proclamation recognizing March 2021 as Purchasing Month.

Upon roll call, all Commissioners voted aye. The motion carried. ***See Res. Book 31 Page 77 & SMB 142 Page 2.***

7. CITIZENS NOT ON THE AGENDA

Ms. Beth Degnan came before the Commission to address her concerns with the moving of an employee from one department to another.

8. CONSENT AGENDA

Sherry Sutphen, Interim County Attorney, requested item 8G be approved pending amendment to the contract to show the correct amount as listed on the item memorandum.

Commissioner Roberts made a motion and Commissioner Rapp seconded the motion, to move to approve the consent agenda, with the amendment to item 8G.

Commissioner Tuck questioned items 8C and 8D. Randy Vosburg, County Administrator and Clinton Howerton, Jr., County Engineer, addressed her concerns.

In regards to item 8L, Commissioner Tuck questioned why the landfill tipping fees were being reduced for the garbage hauler. Ms. Sutphen stated that due to the consistent problem with the contamination of recycling materials, the County has negotiated with Waste Connections to reduce the landfill tipping fee in half to show that the County is committed to fixing this problem, and that this reduction is temporary. The Commission discussed this issue in great detail.

Commissioner Tuck requested items 8D and 8L be moved for a separate vote.

Commissioner Roberts amended his motion to include the removal of items 8D and 8L for separate votes. Commissioner Rapp seconded the amended motion.

Public input was received from Beth Degnan, Chantel Gilmore, Michelle Gresham, and Dana Orr.

Upon roll call, all Commissioners voted aye. The motion carried.

A. Request approval of the minutes from the January 19, 2021 and February 2, 2021 Regular Meetings of the Board. *See Clerk of Courts website.*

B. Request approval to reappoint H. Wayne Harris and to appoint Charles "Charlie" W. Taylor, Jr., as voting members to the Highlands County Health Facilities Authority. *See SMB 142 Page 3.*

C. Requesting approval of position title and Pay Grade changes for the Cartegraph Analyst, Weed Control Supervisor and Construction Foreman positions in the Road & Bridge Department. *See SMB 142 Page 4.*

D. ~~Request Board consideration to accept maintenance responsibility of Rodeo Drive N extension.~~ *See below.*

E. Request to approve and award Request for Proposal (RFP) 20-024 Continuing Services Library, Category 1 Architectural Services, and execute agreements between Highlands County and seven (7) proposers. *See Lunz Group file, Parker-Mudgett-Smith Architects, Inc. file, ADG Architecture file, Straughn Trout Architects file, Sweet Sparkman Architects, Inc. file, Parlier + Cruz Architects file, & Curtis, Mundy, Hunnicutt Associates Architects Inc. file.*

F. Request approval to move forward with the direct sale of 78 County owned surplus properties and provide the Chair the authority to execute the Sale and Purchase Agreements for Available Property List Properties and Deeds. *See SMB 142 Page 6.*

G. Request to approve and award ITB 21-001 to Excavation Point, Inc., and execute an agreement between Highlands County and Excavation Point, Inc., to remove and replace existing driveway ramp with new concrete at Fire Station No. 19 in the amount of $88,902.00. *See Excavation Point, Inc. file.*

H. Request approval of Budget Amendment 20-21-056 and Resolution to approve and appropriate funding in the amount of $161,200.00 for Project #20039, Re-chassis Ambulance. *See Res. Book 31 Page 78 & SMB 142 Page 7.*

I. Request approval of Budget Amendment 20-21-057 and Resolution FY 19-20-SHIP Project Rollovers/Closure and Healthy Families Project Adjustments in FY 20-21. *See Res. Book 31 Page 79 & SMB 142 Page 8.*

J. Request approval of Budget Amendment 20-21-058 and associated Resolution to include additional funding for Project 19054 Florida Network of Children's Advocacy Centers. *See Res. Book 31 Page 80 & SMB 142 Page 9.*

K. Request approval of Budget Amendment 20-21-060 to rollover Project 19053 SOE Coronavirus Aid, Relief and Economic Security (CARES) Act and associated Resolution. *See Res. Book 31 Page 81 & SMB 142 Page 10.*

L. ~~A Resolution of the Highlands County Board of County Commissioners pertaining to the reduction of certain tipping fees paid by Waste Connections of Florida, Inc.; Providing for Legislative Findings and Intent; Providing for the Temporary Reduction of Certain Tipping Fees; Providing for Implementation of Administrative Actions; Providing a Savings Clause; Providing for Scrivener's Errors; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.~~ *See below.*

8D. Request Board consideration to accept maintenance responsibility of Rodeo Drive N extension. Commissioner Tuck stated that this road is not a thoroughfare road, but rather a dead-end road, and made a motion to move to deny the acceptance of maintenance responsibility of Rodeo Drive N.

The motion died for lack of a second.

Commissioner Campbell made a motion and Commissioner Rapp seconded the motion, to move to approve item 8D as presented.

Upon roll call, all Commissioners voted aye, except Commissioner Tuck who voted nay. The motion carried. ***See SMB 142 Page 5.***

8L. A Resolution of the Highlands County Board of County Commissioners pertaining to the reduction of certain tipping fees paid by Waste Connections of Florida, Inc.; Providing for Legislative Findings and Intent; Providing for the Temporary Reduction of Certain Tipping Fees; Providing for Implementation of Administrative Actions; Providing a Savings Clause; Providing for Scrivener's Errors; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mr. Vosburg stated that approving this Resolution would send a message to Waste Connections that the County is committed to the working relationship. Mr. Howerton stated that the County was to give Waste Connections good recyclables and that they are currently paying a tipping fee because they are having to dispose of contaminated recyclables. The Commission discussed the issue further.

Public input was received from Beth Degnan.

Commissioner Roberts made a motion and Commissioner Campbell seconded the motion, to move to approve item 8L as presented, with the emphasis on temporary reduction.

Upon roll call, all Commissioners voted aye, except Commissioner Tuck, who voted nay. The motion carried. ***See Res. Book 31 Page 82 & SMB 142 Page 11.***

9. CONSENT AGENDA (2): Request approval to pay all bills with voting conflicts.

There being no further items with potential voting conflicts, this item was not considered.

10. PUBLIC HEARING

No public hearings presented.

11. ACTION

Commissioner Tuck made a motion and Commissioner Campbell seconded the motion, to move to set the action agenda as presented.

Upon roll call, all Commissioners voted aye. The motion carried.

A. Request approval for engagement of an architect for the new Lake Placid Fire/EMS Station 36 Project No. 18051.

Randy Vosburg, County Administrator, stated that staff is looking for a change of direction from the action of the previous Board to use internal staff on this project. Chief Marc Bashoor, Public Safety Director, and Clinton Howerton, Jr., County Engineer, presented the request and addressed concerns raised by the Commission. David Nitz, OMB Manager, addressed the loan spending plan.

Commissioner Roberts made a motion and Commissioner Campbell seconded the motion, to move to approve engagement of an architect, Sweet Sparkman Architects, Inc., for the new Lake Placid Fire/EMS Station 36, Project No. 18051.

Public input was received from Beth Degnan and Ray Royce.

Upon roll call, all Commissioners voted aye. The motion carried. ***See Sweet Sparkman Architects, Inc. file.***

12. COUNTY ADMINISTRATOR & LEGAL

A. County Attorney Status Report

Sherry Sutphen, Interim County Attorney, presented the County Attorney's updated status report. ***See SMB 142 Page 12.***

Ms. Sutphen stated that in order to avoid potential Sunshine Law violations, she will be implementing changes to those advisory board committees where the commissioners are listed as voting members to list them as liaisons.

Ms. Sutphen also commended the Board's Administration Office for working so well with the Legal Department and the changes that are being brought forward.

B. Commissioner's Priorities and the Project Status Report

Randy Vosburg, County Administrator, presented the updated priorities and the project status report. ***See SMB 142 Page 13.***

Mr. Vosburg provided a brief COVID-19 update and stated that the County is scheduled to receive 2,360 first dose vaccinations and 2,580 second dose vaccinations this week.

13. COMMISSIONERS:

Commissioner Tuck requested the Board Attorney bring forward a Resolution in support of Florida House Bill 1 for the Board's consideration.

14. INFORMATIONAL

A. Board payables from February 12 through March 2, 2021.

Ms. Sutphen stated that this item will now appear on every agenda as part of the permanent record and to keep the Commission informed of Board payables and other informational items, without having to consider their approval, as the County Administrator has already taken action as previously authorized. ***See SMB 142 Page 14.***

15. ADJOURN

Commissioner Campbell made a motion and Commissioner Tuck seconded the motion, to move to adjourn the Regular Meeting of the Board.

Upon roll call, all Commissioners voted aye. The motion carried.

The meeting was adjourned at 11:44 a.m.

REGULAR MEETING OF THE BOARD, MARCH 16, 2021

1. The meeting was called to order at 9:00 a.m., in the Highlands County Board of County Commission Chambers at 600 S. Commerce Ave., Sebring, Florida, with the following members present:

Commissioner Scott A. Kirouac	**Commissioner Kathleen G. Rapp**
Commissioner Kevin J. Roberts	**Commissioner Arlene Tuck**

Commissioner Chris Campbell was absent from this meeting.

Also, present: Randy Vosburg, County Administrator; Laurie Hurner, Assistant County Administrator; Sherry Sutphen, Interim County Attorney; Jerome Kaszubowski, Clerk of Courts; Pamela Gamez and Jill Shields, Deputy Clerks.

2. INVOCATION
The meeting opened with a prayer led by Jerome Kaszubowski, Clerk of Courts.

3. PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was led by Commissioner Rapp.

4. ANNOUNCEMENTS
The Highlands County Sheriff's Office Animal Services will hold a livestock sale on Wednesday, March 17, 2021, at 11:00 a.m., at 7300 Haywood Taylor Blvd., Sebring, FL.

A Public Hearing of the Highlands County Code Enforcement Pamela T. Karlson, Special Magistrate will be held Thursday, March 25, 2021, at 1:30 p.m., in the Boardroom, 600 S. Commerce Ave., Sebring, FL.

The Veterans Advisory Board will meet on Thursday, April 1, 2021, at 3:30 p.m., at 7209 S. George Blvd., Sebring, FL.

The Soil & Water Conservation District will meet today at 3:00 p.m., in the conference room of the Bert J. Harris Ag Center.

5. CONSTITUTIONAL OFFICERS – ANNOUNCEMENTS:
Jerome Kaszubowski, Clerk of Courts, announced that the Clerk's Office will be celebrating Sunshine Week from March 14 - 20, 2021, and will use its social media channels throughout the week to highlight the Clerks' vital role in keeping "government in the sunshine."

Mr. Kaszubowski also announced that the Clerk of Courts Office was awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada for their Comprehensive Annual Financial Report and Popular Annual Financial Report. Mr. Kaszubowski congratulated the Clerk's Accounting & Finance Division, all Board and Clerk Departments, and all Constitutional Officers Finance Departments for excellence in their financial operations and their cooperation.

6. RECOGNITIONS, PRESENTATIONS AND PROCLAMATIONS:

~~A. Request approval to recognize Veteran Services Specialist Sam Spires for his five (5) years of service.~~

This item was postponed. ***See SMB 142 Page 16.***

B. Veteran's Administration Assistant Director Joseph Scotchlas' presentation on the proposed VA hospital.

Mr. Joseph Scotchlas, Veteran's Administration Assistant Director, gave a brief presentation on the proposed Veteran's Administration (VA) hospital and addressed concerns raised by the Commission. Public input was received from Beth Degnan and Susie Bishop. The Commission thanked Mr. Scothlas for his presentation. ***See SMB 142 Page 17.***

C. Request approval of a Proclamation recognizing the week of March 15-19, 2021 as Government Finance Professionals Week.

Tanya Cannady, Business Services Director, presented the request and read the Proclamation into the record. Ms. Cannady recognized all finance professionals who were present and she thanked them with applause. Commissioner Kirouac also thanked them for their services and asked for a motion to approve the Proclamation presented.

Commissioner Tuck made a motion and Commissioner Rapp seconded the motion, approving the Proclamation recognizing March 15 – 19, 2021 as Government Finance Professionals Week.

Upon roll call, all Commissioners present voted aye. The motion carried. ***See Res. Book 31 Page 83 & SMB 142 Page 18.***

D. Presentation on the 2021 Highlands County Heritage Festival.

Jim Pollard representing the Heritage Association of Highlands County, Inc., gave a brief presentation on the 2021 Highlands County Heritage Festival. The Commission thanked Mr. Pollard for the presentation. ***See SMB 142 Page 19.***

E. Presentation of the Comprehensive Annual Financial Report (CAFR) for fiscal year ended September 30, 2020.

Julie Fowler and Sarah Timmons, Director, with CliftonLarsonAllen presented the Comprehensive Annual Financial Report (CAFR) for fiscal year ended September 30, 2020. The Commission thanked them for the presentation. ***See SMB 142 Page 20.***

7. CITIZENS NOT ON THE AGENDA

Ms. Beth Degnan came before the Commission to address her concerns with the Highlands Park Estates Subdivision, other subdivisions in Highlands County, and transparency in all Government positions.

8. CONSENT AGENDA

Commissioner Tuck made a motion and Commissioner Roberts seconded the motion, to move to approve the consent agenda.

Chairman Kirouac opened the floor to the public. Public input was received from Ms. Beth Degnan.

Upon roll call, all Commissioners voted aye. The motion carried.

A. Request approval of the minutes from the February 16, 2021 Regular Meeting of the Board. *See Clerk of Courts website.*

B. Request to approve the appointment of Scott Webster as the Regular Member and Armando Llado as the Alternate Member to the Construction Licensing, Enforcement and Appeals Board, terms expiring March 30, 2025. *See SMB 142 Page 21.*

C. Request approval of the Florida Boating Improvement Program Grant Contract between the Florida Fish and Wildlife Conservation Commission and the Highlands County Board of County Commissioners for and on behalf of the Tourist Development FY 20-21 for the Istokpoga Park Fishing Tournament Facility Improvements. *See FFWCC file.*

D. Request to approve site dedication of Istokpoga Park as a boating access facility for the use and benefit of the general public for a minimum period of twenty (20) years from the date of the dedication and execution of the FWC Florida Boating Improvement Grant contract for Istokpoga Park Fishing Tournament Facility Improvements per Scope of Work, Item I (Site Dedication). *See FFWCC file.*

E. Request approval to appoint one (1) alternative member, Tom Wright, to the Lake Istokpoga Management Committee (LIMC). *See SMB 142 Page 22.*

F. Request approval of The Highlands County Ship Program Annual Report for 2017-2018, 2018-2019 and 2019-2020. *See SHIP file.*

G. Request approval of the Heartland Triathlon - Florida Sports Foundation Grant Agreement between the Florida Sports Foundation Board of Directors and the Highlands County Board of County Commissioners for and on behalf of the Tourist Development FY 20-21. *See TDC file.*

H. Request approval of the Sebring Multisport Festival - Florida Sports Foundation Grant Agreement between the Florida Sports Foundation Board of Directors and the Highlands County Board of County Commissioners for and on behalf of the Tourist Development FY 20-21. *See TDC file.*

I. Request to approve and award Request for Proposal (RFP) 20-024 Continuing Services Library, Category 2 Professional Engineering Services, and execute agreements between Highlands County and fourteen (14) proposers. *See AIM Engineering & Surveying Inc. file, Chastain-Skillman Inc. file, CivilSurv Design Group Inc. file, Cool and Cobb Engineering Company file, ECS Florida LLC file, Johnson Engineering Inc. file, Jones Edmunds & Associates Inc. file, Kimley-Horn and Associates Inc. file, Matern Professional Engineering Inc. file, Patel, Greene & Associates, LLC file, Royal Consulting Services, Inc. file, TRC Worldwide Engineering Inc. file, Universal Engineering Sciences LLC file and The Weiler Engineering Corporation file.*

J. Request approval of the updated Equal Employment Opportunity (EEO) Plan for the period of April 2021 through March 2023. *See Policy file.*

K. Legal Services Agreement. *See Board Attorney file.*

L. Request to convert one Lead Custodian position to Assistant Custodial Supervisor. *See SMB 142 Page 23.*

M. Consideration of Consultant Service Agreement with Chastain-Skillman, Inc. for Engineering Design and Permitting for the Highlands County Solid Waste Management Center – Borrow Pit Mining for Cover Material Project and Budget Amendment 20-21-063. *See Chastain-Skillman file.*

N. Request approval to downgrade one Finish Carpenter position, Pay Grade 109 to a Carpenter Apprentice, Pay Grade 104. *See SMB 142 Page 24.*

9. PUBLIC HEARING

A. Public hearing to consider adoption of P&Z Hearing No. 2071, changing the Official Zoning Atlas for approximately 0.80 acres from Neighborhood Business District (B-1) to Business District (B-3).

Sandra Vazquez, Planner I, presented the request and read the caption of the resolution into the record. This public hearing was properly advertised, and a proof of publication was submitted to the Clerk to be made part of the permanent record. Ms. Vazquez questioned if any of the commissioners held ex parte communications concerning this hearing. All commissioners stated no.

Ms. Vazquez read the recommended motion into the record for P&Z Hearing No. 2071.

Chairman Kirouac questioned if there were any concerns from the commission relating to this matter. No concerns were addressed.

Chairman Kirouac opened the floor to the public. Input was not provided.

Commissioner Tuck moved approval of the motion as read into the record. Commissioner Rapp seconded the motion.

Commissioner Roberts questioned if the owner, Mr. McKnight, was present. Paul Przychocki, representing the applicant, addressed the Board.

Upon roll call, all Commissioners voted aye. The motion carried. ***See Zoning Change file & Res. Book 31 Page 84 (20-21-82)***

B. Request to approve and execute the Exchange Agreement with Mr. & Mrs. Edelstein pertaining to the acquisition of real property at 1900 SR 17 S, Avon Park, in exchange for real property owned by Highlands County.

Clinton Howerton, Jr., County Engineer, presented the request and read the caption of the resolution into the record.

Chairman Kirouac asked if there were any questions from the commission relating to this matter. Commissioner Roberts and Commissioner Rapp addressed their concerns.

Chairman Kirouac opened the floor to the public. Public input was received by Beth Degnan.

Commissioner Roberts moved to approve and execute the Exchange Agreement with Mr. and Mrs. Edelstein, pertaining to the acquisition of real property at 1900 SR 17 S., Avon Park, FL, in exchange for real property owned by Highlands County. Commissioner Rapp seconded the motion.

Upon roll call, all Commissioners voted aye. The motion carried. ***See County Deed file & Res. Book 31, Page 85 (20-21-77).***

C. Public hearing to consider Transmittal to the Florida Department of Economic Opportunity of a Large-Scale Plan Amendment for Text Amendments to the Highlands County 2030 Comprehensive Plan, CPA-20-576LS.

Melony Culpepper, Planning Supervisor, presented the request. This public hearing was properly advertised, and a proof of publication was submitted to the Clerk to be made part of the permanent record. Ms. Culpepper read the caption of the ordinance into the record and addressed the revisions made to the Text Amendments.

Ms. Culpepper read the recommended motion into the record.

Chairman Kirouac questioned if there were any concerns from the commission relating to this matter. No concerns were addressed.

Chairman Kirouac opened the floor to the public. Input was received from Ray Royce, Michelle Gresham, Beth Degnan and Susie Bishop. Ms. Culpepper and Chairman Kirouac responded to Ms. Gresham's and Ms. Degnan's concerns.

Commissioner Rapp moved approval of the motion as read into the record. Commissioner Tuck seconded the motion.

Upon roll call, all Commissioners voted aye. The motion carried. ***See Ordinance Bk 19 (20-21-14) & SMB 142 Page 25.***

D. Request to approve proposed ordinance amending Chapter 4 of the Code of Ordinances, Highlands County, Florida pertaining to Special Event regulations and permitting.

Rachel Barry, Zoning Supervisor, presented the request. This public hearing was properly advertised and proof of publication was submitted to the Clerk to be made part of the permanent record.

Ms. Barry read the recommended motion into the record.

Chairman Kirouac opened the floor to the public. Input was received from Beth Degnan.

Commissioner Tuck moved approval of the motion as read into the record. Commissioner Roberts seconded the motion.

Upon roll call, all Commissioners voted aye. The motion carried. ***See Ordinance Bk 19 (20-21-13) & SMB 142 Page 26.***

10. ACTION

Commissioner Rapp made a motion and Commissioner Tuck seconded the motion, to move to set the action agenda as presented.

Upon roll call, all Commissioners voted aye. The motion carried.

A. A Resolution of the Highlands County Board of County Commissioners Pertaining to Special Event Permit Fees; Providing for Legislative Findings and Intent; Providing for the Adoption of Special Event Permit Fees; Providing for the Implementation of Administrative Actions; Providing a Savings Clause; Providing for Scrivener's Errors; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Rachel Barry, Zoning Supervisor, presented the request and addressed concerns raised by the Commission.

Chairman Kirouac opened the floor to the public. Input was received from Beth Degnan and Chantel Gilmore. Ms. Barry responded to Ms. Degnan's and Ms. Gilmore's questions.

Commissioner Roberts made a motion to move to approve a Resolution of the Highlands County Board of County Commissioners Pertaining to Special Event Permit Fees; Providing for Legislative Findings and Intent; Providing for the Adoption of Special Event Permit Fees; Providing for the Implementation of Administrative Actions; Providing a Savings Clause; Providing for Scrivener's Errors; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. Commissioner Tuck seconded the motion.

Upon roll call, all Commissioners voted aye. The motion carried. ***See Res. Bk 31 Page 86 (20-21-78) & SMB 142 Page 27.***

B. Request to approve and rank eighteen (18) Florida Department of Transportation (FDOT) Grant Applications for various projects being submitted to FDOT for the FY 2023-2027 Five Year Work Program.

Clinton Howerton, Jr., County Engineer, presented the request and addressed concerns raised by the Commission.

Chairman Kirouac opened the floor to the public. Input was received from Beth Degnan. Mr. Howerton responded to Ms. Degnan's concerns.

Commissioner Rapp made a motion to move to approve and rank eighteen (18) Florida Department of Transportation (FDOT) Grant Applications for various projects being submitted to FDOT for the FY 2023-2027 Five Year Work Program. Commissioner Roberts seconded the motion.

Commissioner Rapp amended her approval of the original motion to nineteen (19) Florida Department of Transportation (FDOT) Grant Applications. Commissioner Roberts seconded the amended motion.

Upon roll call, all Commissioners voted aye. The motion carried. ***See FDOT file.***

C. Request approval for the installation, materials, and staffing to construct an asphalt walking track at Carver Park, also known as MLK Jr. Sports Field, with expenses to include in-kind donation to total $81,360, as requested by the Highway Park Neighborhood Council.

Ric Fleeger, Parks & Facilities Superintendent, and Ms. Evelyn Colon, Executive Director for the Highway Park Neighborhood Council, presented the request and addressed concerns raised by the Commission.

Chairman Kirouac stated that no action would be taken today and that the item was only for presentation.

Ms. Colon thanked the Board and its staff for their help, patience and hard work.

Chairman Kirouac addressed his concerns with the paving of the asphalt track. Jonathan Harrison, Road & Bridge Director, commented and addressed his concerns.

Chairman Kirouac called for public comment. Input was received from Beth Degnan, Michelle Gresham, Leon Thomas, Jr. and Ross Hendricks, Jr. Chairman Kirouac and County Administrator Randy Vosburg addressed public concerns. ***See SMB 142 Page 28.***

D. Request approval of Wellness Budget for the 2020-2021 Plan Year.

Rebecca Cable, Human Resources Manager, and Elaine Wood, Human Resources Technician, presented the request. Ms. Cable stated that there is no fiscal impact, as all wellness dollars are pre-approved and reimbursed by the insurance carrier, Cigna.

Chairman Kirouac opened the floor to the public. Input was received from Beth Degnan.

Commissioner Tuck made a motion to move and approve the Wellness Budget as presented. Commissioner Roberts seconded the motion.

Upon roll call, all Commissioners voted aye. The motion carried. ***See SMB 142 Page 29.***

E. Consideration of acquisition of property that is of interest to Highlands County Board of County Commissioners.

Randy Vosburg, County Administrator, Sarah Albritton, Capital Projects Manager, Vikki Brown, Sebring Library Assistant II, Ric Fleeger, Parks & Facilities Supervisor, and Ingra Gardner, Community Programs Director, presented for discussion the consideration of acquiring properties that are of interest to the Highlands County Board of County Commissioners. Ms. Albritton presented the different locations in Sebring, with pros and cons for each building location.

Sebring Library:

Mr. Vosburg stated that after due diligence, he, along with staff, did not feel they found a facility that met the library's needs, as most require extensive renovations. Also, with the rainy season approaching, Mr. Vosburg stated that a decision needs to be made soon regarding the roof replacement of the current Sebring Library building.

Commissioner Roberts addressed his concerns and stated that his opinion is that the library should stay at its current location and to move forward with the repair of the roof. Commissioner Tuck concurred with Commissioner Roberts. Chairman Kirouac addressed his concerns of relocating the library and the cost of renovating other locations when the budget has already been approved with repairing the roof of the current library building.

Chairman Kirouac opened the floor to the public. Input was received by Beth Degnan.

Chairman Kirouac stated that action was not required at this time, as the roofing project was previously approved. Mr. Vosburg concurred and stated that staff will proceed as budgeted.

Sebring, Florida's City Hall:

Mr. Vosburg stated the City of Sebring will put this property out for bid for anyone who is interested, and that there is no identified use for the County at this moment.

Commissioner Tuck and Commissioner Roberts addressed their concerns and stated they were not interested in acquiring this property. Commissioner Rapp concurred. Mr. Vosburg addressed the importance of future planning. Chairman Kirouac questioned the potential funding sources should the County move

forward with a bid on this property. Mr. Vosburg stated that the funding would come from multiple sources. Chairman Kirouac informed the public that the reason the City Hall is looking to sell the existing City Hall is due to the City's plan to move City Hall to the old First Union Bank building located on North Ridgewood Drive.

Sebring, Florida / JC Penney Building:
Mr. Vosburg stated that staff was assisting the Highlands County Tax Collector with due diligence and possibly acquiring the JC Penney building for Tax Collector's interest, but that he is now pursuing other options. Mr. Vosburg also stated that Dr. Brenda Longshore, Highlands County School Board Superintendent, is still interested in this property, but that their funding comes from their own sources.

7301 Haywood Taylor Boulevard, Sebring Florida:
Mr. Vosburg presented the concept of this property and addressed potential uses for the property. He also stated that the County previously had an active contract on this piece of land, but after due diligence was started, they found that the substation, which originally was thought would be removed with the rest of the power station, is going to stay. Mr. Vosburg stated that two appraisals were done on the property and that the offer extended is relevant and should not be reduced.

The Commission expressed their concerns in great detail.

Chairman Kirouac opened the floor to the public. Input was received from Beth Degnan.

Commissioner Roberts made a motion to move approval for the County to purchase the property located at 7301 Haywood Taylor Boulevard for the offer of $650,000, and once purchased to be used for the intended purposes as discussed today, to include the William Gentry Training Center, for advanced, intense law enforcement training, a human shelter, an animal shelter, and a fire rescue station.

Sherry Sutphen, Interim Board Attorney, asked that Commissioner Roberts amend his motion to not include the specific purposes mentioned, although those are as intended, to avoid limiting the County to those uses.

Commissioner Roberts stated that one of the reasons he is in favor of the purchase is the multi-purpose use of the property as discussed today. Mr. Vosburg stated that he will not take the County into a different direction without further discussion with the Board in a public setting.

Commissioner Roberts concurred with the amendment of the motion, but would like the record to reflect that the majority of the Board is in favor of the suggested uses. Commissioner Rapp seconded the motion.

Upon roll call, all Commissioners voted aye, except Commissioner Tuck who voted nay. The motion carried. ***See SMB 142 Page 30.***

11. COUNTY ADMINISTRATOR & LEGAL

A. County Attorney Status Report

Sherry Sutphen, Interim County Attorney, presented the County Attorney's updated status report. ***See SMB 142 Page 31.***

As requested by Commissioner Tuck at the March 2, 2021 meeting, Ms. Sutphen presented Resolution 20-21-81, which supports House Bill 1 and addressed its purpose. Ms. Sutphen stated that House Bill 1 is designed to prevent lawlessness, combat public disorder, encourage peaceful protests, and supports accountability for municipal law enforcement.

Commissioner Tuck made a motion to adopt the resolution as presented. Commissioner Roberts seconded the motion.

Chairman Kirouac opened the floor to the public. Input was received by Beth Degnan, who questioned if the resolution was included in today's agenda. Ms. Sutphen stated that the resolution was not made part of the agenda, but presented as requested by Commissioner Tuck, and that the Commission could motion to move the resolution to the action agenda for a formal vote.

Commissioner Tuck made a motion and Commissioner Roberts seconded the motion, to move the resolution to the March 16, 2021 Action Agenda, as presented.

Chairman Kirouac stated that the intent of the motion is to move Resolution 20-21-81 to the Action Agenda.

Upon roll call, all Commissioners voted aye. The motion carried.

Chairman Kirouac opened the floor to the public. Input was received by Chantel Gilmore and Dana Orr. Ms. Gilmore requested the Board to table the resolution until the next meeting to allow the public time for review.

Chairman Kirouac thanked Ms. Gilmore for her input and stated that the intent of the proposed resolution is not anything negative and would only help support House Bill 1, thus protecting personal property as well as county property.

Upon roll call of the original motion, all Commissioners voted aye. The motion carried. ***See Res. Bk 31 Page 87.***

Ms. Sutphen informed the Commission that no new claims have been filed against the county, and that starting with the next meeting, public comments were to be limited to three minutes and that citizens who are speaking on the same topic may be limited to two minutes at the discretion of the chairman. Ms. Sutphen stated that these procedures are designed to help decrease the length of the meetings and to make things more user friendly for the public, while still being heard before action is taken.

B. FY 21/22 Preliminary Budget Outlook - General Fund

David Nitz, OMB Manager, presented the FY 21/22 preliminary budget outlook for the general fund. The Commission thanked Mr. Nitz for the presentation. ***See SMB 142 Page 32.***

C. Commissioner's Priorities and the Project Status Report

Randy Vosburg, County Administrator, presented the updated priorities and the project status report. ***See SMB 142 Page 33.***

Mr. Vosburg also discussed the following:

STIMULUS:

Mr. Vosburg spoke about the Stimulus that just passed and stated that Liz Barber, Legislative Affairs Grants Coordinator, will be providing further information as it becomes available. Mr. Vosburg stated that it has been indicated that Highlands County's portion would be about $20.6 million and that the money could possibly be used for infrastructure development or to make the county whole in the different revenue areas. Commissioner Roberts questioned if infrastructure would be allowable. Mr. Vosburg stated that yes.

COVID-19 UPDATE:

Mr. Vosburg provided a brief update on the COVID-19 vaccination program and stated that with the governor recently lowering the age requirement to 60 years and up, it has opened up a larger amount of registrants using the state's portal to register for the vaccine. Mr. Vosburg stated the County's vaccination pod is located in the JC Penney area of the Lakeshore Mall, and will be open Wednesday through Saturday (March 17-20, 2021) with appointments from 8:30 a.m. to 4:00 p.m. Laurie Hurner, Assistant County Administrator, informed the public that if anyone has had their first vaccine here in Highlands County at the JC Penney pod, on or before February 13, 2021, and have not received a call to schedule an appointment for their second dose, they may go this week between 8:30 a.m. to 12:00 p.m.

BOARD MEETING REMINDER:

Mr. Vosburg reminded the Commission that the board meeting previously scheduled for Tuesday, April 20, 2021, has been moved to Friday, April 23, 2021, at 9:00 a.m., due to the County's 100th Year celebration.

12. COMMISSIONERS:

No Report.

13. INFORMATIONAL

A. **Board payables from March 3 through March 16, 2021.** *See Check Report file.*

14. ADJOURN

Commissioner Tuck made a motion and Commissioner Rapp seconded the motion, to move to adjourn the Regular Meeting of the Board.

Upon roll call, all Commissioners voted aye. The motion carried.

The meeting was adjourned at 1:32 p.m.

REGULAR MEETING OF THE BOARD, APRIL 06, 2021

1. The meeting was called to order at 9:00 a.m., in the Highlands County Board of County Commission Chambers at 600 S. Commerce Ave., Sebring, Florida, with the following members present:

Commissioner Scott A. Kirouac
Commissioner Kevin J. Roberts
Commissioner Chris Campbell
Commissioner Kathleen G. Rapp
Commissioner Arlene Tuck

Also, present: Randy Vosburg, County Administrator; Laurie Hurner, Assistant County Administrator; Sherry Sutphen, County Attorney; Jerome Kaszubowski, Clerk of Courts; Maria Brenes and Jill Ann Shields, Deputy Clerks.

2. INVOCATION
The meeting opened with a prayer led by Pastor Alan Brown, with the First Christian Church in Sebring.

3. PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was led by Denise Williams, County Veteran Services Officer, US Army.

4. ANNOUNCEMENTS
The Historic Preservation Commission will meet on Thursday, April 8, 2021, at 2:30 p.m., in the Boardroom of the Highlands County Government Center, 600 S. Commerce Ave., Sebring, Florida.

The Highlands County Zoning Board of Adjustment will meet on April 13, 2021, at 3:00 p.m. in the Boardroom, 600 S. Commerce Ave., Sebring, Florida.

The Highlands County Board of County Commissioners will hold a Special Meeting on Friday, April 16, 2021, on the racetrack of the Sebring International Raceway, 113 Midway Drive, Sebring, Florida.

The Local Mitigation Strategy working group (LMS) will hold a regular meeting on Wednesday, April 21, 2021, at 8:00 a.m., in Room 2, at the Bert J. Harris, Jr. Agricultural Center, 4509 George Blvd., Sebring, Florida.

The Planning & Zoning Commission and the Local Planning Agency will hold a meeting on April 13, 2021, at 3:00 p.m., in the Boardroom of the Highlands County Government Center, 600 S. Commerce Ave., Sebring, Florida.

Mr. Vosburg announced several upcoming events to commemorate the 100th birthday of Highlands County, including a celebration held by the Heritage Association of Highlands County, on April 17 2021, from 10:00 a.m. to 4:00 p.m., at the Edna Pearce Lockett Estate, on Highway 98.

Chief Marc Bashoor, Public Safety Director, announced that the Weather Service has Highlands County under a severe fire weather watch and at a very high fire risk, and stated that if conditions do not improve soon, a burn ban would be necessary. Chief Bashoor implored the residents to please be cognizant of the current conditions and restrict unnecessary burns.

Mr. Vosburg announced that today was Commissioner Arlene Tuck's birthday. The Board and the public sang Happy Birthday to Commissioner Tuck.

5. CONSTITUTIONAL OFFICERS – ANNOUNCEMENTS:

Jerome Kaszubowski, Clerk of Courts, announced that the current fiscal year has seen the highest number of Official Records recordings since before the great recession. 5601 instruments were recorded in March, including 1,129 deeds and 462 mortgages.

Mr. Kaszubowski also announced that the National Day of Prayer will take place on Thursday, May 06, 2021, at 11:00 a.m., on the Courthouse lawn. The theme for this year is "Lord Pour Out Your Love, Life, And Liberty" from 2 Corinthians 3:17, "Now the Lord is the Spirit, and where the Spirit of the Lord is, there is liberty." This is the 70th year of the incredible blessing of observing the National Day of Prayer, with the first observance being in 1952. ***See SMB 142 Page 60.***

6. RECOGNITIONS, PRESENTATIONS AND PROCLAMATIONS:

A. Request approval to recognize Veteran Services Specialist Sam Spires for his five (5) years of service.

Commissioner Arlene Tuck introduced Sam Spires and spoke of Mr. Spires' work ethic and history. Commissioner Tuck presented Mr. Spires with a certificate and pin as well as thanking him for his service to the county. ***See SMB 142 Page 34.***

B. Presentation of Employee of the Quarter for the 4th Quarter of 2020.

Randy Vosburg, County Administrator, along with Vikki Brown, Highlands Library System Manager, presented the Employee of the Quarter for the 4th Quarter of 2020 to Kimberly Stone, Library Assistant at the Avon Park Public Library. Ms. Brown stated that Ms. Stone was nominated because of her outstanding efforts, especially during the Covid-19 pandemic and outstanding qualities of always going above and beyond for everyone. ***See SMB 142 Page 35.***

C. Request approval of a Proclamation recognizing April 11-17, 2021, as "Animal Care and Control Appreciation Week" in Highlands County, Florida.

Commissioner Kathleen Rapp presented this request and commended Highlands County Sheriff Paul Blackman, and the Animal Services staff for their outstanding work.

Commissioner Rapp stated that shortly after Sheriff Blackman took office in 2017, he took on an additional role when he agreed to take over Animal Control from the county. She stated he did this despite being warned by fellow sheriffs that it was political suicide, but like a true public servant, he saw a need and an opportunity to make our community better. In addition to upgrading the facility, the Animal Services staff has gone above and beyond to find homes for all the animals they take in.

Commissioner Rapp stated that in 2020, 94% of the dogs that were brought to the facility were either adopted or rescued. She stated this has been accomplished by strengthening relationships with other animal rescue organizations, both locally and from around this state.

Commissioner Rapp stated that Sheriff Blackman and the Animal Services staff have looked beyond helping animals to also helping people. The Heal Together Academy gives inmates, both at the county jail and at the Avon Park Correctional Institute (APCI), a chance to work with and train dogs who have been taken in by the facility. She stated that this not only helps the dogs to become adoptable, but it gives the inmates valuable training skills. Since the implementation of this program, Commissioner Rapp stated that both inmate morale and behavior has become more positive.

Commissioner Rapp encouraged fellow commissioners to visit the facility, to see the progress they have made and to join her in supporting their current and future efforts to improve the services they offer to our county. Commissioner Rapp read the Proclamation into the record.

Commissioner Rapp made a motion and Commissioner Tuck seconded the motion, to move to approve the Proclamation recognizing April 11-17, 2021, as "Animal Care and Control Appreciation Week" in Highlands County, Florida.

Upon roll call, all Commissioners voted aye. The motion carried. ***See SMB 142 Page 36 & Res. Book 31 Page 88.***

Sheriff Blackman addressed the Board and introduced his team. Commissioner Rapp asked the local animal services representatives who were present to come forward and present a special gift to Sheriff Blackman and his team.

D. Request approval of a Proclamation recognizing April 11-17, 2021, as "National Public Safety Telecommunicators Week" in Highlands County, Florida.

Highlands County Sheriff Paul Blackman presented this request and stated that the Highlands County Sheriff's Office Consolidated Dispatch Team is responsible for receiving and dispatching emergency and non-emergency calls for service for the entire county, including Fire, EMS and Law Enforcement, as well as City of Avon Park and City of Sebring's fire departments. Sheriff Blackman stated the department is responsible for over 167,000 calls per year, including the answering and directing of administrative lines.

Sheriff Blackman read the Proclamation into the record.

Commissioner Campbell made a motion and Commissioner Roberts seconded the motion, to move to approve the Proclamation recognizing April 11-17, 2021, as "National Public Safety Telecommunicators Week" in Highlands County.

Upon roll call, all Commissioners voted aye. The motion carried. ***See SMB 142 Page 37 & Res. Book 31 Page 89.***

Sheriff Blackman introduced to the Board members of the Consolidated Dispatch Team.

E. Request approval of a Proclamation declaring the month of April 2021 as "Water Conservation Month" in Highlands County, Florida.

Chairman Scott Kirouac presented and read the Proclamation into the record.

Commissioner Rapp made a motion and Commissioner Tuck seconded the motion, to move to approve the Proclamation declaring the month of April 2021 as "Water Conservation Month" in Highlands County.

Upon roll call, all Commissioners voted aye. The motion carried. ***See SMB 142 Page 38 & Res. Book 31 Page 90.***

F. Request approval of a Proclamation recognizing the week of April 4 to April 10, 2021, as "National Library Week".

Vikki Brown, Highlands Library System Manager, presented this request and before reading the Proclamation into the record, shared with the Board stories of how the Highlands County libraries have had an impact in the communities.

Ms. Brown read the Proclamation into the record.

Chairman Kirouac thanked Ms. Brown for her presentation and for the work she has been doing.

Commissioner Campbell made a motion and Commissioner Roberts seconded the motion as presented, to move to approve the Proclamation recognizing the week of April 4 to April 10, 2021, as "National Library Week" in Highlands County, Florida.

Upon roll call, all Commissioners voted aye. The motion carried. ***See SMB 142 Page 39 & Res. Book 31 Page 91.***

Commissioner Roberts thanked Ms. Brown for sharing her personal stories and stated the Board enjoyed them very much.

G. Request approval of a Proclamation recognizing April as "Child Abuse Prevention Month".
Sarah Beth Rogers, Children's Advocacy Center Manager, presented the Proclamation recognizing April as Child Abuse Prevention Month and shared a story of hope with the Board.

Ms. Rogers addressed several upcoming events within the community to make all aware of child abuse and how it can be prevented.

Ms. Rogers read the Proclamation into the record.

Commissioner Tuck made a motion and Commissioner Rapp seconded the motion as presented, to move to approve the Proclamation recognizing April as "Child Abuse Prevention Month" in Highlands County.

Upon roll call, all Commissioners voted aye. The motion carried. ***See SMB 142 Page 40 & Res. Book 31 Page 92.***

H. Request approval of a Proclamation recognizing April as "Donate Life Month" in Highlands County, Florida.
Commissioner Kevin Roberts read the Proclamation into the record and stated that he is honored to be an organ donor.

Commissioner Roberts made a motion and Commissioner Tuck seconded the motion, to move to approve the Proclamation recognizing April as "Donate Life Month" in Highlands County.

Upon roll call, all Commissioners voted aye. The motion carried. ***See SMB 142 Page 41 & Res. Book 31 Page 93.***

7. PUBLIC COMMENT
No public comments were received.

8. CONSENT AGENDA
Commissioner Campbell made a motion and Commissioner Tuck seconded the motion, to move to approve the consent agenda as presented.

Upon roll call, all Commissioners voted aye. The motion carried.

A. **Request approval to accept into the record the County Administrators Annual Report for Fiscal Year 2019-2020**. *See SMB 142 Page 42 & BCC Annual Reports.*

B. **Donation of 75 three ring binder notebooks to Highlands County School Board.** *See SMB 142 Page 43.*

C. **Requesting approval to purchase one (1) Stryker Lucas 3, v3.1 device with a trade in of one (1) Stryker Lucas 2 device per attached quote.** *See SMB 142 Page 44.*

D. **Request to waive the Landfill Tipping Fees for Placid Lakes Homeowners Association Annual Community Cleanup.** *See SMB 142 Page 45.*

E. **Request to waive the Landfill Tipping Fees for Placid Lakes Homeowners Association Annual Canal Cleanup.** *See SMB 142 Page 46.*

F. **Request for support and signature on the Florida Heartland Economic Region of Opportunity (FHERO) Letter of Support for the re-designation of FHERO as the representative for the South-Central RAO (Rural Area of Opportunity).** *See SMB 142 Page 47.*

G. **Request approval of a resolution to establish a public hearing date of May 18, 2021.** *See SMB 142 Page 48 & Res. Book 31 Page 94 (20-21-79).*

H. **Request to approve and award Request for Proposal (RFP) 20-024 Continuing Services Library for Categories 3: Landscape Architecture; 4: Registered Surveyor and Mapping; 5: Planning Services and approve Chair to execute agreements between Highlands County and ten (10) proposers.** *See Files: Calvin, Giordano & Associates Inc. (Category 3); AIM Engineering & Surveying Inc., Chastain-Skillman Inc., CivilSurv Design Group Inc. and Pennoni Associates Inc. (Category 4); Calvin, Giordano & Associates Inc., Civil Surv Design Group Inc., Johnson Engineering Inc., Kimley-Horn and Associates and Pennoni Associates Inc. (Category 5).*

I. **Request consideration to waive fees of $325.00 for the 2021 Special Stars Softball Field Day at the Highlands County Sports Complex.** *See SMB 142 Page 49.*

J. **Amended and Reinstated Agreement between the Highlands County Sheriff's Office and the Highlands County Board of County Commissioners.** *See Sheriff's Office File.*

K. **Request approval of Agreement between Highlands County and CliftonLarsonAllen, LLP, for professional financial auditing services for the Fiscal Years 2021 through 2024.** *See Clifton Larson Allen LLP File.*

L. **Request approval to pay without Purchase Order for Public Consulting Group, LLC (PCG) Invoice # 213120 in the amount of $45,186.40.** *See SMB 142 Page 50.*

M. **Request approval of Budget Amendment 20-21-062 to transfer funds for Project 20029 for Boat Dock Repairs, 20041 and 20042 for Playground Systems at H.L. Bishop Park and Sports Complex, and 20043 for HVAC Systems for County Facilities.** *See SMB 142 Page 51.*

N. **Request approval of Budget Amendment 20-21-065 and Resolution to provide funds for the Length of Service Award Program (LOSAP).** *See SMB 142 Page 52 & Res. Book 31 Page 95 (20-21-83).*

O. Request approval of Budget Amendment 20-21-068 and Resolution to provide funds for the purchase of equipment needed in the District. *See SMB 142 Page 53 & Res. Book 31 Page 96 (20-21-84).*

9. CONSENT AGENDA (2): Request approval to pay all bills with voting conflicts.
There being no further items with potential voting conflicts, this item was not considered.

10. PUBLIC HEARING
No public hearings presented.

11. ACTION AGENDA
Commissioner Tuck made a motion and Commissioner Campbell seconded the motion, to move to set the action agenda as presented.

Upon roll call, all Commissioners voted aye. The motion carried.

A. Request to Vacate of Easement – 5205 and 5217 Blaine Dr., Sebring, FL 33872.
Clinton Howerton Jr., County Engineer presented the request. This vacation of easement was properly advertised, and a proof of publication was submitted to the Clerk to be made part of the permanent record.

Commissioner Tuck made a motion and Commissioner Campbell seconded the motion, to move to approve the resolution to vacate a portion of the existing drainage and utility easement as described in the resolution, effectively closing, vacating, abandoning, and discontinuing all rights of the county and the public, in and to the easement, and any lands in connection therewith.

Chairman Kirouac opened the floor to the public. Input was not provided.

Upon roll call, all Commissioners voted aye. The motion carried. ***See SMB 142 Page 54 & Res. Book 31 Page 97 (20-21-80).***

B. Request approval of the purchase of property located at 7301 Haywood Taylor Blvd., Sebring, FL, along with Budget Amendment 20-21-070 and Resolution.
Sarah Albritton, Capital Project Manager, presented this request to approve the purchase of property located at 7301 Haywood Taylor Boulevard, Sebring, Florida, along with Budget Amendment 20-21-070 and associated Resolution.

Commissioner Arlene Tuck stated that she previously voted no on this request because she is concerned that the fire station ought to be closer to Lorida and Spring Lake, as US 98 is already a busy and narrow highway.

Commissioner Roberts made a motion to approve the contract, Budget Amendment 20-21-070 and Resolution needed to purchase property located at 7301 Haywood Taylor Blvd., Sebring, FL. Commissioner Rapp seconded the motion.

Chairman Kirouac asked if there were any comments or questions from the public. Input was not provided.

Upon roll call, all Commissioners voted aye, except for Commissioner Tuck, who voted nay. The motion carried. ***See County Deeds File, SMB 142, Page 55 & Res. Book 31 Page 98 (20-21-85).***

C. Request for approval and signature on legislative letters for the following topics:

1. **Letter of opposition for Senate Bill 1924 – Limitations on Emergency Powers of Political Subdivisions;**
2. **Letter of opposition for Senate Bill 750 – Impact Fees; and**
3. **Letter of support for current funding levels for the SCOP and SCRAP programs during State appropriations.**

Liz Barber, Legislative Affairs & Grants Coordinator, presented the request and addressed each of the letters presented for consideration.

Chairman Kirouac thanked Ms. Barber for the presentations.

Commissioner Campbell made a motion to approve the request for approval and signature on legislative letters for the following topics: 1) Letter of opposition for Senate Bill 1924 – Limitations on Emergency Powers of Political Subdivisions; 2) Letter of opposition for Senate Bill 750 – Impact Fees; and 3) Letter of support for current funding levels for the SCOP and SCRAP programs during State appropriations. Commissioner Tuck seconded the motion as presented.

Chairman Kirouac opened the floor to the public. Input was not provided.

Upon roll call, all Commissioners voted aye. The motion carried. ***See SMB 142 Page 56.***

Commissioner Roberts asked County Administrator Randy Vosburg and the Board what would be the best way Mr. Vosburg go forward with requesting a motion to approve the discussion for future letters requesting a recommendation by the Florida Association of Counties (FAC) and/or the Small County Coalition (SCC).

In regards to future letters of support or opposition, Sherry Sutphen, County Attorney, recommended the Board make a motion to authorize the County Administrator to draft those letters for the Chairman's signature, should he deem appropriate or needs an immediate response. These letters would be brought back in future meetings to inform the Board of what has been done. Commissioner Roberts addressed the importance of these being in line with recommendations by the Florida Association of Counties (FAC) and the Small County Coalition (SCC). Ms. Sutphen concurred.

Commissioner Roberts moved approval of the motion as recommended by the County Attorney. Commissioner Tuck seconded the motion.

Chairman Kirouac opened the floor to the public. Input was not provided.

Upon roll call, all Commissioners voted aye. The motion carried.

12. COUNTY ADMINISTRATOR & LEGAL

A. Presentation on Traffic Studies for Comprehensive Plan Amendments.

Melony Culpepper, Planning Supervisor, presented the Traffic Studies for Comprehensive Plan Amendments. Clinton Howerton, Jr., County Engineer, and Leah Sauls, Development Services Director, were also present. The Commission thanked Ms. Culpepper for the presentation and addressed their comments and concerns. ***See SMB 142 Page 57.***

B. County Attorney Status Report.

Sherry Sutphen, County Attorney, presented the County Attorneys' updated status report. ***See SMB 142 Page 58.***

C. Commissioner's Priorities and the Project Status Report

Randy Vosburg, County Administrator, presented the updated list of priorities and the project status report. ***See SMB 142 Page 59.***

Mr. Vosburg announced that an invitation has been made to the commissioners to tour the jail, and Judge Angela Cowden has extended an invitation for the commissioners to take a tour of the courthouse.

Mr. Vosburg commented on the continued discussions with the Sebring CRA related to the library. He stated the Board has given him very clear direction regarding working on the roof replacement from the last meeting and does not want the Board to think he is not following that direction, however, he stated they have not yet committed to signing any papers. He stated the latest is the CRA has indicated a swap of the horseshoe building (the old First Union/Wells Fargo Banks) downtown with monetary contribution for remodel. Mr. Vosburg stated the concept is perhaps the CRA could come before the Board on April 23, 2021, and make a presentation on what exactly they are willing to put forward.

Mr. Vosburg stated that the one concern remaining on the current location is that they only own one foot around the building and do not own the parking lot, and that there could be some parking challenges down the road. Chairman Kirouac addressed his concerns related to the parking and the roof of the existing library building.

Chairman Kirouac stated he spoke with the Sebring CRA Chairman, David Leidel who will be meeting with his board. Chairman Kirouac said he asked Mr. Leidel to contact him after their board meeting should the CRA decide they want to be placed on the agenda for the meeting scheduled for April 23, 2021, to make a presentation to this commission.

Chairman Kirouac opened the floor to the Board for their input on this matter. The commission expressed their concerns.

Ric Fleeger, Parks & Facilities Supervisor, addressed the roof's current condition and the maintenance they do for the roof and addressed concerns raised by the commission.

Chairman Kirouac stated that he would like for the Sebring CRA and the Sebring Library staff to make a presentation to the Board on April 23, 2021.

Mr. Vosburg stated that Vikki Brown, with the Library, developed a community survey to get input from library patrons.

Mr. Vosburg provided a Covid-19 update and addressed concerns raised by the commission. Citizens with an appointment for the vaccine are urged to come at their appointment time to help avoid confusion and large clusters.

Chairman Kirouac thanked Mr. Vosburg and asked if the Board had any other questions or comments. Input was not provided.

13. COMMISSIONERS:
No Report.

14. INFORMATIONAL
A. Board payables from March 17 through April 06, 2021. *See Check Reports.*

15. ADJOURN
Commissioner Tuck made a motion and Commissioner Campbell seconded the motion, to move to adjourn the Regular Meeting of the Board.

Upon roll call, all Commissioners voted aye. The motion carried.

The meeting was adjourned at 11:07 a.m.

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER: **Clinton Howerton Jr., P.E., County Engineer**

SUBJECT/TITLE: **Request to approve a resolution for closing all of those roadways shown on the plat of Spring Lake – Village IX.**

STATEMENT OF ISSUE

Attached for your consideration is a resolution vacating that portion of the road more particularly described as:

ALL THOSE ROADWAYS SHOWN ON THE PLAT OF SPRING LAKE – VILLAGE IX, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 9 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTIONS OF SAID ROADWAYS PREVIOUSLY CLOSED PURSUANT TO THAT CERTAIN RESOLUTION VACATING PORTIONS OF PLAT, ADOPTED SEPTEMBER 15, 1987, AND RECORDED IN OFFICIAL RECORDS BOOK 968, PAGE 181 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, AND LESS AND EXCEPT THAT PORTION OF EDGEWATER TERRACE LYING WEST OF THE WEST RIGHT-OF-WAY BOUNDARY OF LAKESIDE DRIVE.

All Utility Companies and County Departments have been notified and have no objections. The petitioner Mark Bentley, Esquire, of Johnson Pope Baker Ruppel & Burns, LLP is requesting this vacation for the purpose of facilitating the consolidation for redevelopment of the property.

RECOMMENDED ACTION

Move to Approve the Vacation of Right of Way as described in the attached resolution to be vacated, abandoned, discontinued, closed, and all rights of the county and the public in and to the section of the road and any lands in connection therewith be and they are hereby renounced and disclaimed.

FISCAL IMPACT

There is no fiscal Impact.

Attachments: Resolution VACATION Spring Lake Village IX.pdf
Agenda Item Packet - Spring Lake Village IX - 5-18-21.pdf

RESOLUTION NO.: 20-21-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF HIGHLANDS COUNTY, FLORIDA, PERTAINING TO THE VACATION OF THE ROADWAYS OF SPRING LAKE-VILLAGE IX AS DESCRIBED HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE VACATION OF RIGHT OF WAY; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE

WHEREAS, the petition of Mark Bentley, Esquire, of Johnson Pope Baker Ruppel & Burns, LLP, (Petitioner) requesting that Highlands County close the right of way described herein and renounce and disclaim the rights of the County and of the public in and to the roadway and the lands so described, was duly presented to the County at a regular meeting of its Board of County Commissioners; and

WHEREAS, thereafter on April 16, 2021, the Petitioner published a notice of intention to petition the County to close the roadway described herein in the Highlands News Sun, a newspaper of general circulation in Highlands County, Florida; and

WHEREAS, on May 18, 2021, a public hearing was conducted and after full consideration, it has been determined that the statutory requirements have been complied with and the proper easements have been provided so that the closure and vacation of the right of way described herein will not adversely affect the ownership rights of any person or the right of convenient access of any person.

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

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

SECTION 2. Vacation of Right of Way. All of the roadways shown on the plat for Spring Lake-Village IX, as described below, are hereby vacated, abandoned, discontinued and closed, and all rights of the County and the public in and to the roadways and lands so described are hereby renounced and forever disclaimed:

ALL THOSE ROADWAYS SHOWN ON THE PLAT OF SPRING LAKE – VILLAGE IX, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 9 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTIONS OF SAID ROADWAYS PREVIOUSLY CLOSED PURSUANT TO THAT CERTAIN RESOLUTION VACATING PORTIONS OF PLAT, ADOPTED SEPTEMBER 15, 1987, AND RECORDED IN OFFICIAL

RECORDS BOOK 968, PAGE 181 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, AND LESS AND EXCEPT THAT PORTION OF EDGEWATER TERRACE LYING WEST OF THE WEST RIGHT-OF-WAY BOUNDARY OF LAKESIDE DRIVE.

SECTION 3. Implementing Administrative Actions. The County Administrator is hereby authorized and directed to take such action as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The County Administrator may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such County employees as deemed effectual and prudent.

SECTION 4. Savings Clause. All prior actions of Highlands County pertaining to the vacation described hereinabove, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the County Administrator and County Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 8. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this ____ day of May, 2021.

HIGHLANDS COUNTY BOARD OF
COUNTY COMMISSIONERS

By: _____
Chairman

ATTEST:

_____
Jerome Kaszubowski, Clerk of Courts

PETITION

TO: HIGHLANDS COUNTY
BOARD OF COUNTY
COMMISSIONERS C/O
ENGINEERING DEPARTMENT
505 SOUTH COMMERCE
AVENUE SEBRING, FLORIDA
33870

FROM: Mark Bentley, Esq., B.C.S., AICP

Johnson Pope Bokor Ruppel & Burns LLP

401 E. Jackson St., Suite 3100, Tampa, FL 33602

This is to Petition the Board of County Commissioners to consider vacating a road, as shown on the attached map, legal description as follows:

All those roadways shown on the plat of SPRING LAKE – VILLAGE IX, according to the plat thereof recorded in Plat Book 11, Page 9 of the Public Records of Highlands County, Florida, LESS and EXCEPT any portions of said roadways previously closed pursuant to that certain Resolution Vacating Portions of Plat, adopted September 15, 1987, and recorded in Official Records Book 968, Page 181 of the Public Records of Highlands County, Florida, and LESS and EXCEPT that portion of Edgewater Terrace lying west of the west right-of-way boundary of Lakeside Drive.

The petition is being requested for the following reason:

To facilitate consolidated redevelopment of property.

I will publish the Notice of Public Hearing in not less than two weekly issues of a newspaper of general circulation in Highlands County prior to the date stated therein for such hearing and will have proof of publication in your office prior to the date of hearing.

Mark Bentley

Signature of Petitioner

Attachments: (MAP)
Proof of Publication
Certificates Showing Taxes Paid

Highlands County Engineering Department

Reference Map

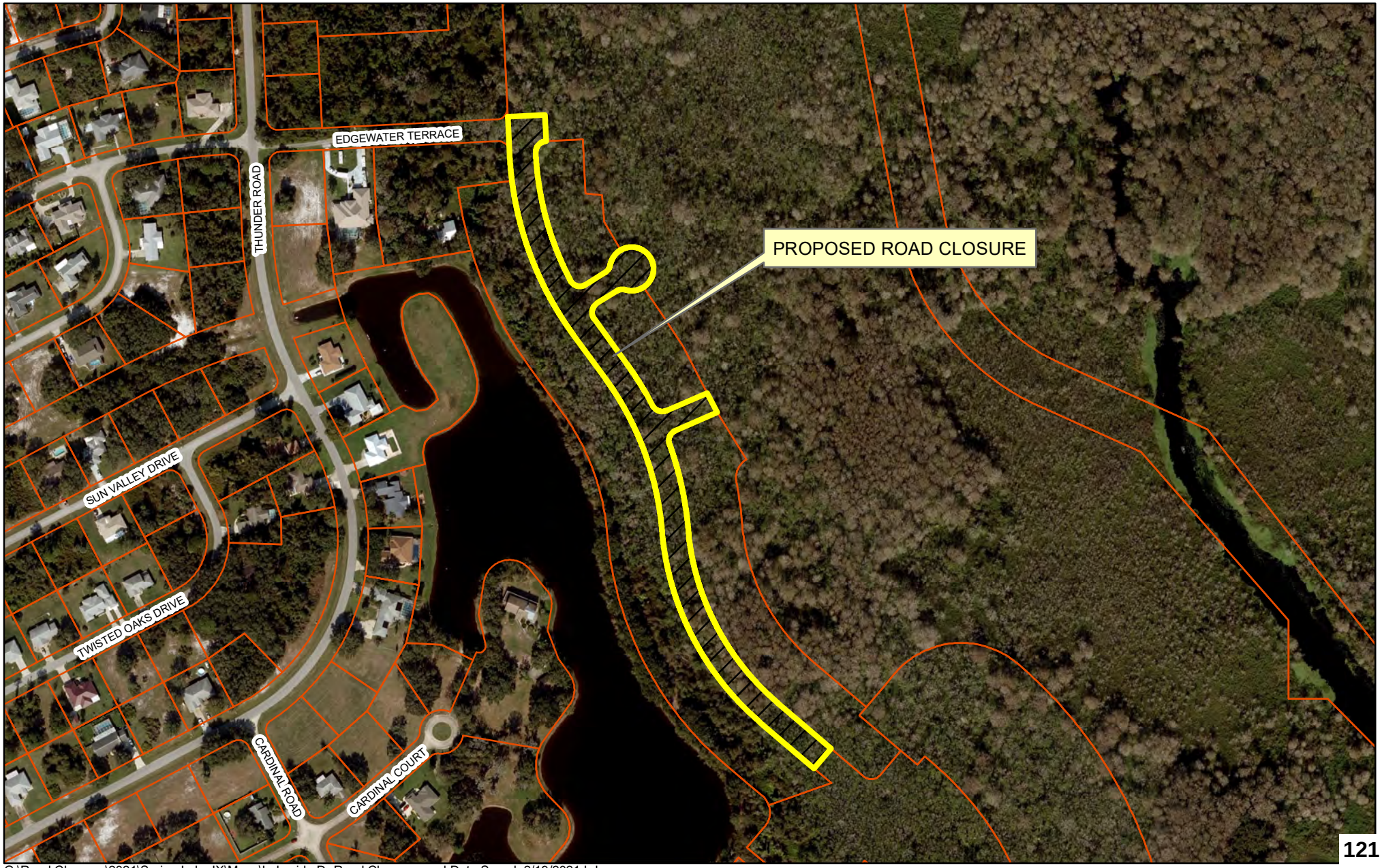
VACATION OF ALL THOSE ROADWAYS SHOWN ON THE PLAT OF SPRING LAKE – VILLAGE IX, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 9 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTIONS OF SAID ROADWAYS PREVIOUSLY CLOSED PURSUANT TO THAT CERTAIN RESOLUTION VACATING PORTIONS OF PLAT, ADOPTED SEPTEMBER 15, 1987, AND RECORDED IN OFFICIAL RECORDS BOOK 968, PAGE 181 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, AND LESS AND EXCEPT THAT PORTION OF EDGEWATER TERRACE LYING WEST OF THE WEST RIGHT-OF-WAY BOUNDARY OF LAKESIDE DRIVE.

Prepared By:
Highlands County Engineering Dept.
505 S. Commerce Ave
Sebring, FL 33870
Office: (863) 402-6877

1 inch = 300 feet

For Reference Only - Not A Boundary Survey

Map Created: 2/19/2021



G:\Road Closures\2021\Spring Lake IX\Maps\Lakeside Dr Road Clousure.mxd Date Saved: 2/19/2021 bdorey

Highlands County Engineering Department

Reference Map

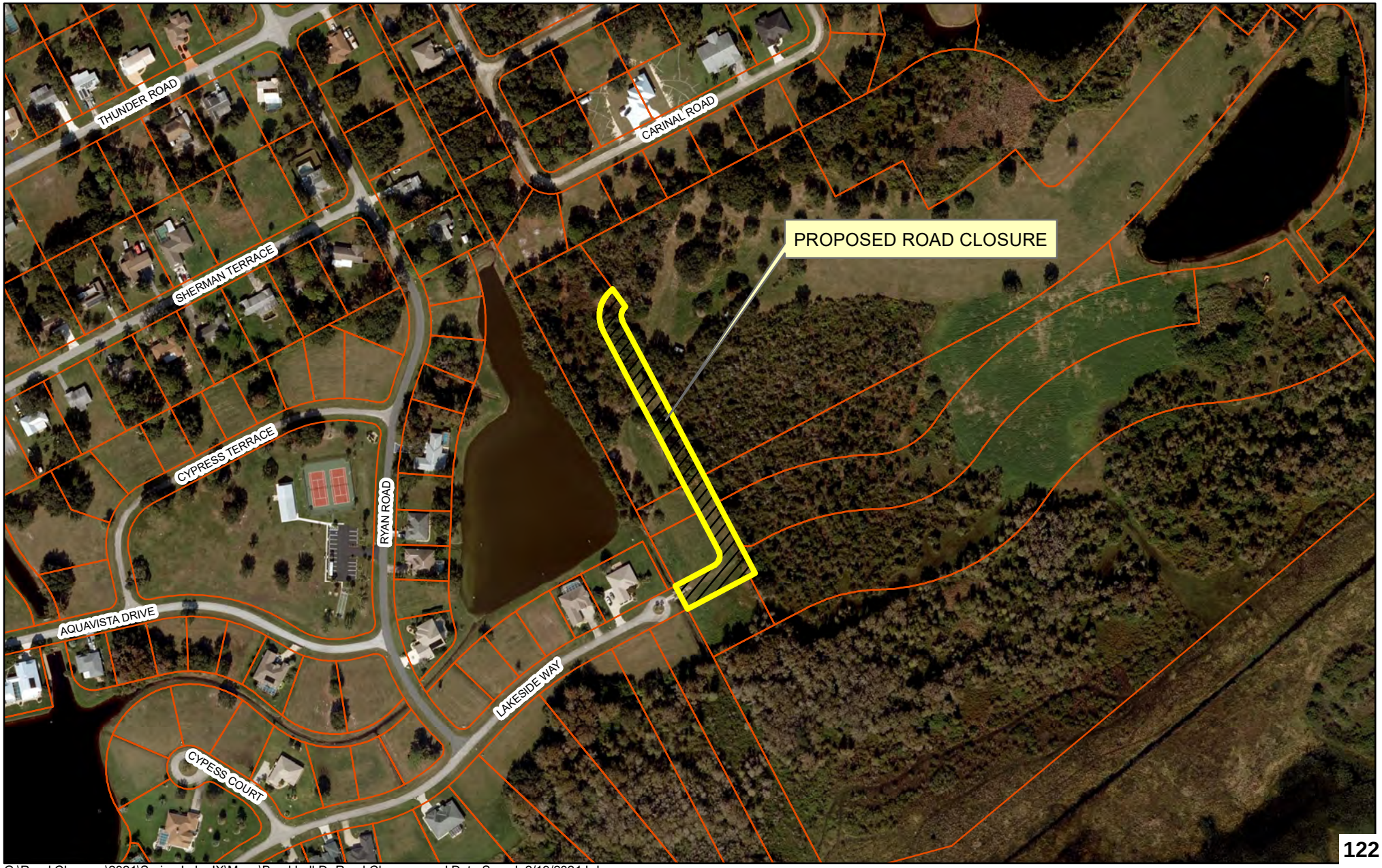
VACATION OF ALL THOSE ROADWAYS SHOWN ON THE PLAT OF SPRING LAKE – VILLAGE IX, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 9 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTIONS OF SAID ROADWAYS PREVIOUSLY CLOSED PURSUANT TO THAT CERTAIN RESOLUTION VACATING PORTIONS OF PLAT, ADOPTED SEPTEMBER 15, 1987, AND RECORDED IN OFFICIAL RECORDS BOOK 968, PAGE 181 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, AND LESS AND EXCEPT THAT PORTION OF EDGEWATER TERRACE LYING WEST OF THE WEST RIGHT-OF-WAY BOUNDARY OF LAKESIDE DRIVE.

Prepared By:
Highlands County Engineering Dept.
505 S. Commerce Ave
Sebring, FL 33870
Office: (863) 402-6877

1 inch = 300 feet

For Reference Only - Not A Boundary Survey

Map Created: 2/19/2021



G:\Road Closures\2021\Spring Lake IX\Maps\Brockhall Dr Road Clousure.mxd Date Saved: 2/19/2021 bdorey

RESOLUTION VACATING PORTION OF PLAT

WHEREAS, the petition of TARA LANDING, INC , a Florida Corporation, requesting that the Board of County Commissioners of Highlands County, Florida, vacate a portion of the plat as described below was duly presented to the Board at its' regular meeting held on September 15, 1987; and

WHEREAS, notice of intention to apply to the Board of County Commissioners to vacate the plat was duly published in the Sebring News, a newspaper of general circulation in Highlands County, Florida, on August 30, 1987 and September 6, 1987, and

WHEREAS, a hearing was held on September 15, 1987, and after due weight, consideration and determination, it was determined that the statutory requirements have been complied with and that the vacation of the portion of the plat will not adversely affect the ownership of any person.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Highlands County, Florida, that the portion of the plat described below be and it is hereby vacated. The portion of the plat is described as:

SPRING LAKE, VILLAGE IX, as shown on the plat thereof recorded in Plat Book 11, Page 9, Public Records of Highlands County, Florida described as:

All of said plat EXCEPT

(A) Lots 22 to 28, Block A;
Lot 1, Block B;
Lots 1 and 2, Block F;
Lots 1 and 20, inclusive, Block L;
Lots 16 to 26, inclusive, Block K, and
Lots 1 to 3 and 14 to 16, inclusive, Block M.

(B) Edgewater Terrace from the edge of the plat (between Parcels C and D) to and through its intersection with Lakeside Drive

(C) Lakeside Drive from its intersection with Edgewater Terrace, Southerly to the Southwesterly extension of the Southerly boundary line of Lot 17, Block K.

(D) Parcels "F" and "G".

ADOPTED this 15th day of September, 1987.

C.D. Boring
Chairman

BOOK 968 PAGE 183

The Sebring News - Sun, Inc.

Published Twice Weekly

SEBRING HIGHLANDS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF HIGHLANDS

Before the undersigned authority personally appeared Richard Birt

who on oath says that he is Controller of The Sunday News-Sun a bi weekly newspaper published at Sebring in Highlands County, Florida, that the attached copy of advertisement being a Proof of Publication

in the matter of

in the Court

was published in said newspaper in the issues of August 30, Sept. 6, 1987

Affiant further says that the Sunday News-Sun is a newspaper published at Sebring, in Highlands County, Florida, and that the said newspaper has heretofore been continuously published in said Highlands County, Florida, Wednesday and/or Sunday and has been entered as a second class mail matter at the post office in Sebring and/or Avon Park, in said county, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Sworn to and subscribed before me

this 7th day of Sept

A D 19 87

NOTICE OF INTENTION TO APPLY TO THE BOARD OF COUNTY COMMISSIONERS TO VACATE PORTION OF PLAT

Notice is hereby given that the undersigned will apply to the Board of County Commissioners of Highlands County, Florida, at 9:00 a.m. on the 15th day of September 1987 at the Highlands County Courthouse at Sebring, Florida, to vacate a portion of the plat described as

SPRING LAKE, VILLAGE IX, as shown on the plat thereof recorded in Plat Book 11 Page 3 Public Records of Highlands County Florida described as

All of said plat EXCEPT

(A) Lots 23 to 28, Block A Lot 1 Block B Lots 1 and 2, Block F Lots 1 and 24 inclusive Block L Lots 14 to 18, inclusive, Block A and Lots 1 to 3 and 14 to 6, inclusive Block M

(B) Edgewater Terrace Road the edge of the plat (between Parcels C and D) to and through its intersection with Lakeside Drive.

(C) Lakeside Drive from its intersection with Edgewater Terrace, Southerly to the Southwesterly extension of the Southerly boundary line of Lot 17 Block E.

(D) Parcels "F" and "G"

Persons interested may appear and be heard at the time and place specified above.

Tara Landing Inc
(s) J Michael Swaine
As its Attorney
709-5

Aug 30 Sept. 6 1987

627779

965 PAGE 181

The Sebring News - Sun, Inc.

Published Twice Weekly
SEBRING HIGHLANDS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF HIGHLANDS

Before the undersigned authority personally appeared Richard Birt

who on oath says that he is Controller of The Sebring News a bi-weekly newspaper published at Sebring in Highlands County, Florida that the attached copy of advertisement, being a Proof of Publication

in the matter of Adopt Resolution Vacating Plat - Spring Lake Village IX

in the Court

was published in said newspaper in the issues of Sept. 23, 1987

Affiant further says that the Sebring News is a newspaper published at Sebring, in Highlands County, Florida, and that the said newspaper has heretofore been continuously published in said Highlands County, Florida, Wednesday and/or Sunday and has been entered as a second class mail matter at the post office in Sebring and/or Avon Park, in said county, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Sworn to and subscribed before me

this 24th day of Sept.

A D 19 87

NOTICE OF ADOPTION OF RESOLUTION
VACATING PORTION OF PLAT

TO WHOM IT MAY CONCERN

Notice is hereby given pursuant to Section 177.101, Florida Statutes, that the Board of County Commissioners of Highlands County Florida on the 15th day of September 1987 adopted a resolution vacating a portion of the plat described below

SPRING LAKE, VILLAGE IX, as shown on the plat thereof recorded in Plat Book 11 Page 9 Public Records of Highlands County Florida described as

All of said plat EXCEPT

(A) Lots 33 to 36, Block A Lot 1 Block B Lots 2 and 3, Block F Lots 1 and 20 inclusive, Block L Lots 15 to 20, inclusive, Block K and Lots 1 to 3 and 14 to 16, inclusive, Block M

(B) Edgewater Terrace from the edge of the plat (between Parcels C and D) to and through its intersection with Lakeside Drive.

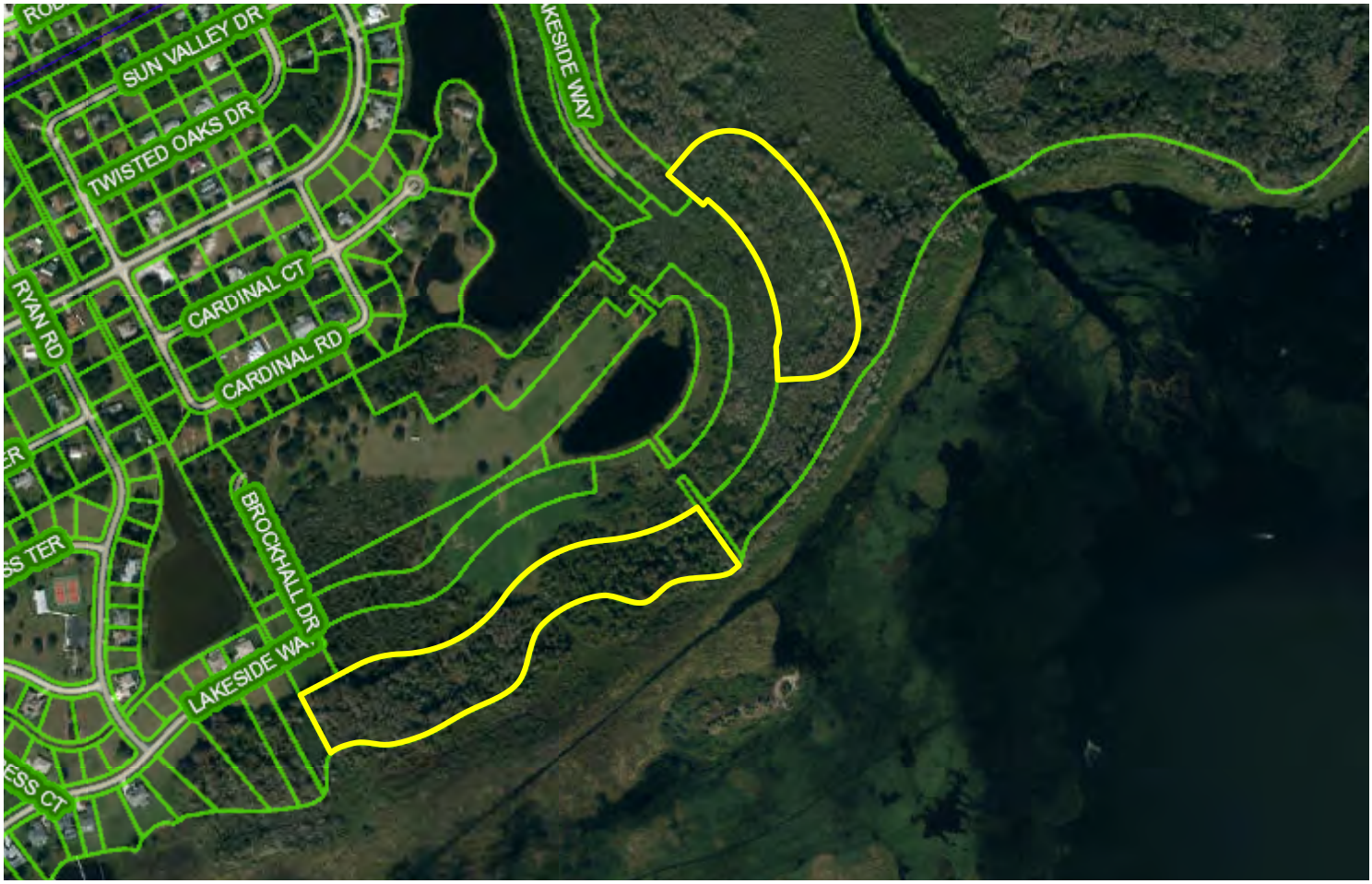
(C) Lakeside Drive from its intersection with Edgewater Terrace, Southerly to the Southwesterly extension of the Southerly boundary line of Lot 17 Block K

(D) Parcels "F" and "G"

BOARD OF COUNTY COMMISSIONERS
OF HIGHLANDS COUNTY, FLORIDA
(s) C. D. Berry
As Chairman Sept. 15, 1987

RECEIVED
SEP 30 1987

Highlands County Property Appraiser



C-15-35-30-090-0020-0010

//www.hcpao.org/Search/Parcel/303515090002000 10C

, FL 33876

Owners
JGS LAND DEVELOPMENT LLC

Mailing Address
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

Legal Description
SPRING LAKE VILLAGE 9 PLAT
VACATED PER OR 968-PG 182
PARCEL A + LTS 8 + 9 BLK G
+ LTS 1-7 BLK J + LTS 1-15
BLK K + CONTIG CLOSED RDS
DESC PER OR 1340-PG 973 +
GEE + JENSON MAP
25.38 ACRES

DOR Code: 99 - NON-AG ACREAGE
Neighborhood Code: 3255 - LAKE ISTOKPOGA EASTSIDE

OFFICIAL RECORDS FILE#: 1911678 OR BK 2656 PG 384 PAGES: 3
9/18/2018 9:12:42 AM REC FEES: $27.00 DEED DOC:$6475.00
D.C. STURNBULL ROBERT W. GERMAINE CLERK OF COURTS, HIGHLANDS CO.

Sd
27.00
6475.00

Prepared by and return to:
KIMBERLY J. BENNETT
JOHN K. MCCLURE, P.A.
211 S. Ridgewood Drive
Sebring, FL 33870
863-402-1888
File Number: **18-12074-001**
Will Call No.:

$975,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **17th** day of **September, 2018** between **DAVID KEATLEY WALDRON and KIMBERLEE A. WALDRON, husband and wife, and PEAVY FAMILY INVESTMENTS, LLC, a Florida Limited Liability Company** whose post office address is **4405 CREMONA DRIVE, Sebring, FL 33872**, grantor, and **JGS LAND DEVELOPMENT, LLC, a Florida Limited Liability Company** whose post office address is **635 COURT STREET, SUITE 120, Clearwater, FL 33756**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Highlands County, Florida** to-wit:

PARCEL 1:

All of SPRING LAKE VILLAGE IX, as shown on the plat thereof recorded in Plat Book 11, Page 9 of the public records of Highlands County, Florida, including the lands formerly included in the plat as lots, blocks, tracts, and parcels and which have been since vacated, but not including the Drainage and Maintenance areas.

And

A Portion of the drainage and maintenance area of Spring Lake Village IX, as per plat recorded in Plat Book 11, Page 9, of the public records of Highlands County, Florida and being more particularly described as follows:

Parcel A: A 70 foot by 125 foot strip of land lying North of Lot 1, Block B and South of Lot 28, Block A.

Parcel B: Beginning at the most Southerly corner of Lot 1, Block D in the Northeasterly right of way line of Brock Hill Drive thence North 62°08'00" East along the Southeasterly line of said Block D, a distance of 740 feet to the most Easterly corner of Lot 9, Block D and Point of Curvature of a curve to the left; thence Northeasterly along said curve concave to the Northwest and having for its elements a radius of 1350.30 feet and a central angle of 14°14'12", an arc distance of 335.52 feet to the most Easterly corner of Lot 13, Block D; thence South 14°29'49" East a distance of 101.09 feet to the most Northerly corner of Lot 6, Block E; thence Southwesterly along a curve to the left and concave to the Southeast and having for its elements a radius of 815.00 feet and a central angle of 37°53'27" an arc distance of 538.98 feet to a point of reverse curvature; thence Southwesterly along a curve to the right and concave to the Northwest and having for its elements a radius of 172.66 feet and a central angle of 54°10'20" an arc distance of 163.25 feet to a point of reverse curvature; thence Southwesterly along a curve to the left and concave to the Southeast and having for its elements a radius of 685.00 feet and a central angle of 26°18'53" an arc distance of 314.60 feet to a Point of

ERIC T. ZWAYER
Tax Collector
Serving Highlands County
540 South Commerce Ave • Sebring, Florida 33870
www.hctaxcollector.com (863) 402-6685

Receipt #	527681
Date:	11/24/2020 3:17 pm
Time:	15:17:32
Location:	SEBRING
Cashier:	RTL

Items Paid

Type	Tax Year / Item	Description/ Account	Amount
Real Property	2020-88567	C153530-10000100000	2474.07
Real Property	2020-88574	C153530-10000400000	983.55
Real Property	2020-88553	C153530-090P0F00000	901.31
Real Property	2020-88555	C153530-09000F00010	52.77
Real Property	2020-88557	C153530-09000K00160	153.84
Real Property	2020-88558	C153530-09000100000	79.94
Real Property	2020-88554	C153530-09000A00220	56.49
Real Property	2020-88559	C153530-09000100010	2891.82
Real Property	2020-88563	C153530-09000200000	304.10
Real Property	2020-88565	C153530-09000200020	328.56
Real Property	2020-88564	C153530-09000200010	387.02
		Item Total	8613.47

Payments

Method	Payee	Account/Check #	Amount
CHECK	HIGHSPEED	196	8613.47
		Payment Total	8613.47

Change Due	0.00
Balance	0.00

* Note - HIGHSPEED Payment

****End****

Highlands County Property Appraiser

C-15-35-30-060-0JJ0-0100

//www.hcpao.org/Search/Parcel/3035150600JJ00100C

201 CARDINAL RD
SEBRING, FL 33876

Owners
SCHWARTZ JOHN M + LINDA

Mailing Address
2099 SE BENENETINE ST
PORT ST LUCIE, FL 34983

Legal Description
SPRING LAKE VILLAGE VI
PB 10-PG 21
LOT 10 BLK JJ

DOR Code: 00 - VACANT
Neighborhood Code: 1227 - SPRING LAKE VILLAGE VI S OF 98

DH 6.00
59.50

Prepared by:
Jackie Murphy
Heartland Title Insurance Agency Co.
2821 Alternate 27 South
Sebring, FL 33870
File Number: Y204-10902

RETURN TO

OFFICIAL RECORDS
BK 1740 PG 1404

1235730

DEED DOC STAMPS 59.50 D.C.

FILE# 1235730 RCD:Mar 01 2004 @ 4:41 PM
L.E. "Luke" Brooker Clerk of Courts Highlands Co

Warranty Deed

Made this March 1, 2004 A.D. By **John E. Thompson,** hereinafter called the grantor, to **John M. Schwartz and Linda Schwartz, husband and wife**, whose post office address is: 2099 SE Benenetine Street, Port St. Lucie, FL 34983, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Highlands County, Florida, viz:

Lot 10, Block JJ, SPRING LAKE VILLAGE VI, according to the Plat thereof, as recorded in Plat Book 10, Page 21, of the Public Records of Highlands County, Florida.

The Grantor certifies that the above described property does not constitute the homestead of the Grantor, for in truth and in fact, the same is vacant property.

Parcel ID Number: **C-15-35-30-060-0JJ0-0100**

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2003.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature
Witness Printed Name Jacquelyn Murphy

John E. Thompson
Address: 7739 Spivey Lane, Sebring, FL 33876

Witness Signature
Witness Printed Name Nancy I. Wakeland

State of FLORIDA
County of HIGHLANDS

The foregoing instrument was acknowledged before me this March 1, 2004, by John E. Thompson, who is/are personally known to me or who has produced FL drivers license as identification.

Notary Public Signature
Printed Name: Jacquelyn Murphy
My Commission Expires:
Seal

JACQUELYN MURPHY
MY COMMISSION # DD 009928
EXPIRES: April 15, 2005
Bonded Thru Notary Public Underwriters

ERIC T. ZWAYER
Tax Collector
Serving Highlands County
540 South Commerce Ave • Sebring, Florida 33870
www.hctaxcollector.com (863) 402-6685

Receipt #	544176
Date:	11/30/2020 2:29 pm
Time:	14:29:11
Location:	SEBRING
Cashier:	MZP

Items Paid

Type	Tax Year / Item	Description/ Account	Amount
Real Property	2020-87695	C153530-0600AA00110	367.16
Real Property	2020-31677	C223428-03005400300	131.87
Real Property	2020-31650	C223428-03005400010	155.51
Real Property	2020-31707	C223428-03005600020	106.63
Real Property	2020-1502	C013328-01000004586	109.95
Real Property	2020-389	C013328-01000001087	96.69
Real Property	2020-388	C013328-01000001085	72.52
Real Property	2020-189	C013328-01000000549	145.05
Real Property	2020-88131	C153530-06000Z00040	367.16
Real Property	2020-87793	C153530-0600JJ00100	495.23
Real Property	2020-87131	C153530-04000G00030	505.64
Real Property	2020-87907	C153530-06000G00020	495.27
		Item Total	3048.68

Payments

Method	Payee	Account/Check #	Amount
ECHECK	LINDA SCHWARTZ		3048.68
		Payment Total	3048.68

Change Due	0.00
Balance	0.00

****End****

Highlands County Property Appraiser

C-15-35-30-060-0KK0-0250

//www.hcpao.org/Search/Parcel/3035150600KK00250C

216 CARDINAL RD
SEBRING, FL 33876

Owners
HIGHLANDS HOLDINGS LLC

Mailing Address
1625 12TH AV
TOMS RIVER, NJ 08757

Legal Description
SPRING LAKE VILLAGE VI
PB 10 PG 21
LOT 25 BLK KK

DOR Code: 00 - VACANT
Neighborhood Code: 1227 - SPRING LAKE VILLAGE VI S OF 98

OFFICIAL RECORDS FILE# 1383017 BK 1954 PG 1688 RCD: 03/21/2006 09:58:30 AM
D.C. JROMANIK REC. FEE $27.00 DEED DOC STAMPS $0.70 L.E. "LUKE" BROOKER
CLERK OF COURTS HIGHLANDS CO.

NC
27.00
.70

RETURN TO:
THIS INSTRUMENT PREPARED BY:
Gary Walk, Esq.
Boose Casey Ciklin Lubitz Martens McBane & O'Connell
18th Floor - Northbridge Tower I
515 North Flagler Dr.
West Palm Beach, Florida 33401

Property Appraiser's I.D. No.: **C15-35-30-060-0KK0-0210**
C15-35-30-060-0KK0-0220
C15-35-30-060-0KK0-0240
C15-35-30-060-0KK0-0250

This Special Warranty Deed is a transfer of unencumbered real property from individuals to a Florida limited liability company wholly owned by the taxpayers and as such is subject to minimum documentary stamp tax under Florida Department of Revenue Technical Assistance Advisements Nos. 04B4-012 and 05B4-002 and the decision in Kuro, Inc. v. Department of Revenue, 713 So.2d 1021 (Fla. 2nd DCA 1998).

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 30th day of December, 2005 by **DENISE DEBLASIO**, hereinafter called the "Grantor", and with an address at c/o First Montauk Securities Corp., 191 Highway 37 West, Toms River, NJ 08755, to **HIGHLANDS HOLDINGS, LLC, a Florida limited liability company** with an address at c/o Denise DeBlasio, First Montauk Securities Corp., 191 Highway 37 West, Toms River, NJ 08755, hereinafter called "Grantee" (wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives, successors and assigns, as the case may be);

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all

ERIC T. ZWAYER
Tax Collector
Serving Highlands County
540 South Commerce Ave • Sebring, Florida 33870
www.hctaxcollector.com (863) 402-6685

Receipt #	587972
Date:	02/01/2021 10:13 am
Time:	10:13:27
Location:	SEBRING
Cashier:	NXV

Items Paid

Type	Tax Year / Item	Description/ Account	Amount
Real Property	2020-87815	C153530-0600KK00240	502.30
Real Property	2020-87816	C153530-0600KK00250	502.30
Real Property	2020-87817	C153530-0600KK00260	502.30
Real Property	2020-87819	C153530-0600KK00280	502.30
		Item Total	2009.20

Payments

Method	Payee	Account/Check #	Amount
CHECK	DENISE M DEBLASIO	5112	2009.20
		Payment Total	2009.20

Change Due	0.00
Balance	0.00

****End****

Highlands County Property Appraiser

C-15-35-30-060-0KK0-0260

//www.hcpao.org/Search/Parcel/3035150600KK00260C

208 CARDINAL RD
SEBRING, FL 33876

Owners
HIGHLANDS HOLDINGS LLC

Mailing Address
1625 12TH AV
TOMS RIVER, NJ 08757

Legal Description
SPRING LAKE VILLAGE VI
PB 10 PG 21
LOT 26 BLK KK

DOR Code: 00 - VACANT
Neighborhood Code: 1227 - SPRING LAKE VILLAGE VI S OF 98

ERIC T. ZWAYER
Tax Collector
Serving Highlands County
540 South Commerce Ave • Sebring, Florida 33870
www.hctaxcollector.com (863) 402-6685

Receipt #	587972
Date:	02/01/2021 10:13 am
Time:	10:13:27
Location:	SEBRING
Cashier:	NXV

Items Paid

Type	Tax Year / Item	Description/ Account	Amount
Real Property	2020-87815	C153530-0600KK00240	502.30
Real Property	2020-87816	C153530-0600KK00250	502.30
Real Property	2020-87817	C153530-0600KK00260	502.30
Real Property	2020-87819	C153530-0600KK00280	502.30
		Item Total	2009.20

Payments

Method	Payee	Account/Check #	Amount
CHECK	DENISE M DEBLASIO	5112	2009.20
		Payment Total	2009.20

Change Due	0.00
Balance	0.00

****End****

Highlands County Property Appraiser

C-15-35-30-060-0KK0-0270

//www.hcpao.org/Search/Parcel/3035150600KK00270C

200 CARDINAL RD
SEBRING, FL 33876

Owners
RINCKEY NEIL V + ROBIN J

Mailing Address
2600 CLIPPER WAY
NAPLES, FL 34104

Legal Description
SPRING LAKE VILLAGE VI
PB 10 PG 21
LOT 27 BLK KK

DOR Code: 00 - VACANT
Neighborhood Code: 1227 - SPRING LAKE VILLAGE VI S OF 98

OFFICIAL RECORDS FILE#: 1894354 OR BK 2633 PG 240 PAGES: 2
4/27/2018 8:52:12 AM REC FEES: $18.50 DEED DOC:$38.50
D.C. MBRENES ROBERT W. GERMAINE CLERK OF COURTS, HIGHLANDS CO.

Prepared by and return to:
Amanda C. Campbell
Paralegal
The Law Office of Michael L. Keiber, P.A.
2557 US Highway 27 South
Sebring, FL 33870-3602
863-385-5188
File Number: **095-18FF**
$5,500.00

MB
18.50
38.50

Parcel Identification No. **C-15-35-30-060-0KK0-0270**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this _____ day of **April, 2018** between **Gary H. Luedtke** whose post office address is **4461 SW 34th Drive, Fort Lauderdale, FL 33312** of the County of **Broward**, State of **Florida**, grantor*, and **Neil V. Rinckey and Robin J. Rinckey, husband and wife** whose post office address is **2600 Clipper Way, Naples, FL 34104** of the County of **Collier**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Highlands County, Florida**, to-wit:

Lot 27, Block KK, Spring Lake - Village VI, according to the map or plat thereof as recorded in Plat Book 10, Page 21, Public Records of Highlands County, Florida.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Catherine E. David
Witness Name: CATHERINE E. DAVID

Witness Name: Angie Obando

Gary H. Luedtke (Seal)

DoubleTime®

State of Florida
County of BROWARD

The foregoing instrument was acknowledged before me this 17 day of April, 2018 by Gary H. Luedtke, who [✓] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

CATHERINE E. DAVID
MY COMMISSION # GG 183412
EXPIRES: March 2, 2022
Bonded Thru Notary Public Underwriters

Catherine E. David
Notary Public

Printed Name: CATHERINE E. DAVID

My Commission Expires: March 2, 2022

ERIC T. ZWAYER
Tax Collector
Serving Highlands County
540 South Commerce Ave • Sebring, Florida 33870
www.hctaxcollector.com (863) 402-6685

Receipt #	513000
Date:	11/12/2020 3:35 pm
Time:	15:35:22
Location:	SEBRING
Cashier:	RTL

Items Paid

Type	Tax Year / Item	Description/ Account	Amount
Real Property	2020-87818	C153530-0600KK00270	496.42
		Item Total	496.42

Payments

Method	Payee	Account/Check #	Amount
CHECK	HIGHSPEED	115	496.42
		Payment Total	496.42

Change Due	0.00
Balance	0.00

* Note - HIGHSPEED Payment

****End****

Highlands County Property Appraiser

C-15-35-30-060-0KK0-0280

//www.hcpao.org/Search/Parcel/3035150600KK00280C

132 CARDINAL RD
SEBRING, FL 33876

Owners
HIGHLANDS HOLDINGS LLC

Mailing Address
1625 12TH AV
TOMS RIVER, NJ 08757

Legal Description
SPRING LAKE VILLAGE VI
PB 10-PG 21
LOT 28 BLK KK

DOR Code: 00 - VACANT
Neighborhood Code: 1227 - SPRING LAKE VILLAGE VI S OF 98

OFFICIAL RECORDS FILE# 1383017 BK 1954 PG 1688 RCD: 03/21/2006 09:58:30 AM
D.C. JROMANIK REC. FEE $27.00 DEED DOC STAMPS $0.70 L.E. "LUKE" BROOKER
CLERK OF COURTS HIGHLANDS CO.

NC
27.00
.70

RETURN TO:
THIS INSTRUMENT PREPARED BY:
Gary Walk, Esq.
Boose Casey Ciklin Lubitz Martens McBane & O'Connell
18th Floor - Northbridge Tower I
515 North Flagler Dr.
West Palm Beach, Florida 33401

Property Appraiser's I.D. No.: **C15-35-30-060-0KK0-0210**
C15-35-30-060-0KK0-0220
C15-35-30-060-0KK0-0240
C15-35-30-060-0KK0-0250

This Special Warranty Deed is a transfer of unencumbered real property from individuals to a Florida limited liability company wholly owned by the taxpayers and as such is subject to minimum documentary stamp tax under Florida Department of Revenue Technical Assistance Advisements Nos. 04B4-012 and 05B4-002 and the decision in Kuro, Inc. v. Department of Revenue, 713 So.2d 1021 (Fla. 2nd DCA 1998).

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 30th day of December, 2005 by **DENISE DEBLASIO**, hereinafter called the "Grantor", and with an address at c/o First Montauk Securities Corp., 191 Highway 37 West, Toms River, NJ 08755, to **HIGHLANDS HOLDINGS, LLC, a Florida limited liability company** with an address at c/o Denise DeBlasio, First Montauk Securities Corp., 191 Highway 37 West, Toms River, NJ 08755, hereinafter called "Grantee" (wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives, successors and assigns, as the case may be);

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all

that certain land and the improvements thereon located in the County of Highlands, State of Florida and more particularly described as follows:

Lots 24, 25, 26 and 28, Block KK, of SPRING LAKE VILLAGE VI as per plat recorded in Plat Book 10, Page 21, Public Records of Highlands County, Florida.

****THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF THE GRANTOR WITHOUT THE BENEFIT OF A TITLE EXAMINATION****

GRANTOR hereby represents and warrants that the Property is vacant land and that she does not now nor has she ever resided upon the property described herein, nor any property which is contiguous thereto, and that the property described herein is not now nor has it ever been her homestead.

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

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

AND the Grantor hereby covenants with said Grantee that except as noted above, at the time of delivery of this Special Warranty Deed, the premises were free from all encumbrances made by the Grantor, except for taxes accruing subsequent to December 31, 2004 and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

This instrument may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hands and seals the day and year first above written.

In the presence of:

Karen Muller

Print: Karen Muller

Print: BARBARA F. NIMMO

DENISE DEBLASIO

STATE OF New Jersey

COUNTY OF Monmouth

Before me, the undersigned authority, personally came and appeared DENISE DEBLASIO, who produced as identification thereof a New Jersey Driver's License, showing her to be the individual who executed the foregoing instrument and who acknowledged to and before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid, this 28th day of February, 2006.

Notary Public
State of New Jersey

My commission expires:

KIMBERLY KENNEY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires September 29, 2007

ERIC T. ZWAYER
Tax Collector
Serving Highlands County
540 South Commerce Ave • Sebring, Florida 33870
www.hctaxcollector.com (863) 402-6685

Receipt #	587972
Date:	02/01/2021 10:13 am
Time:	10:13:27
Location:	SEBRING
Cashier:	NXV

Items Paid

Type	Tax Year / Item	Description/ Account	Amount
Real Property	2020-87815	C153530-0600KK00240	502.30
Real Property	2020-87816	C153530-0600KK00250	502.30
Real Property	2020-87817	C153530-0600KK00260	502.30
Real Property	2020-87819	C153530-0600KK00280	502.30
		Item Total	2009.20

Payments

Method	Payee	Account/Check #	Amount
CHECK	DENISE M DEBLASIO	5112	2009.20
		Payment Total	2009.20

Change Due	0.00
Balance	0.00

****End****

Highlands County Property Appraiser

C-15-35-30-080-00B0-0010

//www.hcpao.org/Search/Parcel/30351508000B00010C

717 RYAN RD
SEBRING, FL 33876

Owners
RAMIREZ RUBEN

Mailing Address
7952 ST ANDREWS RD
LAKE WORTH, FL 33467

Legal Description
SPRING LAKE VILL VIII
PB 11 PG 8
LOT 1 BLK B

DOR Code: 00 - VACANT
Neighborhood Code: 1228 - SPRING LAKE VILLAGE VII

OFFICIAL RECORDS FILE# 1710951 BK 2399 PG 662 RCD: 09/26/2013 02:30:00 PM
D.C. STURNBULL1 REC. FEE $18.50 DEED DOC STAMPS $70.00 ROBERT W. GERMAINE
CLERK OF COURTS HIGHLANDS CO.

Sat 18.50
70.00

Recording Requested by
And when recorded
Return to: (enclosed self-addressed stamped envelope)

PREPARED BY:
RUBEN RAMIREZ
4205 INLET CIRCLE
GREENACRES FL 33463
(561) 531-8970

PARCEL ID NUMBERS: C153530-05000X00080 and **C153530-08000B00010**

THIS QUIT CLAIM DEED, executed this 26 day of August, 2013, between JAIME A BOTERO, a married person ("Grantor"), whose post office address is: 623 South A Street Lake Worth FL 33460; and RUBEN RAMIREZ, a married person ("Grantee") , whose post office address is: 4205 Inlet Circle Greenacres FL 33463

Witnessed, That the said Grantor, for and in consideration of the sum of TEN ($10.00) DOLLARS and other good and valuable consideration, to said Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and their successors and assigns forever, the following described land, situate, lying and being in Highlands County, State of Florida, to-wit:

Parcel A:
Lot 8, Block X, SPRING LAKE VILLAGE V, according to the plat thereof, as recorded in Plat Book 10, page 23, of the Public Records of Highlands County, Florida.

Parcel B:
Lot 1, Block B, SPRING LAKE VILLAGE VIII, according to the plat t hereof, as recorded in Plat Book 11, page 8, of the Public Records of Highlands County, Florida

MORE COMMONLY KNOWN AS:
7009 KENWOOD PL SEBRING, FL 33870 and
717 RYAN RD SEBRING, FL 33870

Together With all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This is not homestead property of the Grantor. Grantor resides at 623 South A Street Lake Worth FL 33460

Subject to taxes and assessments for the year 2012 and all subsequent years; restrictions, easements, reservations and governmental regulations/ordinances, if any.

QUIT LAIM DEED - PAGE 2 OF 2

PARCEL ID NUMBERS: *C153530-05000X00080* *and* *C153530-08000B00010*

TO HAVE AND TO HOLD The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

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

Witness Signature (as to Grantor)

Tiffany Deuble

Printed Name

Witness Signature (as to Grantor)

Angelica Levinson

Printed Name

Grantor Signature

Jaime A. Botero

Printed Name

Address: 623 South A Street.
Lake Worth, FL 33460

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 29th day of August 2013, by Jaime Botero who is personally known to me or who has produced personally known as identification and who did take an oath.

Commission Expires:

2/23/16

Notary Public - State of Florida

Tracy Harris

Printed Name

TRACY HARRIS
MY COMMISSION # EE172445
EXPIRES: February 23, 2016

ERIC T. ZWAYER
Tax Collector
Serving Highlands County
540 South Commerce Ave • Sebring, Florida 33870
www.hctaxcollector.com (863) 402-6685

Receipt #	503181
Date:	11/04/2020 3:09 pm
Time:	15:09:04
Location:	SEBRING
Cashier:	OPY

Items Paid

Type	Tax Year / Item	Description/ Account	Amount
Real Property	2020-87620	C153530-05000X00080	502.73
Real Property	2020-88408	C153530-08000B00010	509.58
		Item Total	1012.31

Payments

Method	Payee	Account/Check #	Amount
ECHECK	GREEN MANAGER LLC / RUBEN RAMIREZ		1012.31
		Payment Total	1012.31

Change Due	0.00
Balance	0.00

* Note - Online Payment

****End****

Highlands County Property Appraiser

C-15-35-30-080-00B0-0020

//www.hcpao.org/Search/Parcel/30351508000B00020C

709 RYAN RD
SEBRING, FL 33876

Owners
ABBOUD GEORGE F +
SANZ PRISCILA

Mailing Address
2751 S OCEAN DR APT 504S
HOLLYWOOD, FL 33019

Legal Description
SPRING LAKE VILL VIII
PB 11 PG 8
LOT 2 BLK B

DOR Code: 00 - VACANT
Neighborhood Code: 1228 - SPRING LAKE VILLAGE VII

OFFICIAL RECORDS FILE#: 2031417 OR BK 2819 PG 622 PAGES: 2
4/27/2021 3:30:05 PM REC FEES: $18.50 DEED DOC:$133.00
D.C. MBRENES JEROME KASZUBOWSKI CLERK OF COURTS, HIGHLANDS CO.

Prepared By and Return To:
Capstone Title, LLC
Attn: Jennifer S. McGee
133 US Hwy 27 N
Sebring, FL 33870

Order No.: 739-21-107

Property Appraiser's Parcel I.D. (folio) Number:
C-15-35-30-080-00B0-0030 and C-15-35-30-080-00B0-0020

WARRANTY DEED

THIS WARRANTY DEED dated April 26, 2021, by **Sheila Jankowski, a married woman**, whose post office address is 1462 SE Oakmont Lane, Port St. Lucie, Florida 34952 (the "Grantor"), to **George F. Abboud and Priscilla Sanz, husband and wife**, whose post office address is 2751 S. Ocean Drive, Apt. 504S, Hollywood, Florida, 33019 (the "Grantee").

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

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Highlands, State of Florida, viz:

Parcel 1:
Lot 2, Block B, Spring Lake - Village VIII, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 8, of the Public Records of Highlands County, Florida.

Parcel 2:
Lot 3, Block B, Spring Lake - Village VIII, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 8, of the Public Records of Highlands County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s), nor any members of the household of the Grantor(s), reside thereon. Said property is indeed vacant land.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 12/31/19.

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

Signed, sealed and delivered in presence of:

Witness Signature

Printed Name of First Witness

Witness Signature

Printed Name of Second Witness

Sheila Jankowski

Grantor Address:
1462 SE Oakmont Lane
Port St. Lucie, FL 34952

STATE OF FLORIDA

COUNTY OF St Lucie

The foregoing instrument was acknowledged before me by means of [ ] Physical Presence or [ ] Online Authorization, and who [ ] has produced drivers lic. as identification or [ ] is personally known by me, on this 23 of April, 2021 by Sheila Jankowski.

Notary Public

My Commission Expires: Sep 24, 2022

(SEAL)

CAROL SHAMIS
Notary Public - State of Florida
Commission # GG 255268
My Comm. Expires Sep 24, 2022
Bonded through National Notary Assn.

ERIC T. ZWAYER
Tax Collector
Serving Highlands County
540 South Commerce Ave • Sebring, Florida 33870
www.hctaxcollector.com (863) 402-6685

Receipt #	520627
Date:	11/18/2020 4:11 pm
Time:	16:11:17
Location:	SEBRING
Cashier:	RTL

Items Paid

Type	Tax Year / Item	Description/ Account	Amount
Real Property	2020-88506	C153530-08000L00080	509.58
Real Property	2020-88410	C153530-08000B00030	509.58
Real Property	2020-88409	C153530-08000B00020	509.58
		Item Total	1528.74

Payments

Method	Payee	Account/Check #	Amount
CHECK	HIGHSPEED	4165	1528.74
		Payment Total	1528.74

Change Due	0.00
Balance	0.00

* Note - HIGHSPEED Payment

****End****

Highlands County Property Appraiser

C-15-35-30-080-00B0-0030

//www.hcpao.org/Search/Parcel/30351508000B00030C

701 RYAN RD
SEBRING, FL 33876

Owners
ABBOUD GEORGE F +
SANZ PRISCILLA

Mailing Address
2751 S OCEAN DR APT 504S
HOLLYWOOD, FL 33019

Legal Description
SPRING LAKE VILL VIII
PB 11 PG 8
LOT 3 BLK B

DOR Code: 00 - VACANT
Neighborhood Code: 1228 - SPRING LAKE VILLAGE VII

OFFICIAL RECORDS FILE#: 2031417 OR BK 2819 PG 622 PAGES: 2
4/27/2021 3:30:05 PM REC FEES: $18.50 DEED DOC:$133.00
D.C. MBRENES JEROME KASZUBOWSKI CLERK OF COURTS, HIGHLANDS CO.

Prepared By and Return To:
Capstone Title, LLC
Attn: Jennifer S. McGee
133 US Hwy 27 N
Sebring, FL 33870

Order No.: 739-21-107

Property Appraiser's Parcel I.D. (folio) Number:
C-15-35-30-080-00B0-0030 and C-15-35-30-080-00B0-0020

WARRANTY DEED

THIS WARRANTY DEED dated April 26, 2021, by **Sheila Jankowski, a married woman**, whose post office address is 1462 SE Oakmont Lane, Port St. Lucie, Florida 34952 (the "Grantor"), to **George F. Abboud and Priscilla Sanz, husband and wife**, whose post office address is 2751 S. Ocean Drive, Apt. 504S, Hollywood, Florida, 33019 (the "Grantee").

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

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Highlands, State of Florida, viz:

Parcel 1:
Lot 2, Block B, Spring Lake - Village VIII, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 8, of the Public Records of Highlands County, Florida.

Parcel 2:
Lot 3, Block B, Spring Lake - Village VIII, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 8, of the Public Records of Highlands County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s), nor any members of the household of the Grantor(s), reside thereon. Said property is indeed vacant land.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 12/31/19.

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

Signed, sealed and delivered in presence of:

Witness Signature

Gabriela Medina
Printed Name of First Witness

Witness Signature

Hector Feran
Printed Name of Second Witness

Sheila Jankowski

Grantor Address:
1462 SE Oakmont Lane
Port St. Lucie, FL 34952

STATE OF FLORIDA

COUNTY OF St Lucie

The foregoing instrument was acknowledged before me by means of [ ] Physical Presence or [ ] Online Authorization, and who [ ] has produced drivers lic. as identification or [ ] is personally known by me, on this 23 of April, 2021 by Sheila Jankowski.

Notary Public

My Commission Expires: Sep 24, 2022

(SEAL)

CAROL SHAMIS
Notary Public - State of Florida
Commission # GG 255268
My Comm. Expires Sep 24, 2022
Bonded through National Notary Assn.

ERIC T. ZWAYER
Tax Collector
Serving Highlands County
540 South Commerce Ave • Sebring, Florida 33870
www.hctaxcollector.com (863) 402-6685

Receipt #	520627
Date:	11/18/2020 4:11 pm
Time:	16:11:17
Location:	SEBRING
Cashier:	RTL

Items Paid

Type	Tax Year / Item	Description/ Account	Amount
Real Property	2020-88506	C153530-08000L00080	509.58
Real Property	2020-88410	C153530-08000B00030	509.58
Real Property	2020-88409	C153530-08000B00020	509.58
		Item Total	1528.74

Payments

Method	Payee	Account/Check #	Amount
CHECK	HIGHSPEED	4165	1528.74
		Payment Total	1528.74

Change Due	0.00
Balance	0.00

* Note - HIGHSPEED Payment

****End****

Highlands County Property Appraiser

C-15-35-30-080-00C0-0080

//www.hcpao.org/Search/Parcel/30351508000C00080C

721 RYAN RD
SEBRING, FL 33876

Owners
PUGLIS RAYMOND LOUIS +
REDMAN TRACEY MICHELLE

Mailing Address
18727 GINSENG LN
KEEDYSVILLE, MD 21756

Legal Description
SPRING LAKE VILL VIII
PB 15 PG 25
LOT 8 BLK C
(FKA PORT OF PARCEL H

DOR Code: 00 - VACANT
Neighborhood Code: 1228 - SPRING LAKE VILLAGE VII

OFFICIAL RECORDS FILE#: 1974765 OR BK 2737 PG 1349 PAGES: 2
2/10/2020 11:58:07 AM REC FEES: $18.50 DEED DOC:$87.50
D.C. STURNBULL ROBERT W. GERMAINE CLERK OF COURTS, HIGHLANDS CO.

Prepared By and Return To:
Capstone Title, LLC
Attn: Karen L. Griffin
227 US Highway 27 North, Suite 211
Sebring, FL 33870

Order No.: 739-20-034

Property Appraiser's Parcel I.D. (folio) Number:
C-15-35-30-080-00C0-0080

WARRANTY DEED

THIS WARRANTY DEED dated February 7, 2020, by **Yves May Theard, a married woman**, whose post office address is 5221 Belmar Drive, Sebring, Florida 33872 (the "Grantor"), to **Raymond Louis Puglis, a single man and Tracey Michelle Redman, a widow, as joint tenants with rights of survivorship**, whose post office address is 18727 Ginseng Lane, Keedysville, Maryland, 21756 (the "Grantee").

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

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Highlands, State of Florida, viz:

Lot 8, Block C, A Replat of a Portion of Spring Lake Village VIII, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 25, of the Public Records of Highlands County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s), nor any members of the household of the Grantor(s), reside thereon. Said property is in fact vacant land.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to:12/31/19.

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

Signed, sealed and delivered in presence of:

Yves May Theard

Witness Signature

Jennifer S. McGee

Printed Name of First Witness

Witness Signature

Mary Tanner

Printed Name of Second Witness

Yves May Theard

Grantor Address:
5221 Belmar Drive
Sebring, FL 33872

STATE OF FLORIDA

COUNTY OF HIGHLANDS

The foregoing instrument was acknowledged before me by means of [✓] Physical Presence or [ ] Online Authorization, and who [✓] has produced driver license as identification or [ ] is personally known by me, on this _____ of February, 2020 by Yves May Theard,

Notary Public

JENNIFER S MCGEE
Notary Public - State of Florida
Commission # GG 306405
My Comm. Expires Mar 4, 2023
Bonded through National Notary Assn.

My Commission Expires:

(SEAL)

ERIC T. ZWAYER
Tax Collector
Serving Highlands County
540 South Commerce Ave • Sebring, Florida 33870
www.hctaxcollector.com (863) 402-6685

Receipt #	536495
Date:	11/25/2020 2:02 pm
Time:	14:02:14
Location:	SEBRING
Cashier:	OPY

Items Paid

Type	Tax Year / Item	Description/ Account	Amount
Real Property	2020-88417	C153530-08000C00080	632.66
		Item Total	632.66

Payments

Method	Payee	Account/Check #	Amount
ECHECK	RAYMOND L. PUGLISI		632.66
		Payment Total	632.66

Change Due	0.00
Balance	0.00

* Note - Online Payment

****End****

Highlands County Property Appraiser

C-15-35-30-080-00D0-0010

//www.hcpao.org/Search/Parcel/30351508000D00010C

1008 LAKESIDE WAY
SEBRING, FL 33876-

Owners
BELL LAWRENCE + DEBORAH

Mailing Address
1008 LAKESIDE WAY
SEBRING, FL 33870

Legal Description
SPRING LAKE VILL VIII
PB 11 PG 8
LOTS 1 + 2 BLK D

DOR Code: 01 - SINGLE FAMILY
Neighborhood Code: 1228 - SPRING LAKE VILLAGE VII

OFFICIAL RECORDS FILE# 1719072 BK 2409 PG 1809 RCD: 12/20/2013 04:11:12 PM
D.C. JBASSETT REC. FEE $18.50 DEED DOC STAMPS $1137.50 ROBERT W. GERMAINE
CLERK OF COURTS HIGHLANDS CO.

JB 18.50
1137.50

162,500.00Prepared by and return to:
Cori Holton
Closing Agent
John K. McClure, P.A.
211 South Ridgewood Drive
Sebring, FL 33870
863-402-1888
File Number: 13-6768-001
Will Call No.:
$162,500.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of **December, 2013** between **CURTIS R. JARVIS, II and DIANNE A. JARVIS, husband and wife** whose post office address is **3682 E Farrier Drive, Tucson, AZ 85739**, grantor, and **LAWRENCE BELL and DEBORAH BELL, husband and wife** whose post office address is **1008 Lakeside Way, Sebring, FL 33876**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Highlands County, Florida** to-wit:

Lots 1 and 2, Block D, SPRING LAKE VILLAGE VIII, according to the map or plat thereof as recorded in Plat Book 11, Page 8, Public Records of Highlands County, Florida.

Parcel Identification Number: C153530-08000D00010

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

DoubleTime®

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Cassandra Allen

CURTIS R. JARVIS, II (Seal)

Witness Name: KALEN M. STEELE

DIANNE A. JARVIS

State of ARIZONA
County of PIMA

The foregoing instrument was acknowledged before me this 19th day of December, 2013 by CURTIS R. JARVIS, II and DIANNE A. JARVIS, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: BARBARA FOX BURCZYNSKI

My Commission Expires: 30 NOVEMBER, 2016

BARBARA FOX BURCZYNSKI
Notary Public, State of Arizona
Pima County
My Commission Expires
November 30, 2016

ERIC T. ZWAYER
Tax Collector
Serving Highlands County
540 South Commerce Ave • Sebring, Florida 33870
www.hctaxcollector.com (863) 402-6685

Receipt #	521263
Date:	11/19/2020 9:51 am
Time:	09:51:07
Location:	SEBRING
Cashier:	CJG

Items Paid

Type	Tax Year / Item	Description/ Account	Amount
Real Property	2020-88418	C153530-08000D00010	2196.71
		Item Total	2196.71

Payments

Method	Payee	Account/Check #	Amount
CHECK	LAWRENCE R BELL	0062498602	2196.71
		Payment Total	2196.71

Change Due	0.00
Balance	0.00

****End****

Highlands County Property Appraiser

C-15-35-30-080-00D0-0030

//www.hcpao.org/Search/Parcel/30351508000D00030C

1016 LAKESIDE WAY
SEBRING, FL 33876

Owners
BUSCHMANN SONDRA A

Mailing Address
1016 LAKESIDE WAY
SEBRING, FL 33876

Legal Description
SPRING LAKE VILL VIII
PB 11 PG 8
LOT 3 BLK D

DOR Code: 01 - SINGLE FAMILY
Neighborhood Code: 1228 - SPRING LAKE VILLAGE VII

10.00
455.00
con

Prepared by:
Donie Hulon
Heartland Title Insurance Agency Co.
2821 Alternate 27 South
Sebring, FL 33870
File Number: Y205-13146

OFFICIAL RECORDS
BK 1860 PG 1610

1322061

DEED DOC STAMPS 455.00 D.C. con

Warranty Deed

Made this June 3rd, 2005 A.D. By **Dewayne Reynolds and Frances P. Reynolds, husband and wife,** hereinafter called the grantor, to **Richard W. Buschmann, Jr. and Sondra A. Buschmann, husband and wife,** whose post office address is: 1710 Hillcrest Dr., Rochester Hills, MI 48306, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Highlands County, Florida, viz:

Lot 3, Block D, SPRING LAKE, VILLAGE VIII, according to the plat thereof recorded in Plat Book 11, Page 8, of the Public Records of Highlands County, Florida.

Parcel ID Number: **C-15-35-30-080-00D0-0030**

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2004.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature
Witness Printed Name Melba Mc Curley

Witness Signature
Witness Printed Name Gail Livingston

Dewayne Reynolds
Dewayne Reynolds
Address: P.O. Box 128, Altoona, AL 35952

Frances P. Reynolds
Frances P. Reynolds
Address: P.O. Box 128, Altoona, AL 35952

State of Alabama
County of Etowah

The foregoing instrument was acknowledged before me this June 3rd, 2005, by Dewayne Reynolds and Frances P. Reynolds, husband and wife, who is/are personally known to me or who has produced drivers license as identification.

Notary Public Signature
PrintedName: Sharlotte Moore
My Commission Expires: 11-4-06
Seal

SHARLOTTE MOORE NOTARY PUBLIC STATE AT LARGE

FILE# 1322061 RCD:Jun 07 2005 @ 3:46 PM
L.E. "Luke" Brooker Clerk of Courts Highlands Co

ERIC T. ZWAYER
Tax Collector
Serving Highlands County
540 South Commerce Ave • Sebring, Florida 33870
www.hctaxcollector.com (863) 402-6685

Receipt #	497256
Date:	11/02/2020 4:15 pm
Time:	16:15:18
Location:	SEBRING
Cashier:	RTL

Items Paid

Type	Tax Year / Item	Description/ Account	Amount
Real Property	2020-88419	C153530-08000D00030	2105.45
		Item Total	2105.45

Payments

Method	Payee	Account/Check #	Amount
CHECK	HIGHSPEED	1106	2105.45
		Payment Total	2105.45

Change Due	0.00
Balance	0.00

* Note - HIGHSPEED Payment

****End****

Highlands County Property Appraiser

C-15-35-30-080-00E0-0080

//www.hcpao.org/Search/Parcel/30351508000E00080C

1013 LAKESIDE WAY
SEBRING, FL 33876-

Owners
JUAREZ GUILLERMO +
ORTIZ PATRICIA

Mailing Address
8813 W 33RD AV
HIALEAH, FL 33018

Legal Description
SPRING LAKE VILL VIII
PB 15 PG 25
LOT 8 BLK E
(FKA PORT OF LOT 9 OF
ORIG BLK 9
+ CONTIG PORT OF TR G
ADJ TO REAR LOT LINE

DOR Code: 00 - VACANT
Neighborhood Code: 3255.1 - LAKE ISTOKPOGA SPRING LAKE

OFFICIAL RECORDS FILE#: 1968296 OR BK 2729 PG 306 PAGES: 3
12/19/2019 3:24:43 PM REC FEES: $27.00 DEED DOC:$122.50
D.C. CNORKA ROBERT W. GERMAINE CLERK OF COURTS, HIGHLANDS CO.

This Instrument Prepared by:
Melissa Davis CLC
Florida Title, LLC
3220 Southwest 31st Road
Suite 202
Ocala, FL 34474

Parcel Identification Number:
C-15-35-30-080-00E0-0080

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **5th day of December, 2019** between **Daniel Howlands, LLC, a Florida Limited Liability Company**, whose mailing address is **5342 Clark Road, #199, Sarasota, FL 34233** ("**Grantor**") to, **Guillermo Juarez, a single man and Patricia Ortiz** whose mailing address is **8813 West 33rd Avenue, Hialeah, FL 33018** ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Highlands** County, Florida and fully described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

Print Name: ALICIA ESPAÑOLA

Print Name: MARTIN R VERA

GRANTOR:

Ruth A. Haveles, Duly Authorized Agent of
Daniel Howlands, LLC

Daniel Howlands, LLC Official Seal Florida 2011

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 5th day of December, 2019 by Ruth A. Haveles Duly Authorized Agent of Daniel Howlands, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Signature of Notary Public
Print, Type/Stamp Name of Notary

MARTIN RAUL VERA
Notary Public, State of Florida
Commission# GG 287445
My commission expires Jan. 1, 2023

Personally known:_____
OR Produced Identification: ✓

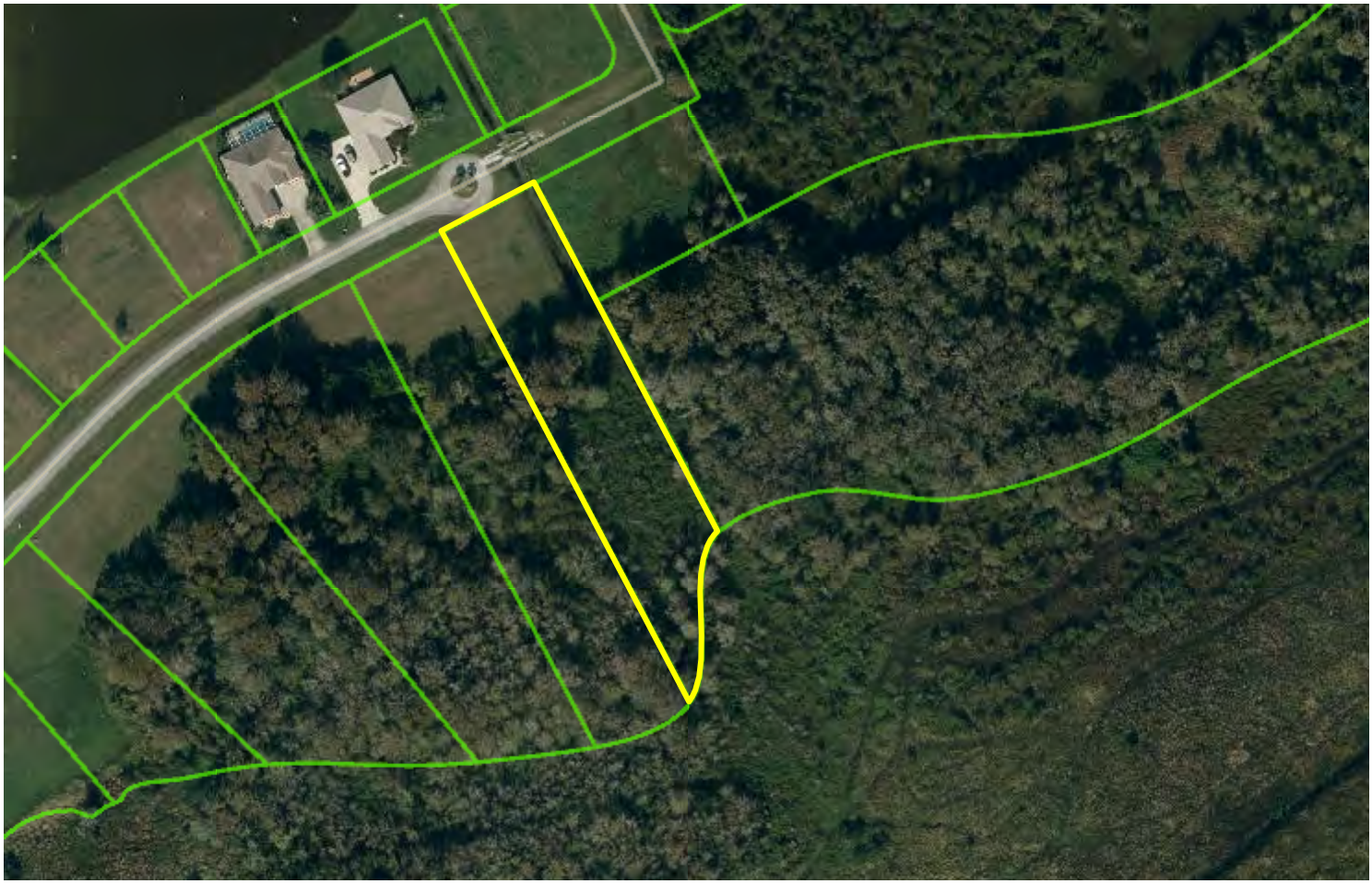
Type of Identification Produced: FLORIDA D.L.

EXHIBIT "A"

Property Address: **1013 Lakeside Way**
Sebring, FL 33876

Lot 8, in Block E, of a Replat of a Portion of Spring Lake Village VIII, according to the plat thereof as recorded in Plat Book 15, Page 25 and a Portion of Parcel G of Spring Lake Village VIII, as per plat as recorded in Plat Book 11, Page 8, both of the Public Records of Highlands County, Florida. That portion of Parcel G, being more particularly described as follows: Begin at the Southwest corner of Lot 8, in Block E of said Replat of a Portion of Spring Lake Village VIII in Plat Book 15, Page 25; thence run South 27 Degrees 52 Minutes 00 Seconds East a distance of 530.43; thence North 74 Degrees 47 Minutes 00 Seconds East a distance of 100,94 feet; thence North 27 Degrees 52 Minutes 00 Seconds West a distance of 552.54 feet; thence South 62 Degrees 08 Minutes 00 Seconds West a distance of 98.49 feet to Point of Beginning.

Highlands County Property Appraiser



C-15-35-30-080-00E0-0090

//www.hcpao.org/Search/Parcel/30351508000E00090C

1009 LAKESIDE WAY
SEBRING, FL 33876-

Owners
POWERS PATRICK J + GINA B

Mailing Address
12362 NW 19TH ST
PLANTATION, FL 33323

Legal Description
SPRING LAKE VILL VIII
PB 15 PG 25
LOT 9 BLK E
(FKA PORT OF LOT 9 OF
ORIG BLK 9
+ CONTIG PORT OF TR G ADJ
TO REAR LOT LINE

DOR Code: 00 - VACANT
Neighborhood Code: 3255.1 - LAKE ISTOKPOGA SPRING LAKE

OFFICIAL RECORDS
BK 1895 PG 1061

1345244

DEED DOC STAMPS 1399.30 D.C. JR

FILE# 1345244 RCD:Sep 13 2005 @ 1:35 PM
L.E. "Luke" Brooker Clerk of Courts Highlands Co

Prepared by:
Leslie Conerly
C & C Title Services, LLC
1843 US 27 North
Sebring, Florida 33870

File Number: CC05-588

10.00
1399.30
DV

General Warranty Deed

Made this 8-30-05, 2005 A.D. By **Kenneth F. Poe and Linda L. Poe, husband and wife**, 6632 Coral Ridge Road, Sebring, FL 33870, hereinafter called the grantor, to **Patrick J. Powers and Gina B. Powers, husband and wife**, whose post office address is: 12362 NW 19th Street, Plantation, FL 33323, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Highlands County, Florida, viz:

All of Lot 9, Block E, of a Replat of a portion of Spring Lake Village VIII, as per plat recorded in Plat Book 16, Page 25 and a portion of Parcel G of Spring Lake Village VIII as per plat recorded in Plat Book 11, Page 8, of the Public Records of Highlands County, Florida, with that portion of Parcel G being more particularly described as follows: Begin at the Southwesterly corner of Lot 9, Block E, of said subdivision; thence run South 27 degrees 52 minutes 00 seconds E as distance of 552.54 feet; thence North 74 degrees 47 minutes 00 seconds East a distance of 100.93 feet; thence North 27 degrees 52 minutes 00 seconds West a distance of 574.64 feet; thence South 62 degrees 08 seconds 00 minutes West a distance of 98.48 feet to Point of Beginning.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **C153530-080-00E0-0090**

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2004.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

x _____
Witness Printed Name Anthony G. Tidswell

x Candyce Tidswell
Witness Printed Name Candyce Tidswell

x _____ (Seal)
Kenneth F. Poe
Address: 6632 Coral Ridge Road, Sebring, FL 33870

x Linda L. Poe (Seal)
Linda L. Poe
Address: 6632 Coral Ridge Road, Sebring, FL 33870

State of MICHIGAN
County of OTTAWA

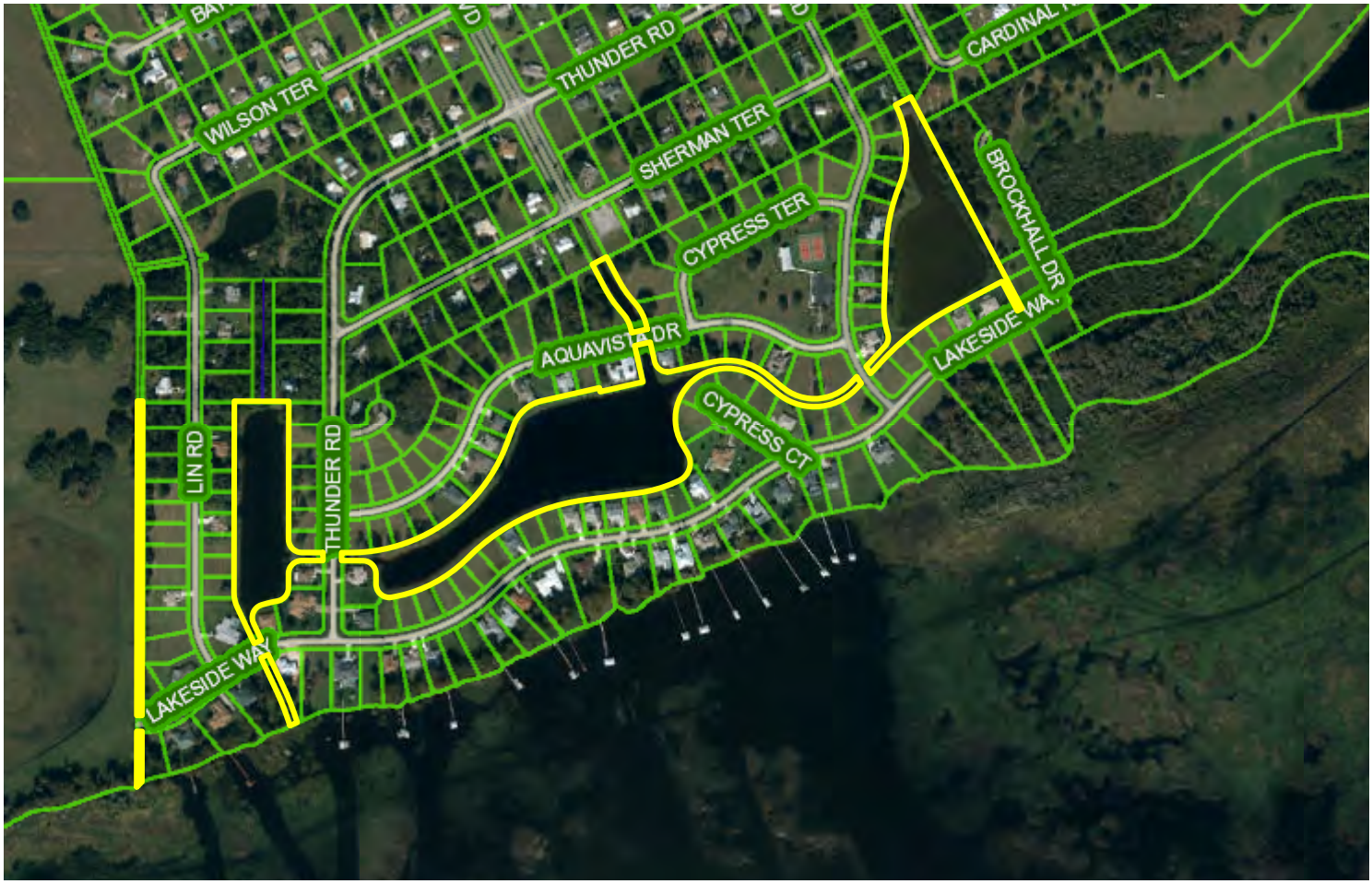
The foregoing instrument was acknowledged before me this 30th day of AUGUST, 2005, by Kenneth F. Poe and Linda L. Poe, husband and wife, who is/are personally known to me or who has produced DRIVERS LICENSES as identification.

x _____
Notary Public
Print Name: DONALD G. MESSINGER
My Commission Expires: JULY 10, 2006

DONALD G. MESSINGER NOTARY PUBLIC OTTAWA COUNTY, MI

DEED Individual Warranty Deed With Non-Homestead-Legal on Face
Closers' Choice

Highlands County Property Appraiser



C-15-35-30-080-0AA0-0000

//www.hcpao.org/Search/Parcel/3035150800AA00000C

, FL 33876

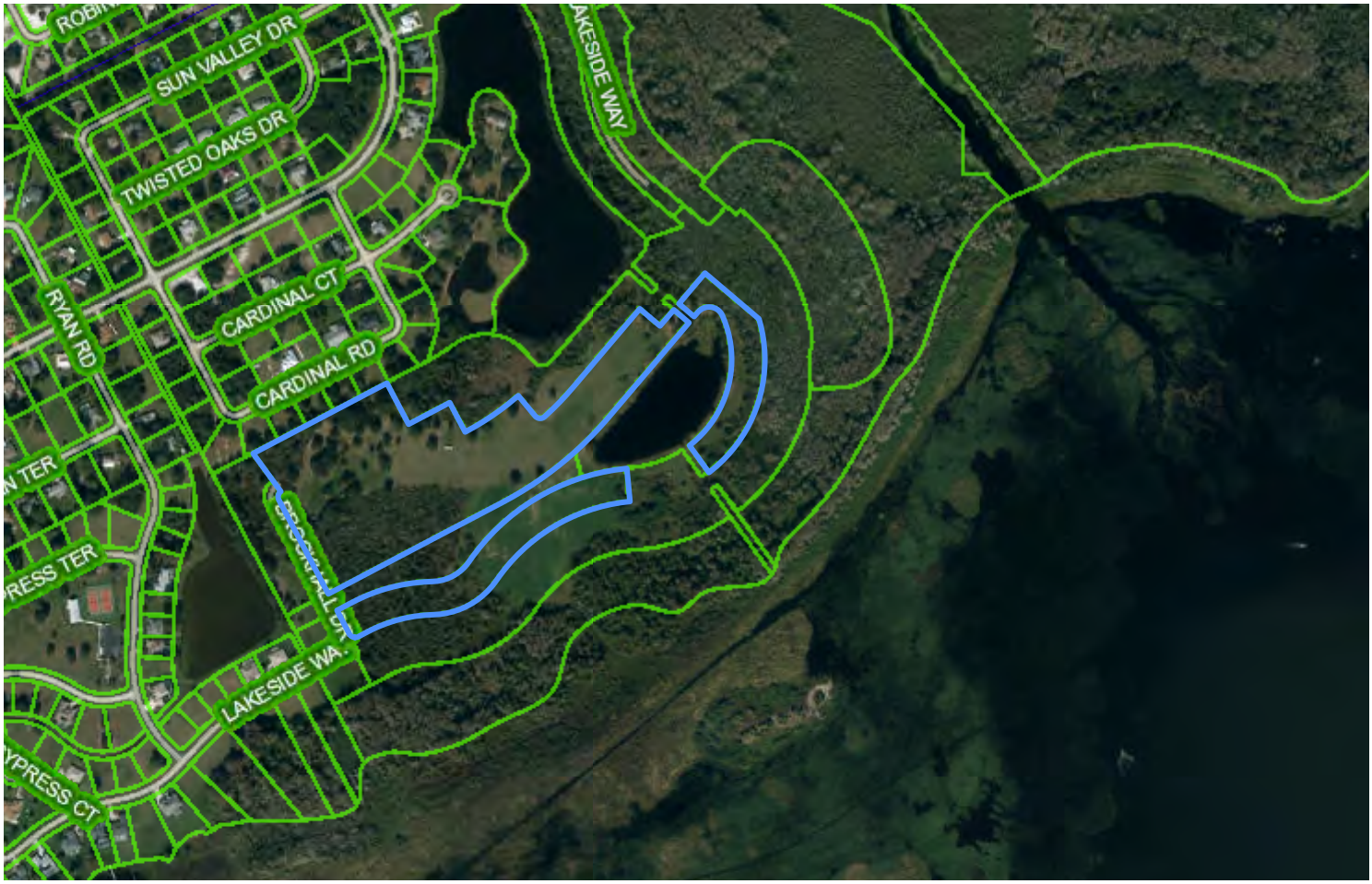
Owners
INFORMATION ITEM
SPRING LAKE IMPROVEMENT DIST

Mailing Address
,

Legal Description
SPRING LAKE VILLAGE VIII
PB 11 PG 8
ALL CANALS-LAKES-DRAINAGE
+ MAINT AREAS-PUMP STA ETC
-LESS SOLD TRS
VALUE INCL/LOTS IN SUB

DOR Code: 09 - COMMON ELEMENTS AREA
Neighborhood Code: 1228 - SPRING LAKE VILLAGE VII

Highlands County Property Appraiser



C-15-35-30-090-0020-0000

//www.hcpao.org/Search/Parcel/30351509000200000C

, FL 33876

Owners
JGS LAND DEVELOPMENT LLC

Mailing Address
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

Legal Description
SPRING LAKE VILLAGE 9 PLAT
VACATED PER OR 968 PG 182
LOTS 15 TO 21 BLK A + LOTS
1 TO 9 + 12 TO 22 BLK C +
1 TO 20 + PORT LOT 21 BLK
D + LOTS 4 TO 18 BLK E +
LOTS 1 TO 10 BLK H-LESS
PORT LOTS 1-2-3 THEREOF +
CLOSED CONTIG ROADS PER OR
1340-PG 973 + GEE + JENSON
MAP 19.58 ACRES

DOR Code: 99 - NON-AG ACREAGE
Neighborhood Code: 1227 - SPRING LAKE VILLAGE VI S OF 98

OFFICIAL RECORDS FILE#: 1911678 OR BK 2656 PG 384 PAGES: 3
9/18/2018 9:12:42 AM REC FEES: $27.00 DEED DOC:$6475.00
D.C. STURNBULL ROBERT W. GERMAINE CLERK OF COURTS, HIGHLANDS CO.

S# 27.00
6475.00

Prepared by and return to:
KIMBERLY J. BENNETT
JOHN K. MCCLURE, P.A.
211 S. Ridgewood Drive
Sebring, FL 33870
863-402-1888
File Number: **18-12074-001**
Will Call No.:

$975,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **17th** day of **September, 2018** between **DAVID KEATLEY WALDRON and KIMBERLEE A. WALDRON, husband and wife, and PEAVY FAMILY INVESTMENTS, LLC, a Florida Limited Liability Company** whose post office address is **4405 CREMONA DRIVE, Sebring, FL 33872**, grantor, and **JGS LAND DEVELOPMENT, LLC, a Florida Limited Liability Company** whose post office address is **635 COURT STREET, SUITE 120, Clearwater, FL 33756**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Highlands County, Florida** to-wit:

PARCEL 1:

All of SPRING LAKE VILLAGE IX, as shown on the plat thereof recorded in Plat Book 11, Page 9 of the public records of Highlands County, Florida, including the lands formerly included in the plat as lots, blocks, tracts, and parcels and which have been since vacated, but not including the Drainage and Maintenance areas.

And

A Portion of the drainage and maintenance area of Spring Lake Village IX, as per plat recorded in Plat Book 11, Page 9, of the public records of Highlands County, Florida and being more particularly described as follows:

Parcel A: A 70 foot by 125 foot strip of land lying North of Lot 1, Block B and South of Lot 28, Block A.

Parcel B: Beginning at the most Southerly corner of Lot 1, Block D in the Northeasterly right of way line of Brock Hill Drive thence North 62°08'00" East along the Southeasterly line of said Block D, a distance of 740 feet to the most Easterly corner of Lot 9, Block D and Point of Curvature of a curve to the left; thence Northeasterly along said curve concave to the Northwest and having for its elements a radius of 1350.30 feet and a central angle of 14°14'12", an arc distance of 335.52 feet to the most Easterly corner of Lot 13, Block D; thence South 14°29'49" East a distance of 101.09 feet to the most Northerly corner of Lot 6, Block E; thence Southwesterly along a curve to the left and concave to the Southeast and having for its elements a radius of 815.00 feet and a central angle of 37°53'27" an arc distance of 538.98 feet to a point of reverse curvature; thence Southwesterly along a curve to the right and concave to the Northwest and having for its elements a radius of 172.66 feet and a central angle of 54°10'20" an arc distance of 163.25 feet to a point of reverse curvature; thence Southwesterly along a curve to the left and concave to the Southeast and having for its elements a radius of 685.00 feet and a central angle of 26°18'53" an arc distance of 314.60 feet to a Point of

ERIC T. ZWAYER

HIGHLANDS COUNTY TAX COLLECTOR

2020 REAL ESTATE **88563** **60**

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER
C153530-09000200000
ESCROW CD

Visit one of our locations:
Sebring Office: 540 S Commerce Ave, Sebring, FL 33870 (Drive-Thru Available)
Avon Park Branch: 116 E Main St (Next to City Hall) Avon Park, FL 33825
Lake Placid Branch: 11 N Pine Ave, Lake Placid, FL, 33852
http://www.hctaxcollector.com/ (863)402-6685

02/09/2021 12:42:23

EXEMPTION CODES	

JGS LAND DEVELOPMENT LLC
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

SPRING LAKE VILLAGE 9 PLAT
VACATED PER OR 968 PG 182
LOTS 15 TO 21 BLK A + LOTS
*** SEE TAX ROLL FOR EXTRA LEGAL ***

PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR @ 540 S COMMERCE AVE SEBRING, FL 33870

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED	EXEMPTION	TAXABLE	MILLAGE	TAXES LEVIED
COUNTY GENERAL	19,580	0	19,580	8.5500	$167.41
SCHOOL GENERAL FUND	19,580	0	19,580	3.8270	$74.93
SCHOOL BASIC DISCRETIONARY	19,580	0	19,580	0.7480	$14.65
SCHOOL CAPITAL IMPROVEMENT	19,580	0	19,580	1.5000	$29.37
SFWM DISTRICT	19,580	0	19,580	0.1103	$2.16
SFWM OKEECHOBEE BASIN	19,580	0	19,580	0.1192	$2.33
SFWM EVERGLADES PROJECT	19,580	0	19,580	0.0380	$0.74
TOTAL AD-VALOREM TAXES				14.8925	$291.59

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
COUNTY FIRE - PARCEL (124)	$25.18
TOTAL NON AD-VALOREM ASSESSMENTS	$25.18

COMBINED TAXES AND ASSESSMENTS	$316.77

If Paid By	Feb 28, 2021	Mar 31, 2021	Apr 30, 2021	May 31, 2021	Jun 30, 2021
Please Pay	0.00	0.00	0.00	0.00	0.00

ERIC T. ZWAYER

HIGHLANDS COUNTY TAX COLLECTOR **NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

If Paid By	**Feb 28, 2021**	**Mar 31, 2021**	**Apr 30, 2021**	**May 31, 2021**	**Jun 30, 2021**
Please Pay	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR @ 540 S COMMERCE AVE SEBRING, FL 33870

JGS LAND DEVELOPMENT LLC
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

SPRING LAKE VILLAGE 9 PLAT
VACATED PER OR 968 PG 182
LOTS 15 TO 21 BLK A + LOTS
*** SEE TAX ROLL FOR EXTRA LEGAL ***

2020-REAL ESTATE 88563

ACCOUNT NUMBER	ESCROW CD	EXEMPTION CODES	MILLAGE CODE
C153530-09000200000			60

PAID 11/24/2020 $304.10 RECEIPT # 527681

Highlands County Property Appraiser

C-15-35-30-090-0020-0010

//www.hcpao.org/Search/Parcel/303515090002000l0C

, FL 33876

Owners
JGS LAND DEVELOPMENT LLC

Mailing Address
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

Legal Description
SPRING LAKE VILLAGE 9 PLAT
VACATED PER OR 968-PG 182
PARCEL A + LTS 8 + 9 BLK G
+ LTS 1-7 BLK J + LTS 1-15
BLK K + CONTIG CLOSED RDS
DESC PER OR 1340-PG 973 +
GEE + JENSON MAP
25.38 ACRES

DOR Code: 99 - NON-AG ACREAGE
Neighborhood Code: 3255 - LAKE ISTOKPOGA EASTSIDE

OFFICIAL RECORDS FILE#: 1911678 OR BK 2656 PG 384 PAGES: 3
9/18/2018 9:12:42 AM REC FEES: $27.00 DEED DOC:$6475.00
D.C. STURNBULL ROBERT W. GERMAINE CLERK OF COURTS, HIGHLANDS CO.

Sd
27.00
6475.00

Prepared by and return to:
KIMBERLY J. BENNETT
JOHN K. MCCLURE, P.A.
211 S. Ridgewood Drive
Sebring, FL 33870
863-402-1888
File Number: **18-12074-001**
Will Call No.:

$975,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **17th** day of **September, 2018** between **DAVID KEATLEY WALDRON and KIMBERLEE A. WALDRON, husband and wife, and PEAVY FAMILY INVESTMENTS, LLC, a Florida Limited Liability Company** whose post office address is **4405 CREMONA DRIVE, Sebring, FL 33872**, grantor, and **JGS LAND DEVELOPMENT, LLC, a Florida Limited Liability Company** whose post office address is **635 COURT STREET, SUITE 120, Clearwater, FL 33756**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Highlands County, Florida** to-wit:

PARCEL 1:

All of SPRING LAKE VILLAGE IX, as shown on the plat thereof recorded in Plat Book 11, Page 9 of the public records of Highlands County, Florida, including the lands formerly included in the plat as lots, blocks, tracts, and parcels and which have been since vacated, but not including the Drainage and Maintenance areas.

And

A Portion of the drainage and maintenance area of Spring Lake Village IX, as per plat recorded in Plat Book 11, Page 9, of the public records of Highlands County, Florida and being more particularly described as follows:

Parcel A: A 70 foot by 125 foot strip of land lying North of Lot 1, Block B and South of Lot 28, Block A.

Parcel B: Beginning at the most Southerly corner of Lot 1, Block D in the Northeasterly right of way line of Brock Hill Drive thence North 62°08'00" East along the Southeasterly line of said Block D, a distance of 740 feet to the most Easterly corner of Lot 9, Block D and Point of Curvature of a curve to the left; thence Northeasterly along said curve concave to the Northwest and having for its elements a radius of 1350.30 feet and a central angle of 14°14'12", an arc distance of 335.52 feet to the most Easterly corner of Lot 13, Block D; thence South 14°29'49" East a distance of 101.09 feet to the most Northerly corner of Lot 6, Block E; thence Southwesterly along a curve to the left and concave to the Southeast and having for its elements a radius of 815.00 feet and a central angle of 37°53'27" an arc distance of 538.98 feet to a point of reverse curvature; thence Southwesterly along a curve to the right and concave to the Northwest and having for its elements a radius of 172.66 feet and a central angle of 54°10'20" an arc distance of 163.25 feet to a point of reverse curvature; thence Southwesterly along a curve to the left and concave to the Southeast and having for its elements a radius of 685.00 feet and a central angle of 26°18'53" an arc distance of 314.60 feet to a Point of

ERIC T. ZWAYER

HIGHLANDS COUNTY TAX COLLECTOR

2020 REAL ESTATE **88564** **60**

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER
C153530-09000200010
ESCROW CD

Visit one of our locations:
Sebring Office: 540 S Commerce Ave, Sebring, FL 33870 (Drive-Thru Available)
Avon Park Branch: 116 E Main St (Next to City Hall) Avon Park, FL 33825
Lake Placid Branch: 11 N Pine Ave, Lake Placid, FL, 33852
http://www.hctaxcollector.com/ (863)402-6685

02/08/2021 04:52:53

EXEMPTION CODES	

JGS LAND DEVELOPMENT LLC
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

SPRING LAKE VILLAGE 9 PLAT
VACATED PER OR 968-PG 182
PARCEL A + LTS 8 + 9 BLK G
*** SEE TAX ROLL FOR EXTRA LEGAL ***

PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR @ 540 S COMMERCE AVE SEBRING, FL 33870

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED	EXEMPTION	TAXABLE	MILLAGE	TAXES LEVIED
COUNTY GENERAL	25,380	0	25,380	8.5500	$217.00
SCHOOL GENERAL FUND	25,380	0	25,380	3.8270	$97.13
SCHOOL BASIC DISCRETIONARY	25,380	0	25,380	0.7480	$18.98
SCHOOL CAPITAL IMPROVEMENT	25,380	0	25,380	1.5000	$38.07
SFWM DISTRICT	25,380	0	25,380	0.1103	$2.80
SFWM OKEECHOBEE BASIN	25,380	0	25,380	0.1192	$3.03
SFWM EVERGLADES PROJECT	25,380	0	25,380	0.0380	$0.96
TOTAL AD-VALOREM TAXES				14.8925	$377.97

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
COUNTY FIRE - PARCEL (124)	$25.18
TOTAL NON AD-VALOREM ASSESSMENTS	$25.18

COMBINED TAXES AND ASSESSMENTS	$403.15

If Paid By	Feb 28, 2021	Mar 31, 2021	Apr 30, 2021	May 31, 2021	Jun 30, 2021
Please Pay	0.00	0.00	0.00	0.00	0.00

ERIC T. ZWAYER

HIGHLANDS COUNTY TAX COLLECTOR **NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

If Paid By	**Feb 28, 2021**	**Mar 31, 2021**	**Apr 30, 2021**	**May 31, 2021**	**Jun 30, 2021**
Please Pay	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR @ 540 S COMMERCE AVE SEBRING, FL 33870

JGS LAND DEVELOPMENT LLC
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

SPRING LAKE VILLAGE 9 PLAT
VACATED PER OR 968-PG 182
PARCEL A + LTS 8 + 9 BLK G
*** SEE TAX ROLL FOR EXTRA LEGAL ***

2020-REAL ESTATE 88564

ACCOUNT NUMBER	ESCROW CD	EXEMPTION CODES	MILLAGE CODE
C153530-09000200010			60

PAID 11/24/2020 $387.02 RECEIPT # 527681

Highlands County Property Appraiser

C-15-35-30-090-0020-0020

//www.hcpao.org/Search/Parcel/30351509000200020C

, FL 33876

Owners
JGS LAND DEVELOPMENT LLC

Mailing Address
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

Legal Description
SPRING LAKE VILLAGE 9 PLAT VACATED PER OR 968-PG 182 WLY PORT DRAINAGE AREA BETWEEN BLKS A-B + D-E + LOTS 1 TO 14 BLK A + LOTS 10 + 11 BLK C + PORT LOT 21 BLK D + LOTS 1-2-3 BLK E + LOTS 3 TO 21 BLK F + LOTS 1 TO 7 BLK G + PORT LOTS 1-2-3 BLK H + LOTS 8 TO 13 BLK J + LOTS 21-22

DOR Code: 99 - NON-AG ACREAGE
Neighborhood Code: 1227 - SPRING LAKE VILLAGE VI S OF 98

BLK L + CLOSED CONTIG RDS PER OR 1340-PG 973 + GEE + JENSON MAP 21.29 ACRES

OFFICIAL RECORDS FILE#: 1911678 OR BK 2656 PG 384 PAGES: 3
9/18/2018 9:12:42 AM REC FEES: $27.00 DEED DOC:$6475.00
D.C. STURNBULL ROBERT W. GERMAINE CLERK OF COURTS, HIGHLANDS CO.

Sd
27.00
6475.00

Prepared by and return to:
KIMBERLY J. BENNETT
JOHN K. MCCLURE, P.A.
211 S. Ridgewood Drive
Sebring, FL 33870
863-402-1888
File Number: **18-12074-001**
Will Call No.:

$975,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **17th** day of **September, 2018** between **DAVID KEATLEY WALDRON and KIMBERLEE A. WALDRON, husband and wife, and PEAVY FAMILY INVESTMENTS, LLC, a Florida Limited Liability Company** whose post office address is **4405 CREMONA DRIVE, Sebring, FL 33872**, grantor, and **JGS LAND DEVELOPMENT, LLC, a Florida Limited Liability Company** whose post office address is **635 COURT STREET, SUITE 120, Clearwater, FL 33756**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Highlands County, Florida** to-wit:

PARCEL 1:

All of SPRING LAKE VILLAGE IX, as shown on the plat thereof recorded in Plat Book 11, Page 9 of the public records of Highlands County, Florida, including the lands formerly included in the plat as lots, blocks, tracts, and parcels and which have been since vacated, but not including the Drainage and Maintenance areas.

And

A Portion of the drainage and maintenance area of Spring Lake Village IX, as per plat recorded in Plat Book 11, Page 9, of the public records of Highlands County, Florida and being more particularly described as follows:

Parcel A: A 70 foot by 125 foot strip of land lying North of Lot 1, Block B and South of Lot 28, Block A.

Parcel B: Beginning at the most Southerly corner of Lot 1, Block D in the Northeasterly right of way line of Brock Hill Drive thence North 62°08'00" East along the Southeasterly line of said Block D, a distance of 740 feet to the most Easterly corner of Lot 9, Block D and Point of Curvature of a curve to the left; thence Northeasterly along said curve concave to the Northwest and having for its elements a radius of 1350.30 feet and a central angle of 14°14'12", an arc distance of 335.52 feet to the most Easterly corner of Lot 13, Block D; thence South 14°29'49" East a distance of 101.09 feet to the most Northerly corner of Lot 6, Block E; thence Southwesterly along a curve to the left and concave to the Southeast and having for its elements a radius of 815.00 feet and a central angle of 37°53'27" an arc distance of 538.98 feet to a point of reverse curvature; thence Southwesterly along a curve to the right and concave to the Northwest and having for its elements a radius of 172.66 feet and a central angle of 54°10'20" an arc distance of 163.25 feet to a point of reverse curvature; thence Southwesterly along a curve to the left and concave to the Southeast and having for its elements a radius of 685.00 feet and a central angle of 26°18'53" an arc distance of 314.60 feet to a Point of

ERIC T. ZWAYER

HIGHLANDS COUNTY TAX COLLECTOR

2020 REAL ESTATE **88565** **60**

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER
C153530-09000200020
ESCROW CD

Visit one of our locations:
Sebring Office: 540 S Commerce Ave, Sebring, FL 33870 (Drive-Thru Available)
Avon Park Branch: 116 E Main St (Next to City Hall) Avon Park, FL 33825
Lake Placid Branch: 11 N Pine Ave, Lake Placid, FL, 33852
http://www.hctaxcollector.com/ (863)402-6685

02/08/2021 04:35:40

EXEMPTION CODES	

JGS LAND DEVELOPMENT LLC
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

SPRING LAKE VILLAGE 9 PLAT
VACATED PER OR 968-PG 182
WLY PORT DRAINAGE AREA
*** SEE TAX ROLL FOR EXTRA LEGAL ***

PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR @ 540 S COMMERCE AVE SEBRING, FL 33870

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED	EXEMPTION	TAXABLE	MILLAGE	TAXES LEVIED
COUNTY GENERAL	21,290	0	21,290	8.5500	$182.03
SCHOOL GENERAL FUND	21,290	0	21,290	3.8270	$81.48
SCHOOL BASIC DISCRETIONARY	21,290	0	21,290	0.7480	$15.92
SCHOOL CAPITAL IMPROVEMENT	21,290	0	21,290	1.5000	$31.94
SFWM DISTRICT	21,290	0	21,290	0.1103	$2.35
SFWM OKEECHOBEE BASIN	21,290	0	21,290	0.1192	$2.54
SFWM EVERGLADES PROJECT	21,290	0	21,290	0.0380	$0.81
TOTAL AD-VALOREM TAXES				14.8925	$317.07

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
COUNTY FIRE - PARCEL (124)	$25.18
TOTAL NON AD-VALOREM ASSESSMENTS	$25.18

COMBINED TAXES AND ASSESSMENTS	$342.25

If Paid By	Feb 28, 2021	Mar 31, 2021	Apr 30, 2021	May 31, 2021	Jun 30, 2021
Please Pay	0.00	0.00	0.00	0.00	0.00

ERIC T. ZWAYER

HIGHLANDS COUNTY TAX COLLECTOR **NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

If Paid By	**Feb 28, 2021**	**Mar 31, 2021**	**Apr 30, 2021**	**May 31, 2021**	**Jun 30, 2021**
Please Pay	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR @ 540 S COMMERCE AVE SEBRING, FL 33870

JGS LAND DEVELOPMENT LLC
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

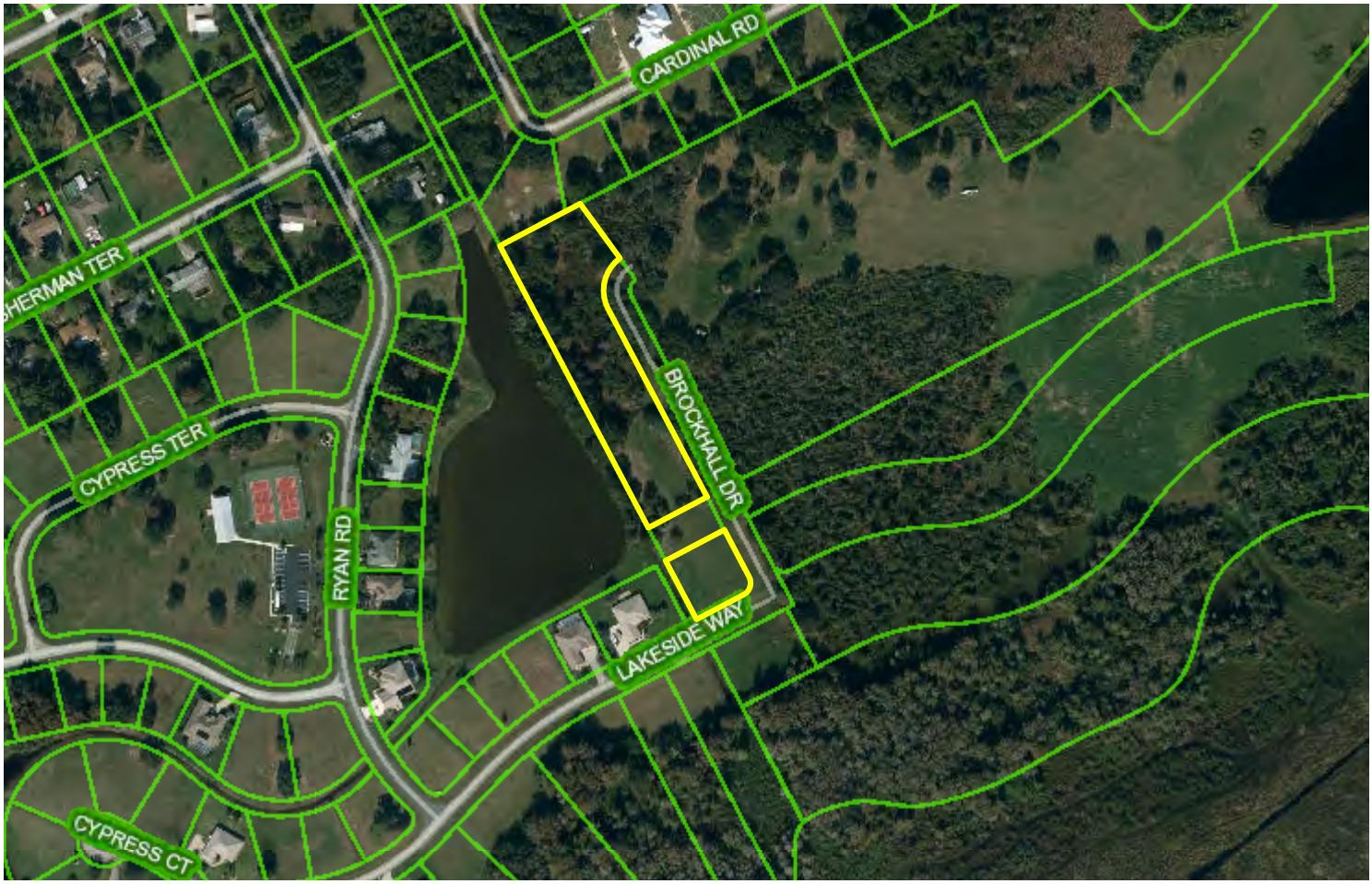
SPRING LAKE VILLAGE 9 PLAT
VACATED PER OR 968-PG 182
WLY PORT DRAINAGE AREA
*** SEE TAX ROLL FOR EXTRA LEGAL ***

2020-REAL ESTATE 88565

ACCOUNT NUMBER	ESCROW CD	EXEMPTION CODES	MILLAGE CODE
C153530-09000200020			60

PAID 11/24/2020 $328.56 RECEIPT # 527681

Highlands County Property Appraiser



C-15-35-30-090-00A0-0220

//www.hcpao.org/Search/Parcel/30351509000A00220C

6101 BROCKHALL DR
SEBRING, FL 33876

Owners
JGS LAND DEVELOPMENT LLC

Mailing Address
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

Legal Description
SPRING LAKE VILLAGE IX
PB 11 PG 9
LOTS 22 TO 28 INC BLK A+
LOT 1 BLK B

DOR Code: 00 - VACANT
Neighborhood Code: 1228 - SPRING LAKE VILLAGE VII

OFFICIAL RECORDS FILE#: 1911678 OR BK 2656 PG 384 PAGES: 3
9/18/2018 9:12:42 AM REC FEES: $27.00 DEED DOC:$6475.00
D.C. STURNBULL ROBERT W. GERMAINE CLERK OF COURTS, HIGHLANDS CO.

S# 27.00
6475.00

Prepared by and return to:
KIMBERLY J. BENNETT
JOHN K. MCCLURE, P.A.
211 S. Ridgewood Drive
Sebring, FL 33870
863-402-1888
File Number: **18-12074-001**
Will Call No.:

$975,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **17th** day of **September, 2018** between **DAVID KEATLEY WALDRON and KIMBERLEE A. WALDRON, husband and wife, and PEAVY FAMILY INVESTMENTS, LLC, a Florida Limited Liability Company** whose post office address is **4405 CREMONA DRIVE, Sebring, FL 33872**, grantor, and **JGS LAND DEVELOPMENT, LLC, a Florida Limited Liability Company** whose post office address is **635 COURT STREET, SUITE 120, Clearwater, FL 33756**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Highlands County, Florida** to-wit:

PARCEL 1:

All of SPRING LAKE VILLAGE IX, as shown on the plat thereof recorded in Plat Book 11, Page 9 of the public records of Highlands County, Florida, including the lands formerly included in the plat as lots, blocks, tracts, and parcels and which have been since vacated, but not including the Drainage and Maintenance areas.

And

A Portion of the drainage and maintenance area of Spring Lake Village IX, as per plat recorded in Plat Book 11, Page 9, of the public records of Highlands County, Florida and being more particularly described as follows:

Parcel A: A 70 foot by 125 foot strip of land lying North of Lot 1, Block B and South of Lot 28, Block A.

Parcel B: Beginning at the most Southerly corner of Lot 1, Block D in the Northeasterly right of way line of Brock Hill Drive thence North 62°08'00" East along the Southeasterly line of said Block D, a distance of 740 feet to the most Easterly corner of Lot 9, Block D and Point of Curvature of a curve to the left; thence Northeasterly along said curve concave to the Northwest and having for its elements a radius of 1350.30 feet and a central angle of 14°14'12", an arc distance of 335.52 feet to the most Easterly corner of Lot 13, Block D; thence South 14°29'49" East a distance of 101.09 feet to the most Northerly corner of Lot 6, Block E; thence Southwesterly along a curve to the left and concave to the Southeast and having for its elements a radius of 815.00 feet and a central angle of 37°53'27" an arc distance of 538.98 feet to a point of reverse curvature; thence Southwesterly along a curve to the right and concave to the Northwest and having for its elements a radius of 172.66 feet and a central angle of 54°10'20" an arc distance of 163.25 feet to a point of reverse curvature; thence Southwesterly along a curve to the left and concave to the Southeast and having for its elements a radius of 685.00 feet and a central angle of 26°18'53" an arc distance of 314.60 feet to a Point of

ERIC T. ZWAYER
HIGHLANDS COUNTY TAX COLLECTOR

2020 REAL ESTATE **88554** **60**

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER
C153530-09000A00220
ESCROW CD

Visit one of our locations:
Sebring Office: 540 S Commerce Ave, Sebring, FL 33870 (Drive-Thru Available)
Avon Park Branch: 116 E Main St (Next to City Hall) Avon Park, FL 33825
Lake Placid Branch: 11 N Pine Ave, Lake Placid, FL, 33852
http://www.hctaxcollector.com/ (863)402-6685

02/09/2021 12:03:15

EXEMPTION CODES	

JGS LAND DEVELOPMENT LLC
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

6101 BROCKHALL DR SEBRING

SPRING LAKE VILLAGE IX
PB 11 PG 9
LOTS 22 TO 28 INC BLK A+
*** SEE TAX ROLL FOR EXTRA LEGAL ***

PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR @ 540 S COMMERCE AVE SEBRING, FL 33870

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED	EXEMPTION	TAXABLE	MILLAGE	TAXES LEVIED
COUNTY GENERAL	2,260	0	2,260	8.5500	$19.32
SCHOOL GENERAL FUND	2,260	0	2,260	3.8270	$8.65
SCHOOL BASIC DISCRETIONARY	2,260	0	2,260	0.7480	$1.69
SCHOOL CAPITAL IMPROVEMENT	2,260	0	2,260	1.5000	$3.39
SFWM DISTRICT	2,260	0	2,260	0.1103	$0.25
SFWM OKEECHOBEE BASIN	2,260	0	2,260	0.1192	$0.27
SFWM EVERGLADES PROJECT	2,260	0	2,260	0.0380	$0.09
TOTAL AD-VALOREM TAXES				14.8925	$33.66

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
COUNTY FIRE - PARCEL (124)	$25.18
TOTAL NON AD-VALOREM ASSESSMENTS	$25.18

COMBINED TAXES AND ASSESSMENTS	$58.84

If Paid By	Feb 28, 2021	Mar 31, 2021	Apr 30, 2021	May 31, 2021	Jun 30, 2021
Please Pay	0.00	0.00	0.00	0.00	0.00

ERIC T. ZWAYER
HIGHLANDS COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

If Paid By	**Feb 28, 2021**	**Mar 31, 2021**	**Apr 30, 2021**	**May 31, 2021**	**Jun 30, 2021**
Please Pay	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR @ 540 S COMMERCE AVE SEBRING, FL 33870

JGS LAND DEVELOPMENT LLC
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

6101 BROCKHALL DR SEBRING
SPRING LAKE VILLAGE IX
PB 11 PG 9
LOTS 22 TO 28 INC BLK A+
*** SEE TAX ROLL FOR EXTRA LEGAL ***

2020-REAL ESTATE 88554

ACCOUNT NUMBER	ESCROW CD	EXEMPTION CODES	MILLAGE CODE
C153530-09000A00220			60

PAID 11/24/2020 $56.49 RECEIPT # 527681

Highlands County Property Appraiser

C-15-35-30-090-00F0-0010

//www.hcpao.org/Search/Parcel/30351509000F00010C

1005 LAKESIDE WAY
SEBRING, FL 33876

Owners
JGS LAND DEVELOPMENT LLC

Mailing Address
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

Legal Description
SPRING LAKE VILLAGE IX
PB 11 PG 9
LOTS 1 + 2 BLK F

DOR Code: 00 - VACANT
Neighborhood Code: 1227 - SPRING LAKE VILLAGE VI S OF 98

OFFICIAL RECORDS FILE#: 1911678 OR BK 2656 PG 384 PAGES: 3
9/18/2018 9:12:42 AM REC FEES: $27.00 DEED DOC:$6475.00
D.C. STURNBULL ROBERT W. GERMAINE CLERK OF COURTS, HIGHLANDS CO.

S# 27.00
2# 6475.00

Prepared by and return to:
KIMBERLY J. BENNETT
JOHN K. MCCLURE, P.A.
211 S. Ridgewood Drive
Sebring, FL 33870
863-402-1888
File Number: **18-12074-001**
Will Call No.:

$975,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **17th** day of **September, 2018** between **DAVID KEATLEY WALDRON and KIMBERLEE A. WALDRON, husband and wife, and PEAVY FAMILY INVESTMENTS, LLC, a Florida Limited Liability Company** whose post office address is **4405 CREMONA DRIVE, Sebring, FL 33872**, grantor, and **JGS LAND DEVELOPMENT, LLC, a Florida Limited Liability Company** whose post office address is **635 COURT STREET, SUITE 120, Clearwater, FL 33756**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Highlands County, Florida** to-wit:

PARCEL 1:

All of SPRING LAKE VILLAGE IX, as shown on the plat thereof recorded in Plat Book 11, Page 9 of the public records of Highlands County, Florida, including the lands formerly included in the plat as lots, blocks, tracts, and parcels and which have been since vacated, but not including the Drainage and Maintenance areas.

And

A Portion of the drainage and maintenance area of Spring Lake Village IX, as per plat recorded in Plat Book 11, Page 9, of the public records of Highlands County, Florida and being more particularly described as follows:

Parcel A: A 70 foot by 125 foot strip of land lying North of Lot 1, Block B and South of Lot 28, Block A.

Parcel B: Beginning at the most Southerly corner of Lot 1, Block D in the Northeasterly right of way line of Brock Hill Drive thence North 62°08'00" East along the Southeasterly line of said Block D, a distance of 740 feet to the most Easterly corner of Lot 9, Block D and Point of Curvature of a curve to the left; thence Northeasterly along said curve concave to the Northwest and having for its elements a radius of 1350.30 feet and a central angle of 14°14'12", an arc distance of 335.52 feet to the most Easterly corner of Lot 13, Block D; thence South 14°29'49" East a distance of 101.09 feet to the most Northerly corner of Lot 6, Block E; thence Southwesterly along a curve to the left and concave to the Southeast and having for its elements a radius of 815.00 feet and a central angle of 37°53'27" an arc distance of 538.98 feet to a point of reverse curvature; thence Southwesterly along a curve to the right and concave to the Northwest and having for its elements a radius of 172.66 feet and a central angle of 54°10'20" an arc distance of 163.25 feet to a point of reverse curvature; thence Southwesterly along a curve to the left and concave to the Southeast and having for its elements a radius of 685.00 feet and a central angle of 26°18'53" an arc distance of 314.60 feet to a Point of

ERIC T. ZWAYER

HIGHLANDS COUNTY TAX COLLECTOR

2020 REAL ESTATE **88555** **60**

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER
C153530-09000F00010
ESCROW CD

Visit one of our locations:
Sebring Office: 540 S Commerce Ave, Sebring, FL 33870 (Drive-Thru Available)
Avon Park Branch: 116 E Main St (Next to City Hall) Avon Park, FL 33825
Lake Placid Branch: 11 N Pine Ave, Lake Placid, FL, 33852
http://www.hctaxcollector.com/ (863)402-6685

02/09/2021 12:05:25

EXEMPTION CODES	

JGS LAND DEVELOPMENT LLC
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

1005 LAKESIDE WAY SEBRING

SPRING LAKE VILLAGE IX
PB 11 PG 9
LOTS 1 + 2 BLK F

PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR @ 540 S COMMERCE AVE SEBRING, FL 33870

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED	EXEMPTION	TAXABLE	MILLAGE	TAXES LEVIED
COUNTY GENERAL	2,000	0	2,000	8.5500	$17.10
SCHOOL GENERAL FUND	2,000	0	2,000	3.8270	$7.65
SCHOOL BASIC DISCRETIONARY	2,000	0	2,000	0.7480	$1.50
SCHOOL CAPITAL IMPROVEMENT	2,000	0	2,000	1.5000	$3.00
SFWM DISTRICT	2,000	0	2,000	0.1103	$0.22
SFWM OKEECHOBEE BASIN	2,000	0	2,000	0.1192	$0.24
SFWM EVERGLADES PROJECT	2,000	0	2,000	0.0380	$0.08
TOTAL AD-VALOREM TAXES				14.8925	$29.79

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
COUNTY FIRE - PARCEL (124)	$25.18
TOTAL NON AD-VALOREM ASSESSMENTS	$25.18

COMBINED TAXES AND ASSESSMENTS	$54.97

If Paid By	Feb 28, 2021	Mar 31, 2021	Apr 30, 2021	May 31, 2021	Jun 30, 2021
Please Pay	0.00	0.00	0.00	0.00	0.00

ERIC T. ZWAYER

HIGHLANDS COUNTY TAX COLLECTOR **NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

If Paid By	**Feb 28, 2021**	**Mar 31, 2021**	**Apr 30, 2021**	**May 31, 2021**	**Jun 30, 2021**
Please Pay	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR @ 540 S COMMERCE AVE SEBRING, FL 33870

JGS LAND DEVELOPMENT LLC
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

1005 LAKESIDE WAY SEBRING

SPRING LAKE VILLAGE IX
PB 11 PG 9
LOTS 1 + 2 BLK F

2020-REAL ESTATE 88555

ACCOUNT NUMBER	ESCROW CD	EXEMPTION CODES	MILLAGE CODE
C153530-09000F00010			60

PAID 11/24/2020 $52.77 RECEIPT # 527681

Highlands County Property Appraiser

C-15-35-30-060-0KK0-0030

//www.hcpao.org/Search/Parcel/3035150600KK00030C

5708 THUNDER RD
SEBRING, FL 33876

Owners
HEWITT THOMAS + SHERYL

Mailing Address
1377 S LACEY LK RD
CHARLOTTE, MI 48813

Legal Description
SPRING LAKE VILLAGE VI
PB 10 PG 21
LOT 3 + CONTIG .92 ACRE TR
BLK KK

DOR Code: 01 - SINGLE FAMILY
Neighborhood Code: 1227 - SPRING LAKE VILLAGE VI S OF 98

OFFICIAL RECORDS FILE#: 2020423 OR BK 2804 PG 60 PAGES: 2
2/23/2021 8:38:28 AM REC FEES: $18.50 DEED DOC:$1213.80
D.C. MBRENES JEROME KASZUBOWSKI CLERK OF COURTS, HIGHLANDS CO.

Prepared by: Angeline DeShazo
South Ridge Abstract & Title Co.
229 S. Commerce Avenue
Sebring, Florida 33870
File Number: 16064

MB
18.50
1,213.80

WARRANTY DEED

Made this 14th day of **February, 2021** A.D.

By LINDA HUDSON, a single woman,
whose post office address is: 506 East Locust Street, Tolono, Illinois 61880, hereinafter called the grantor,

to THOMAS HEWITT and SHERYL HEWITT, husband and wife,
whose post office address is: **1377 S. Lacey Lk Rd, Charlotte, Michigan 48813,** hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Highlands County, Florida,** viz:

See Exhibit A

Parcel ID Number: C-15-35-30-060-0KK0-0030

This conveyance is subject to the following:
1. Ad valorem taxes and solid waste charges subsequent to **2020;**
2. Zoning, restrictions, prohibitions & other requirements imposed by governmental authority;
3. Restrictions and matters appearing on the plat or otherwise common to the subdivision;
4. Public utility easements of record.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining
To have and to hold the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Signature of Witness
Witness Printed Name Angeline DeShazo

Signature
Printed Name: **Linda Hudson**

Signature of Witness
Witness Printed Name MARIA JASKUA

State of Florida
County of Highlands

The foregoing instrument was acknowledged before me by means of [X] physical presence or [X] online notarization, this 14th day of **February, 2021**, by **Linda Hudson**, who is personally known to me or who has produced _____ as identification.

ANGELINE DESHAZO
Notary Public - State of Florida
Commission # GG 230682
My Comm. Expires Jun 20, 2022
Bonded through National Notary Assn.

Notary Public
Print Name: Angeline DeShazo

My Commission Expires: _____

Exhibit "A"

Lot 3, Block KK of SPRING LAKE VILLAGE VI, according to the plat thereof recorded in Plat Book 10 Page 21 of the Public Records of Highlands County, Florida.
AND:
That portion of Section 14, Township 35 South, Range 30 East, Highlands County, Florida, being more particularly described as follows: Begin at the Northeast corner of Lot 3, Block KK of SPRING LAKE VILLAGE VI, according to the plat thereof recorded in Plat Book 10 Page 21 of the Public Records of Highlands County, Florida; thence North 62 degrees 08 minutes 00 seconds East along the Easterly projection of the Northwesterly line of said Lot 3, a distance of 33.53 feet; thence South 65 degrees 59 minutes 29 seconds East a distance of 31.47 feet; thence North 80 degrees 58 minutes 20 seconds East a distance of 25.41 feet; thence North 47 degrees 52 minutes 24 seconds East, a distance of 34.09 feet; thence North 20 degrees 57 minutes 58 seconds West a distance of 19.82 feet; thence North 34 degrees 58 minutes 01 second West, a distance of 53.29 feet;thence North 26 degrees 22 minutes 56 seconds West, a distance of 32.05 feet; thence North 25 degrees 03 minutes 24 seconds West, a distance of 36.62 feet; thence North 17 degrees 57 minutes 54 seconds West, a distance of 38.00 feet; thence North 06 degrees 08 minutes 51 seconds West, a distance of 38.11 feet; thence North 04 degrees 49 minutes 32 seconds East, a distance of 9.70 feet; thence North 21 degrees 57 minutes 03 seconds East, a distance of 14.87 feet; thence North 48 degrees 47 minutes 06 seconds East a distance of 17.71 feet; thence North 65 degrees 20 minutes 27 seconds East, a distance of 19.59 feet; thence North 84 degrees 26 minutes 41 seconds East, a distance of 23.80 feet; thence South 60 degrees 42 minutes 16 seconds East, a distance of 21.37 feet; thence South 45 degrees 03 minutes 25 seconds East, a distance of 14.70 feet; thence South 32 degrees 50 minutes 28 seconds East, a distance of 24.63 feet; thence South 33 degrees 29 minutes 32 seconds East, a distance of 30.37 feet; thence South 26 degrees 10 minutes 39 seconds East, a distance of 39.54 feet; thence South 23 degrees 44 minutes 30 seconds East, a distance of 37.78 feet; thence South 22 degrees 19 minutes 12 seconds East, a distance of 34.67 feet; thence South 11 degrees 45 minutes 13 seconds East, a distance of 34.02 feet; thence South 04 degrees 33 minutes 23 seconds West, a distance of 28.80 feet; thence South 16 degrees 52 minutes 51 seconds West, a distance of 19.36 feet; thence South 31 degrees 46 minutes 33 seconds West, a distance of 19.49 feet; thence South 43 degrees 13 minutes 47 seconds West, a distance of 24.88 feet; thence South 49 degrees 19 minutes 29 seconds West, a distance of 37.90 feet; thence South 66 degrees 27 minutes 08 seconds West, a distance of 46.80 feet; thence South 41 degrees 52 minutes 17 seconds West, a distance of 19.68 feet; thence South 11 degrees 57 minutes 14 seconds West, a distance of 23.16 feet; thence South 09 degrees 24 minutes 49 seconds East, a distance of 27.47 feet; thence South 74 degrees 17 minutes 13 seconds West, a distance of 28.37 feet to the Southeast corner of said Lot 3; thence North 22 degrees 00 minutes 44 seconds West, along the East line of said Lot 3, a distance of 136.24 feet to the Point of Beginning.

ERIC T. ZWAYER
Tax Collector
Serving Highlands County
540 South Commerce Ave • Sebring, Florida 33870
www.hctaxcollector.com (863) 402-6685

Receipt #	524393
Date:	11/23/2020 12:13 pm
Time:	12:13:00
Location:	SEBRING
Cashier:	IKP

Items Paid

Type	Tax Year / Item	Description/ Account	Amount
Real Property	2020-87796	C153530-0600KK00030	2389.95
		Item Total	2389.95

Payments

Method	Payee	Account/Check #	Amount
CHECK	HUDSON LINDA	01024	2389.95
		Payment Total	2389.95

Change Due	0.00
Balance	0.00

****End****

Highlands County Property Appraiser

C-15-35-30-060-0KK0-0140

//www.hcpao.org/Search/Parcel/3035150600KK00140C

5800 CARDINAL CT
SEBRING, FL 33876-

Owners
CLARK CHARLES R + ROSLYN G

Mailing Address
5800 CARDINAL CT
SEBRING, FL 33876

Legal Description
SPRING LAKE VILLAGE VI
PB 10 PG 21
LOT 14 BLK KK +
SPRING LAKE VILLAGE IX
PB 11 PG 9
A PORT OF THE AREA KNOWN
AS DRAINAGE + MAINTENANCE
AREA ADJ TO REAR LOT LINES
OF LOT 14 BLK KK SPRING
LAKE VILLAGE VI PB 10-21

DOR Code: 01 - SINGLE FAMILY
Neighborhood Code: 1227 - SPRING LAKE VILLAGE VI S OF 98

18.50
2975.00

OFFICIAL RECORDS
BK 1870 PG 472

1328259

DEED DOC STAMPS 2975.00 D.C.

Prepared by and return to:
Mary E. Kleinpell
Real Estate Closer
American Service Title & Escrow, Inc.
131 S. Commerce Avenue
Sebring, FL 33870
863-382-9996
File Number: **AS-138-05**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **30th** day of **June, 2005** between **Robert B. Chapman, an unremarried widower** whose post office address is **100 Peninsula Pt., Sebring, FL 33876**, grantor, and **Charles R. Clark and Roslyn G. Clark, husband and wife** whose post office address is **204 Indian Springs, Marshall, TX 75672**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Highlands County, Florida** to-wit:

Lot 14, Block KK, Spring Lake, Village VI, according to the plat thereof recorded in Plat Book 10, Page 21, of the Public Records of Highlands County, Florida.
C-15-35-30-060-0KK0-0140

AND

A parcel in Spring Lake, Village IX, according to the plat thereof recorded in Plat Book 11, Page 9, of the Public Records of Highlands County, Florida, being more particulary described as follows:

A portion of the Drainage and Maintenance area of Spring Lake Village IX, a per plat recorded in Plat Book 11, Page 9, of the Public Records of Highlands County, Florida, being moreparticulary described as follows: Begin at the most Northerly corner of Lot 14, Block KK, of Spring Lake Village VI, as per plat recorded in Plat Book 10, Page 21, of the Public Records of Highlands County, Florida; thence South 64° 22'07" East along the Northeasterly line of said Lot 14 a distance of 66.39 feet; thence continue South 20° 44'37" East a distance of 149.60 feet to the most Easterly corner of said Lot 14; thence South 39° 32'35" West along the Southeasterly line of said Lot 14 a distance of 32.05 feet to the most Southerly corner of said Lot 14; thence South 80° 21'46" East a distance of 60.36 feet to a point on the Westerly bank of a lake, said point being on a curve concave to the East having a radius of 100.00 feet and a center bearing of South 67° 57'00" East from said point; thence Northerly along said bank and along said curve to the right having a radius of 100.00 feet and a central angle of 13° 52'37" an arc distance of 24.22 feet to a Point of Tangency; thence continue along said bank North 35° 55'37" East a distance of 97.61 feet to a Point of Curvature of a curve concave to the West; thence continue Notherly along said curve to the left and having for its elements a radius of 60.00 feet and a central angle of 71° 13'49" an arc distance of 74.59 feet to a Point of Tangency; thence continue North 35° 18'12" West a distance of 45.04 feet; thence continue North 20° 57'37" West a distance of 69.47 feet; thence continue North 09° 28'51" East a distance of 52.75 feet to a Point of Curvature of a curve concave to the West; thence continue Northerly along said curve to the left and having for its elements a radius of 50.00 feet and a central angle of 48° 43'44" arc distance of 42.52 feet to a Point of Tangency; thence continue North 39° 14'53" West a distance of 60.96 feet to a Point of Curvature of a curve concave to the South; thence continue Westerly along said curve to the

DoubleTime®

left and having for its elements a radius of 60.00 feet and a central angle of 131° 19'55" an arc distance of 137.53 feet to a Point of Tangency; thence continue South 09° 25'12" West a distance of 75.76 feet; thence continue South 13° 08'04" East a distance of 71.76 feet to a Point of Curvature of a curve concave to the Northwest; thence continue Southwesterly along said curve to the right and having for its elements a radius of 15.00 feet and a central angle of 126° 41'47" an arc distance of 33.17 feet; thence South 23° 33'43" West a distance of 19.00 feet to the Point of Beginning.
C-15-35-30-090-0014-0000

Parcel Identification Number:

FILE# 1328259 RCD:Jul 01 2005 @ 4:28 PM
L.E. "Luke" Brooker Clerk of Courts Highlands Co

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2004**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Heidi Conner

Witness Name: Mary E. Kleinpell

Robert B. Chapman (Seal)

State of Florida
County of Highlands

The foregoing instrument was acknowledged before me this 30th day of June, 2005 by Robert B. Chapman, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

MARY E. KLEINPELL
Notary Public, State of Florida
My comm. expires Nov. 28, 2008
Comm. No. DD 374855

ERIC T. ZWAYER
Tax Collector
Serving Highlands County
540 South Commerce Ave • Sebring, Florida 33870
www.hctaxcollector.com (863) 402-6685

Receipt #	533871
Date:	11/25/2020 12:35 pm
Time:	12:35:07
Location:	SEBRING
Cashier:	HLD

Items Paid

Type	Tax Year / Item	Description/ Account	Amount
Real Property	2020-87806	C153530-0600KK00140	2699.03
		Item Total	2699.03

Payments

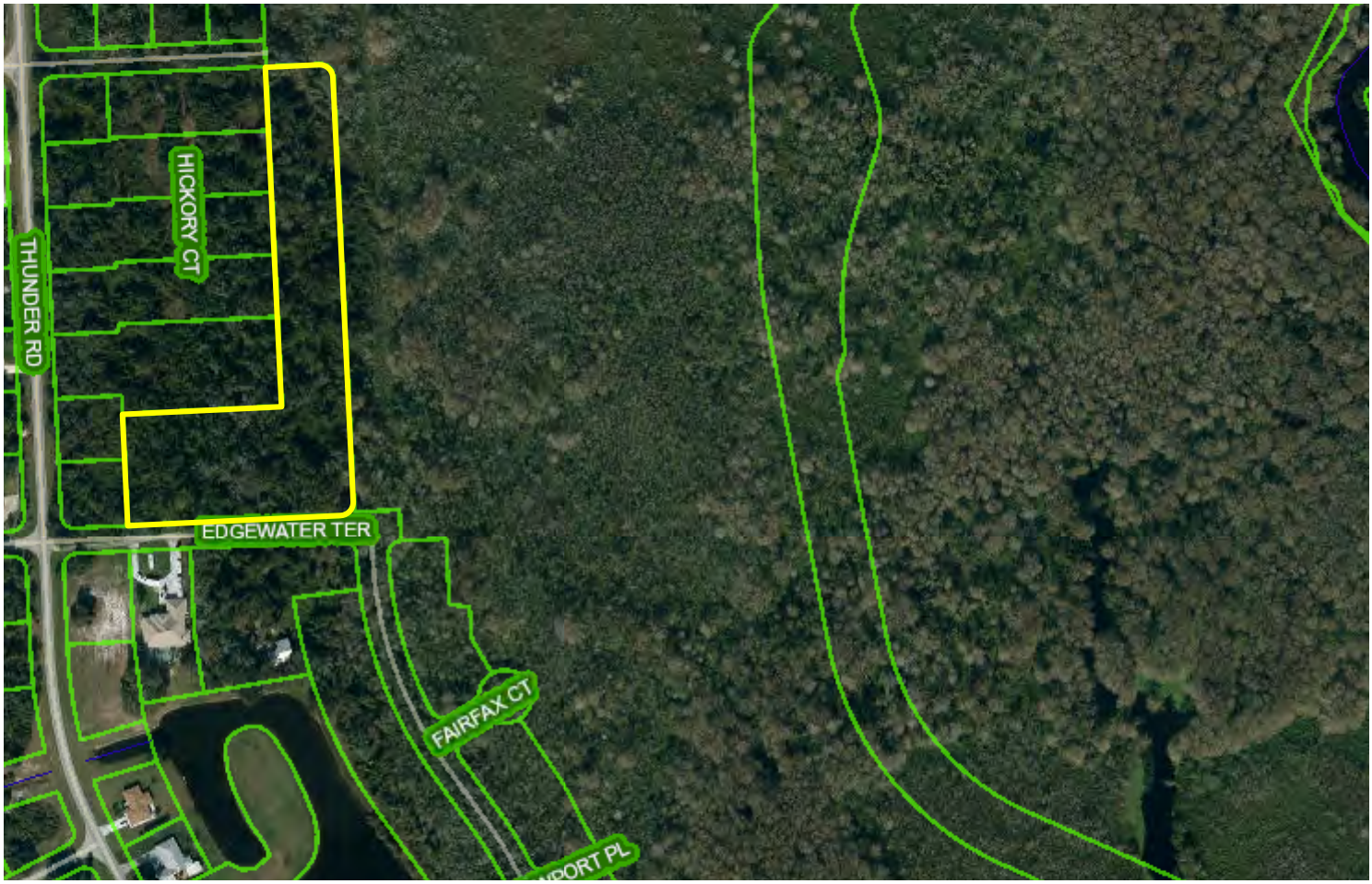
Method	Payee	Account/Check #	Amount
DIRECT	CORELOGIC ESCROW AUTO AGENT		2699.03
		Payment Total	2699.03

Change Due	0.00
Balance	0.00

* Note - BATCH PROCESSED

****End****

Highlands County Property Appraiser



C-15-35-30-090-0010-0000

//www.hcpao.org/Search/Parcel/30351509000100000C

5508 LONGBOW DR
SEBRING, FL 33876-

Owners
JGS LAND DEVELOPMENT LLC

Mailing Address
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

Legal Description
SPRING LAKE VILLAGE 9 PLAT
VACATED PER OR 968 PG 182
PARCEL D
PER OR 1340-PG 973 +
GEE + JENSON MAP 3.9 ACRES

DOR Code: 99 - NON-AG ACREAGE
Neighborhood Code: 1227 - SPRING LAKE VILLAGE VI S OF 98

OFFICIAL RECORDS FILE#: 1911678 OR BK 2656 PG 384 PAGES: 3
9/18/2018 9:12:42 AM REC FEES: $27.00 DEED DOC:$6475.00
D.C. STURNBULL ROBERT W. GERMAINE CLERK OF COURTS, HIGHLANDS CO.

Sd
27.00
6475.00

Prepared by and return to:
KIMBERLY J. BENNETT
JOHN K. MCCLURE, P.A.
211 S. Ridgewood Drive
Sebring, FL 33870
863-402-1888
File Number: **18-12074-001**
Will Call No.:

$975,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **17th** day of **September, 2018** between **DAVID KEATLEY WALDRON and KIMBERLEE A. WALDRON, husband and wife, and PEAVY FAMILY INVESTMENTS, LLC, a Florida Limited Liability Company** whose post office address is **4405 CREMONA DRIVE, Sebring, FL 33872**, grantor, and **JGS LAND DEVELOPMENT, LLC, a Florida Limited Liability Company** whose post office address is **635 COURT STREET, SUITE 120, Clearwater, FL 33756**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Highlands County, Florida** to-wit:

PARCEL 1:

All of SPRING LAKE VILLAGE IX, as shown on the plat thereof recorded in Plat Book 11, Page 9 of the public records of Highlands County, Florida, including the lands formerly included in the plat as lots, blocks, tracts, and parcels and which have been since vacated, but not including the Drainage and Maintenance areas.

And

A Portion of the drainage and maintenance area of Spring Lake Village IX, as per plat recorded in Plat Book 11, Page 9, of the public records of Highlands County, Florida and being more particularly described as follows:

Parcel A: A 70 foot by 125 foot strip of land lying North of Lot 1, Block B and South of Lot 28, Block A.

Parcel B: Beginning at the most Southerly corner of Lot 1, Block D in the Northeasterly right of way line of Brock Hill Drive thence North 62°08'00" East along the Southeasterly line of said Block D, a distance of 740 feet to the most Easterly corner of Lot 9, Block D and Point of Curvature of a curve to the left; thence Northeasterly along said curve concave to the Northwest and having for its elements a radius of 1350.30 feet and a central angle of 14°14'12", an arc distance of 335.52 feet to the most Easterly corner of Lot 13, Block D; thence South 14°29'49" East a distance of 101.09 feet to the most Northerly corner of Lot 6, Block E; thence Southwesterly along a curve to the left and concave to the Southeast and having for its elements a radius of 815.00 feet and a central angle of 37°53'27" an arc distance of 538.98 feet to a point of reverse curvature; thence Southwesterly along a curve to the right and concave to the Northwest and having for its elements a radius of 172.66 feet and a central angle of 54°10'20" an arc distance of 163.25 feet to a point of reverse curvature; thence Southwesterly along a curve to the left and concave to the Southeast and having for its elements a radius of 685.00 feet and a central angle of 26°18'53" an arc distance of 314.60 feet to a Point of

ERIC T. ZWAYER
HIGHLANDS COUNTY TAX COLLECTOR

2020 REAL ESTATE **88558** **60**

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER
C153530-09000100000
ESCROW CD

Visit one of our locations:
Sebring Office: 540 S Commerce Ave, Sebring, FL 33870 (Drive-Thru Available)
Avon Park Branch: 116 E Main St (Next to City Hall) Avon Park, FL 33825
Lake Placid Branch: 11 N Pine Ave, Lake Placid, FL, 33852
http://www.hctaxcollector.com/ (863)402-6685

02/09/2021 12:39:36

EXEMPTION CODES	

JGS LAND DEVELOPMENT LLC
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

5508 LONGBOW DR SEBRING

SPRING LAKE VILLAGE 9 PLAT
VACATED PER OR 968 PG 182
PARCEL D
*** SEE TAX ROLL FOR EXTRA LEGAL ***

PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR @ 540 S COMMERCE AVE SEBRING, FL 33870

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED	EXEMPTION	TAXABLE	MILLAGE	TAXES LEVIED
COUNTY GENERAL	3,900	0	3,900	8.5500	$33.35
SCHOOL GENERAL FUND	3,900	0	3,900	3.8270	$14.93
SCHOOL BASIC DISCRETIONARY	3,900	0	3,900	0.7480	$2.92
SCHOOL CAPITAL IMPROVEMENT	3,900	0	3,900	1.5000	$5.85
SFWM DISTRICT	3,900	0	3,900	0.1103	$0.43
SFWM OKEECHOBEE BASIN	3,900	0	3,900	0.1192	$0.46
SFWM EVERGLADES PROJECT	3,900	0	3,900	0.0380	$0.15
TOTAL AD-VALOREM TAXES				14.8925	$58.09

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
COUNTY FIRE - PARCEL (124)	$25.18
TOTAL NON AD-VALOREM ASSESSMENTS	$25.18

COMBINED TAXES AND ASSESSMENTS	$83.27

If Paid By	Feb 28, 2021	Mar 31, 2021	Apr 30, 2021	May 31, 2021	Jun 30, 2021
Please Pay	0.00	0.00	0.00	0.00	0.00

ERIC T. ZWAYER
HIGHLANDS COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

If Paid By	**Feb 28, 2021**	**Mar 31, 2021**	**Apr 30, 2021**	**May 31, 2021**	**Jun 30, 2021**
Please Pay	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR @ 540 S COMMERCE AVE SEBRING, FL 33870

JGS LAND DEVELOPMENT LLC
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

5508 LONGBOW DR SEBRING
SPRING LAKE VILLAGE 9 PLAT
VACATED PER OR 968 PG 182
PARCEL D
*** SEE TAX ROLL FOR EXTRA LEGAL ***

2020-REAL ESTATE 88558

ACCOUNT NUMBER	ESCROW CD	EXEMPTION CODES	MILLAGE CODE
C153530-09000100000			60

PAID 11/24/2020 $79.94 RECEIPT # 527681

Highlands County Property Appraiser

C-15-35-30-090-0010-0010

//www.hcpao.org/Search/Parcel/303515090001000l0C

, FL 33876

Owners
JGS LAND DEVELOPMENT LLC

Mailing Address
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

Legal Description
SPRING LAKE VILLAGE 9 PLAT
VACATED PER OR 968-PG 182
PARCELS B-E-H + LTS 27 TO
37 BLK K + LTS 4 TO 13 +
17-18-19 BLK M + BLKS N-P
Q-R-S + CONTIG CLOSED RDS
DESC PER OR 1340-PG 973 +
GEE + JENSON MAP +
A PORT OF THE AREA KNOWN
AS DRAINAGE + MAINTENANCE
AREA ON PLAT OF VILLAGE IX

DOR Code: 99 - NON-AG ACREAGE
Neighborhood Code: 3255 - LAKE ISTOKPOGA EASTSIDE

LYING BETWEEN PARCELS
B-H-G + BEING S+E OF BLK N
200.58 ACRES

OFFICIAL RECORDS FILE#: 1911678 OR BK 2656 PG 384 PAGES: 3
9/18/2018 9:12:42 AM REC FEES: $27.00 DEED DOC:$6475.00
D.C. STURNBULL ROBERT W. GERMAINE CLERK OF COURTS, HIGHLANDS CO.

Sd
27.00
6475.00

Prepared by and return to:
KIMBERLY J. BENNETT
JOHN K. MCCLURE, P.A.
211 S. Ridgewood Drive
Sebring, FL 33870
863-402-1888
File Number: **18-12074-001**
Will Call No.:

$975,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **17th** day of **September, 2018** between **DAVID KEATLEY WALDRON and KIMBERLEE A. WALDRON, husband and wife, and PEAVY FAMILY INVESTMENTS, LLC, a Florida Limited Liability Company** whose post office address is **4405 CREMONA DRIVE, Sebring, FL 33872**, grantor, and **JGS LAND DEVELOPMENT, LLC, a Florida Limited Liability Company** whose post office address is **635 COURT STREET, SUITE 120, Clearwater, FL 33756**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Highlands County, Florida** to-wit:

PARCEL 1:

All of SPRING LAKE VILLAGE IX, as shown on the plat thereof recorded in Plat Book 11, Page 9 of the public records of Highlands County, Florida, including the lands formerly included in the plat as lots, blocks, tracts, and parcels and which have been since vacated, but not including the Drainage and Maintenance areas.

And

A Portion of the drainage and maintenance area of Spring Lake Village IX, as per plat recorded in Plat Book 11, Page 9, of the public records of Highlands County, Florida and being more particularly described as follows:

Parcel A: A 70 foot by 125 foot strip of land lying North of Lot 1, Block B and South of Lot 28, Block A.

Parcel B: Beginning at the most Southerly corner of Lot 1, Block D in the Northeasterly right of way line of Brock Hill Drive thence North 62°08'00" East along the Southeasterly line of said Block D, a distance of 740 feet to the most Easterly corner of Lot 9, Block D and Point of Curvature of a curve to the left; thence Northeasterly along said curve concave to the Northwest and having for its elements a radius of 1350.30 feet and a central angle of 14°14'12", an arc distance of 335.52 feet to the most Easterly corner of Lot 13, Block D; thence South 14°29'49" East a distance of 101.09 feet to the most Northerly corner of Lot 6, Block E; thence Southwesterly along a curve to the left and concave to the Southeast and having for its elements a radius of 815.00 feet and a central angle of 37°53'27" an arc distance of 538.98 feet to a point of reverse curvature; thence Southwesterly along a curve to the right and concave to the Northwest and having for its elements a radius of 172.66 feet and a central angle of 54°10'20" an arc distance of 163.25 feet to a point of reverse curvature; thence Southwesterly along a curve to the left and concave to the Southeast and having for its elements a radius of 685.00 feet and a central angle of 26°18'53" an arc distance of 314.60 feet to a Point of

ERIC T. ZWAYER
HIGHLANDS COUNTY TAX COLLECTOR

2020 REAL ESTATE **88559** **60**

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER
C153530-09000100010
ESCROW CD

Visit one of our locations:
Sebring Office: 540 S Commerce Ave, Sebring, FL 33870 (Drive-Thru Available)
Avon Park Branch: 116 E Main St (Next to City Hall) Avon Park, FL 33825
Lake Placid Branch: 11 N Pine Ave, Lake Placid, FL, 33852
http://www.hctaxcollector.com/ (863)402-6685

02/08/2021 04:33:17

EXEMPTION CODES	

JGS LAND DEVELOPMENT LLC
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

SPRING LAKE VILLAGE 9 PLAT
VACATED PER OR 968-PG 182
PARCELS B-E-H + LTS 27 TO
*** SEE TAX ROLL FOR EXTRA LEGAL ***

PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR @ 540 S COMMERCE AVE SEBRING, FL 33870

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED	EXEMPTION	TAXABLE	MILLAGE	TAXES LEVIED
COUNTY GENERAL	200,580	0	200,580	8.5500	$1,714.96
SCHOOL GENERAL FUND	200,580	0	200,580	3.8270	$767.62
SCHOOL BASIC DISCRETIONARY	200,580	0	200,580	0.7480	$150.03
SCHOOL CAPITAL IMPROVEMENT	200,580	0	200,580	1.5000	$300.87
SFWM DISTRICT	200,580	0	200,580	0.1103	$22.12
SFWM OKEECHOBEE BASIN	200,580	0	200,580	0.1192	$23.91
SFWM EVERGLADES PROJECT	200,580	0	200,580	0.0380	$7.62
TOTAL AD-VALOREM TAXES				14.8925	$2,987.13

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
COUNTY FIRE - PARCEL (124)	$25.18
TOTAL NON AD-VALOREM ASSESSMENTS	$25.18

COMBINED TAXES AND ASSESSMENTS	$3,012.31

If Paid By	Feb 28, 2021	Mar 31, 2021	Apr 30, 2021	May 31, 2021	Jun 30, 2021
Please Pay	0.00	0.00	0.00	0.00	0.00

ERIC T. ZWAYER
HIGHLANDS COUNTY TAX COLLECTOR **NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

If Paid By	**Feb 28, 2021**	**Mar 31, 2021**	**Apr 30, 2021**	**May 31, 2021**	**Jun 30, 2021**
Please Pay	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR @ 540 S COMMERCE AVE SEBRING, FL 33870

JGS LAND DEVELOPMENT LLC
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

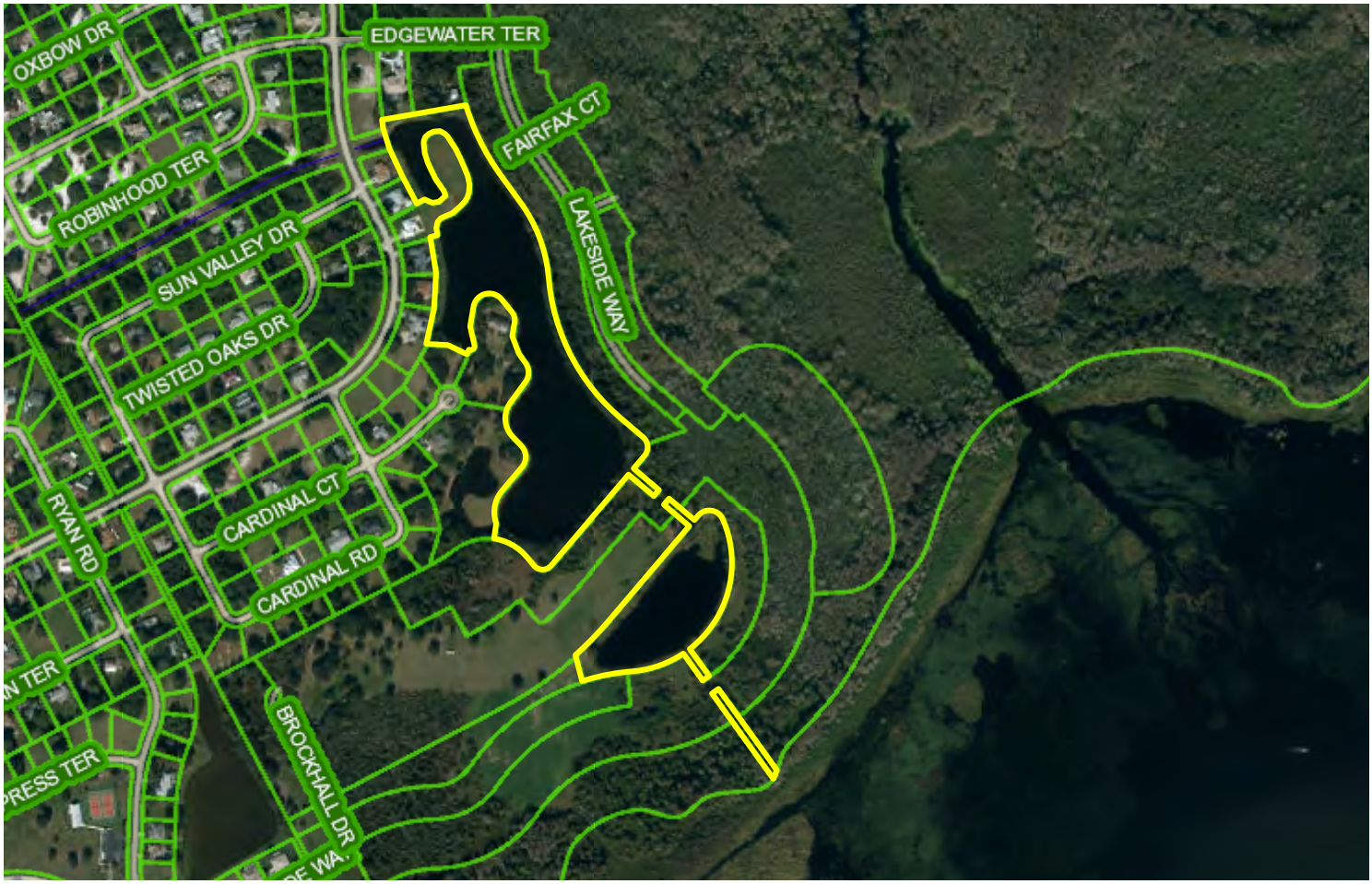
SPRING LAKE VILLAGE 9 PLAT
VACATED PER OR 968-PG 182
PARCELS B-E-H + LTS 27 TO
*** SEE TAX ROLL FOR EXTRA LEGAL ***

2020-REAL ESTATE 88559

ACCOUNT NUMBER	ESCROW CD	EXEMPTION CODES	MILLAGE CODE
C153530-09000100010			60

PAID 11/24/2020 $2,891.82 RECEIPT # 527681

Highlands County Property Appraiser



C-15-35-30-090-0011-0000

//www.hcpao.org/Search/Parcel/30351509000110000C

, FL 33876

Owners
SPRING LAKE IMPROVEMENT DIST

Mailing Address
115 SPRING LAKE BLVD
SEBRING, FL 33870-6143

Legal Description
SPRING LAKE VILLAGE 9 PLAT
VACATED PER OR 968 PG 182
THE AREA KNOWN AS DRAINAGE
+ MAINTENANCE AREA ON PLAT
OF VILLAGE IX-LESS PORT N
OF LOT 1 BLK B-LESS PORT N
OF LOTS 6-18 BLK E-LESS
PORT E OF LOTS 14-20 BLK
KK VILL VI W OF POND +
LESS A .84 ACRE TR ON SLY
BDRY OF PARCEL C + LESS
CONTIG .92 ACRE TR ADJ

DOR Code: 89 - MUNICIPAL
Neighborhood Code: 1228 - SPRING LAKE VILLAGE VII

LOT 3 BLK KK + LESS A STRIP
LYING BETWEEN PARCELS B-H-G
+ BEING S + E OF BLK N
17.93 ACRES

Highlands County Property Appraiser

C-15-35-30-090-0013-0000

//www.hcpao.org/Search/Parcel/30351509000130000C

5624 EDGEWATER TER
SEBRING, FL 33876

Owners
BRYANT HOLLY C

Mailing Address
5624 EDGEWATER TER
SEBRING, FL 33876

Legal Description
SPRING LAKE VILLAGE 9 PLAT
VACATED PER OR 968 PG 182
VACATED PARCEL C OF ORIG
PLAT + CONTIG PORT OF
DRAIN + MAINT AREA ON SO
SIDE-LESS WLY 115 FT M/L
1.52 ACRES

DOR Code: 01 - SINGLE FAMILY
Neighborhood Code: 1228 - SPRING LAKE VILLAGE VII

OFFICIAL RECORDS FILE# 1606362 BK 2266 PG 1648 RCD: 01/03/2011 04:16:34 PM
D.C. MCORRADO1 REC. FEE $18.50 DEED DOC STAMPS $833.00 ROBERT W. GERMAINE
CLERK OF COURTS HIGHLANDS CO.

Prepared by:
Jackie Murphy
Heartland Title Insurance Agency Co., Inc.
3200 US 27 South, Suite 310
Sebring, Florida 33870

File Number: Y210-16845

AR
18.50
833.00

General Warranty Deed

Made this December 31, 2010 A.D. By **Melanie C. Wagner**, hereinafter called the grantor, to **Holly C. Bryant**, whose post office address is: 5624 Edgewater Terrace, Sebring, Florida 33876, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Highlands County, Florida, viz:

See Attached Schedule A

The Grantor certifies that the property described in Exhibit "A" does not constitute the homestead of the Grantor

Parcel ID Number: **C-15-35-30-090-0013-0000**

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2010.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Jacquelyn Murphy

Witness Printed Name Richard R. Hatch

Melanie C. Wagner (Seal)
Melanie C. Wagner
Address: 1100 S Hickory Trail, Avon Park, FL 33825

State of Florida
County of Highlands

The foregoing instrument was acknowledged before me this December 31, 2010, by Melanie C. Wagner, who is/are personally known to me or who has produced Florida Driver's License - as identification.

JACQUELYN MURPHY
MY COMMISSION # DD 871341
EXPIRES: April 15, 2013
Bonded Thru Notary Public Underwriters

Notary Public
Print Name: Jacquelyn Murphy

My Commission Expires:
SEAL

Exhibit "A"

Parcel C
A Portion of Section 14, Township 35 South, Range 30 East, being more particularly described as follows: Begin at the Northeast Corner of Lot 1, Block BB of SPRING LAKE-VILLAGE VI, according to the plat thereof as recorded in Plat Book 10, Page 21, of the Public Records of Highlands County, Florida; thence South 2°52'00" East along the East line of said Lot 1 a distance of 170.00 feet to the Southeast Corner of said Lot 1; thence North 80°25'01" East a distance of 309.50 feet to a point on a curve concave to the East; thence along said curve to the right and having for its elements a radius of 892.51 feet and a central angle of 2°00'41", an arc distance of 31.33 feet; thence North 82°25'42" East a distance of 125.00 feet to a point on a curve concave to the East; thence along said curve to the right and having for its elements a radius of 767.51 feet and a central angle of 4°42'18", an arc distance of 63.03 feet to a point of tangency; thence North 2°52'00" West a distance of 4.42 feet to a point of curvature of a curve concave to the Southwest; thence along said curve to the left and having for its elements a radius of 25.00 feet and a central angle of 90°00' and arc distance of 39.27 feet to a point of tangency; thence South 87°08'00" West, a distance of 401.25 feet to the POINT OF BEGINNING.

A Portion of a drainage and maintenance area in SPRING LAKE-VILLAGE IX, as per plat recorded in Plat Book 11, Page 9, of the Public Records of Highlands County, Florida; being more particularly described as follows: Commence at the Southwest Corner of Parcel C; thence run North 80°25'01" East along the Southern Line of Parcel C, a distance of 309.50 feet to a point on the Westerly Line of Lot 1, Block L, thence in a Southerly direction along the Westerly Line of Block L and along the arc of the curve to the left , said curve having for its own elements a radius of 892.51 feet, a central angle of 07°26'39", a chord bearing of South 13°18'18" East for an arc distance of 115.96 feet; thence South 80°00'00" West a distance of 320.85 feet to a point on the Westerly Boundary of Village IX; thence North 07°43'40" West along said Westerly Boundary of Village IX, a distance of 118.03 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:
A portion of vacated Parcel "C" and the drainage and maintenance area adjacent thereto as shown on the plat of SPRING LAKE, VILLAGE IX, according to the plat thereof recorded in Plat Book 11, Page 9, of the Public Records of Highlands County, Florida.; being more particularly described as follows: Beginning at the Northeast corner of Lot 1, Block "BB" of SPRING LAKE, VILLAGE VI, according to the plat thereof recorded in Plat Book 10, Page 21, of the Public Records of Highlands County, Florida, and the Southerly right-of-way line of Edgewater Terrace as shown on the plat of said SPRING LAKE, VILLAGE VI and SPRING LAKE, VILLAGE IX; thence run North 87°08'00" East along the Southerly right-of-way line of said Edgewater Terrace a distance of 115 feet; thence run South 2°38'31" East a distance of 156.53 feet to a point on the South line of vacated Parcel "C"; thence run South 8°57'58" East a distance of 117.12 feet to a point; thence run South 80°00'00" West a distance of 117.74 feet to a point on the East line of Lot 2, Block "BB" of SPRING LAKE, VILLAGE VI; thence run North 7°43'40" West along the Easterly line of said Lot 2, Block "BB", of SPRING LAKE, VILLAGE VI to the Southwest corner of vacated Parcel "C" of SPRING LAKE, VILLAGE IX; thence run North 2°52'00" West along the Westerly line of said vacated Parcel "C" and the Easterly line of Lot 1, Block "BB" of SPRING LAKE, VILLAGE VI a distance of 170 feet to the POINT OF BEGINNING.

ERIC T. ZWAYER
Tax Collector
Serving Highlands County
540 South Commerce Ave • Sebring, Florida 33870
www.hctaxcollector.com (863) 402-6685

Receipt #	533836
Date:	11/25/2020 12:35 pm
Time:	12:35:00
Location:	SEBRING
Cashier:	HLD

Items Paid

Type	Tax Year / Item	Description/ Account	Amount
Real Property	2020-88561	C153530-09000130000	1438.70
		Item Total	1438.70

Payments

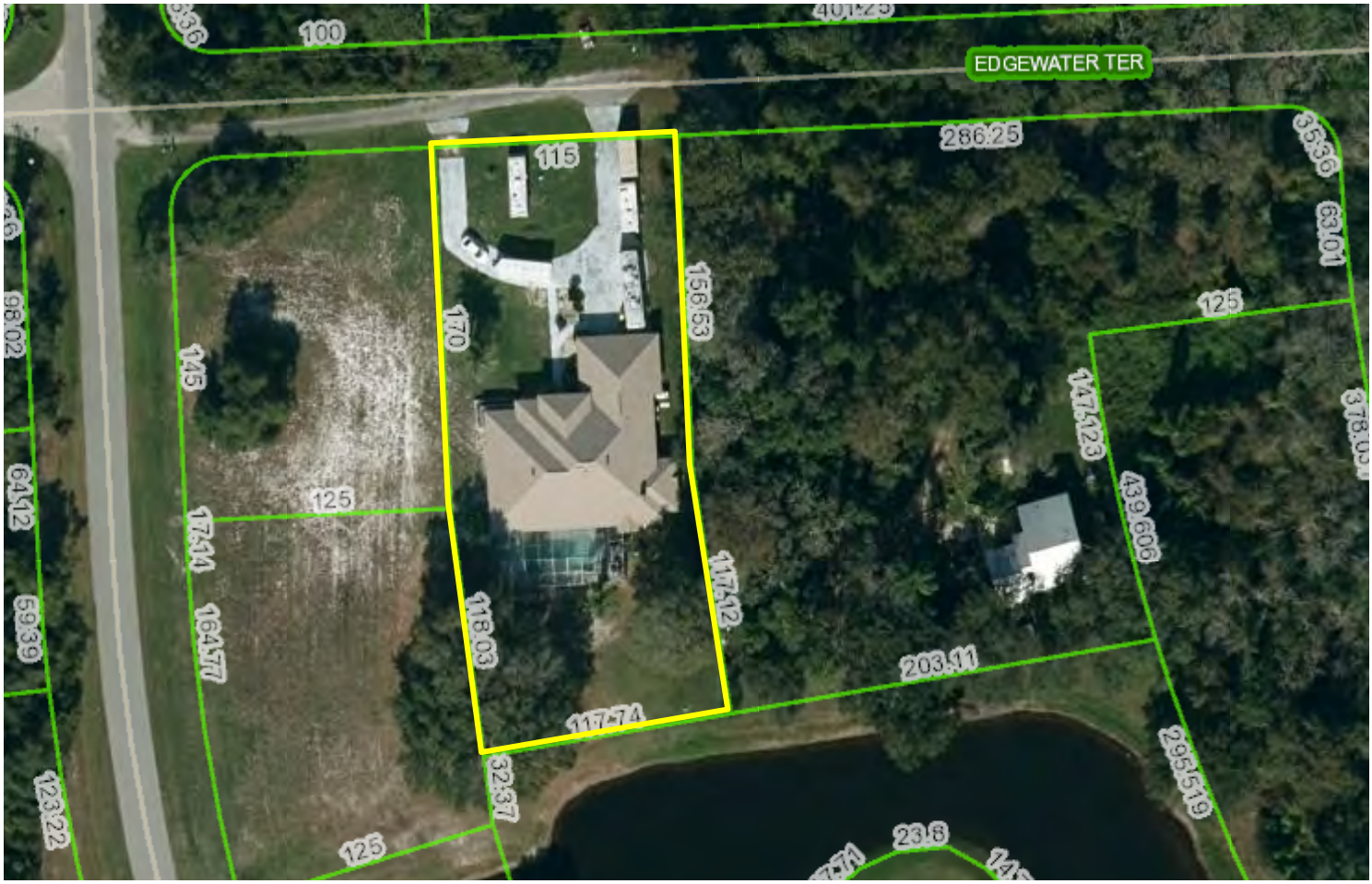
Method	Payee	Account/Check #	Amount
DIRECT	CORELOGIC ESCROW AUTO AGENT		1438.70
		Payment Total	1438.70

Change Due	0.00
Balance	0.00

* Note - BATCH PROCESSED

****End****

Highlands County Property Appraiser



C-15-35-30-090-0013-0010

//www.hcpao.org/Search/Parcel/303515090001300 10C

5640 EDGEWATER TER
SEBRING, FL 33876

Owners
CHAPMAN AUDREY B

Mailing Address
5640 EDGEWATER TER
SEBRING, FL 33876

Legal Description
SPRING LAKE VILLAGE 9 PLAT VACATED PER OR 968 PG 182 WLY 115 FT OF PARCEL C OF ORIG PLAT + CONTIG PORT OF DRAIN + MAINT AREA ON SO SIDE .72 ACRES

DOR Code: 01 - SINGLE FAMILY
Neighborhood Code: 1228 - SPRING LAKE VILLAGE VII

This Document Prepared By:
Clifford M. Ables, III Attorney at Law
457 South Commerce Ave
Sebring, FL 33870

** OFFICIAL RECORDS **
BK 1357 PG 1208

DEED DOC STAMPS $1,694.00 D.C.

Parcel ID Number: C-15-35-30-090-00130-001.0
Grantee #1 TIN:

Warranty Deed

This Indenture, Made this *30th* day of *January*, 1997 A.D., **Between** *ALAN JAY WILDSTEIN, joined by his wife, ANN WILDSTEIN,*

of the County of *HIGHLANDS*, State of *Florida*, **grantor,** and *AUDREY B. CHAPMAN,*

whose address is: *5640 Edgewater Terrace, SEBRING, Florida 33870*

of the County of *HIGHLANDS*, State of *Florida*, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ---------- *TEN & NO/100 ($10.00)* ---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs and assigns forever, the following described land, situate, lying and being in the County of *HIGHLANDS* State of Florida to wit:

SEE ATTACHED LEGAL DESCRIPTION

This conveyance is subject to the following:
1. Ad valorem taxes and solid waste charges subsequent to 1996.
2. Zoning, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Restrictions and matters appearing on the plat or otherwise common to the subdivision;
4. Public utility easements of record.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Clifford M. Ables, III
Witness as to Both

Mary E. Gordon
Witness as to Both

ALAN JAY WILDSTEIN (Seal)
P.O. Address *441 U.S. 27 North, SEBRING, FL 33870*

ANN WILDSTEIN (Seal)
P.O. Address *441 U.S. 27 North, Sebring, Florida 33870*

STATE OF *FLORIDA*
COUNTY OF *HIGHLANDS*

The foregoing instrument was acknowledged before me this *30th* day of *January*, 1997 by *ALAN JAY WILDSTEIN, joined by his wife, ANN WILDSTEIN,*

who are personally known to me or who have produced their *Florida driver's licenses* as identification.

Clifford M. Ables, III
NOTARY PUBLIC
My Commission Expires:

C. M. ABLES, III
MY COMMISSION # CC 473044
EXPIRES: July 4, 1999
Bonded Thru Notary Public Underwriters

2151-966

** OFFICIAL RECORDS **
BK 1357 PG 1209

LEGAL DESCRIPTION

A PORTION OF VACATED PARCEL C AND THE DRAINAGE AND MAINTENANCE AREA ADJACENT THERETO AS SHOWN ON THE PLAT OF SPRING LAKE - VILLAGE IX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 9, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK BB OF SPRING LAKE - VILLAGE VI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 21, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, AND THE SOUTHERLY RIGHT OF WAY LINE OF EDGEWATER TERRACE AS SHOWN ON THE PLAT OF SAID SPRING LAKE - VILLAGE VI AND SPRING LAKE - VILLAGE IX; THENCE RUN NORTH 87 DEGREES 08 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID EDGEWATER TERRACE, A DISTANCE OF 115.00 FEET; THENCE RUN SOUTH 2 DEGREES 38 MINUTES 31 SECONDS EAST A DISTANCE OF 156.53 FEET TO A POINT ON THE SOUTH LINE OF VACATED PARCEL C; THENCE RUN SOUTH 8 DEGREES 57 MINUTES 58 SECONDS EAST A DISTANCE OF 117.12 FEET TO A POINT; THENCE RUN SOUTH 80 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 117.74 FEET TO A POINT ON THE EAST LINE OF LOT 2, BLOCK BB OF SPRING LAKE - VILLAGE VI; THENCE RUN NORTH 7 DEGREES 43 MINUTES 40 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 2, BLOCK BB OF SPRING LAKE - VILLAGE IV TO THE SOUTHEAST CORNER OF VACATED PARCEL C OF SPRING LAKE - VILLAGE IX; THENCE RUN NORTH 2 DEGREES 52 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID VACATED PARCEL C AND THE EASTERLY LINE OF LOT 1, BLOCK BB OF SPRING LAKE - VILLAGE VI, A DISTANCE OF 170 FEET TO THE POINT OF BEGINNING.

FILE # 935900 RCD: Jan 31 1997 @ 09:28AM
L. E. "Luke" Brooker, Clerk, Highlands County

ERIC T. ZWAYER
Tax Collector
Serving Highlands County
540 South Commerce Ave • Sebring, Florida 33870
www.hctaxcollector.com (863) 402-6685

Receipt #	533835
Date:	11/25/2020 12:35 pm
Time:	12:35:00
Location:	SEBRING
Cashier:	HLD

Items Paid

Type	Tax Year / Item	Description/ Account	Amount
Real Property	2020-88562	C153530-09000130010	3084.84
		Item Total	3084.84

Payments

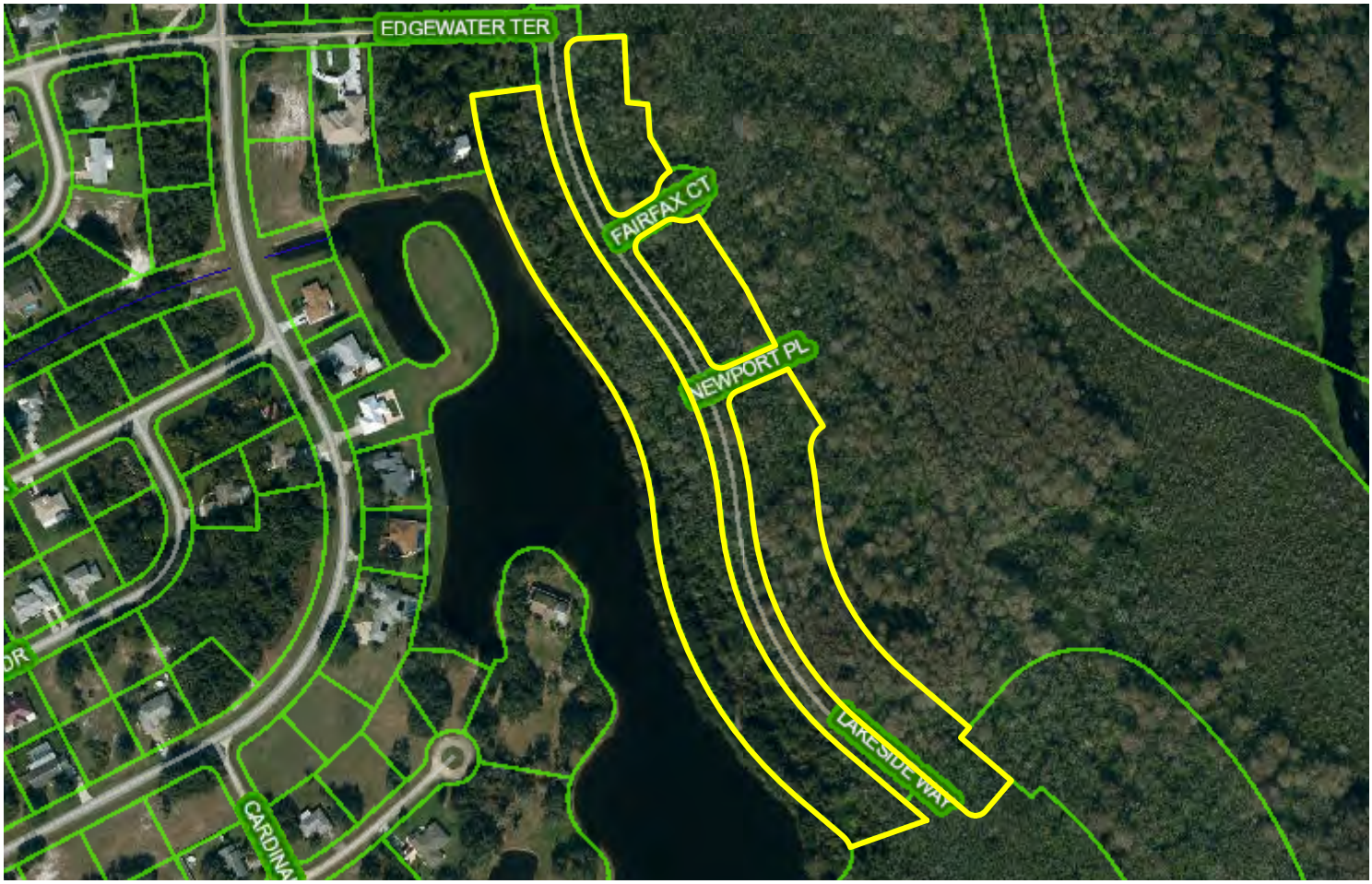
Method	Payee	Account/Check #	Amount
DIRECT	CORELOGIC ESCROW AUTO AGENT		3084.84
		Payment Total	3084.84

Change Due	0.00
Balance	0.00

* Note - BATCH PROCESSED

****End****

Highlands County Property Appraiser



C-15-35-30-090-00K0-0160

//www.hcpao.org/Search/Parcel/30351509000K00160C

5425 ROCK CREEK TER
SEBRING, FL 33876

Owners
JGS LAND DEVELOPMENT LLC

Mailing Address
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

Legal Description
SPRING LAKE VILLAGE IX
PB 11 PG 9
LOTS 16 TO 26 INC BLK K +
LOTS 1 TO 20 INC BLK L +
LOTS 1-2-3-14-15-16 BLK M

DOR Code: 99 - NON-AG ACREAGE
Neighborhood Code: 1228 - SPRING LAKE VILLAGE VII

OFFICIAL RECORDS FILE#: 1911678 OR BK 2656 PG 384 PAGES: 3
9/18/2018 9:12:42 AM REC FEES: $27.00 DEED DOC:$6475.00
D.C. STURNBULL ROBERT W. GERMAINE CLERK OF COURTS, HIGHLANDS CO.

Sd
27.00
6475.00

Prepared by and return to:
KIMBERLY J. BENNETT
JOHN K. MCCLURE, P.A.
211 S. Ridgewood Drive
Sebring, FL 33870
863-402-1888
File Number: **18-12074-001**
Will Call No.:

$975,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **17th** day of **September, 2018** between **DAVID KEATLEY WALDRON and KIMBERLEE A. WALDRON, husband and wife, and PEAVY FAMILY INVESTMENTS, LLC, a Florida Limited Liability Company** whose post office address is **4405 CREMONA DRIVE, Sebring, FL 33872**, grantor, and **JGS LAND DEVELOPMENT, LLC, a Florida Limited Liability Company** whose post office address is **635 COURT STREET, SUITE 120, Clearwater, FL 33756**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Highlands County, Florida** to-wit:

PARCEL 1:

All of SPRING LAKE VILLAGE IX, as shown on the plat thereof recorded in Plat Book 11, Page 9 of the public records of Highlands County, Florida, including the lands formerly included in the plat as lots, blocks, tracts, and parcels and which have been since vacated, but not including the Drainage and Maintenance areas.

And

A Portion of the drainage and maintenance area of Spring Lake Village IX, as per plat recorded in Plat Book 11, Page 9, of the public records of Highlands County, Florida and being more particularly described as follows:

Parcel A: A 70 foot by 125 foot strip of land lying North of Lot 1, Block B and South of Lot 28, Block A.

Parcel B: Beginning at the most Southerly corner of Lot 1, Block D in the Northeasterly right of way line of Brock Hill Drive thence North 62°08'00" East along the Southeasterly line of said Block D, a distance of 740 feet to the most Easterly corner of Lot 9, Block D and Point of Curvature of a curve to the left; thence Northeasterly along said curve concave to the Northwest and having for its elements a radius of 1350.30 feet and a central angle of 14°14'12", an arc distance of 335.52 feet to the most Easterly corner of Lot 13, Block D; thence South 14°29'49" East a distance of 101.09 feet to the most Northerly corner of Lot 6, Block E; thence Southwesterly along a curve to the left and concave to the Southeast and having for its elements a radius of 815.00 feet and a central angle of 37°53'27" an arc distance of 538.98 feet to a point of reverse curvature; thence Southwesterly along a curve to the right and concave to the Northwest and having for its elements a radius of 172.66 feet and a central angle of 54°10'20" an arc distance of 163.25 feet to a point of reverse curvature; thence Southwesterly along a curve to the left and concave to the Southeast and having for its elements a radius of 685.00 feet and a central angle of 26°18'53" an arc distance of 314.60 feet to a Point of

ERIC T. ZWAYER
HIGHLANDS COUNTY TAX COLLECTOR

2020 REAL ESTATE **88557** **60**

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER
C153530-09000K00160
ESCROW CD

Visit one of our locations:
Sebring Office: 540 S Commerce Ave, Sebring, FL 33870 (Drive-Thru Available)
Avon Park Branch: 116 E Main St (Next to City Hall) Avon Park, FL 33825
Lake Placid Branch: 11 N Pine Ave, Lake Placid, FL, 33852
http://www.hctaxcollector.com/ (863)402-6685

02/09/2021 12:07:23

EXEMPTION CODES	

JGS LAND DEVELOPMENT LLC
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

5425 ROCK CREEK TER SEBRING

SPRING LAKE VILLAGE IX
PB 11 PG 9
LOTS 16 TO 26 INC BLK K +
*** SEE TAX ROLL FOR EXTRA LEGAL ***

PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR @ 540 S COMMERCE AVE SEBRING, FL 33870

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED	EXEMPTION	TAXABLE	MILLAGE	TAXES LEVIED
COUNTY GENERAL	9,070	0	9,070	8.5500	$77.55
SCHOOL GENERAL FUND	9,070	0	9,070	3.8270	$34.71
SCHOOL BASIC DISCRETIONARY	9,070	0	9,070	0.7480	$6.78
SCHOOL CAPITAL IMPROVEMENT	9,070	0	9,070	1.5000	$13.61
SFWM DISTRICT	9,070	0	9,070	0.1103	$1.00
SFWM OKEECHOBEE BASIN	9,070	0	9,070	0.1192	$1.08
SFWM EVERGLADES PROJECT	9,070	0	9,070	0.0380	$0.34
TOTAL AD-VALOREM TAXES				14.8925	$135.07

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
COUNTY FIRE - PARCEL (124)	$25.18
TOTAL NON AD-VALOREM ASSESSMENTS	$25.18

COMBINED TAXES AND ASSESSMENTS	$160.25

If Paid By	Feb 28, 2021	Mar 31, 2021	Apr 30, 2021	May 31, 2021	Jun 30, 2021
Please Pay	0.00	0.00	0.00	0.00	0.00

ERIC T. ZWAYER
HIGHLANDS COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

If Paid By	**Feb 28, 2021**	**Mar 31, 2021**	**Apr 30, 2021**	**May 31, 2021**	**Jun 30, 2021**
Please Pay	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR @ 540 S COMMERCE AVE SEBRING, FL 33870

JGS LAND DEVELOPMENT LLC
635 COURT ST
SUITE 120
CLEARWATER, FL 33756

5425 ROCK CREEK TER SEBRING
SPRING LAKE VILLAGE IX
PB 11 PG 9
LOTS 16 TO 26 INC BLK K +
*** SEE TAX ROLL FOR EXTRA LEGAL ***

2020-REAL ESTATE 88557

ACCOUNT NUMBER	ESCROW CD	EXEMPTION CODES	MILLAGE CODE
C153530-09000K00160			60

PAID 11/24/2020 $153.84 RECEIPT # 527681

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER: **Melony Culpepper, Planning Supervisor**

SUBJECT/TITLE: **Public hearing to consider adoption of Small Scale Comprehensive Plan Future Land Use Amendment CPA-21-583SS, for approximately 15.33 acres, from Low Density Residential (RL) and High Density Residential (RH) to Agriculture (AG).**

STATEMENT OF ISSUE

The Applicant is requesting a small-scale comprehensive plan amendment for an approximate 15.33-acre parcel to change the Future Land Use Map from Low Density Residential (RL) and High Density Residential (RH) to Agriculture (AG). The parcel is vacant of structures and native vegetation.

Three FLUM amendments were approved on these parcels in 2006, 2007, and in 2009, respectively, from AG to RL and RH. The Applicant is now requesting the property return to AG.

There is a companion request for a zoning change from Estate District (EU) and Multiple-Family Dwelling including Motel and Hotel with a Flexible Unit Development District (R-3 FUD) to Agricultural District (AU), P&Z 2072.

The Planning and Zoning Commission recommended approval of CPA-21-583SS as presented.

RECOMMENDED ACTION

Move to approve and adopt by Ordinance, CPA-21-583SS, amending the Future Land Use Map of the Highlands County Comprehensive Plan for approximately 15.33 acres, from Low Density Residential (RL) and High Density Residential (RH) to Agriculture (AG), and transmit CPA-21-583SS to the Florida Department of Economic Opportunity for its compliance determination, referencing the mandatory findings of fact and becoming effective as provided by law.

FISCAL IMPACT

There is no fiscal impact.

Attachments: Staff Report CPA-21-583SS for BCC Cooper Properties.pdf
Application CPA-21-583SS Cooper.pdf
Ordinance CPA-21-583SS.pdf

HIGHLANDS COUNTY
PLANNING DIVISION
STAFF REPORT

Type: Small Scale Comprehensive Plan Amendment	**BCC Hearing Date:** 5/18/2021
Case Number: CPA-21-583SS	**Case Name:** Cooper Properties
Agent: N/A	**Property Owners:** Reggie Cooper II
Public Hearing: BCC	**Case Staff Member:** Melony Culpepper

Request: Change the Future Land Use Map (FLUM) for three (3) parcels totaling an approximate 15.33 acres, from Low Density Residential (RL) and High Density Residential (RH) to Agriculture (AG)

General Location: Three (3) parcels totaling an approximate 15.33 acres located approximately 1 mile southwest of Kenilworth Blvd., 1.22 miles east of US 27, on the east side of CR 17 S; the addresses being 5120 CR 17 S, 0 Troon Road, and 0 CR 17 S

PARCEL IDs: C-11-35-29-A00-0070-0000
C-11-35-29-A00-0080-0000
C-11-35-29-A00-0180-0000

Staff Recommendations and Minutes:

1. **Staff Recommendation to the Board of County Commissioners (BCC) concerning the Planning and Zoning Commission (P&Z) Recommendation:** Move to approve and adopt by Ordinance, CPA-21-583SS, amending the Future Land Use Map of the Highlands County Comprehensive Plan for approximately 15.33 acres from Low Density Residential (RL) and High Density Residential (RH) to Agriculture (AG), and transmit CPA-21-583SS to the Florida Department of Economic Opportunity for its compliance determination, referencing the mandatory findings of fact and becoming effective as provided by law.

2. **Staff Recommendation to the P&Z:** Recommend to the Board of County Commissioners to approve and adopt by Ordinance, CPA-21-583SS, amending the Future Land Use Map of the Highlands County Comprehensive Plan for approximately 15.33 acres from Low Density Residential (RL) and High Density Residential (RH) to Agriculture (AG), and transmit CPA-21-583SS to the Florida Department of Economic Opportunity for its compliance determination, referencing the mandatory findings of fact and becoming effective as provided by law.

3. **Excerpt from the April 13, 2021, DRAFT P&Z Minutes and Recommendation to the BCC: "A. HEARING NUMBER CPA-21-583SS – REGGIE COOPER II** Three (3) parcels totaling an approximate 15.33 acres, located approximately 1 mile southwest of Kenilworth Blvd., 1.22 miles east of US 27, on the east side of CR 17 S; the addresses being 5120 CR 17 S, 0 Troon Road, and 0 CR 17S; and abbreviated legal as follows: An approximate 15.33-acre parcel located in Section 11, Township 35 South, Range 29 East, Highlands County, Florida.

   The Applicant is requesting a small-scale plan amendment from Low Density Residential (RL) and High Density Residential (RH) to Agriculture (AG). Mr. Roberts read the request; Mrs. Culpepper and Mr. Cooper presented the request. There were no letters received; no one spoke in favor of or against the request.

   Motion by Mr. Boring and seconded by Mr. Reed to recommend to the Board of County Commissioners to approve and adopt by Ordinance, CPA-21-583SS, amending the Future Land Use Map of the Highlands County Comprehensive Plan for approximately 15.33 acres from Low Density Residential (RL) and High Density Residential (RH) to Agriculture (AG), and transmit CPA-21-583SS to the Florida Department of Economic Opportunity for its compliance determination, referencing the mandatory findings of fact and becoming effective as provided by law.

   Upon roll call, all members voted yes. **Motion carried 7-0."**

Supplemental Material/Issue Analysis Report:

1. **Request:** The matter for consideration is for a change to the Future Land Use Map of an approximate 15.33-acre parcel, from RL and RH to AG.

   The parcel is vacant of structures and native vegetation.

   Three FLUM amendments were approved on these parcels in 2006, 2007, and in 2009, respectively, from AG to RL and RH. The Applicant is now requesting the property return to AG.

   There is a companion request for a zoning change from Estate District (EU) and Multiple-Family Dwelling including Motel and Hotel with a Flexible Unit Development District (R-3 FUD) to Agricultural District (AU), P&Z 2072.

2. Existing Use Analysis:

LOCATION	EXISTING USE	LAND USE CATEGORY	ZONING
Subject Property	Vacant	RL/RH	EU/R-3 FUD
Adjacent Property to the North	Vacant	AG	AU
Adjacent Property to the South	Vacant	RL	EU
Adjacent Property to the East	Vacant	AG	AU
Adjacent Property to the West	Vacant/Single-family dwellings	AG	AU

3. Applicable References:

Planning…§163.3194(1)(a) - (b), F.S.; Highlands County 2030 Comprehensive Plan: Future Land Use Policies: 1.1, General Growth Management Strategy; Policies 1.2.D.1, Agriculture (AG), 1.2.D.2, Low Density Residential (RL) and 1.2.D.4, High Density Residential (RH).

Zoning…Highlands County Land Development Regulations (LDRs): Sections 12.05.200: Agricultural District (AU), 12.05.201 Estate District (EU), 12.05.213 Multiple-Family Dwelling including Motel and Hotel District (R-3), and 12.05.291 Flexible Unit Development (FUD) District.

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

Future Land Use Element

Objective 1: Growth Management Strategy:

Policy 1.1, General Growth Management Strategy:

A.1. Encourage compatible future growth, including infill, in the planning period of 2010 to 2030;

A.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.

5. Department Analysis and Comments of Petitioner's Proposal:

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

Engineering Department: Approved.

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

5.B. The following Departments, Divisions, and Agencies offered no comment: Florida Department of Environmental Protection, Florida Department of Transportation, and Highlands County Natural Resources.

5.C. The following Departments, Divisions, and Agencies did not respond: City of Sebring, Florida Department of Health, Highlands County Emergency Management, Highlands County Emergency Medical Services, and Highlands County Fire Rescue.

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

6.A. Natural Features Analysis:

1. **Topography:** The topographic map depicts the subject property as gently sloping with an elevation between 90 and 115 feet.
2. **Soils:** The soil underlying the site is *Tavares-Basinger-Sanibel Complex* and *Basinger, St. Johns, and Placid Soils.*
   Tavares-Basinger-Sanibel Complex – nearly level to rolling, moderately drained soils that have variable limitations for urban and recreational uses, depending upon the soil type, slope, and position on the landscape.
   Basinger, St. Johns, and Placid Soils – nearly level and poorly to very poorly drained soils that have severe limitations for urban uses because of wetness.
3. **Surface Waters:** There is a pond on the southern portion of the property.
4. **Vegetative Cover:** The site has been cleared of native vegetation.

6.B. Land Use Analysis:

1. **Current Use of Land:** The current use of the land is vacant.
2. **Current Future Land Use Map (FLUM) Designation:** The site has a FLUM designation of RL and RH.
3. **Proposed FLUM Designation:** The proposed FLUM designation is AG.
4. **Current FLUM Population Yield:** The current FLUM allows up to 105 dwellings. The parcel would currently carry a potential population yield of 241.5 persons; 105 dwelling units x 2.3 persons = 241.5 persons.
5. **Proposed FLUM Population Yield:** The proposed FLUM allows up to 1 dwelling unit per 5 acres. The parcel would currently carry a potential population yield of 6.9 persons; 15.33 ÷ 5 acres = 3.066 dwelling units; 3 dwelling units x 2.3 persons = 6.9 persons.
6. **The Applicant's proposed development program:** The Applicant is proposing to use the site for agricultural purposes.

6.C. Special Designated Areas:

1. **Environmental Protection:** The Conservation Overlay Map series of the Comprehensive Plan indicates that the site contains Xeric Uplands, Wetlands, and Cutthroat Seep habitats. Pursuant to Natural Resource Element Policy 3.3. of the Comprehensive Plan, the Applicant **is required** to obtain Environmental Clearance at the time of development. The pond that is located on the property is the area where the Wetlands are indicated.
2. **Historic Resources:** The Florida Master Site File (FMSF) indicates that there are no known historic resources on the property.
3. **Archaeological Resources:** The Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Comprehensive Plan and the FMSF indicate no known archaeological resources on the site.
4. **Floodplains (FEMA designation):** The property has a flood zone designation of X, for areas located outside the Special Flood Hazard Areas, and A, for areas located within the Special Flood Hazard Areas, as depicted on the Flood Insurance Rate Map Community Panel Number **12055C0234C**, effective November 18, 2015. The pond that is located on the property is the portion that is located in Flood Zone A.
5. **Military Airport Zones (MAZ):** The property is located within MAZ III as designated by Section 12.12.800 of the Highlands County LDRs.
6. **Wellhead Protection Zones:** The property is not located within any of the defined protection zones as defined by Infrastructure Policy 6.6. of the Comprehensive Plan.
7. **Airport Surface Areas:** The property is not located within any of the defined surface areas as designated by Chapter 2.1 of the Highlands County Code of Ordinances.

6.D. Public Facilities and Services:

1. **Potable Water:** The property will be served by an on-site potable water well system that will be designed to connect to a central water system when it becomes available.
2. **Central Wastewater:** The property will be served by an on-site wastewater septic tank system that will be designed to connect to a central wastewater system when it becomes available.
3. **Solid Waste:** The property will be serviced by a county-approved refuse collection company.
4. **Vehicular Access and Traffic Circulation:** The site has direct access onto CR 17 S and Troon Road. Any agriculture equipment should utilize CR 17 S for access.
5. **Railroad Access:** The site is not located adjacent to any railroad tracks.
6. **Recreation:** The proposed development will not require the need for recreation.
7. **Drainage:** The Applicant will be required to comply with Section 12.13.104.F. of the Highlands County LDRs and the applicable water management district regulations.

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

6.F. Schools: The permitted uses within the Agricultural Future Land Use designation are agricultural in nature. Any project development may generate student impacts to the school district; school concurrency **may be** required.

6.G. Airports: The subject property is located approximately 12.3 miles southeast of the Avon Park Executive Airport and 3 miles west of the Sebring Regional Airport.

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

(1) *Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems:* The request is to amend the future land use map from residential land uses to agriculture; therefore, these indicators are not applicable.

(2) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services:* The request is to amend the future land use map from residential land uses to agriculture; therefore, these indicators are not applicable.

(3) *Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available:* The request is to amend the future land use map from residential land uses to agriculture; therefore, these indicators are not applicable.

(4) *Promotes conservation of water and energy:* The request is to amend the future land use map from residential land uses to agriculture; therefore, these indicators are not applicable.

(5) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils:* The request is to amend the future land use map from residential land uses to agriculture; therefore, these indicators are not applicable.

(6) *Preserves open space and natural lands and provides for public open space and recreation needs:* The request is to amend the future land use map from residential land uses to agriculture; therefore, these indicators are not applicable.

(7) *Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area:* The request is to amend the future land use map from residential land uses to agriculture; therefore, these indicators are not applicable.

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

residential land uses to agriculture; therefore, these indicators are not applicable.

7. Mandatory Findings of Fact:

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

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

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

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

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

The Planning Division, based on the Mandatory Findings of Fact and Consistency with the Comprehensive Plan, recommends the Board of County Commissioners to approve and adopt by Ordinance, CPA-21-583SS, amending the Future Land Use Map of the Highlands County Comprehensive Plan for approximately 15.33 acres from Low Density Residential (RL) and High Density Residential (RH) to Agriculture (AG), and transmit CPA-21-583SS to the Florida Department of Economic Opportunity for its compliance determination, referencing the mandatory findings of fact and becoming effective as provided by law.

Attachments:

Exhibit 1: Location Map
Exhibit 2: Aerial Map
Exhibit 3: Future Land Use Map
Exhibit 4: Proposed Future Land Use Map
Exhibit 5: Site Photographs

Exhibit 1:

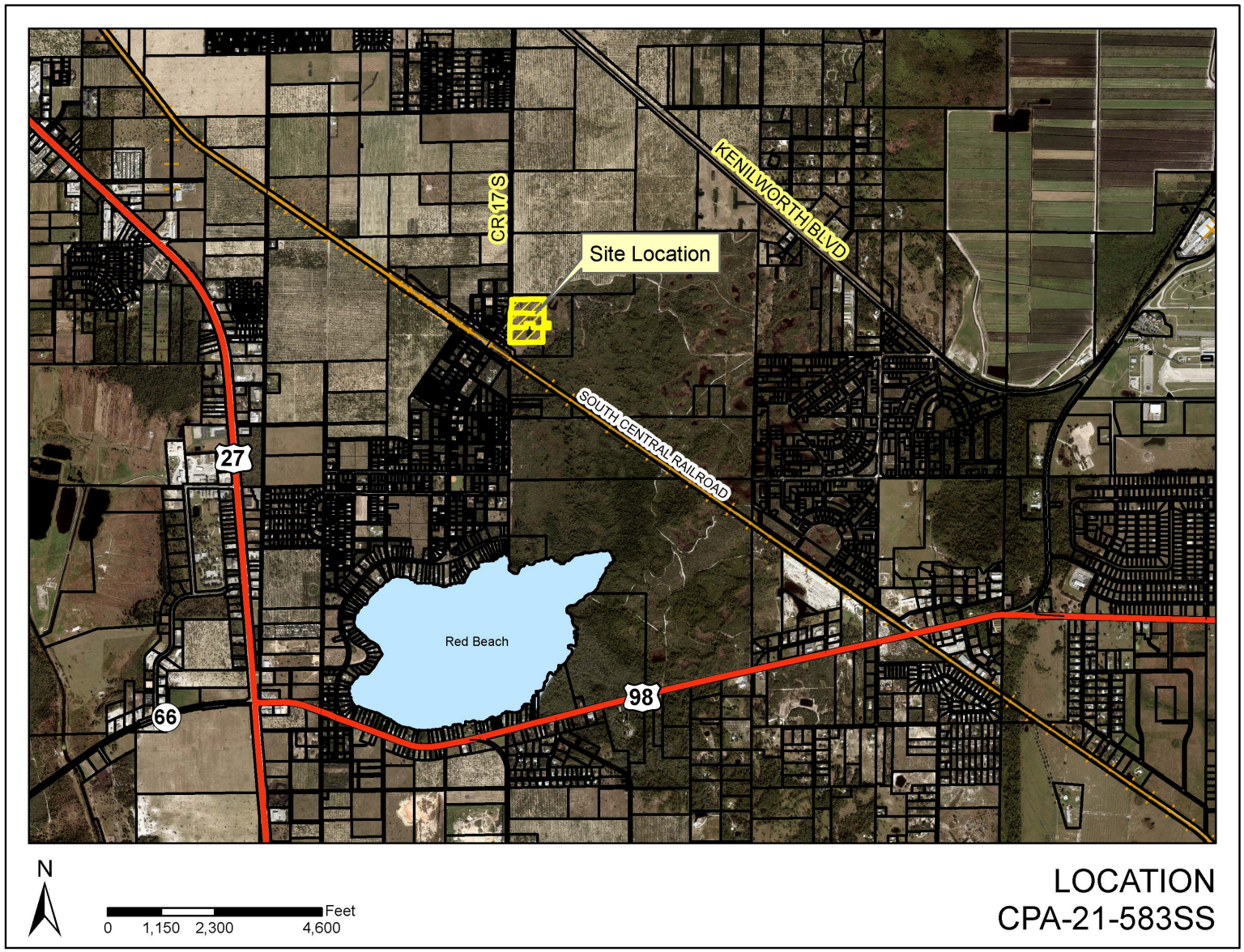

CR 17 S
KENILWORTH BLVD
Site Location
SOUTH CENTRAL RAILROAD
27
Red Beach
66
98
N
0
1,150
2,300
4,600
Feet
LOCATION
CPA-21-583SS

Exhibit 2:

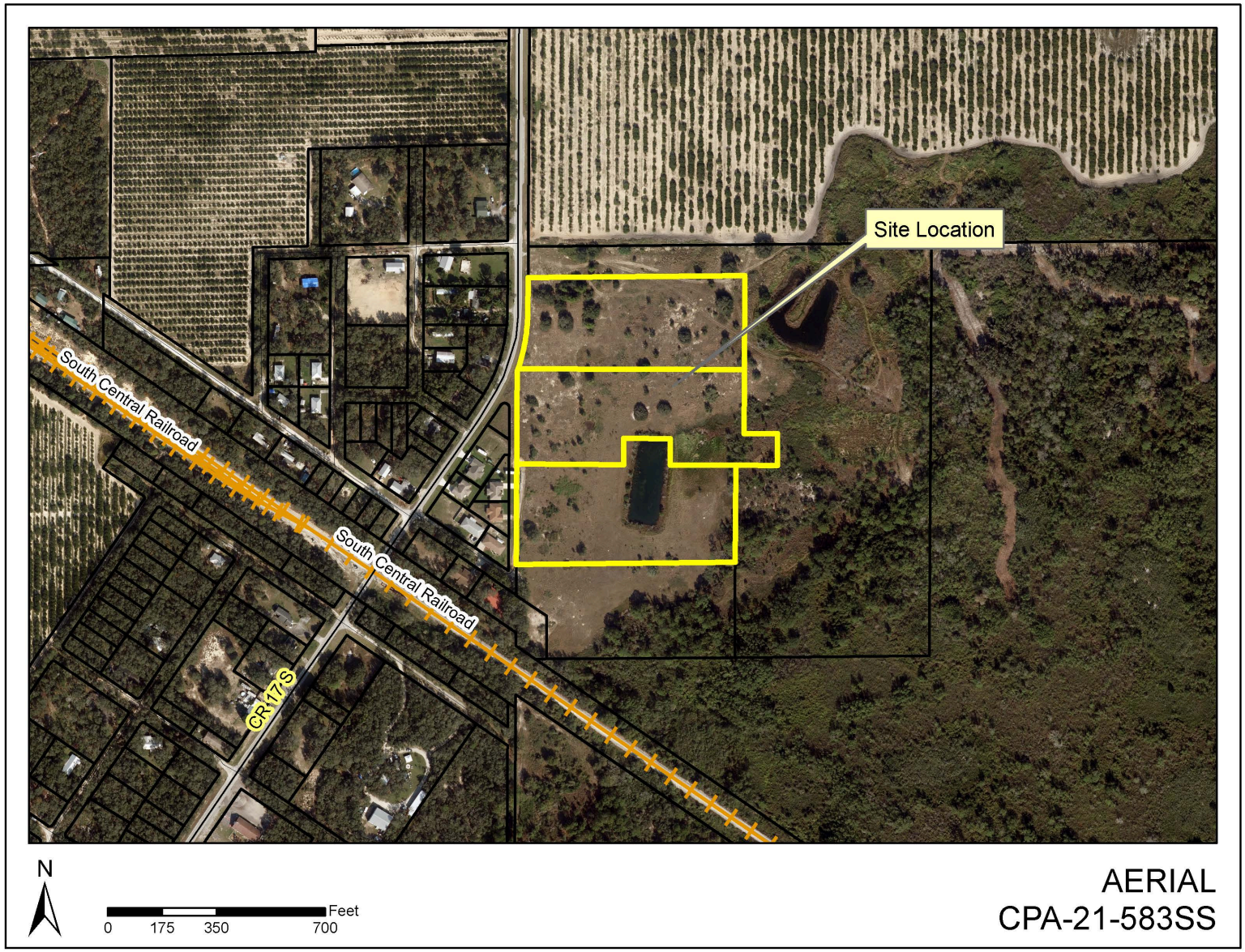

Site Location
South Central Railroad
South Central Railroad
CR 17 S
N
0
175
350
700
Feet
AERIAL
CPA-21-583SS

Exhibit 3:

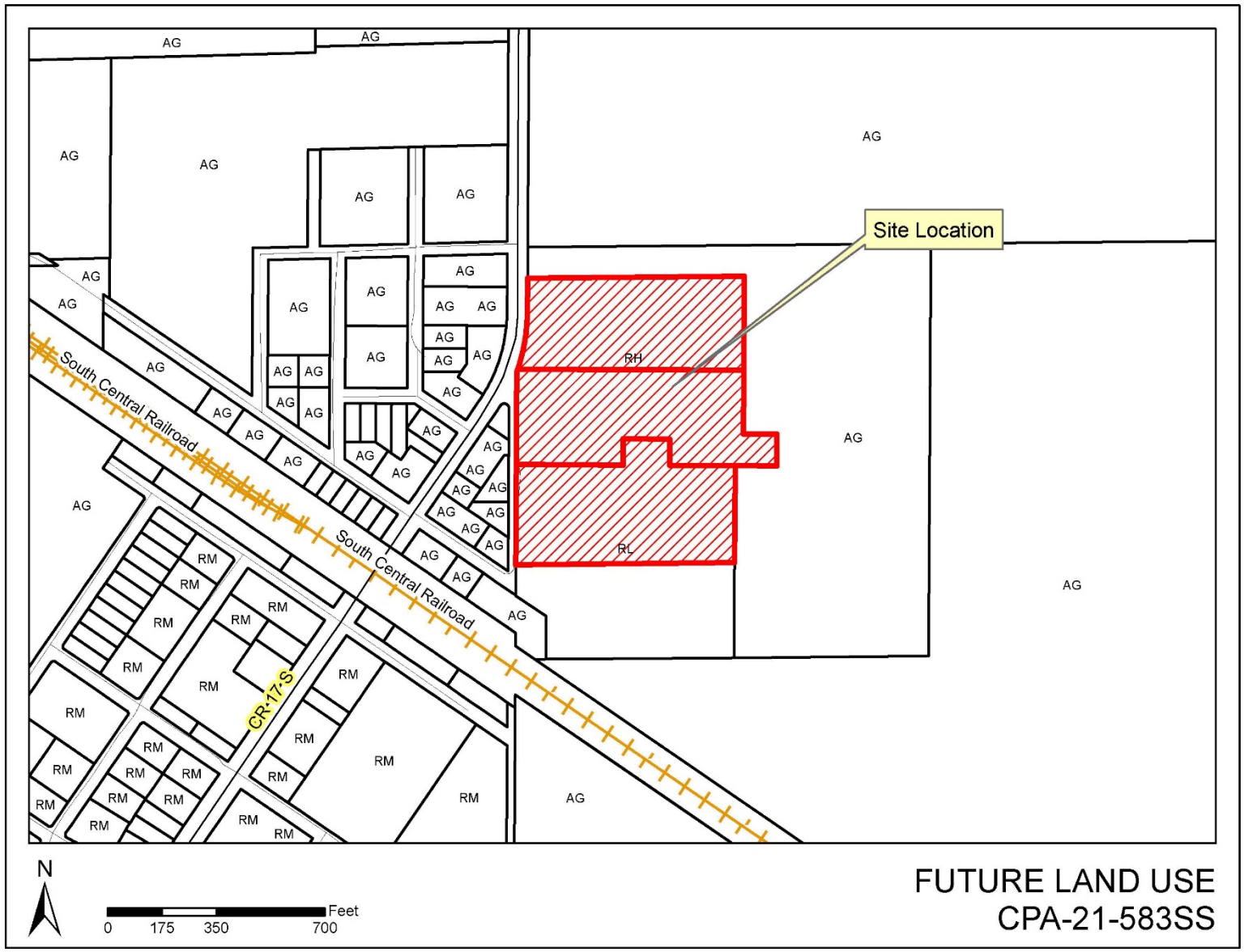

Site Location
South Central Railroad
South Central Railroad
CR-17-S
AG
RH
RL
RM
N
0
175
350
700
Feet
FUTURE LAND USE
CPA-21-583SS

Exhibit 4:

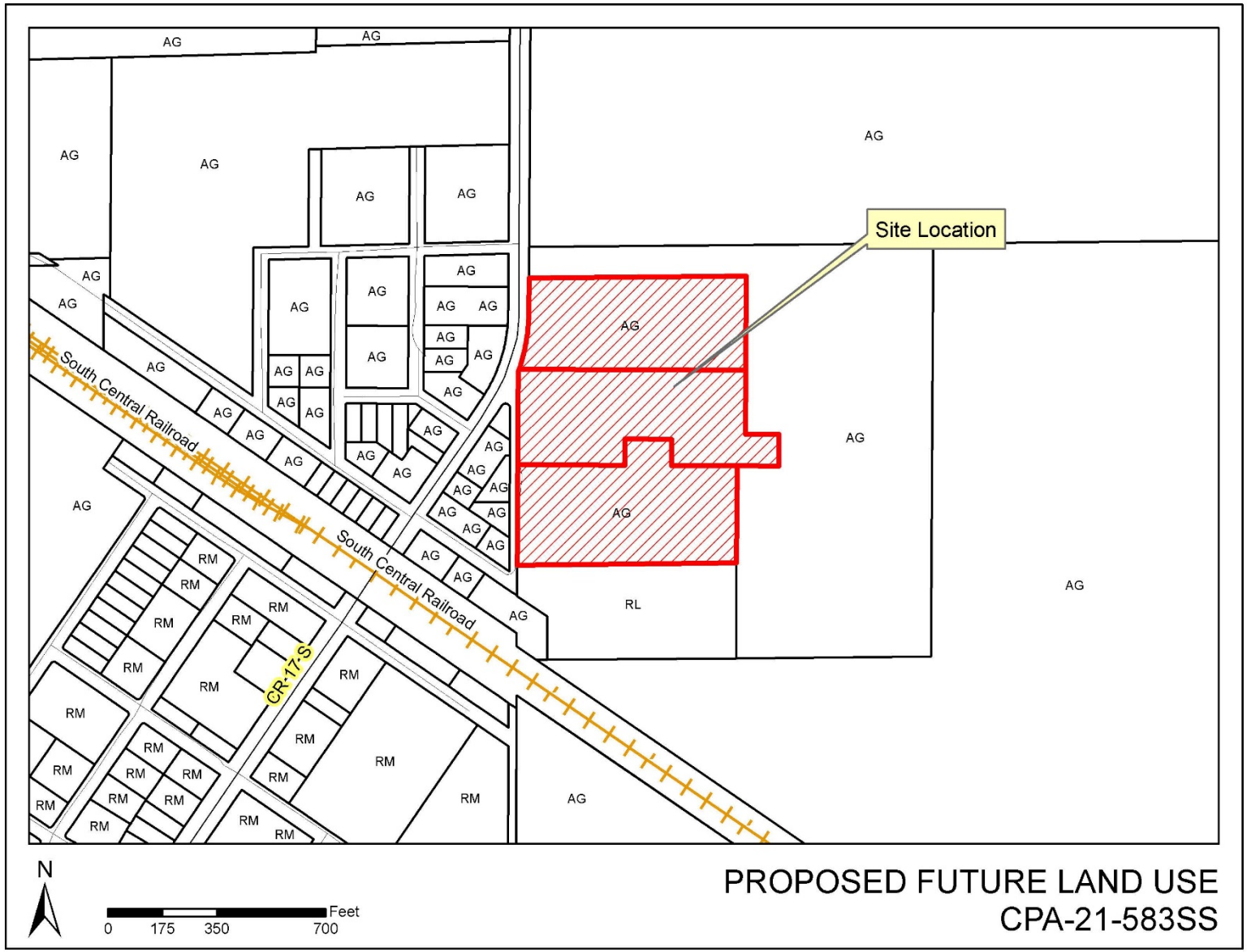

Site Location
South Central Railroad
South Central Railroad
CR-17-S
AG
RM
RL
N
0
175
350
700
Feet
PROPOSED FUTURE LAND USE
CPA-21-583SS

Exhibit 5:

Highlands County, Florida
Comprehensive Plan Amendment Application
Small Scale Comprehensive Plan Map Amendment (20 acres or less)

Change from: RL/RH Change to: AG

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

21010009

STAFF USE ONLY:

Case Number: CPA-21-583SS **Date of Application:** 2-17-21

Amount of Fee: $ 1,500.00 **Tax Map No.:** 112C

Hearing Dates: P&Z 04/13/21 BOCC 05/18/21

This application has been reviewed for completeness and determined sufficient.

Signed: Planning Supervisor **Date** 2/26/2021

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

STRAP No. C-11-35-29-ADO-0070-0000 **STRAP No. C-**11-35-29-ADO-0180-0000

STRAP No. C-11-35-29-ADO-0080-0000 **STRAP No. C-**___-___-___-___-___-___

APPLICANT INFORMATION:

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

   Print Name(s): Reggie Cooper II

   Mailing Address: 351 S. Commerce BLVD. Sebring FL 33870

   Daytime Telephone No. (863) 446-1354 **E-Mail Address:** ReggieCooper1@Gmail.com

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

   Print Name: _____

   Mailing Address: _____

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

NOTARIZED AUTHORIZATION:

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

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

PLAN AMENDMENT REQUEST INFORMATION:

3. Please provide a brief description of the proposed plan amendment, including the reason(s) the amendment should be approved: to be more consistent with the surrounding area.

4. Based upon the Highlands County Comprehensive Plan, please provide the goal(s), objective(s), and/or policy number(s) that support your proposed plan amendment.
   a. Goal(s) Efficient Distribution of Compatible Land Uses
   b. Objective(s) Growth management strategies
   c. Policy(ies) 1.2.D - Agriculture

PROPERTY INFORMATION:

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

6. **Street Address(es) of Property Covered by the Application:** 5120 CR. 17 S. Sebring FL, Tract Rd. Sebring FL, CR. 17 S. Sebring FL

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

8. **Existing Zoning District:** EU/R3 PUD **Existing Future Land Use Classification:** RL/RH

9. **Current Use of the Property:** Number of existing dwelling units, type of commercial or industrial, etc. 0

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

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

11. **Existing Property Information:** Size of Property (width) _____feet, (depth) _____feet, road frontage _____feet, water frontage _____ feet, **Total acres:** 15.33

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

12. **Is the property located within the Lake Placid Regional Plan area?** [ ] **Yes** [✓] **No**

13. **Vesting:** Is the property vested for specific property rights? [ ] **Yes** [✓] **No** **If yes,** explain:

_____

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

	Current Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant	AG	AU
South	Vacant	RL	EU
East	Vacant	AG	AU
West	Single Family	AG	AU

INFORMATION ABOUT THE PROPOSED USE:

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

16. **Residential Density:** The proposed density is N/A units per acre.

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

ADDITIONAL INFORMATION REQUIRED PERTAINING TO PUBLIC FACILITIES:

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

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

19. **Wastewater Treatment:** The proposed development will be served by an off-site central wastewater treatment system. [ ] **Yes** [X] **No**
If Yes, the wastewater treatment system requirements will be accommodated by the _____ _____ system. PLEASE ATTACH A LETTER FROM THE SERVICE PROVIDER ACKNOWLEDGING CAPACITY. (See the attached sample letter requesting this information from the service provider.)

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

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

ADDITIONAL COMPREHENSIVE PLAN INFORMATION NEEDED AT THE TIME OF DEVELOPMENT:

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

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

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

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

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

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

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

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

END OF APPLICATION

ATTACHMENTS:

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

BOUNDARY SURVEY

LEGAL DESCRIPTION:

A PORTION OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 29 EAST, HIGHLANDS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 11; THENCE SOUTH 01°12'13" EAST, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1,328.00 FEET; THENCE NORTH 87°57'53" EAST, A DISTANCE OF 33.00 FEET TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 17 (AKA US HIGHWAY NO. 17); THENCE SOUTH 01°12'13" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°57'53" EAST, A DISTANCE OF 696.67 FEET; THENCE SOUTH 01°05'15" EAST, A DISTANCE OF 510.07 FEET; THENCE NORTH 87°57'53" EAST, A DISTANCE OF 108.01 FEET; THENCE SOUTH 01°05'15" EAST, A DISTANCE OF 102.12 FEET; THENCE SOUTH 88°54'45" WEST, A DISTANCE OF 132.30 FEET; THENCE SOUTH 01°05'15" EAST, A DISTANCE OF 312.15 FEET; THENCE SOUTH 87°59'48" WEST, A DISTANCE OF 703.49 FEET; THENCE NORTH 01°12'13" WEST, A DISTANCE OF 629.56 FEET TO A POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 17 (AKA U.S. HIGHWAY NO. 17); SAID POINT BEING A NON TANGENT CURVE CONCAVE TO THE WEST, HAVING FOR ITS ELEMENTS A RADIUS OF 605.91 FEET A CENTRAL ANGLE OF 18°59'58", AND A CHORD BEARING NORTH 08°17'35" EAST, 200.00 FEET; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND A CURVE TO THE LEFT, AN ARC LENGTH OF 200.92 FEET; THENCE NORTH 01°12'13" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 95.39 FEET TO THE POINT OF BEGINNING. CONTAINING 667,625 SQUARE FEET OR 15.33 ACRES, MORE OR LESS.

STREET ADDRESS:

5120 CR 17 SOUTH & TROON ROAD
SEBRING, FLORIDA

ORDINANCE NO. 20-21-15

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF HIGHLANDS COUNTY, FLORIDA, PERTAINING TO THE FUTURE LAND USE MAP OF THE HIGHLANDS COUNTY 2030 COMPREHENSIVE PLAN AND THAT PROPERTY IDENTIFIED BY THE HIGHLANDS COUNTY PROPERTY APPRAISER THROUGH PARCEL ID#s C-11-35-29-A00-0070-0000, C-11-35-29-A00-0080-0000, AND C-11-35-29-A00-0180-0000; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF LAND USE DESIGNATION CHANGE AND FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statutes, Section 163.3167 empowers the Highlands County Board of County Commissioners to adopt and amend the Highlands County 2030 Comprehensive Plan (Plan); and

WHEREAS, the Property Owner of that property identified by the Highlands County Property Appraiser through Parcel ID# C-17-34-28-020-0000-0030 (Property), has requested a change to the Property which requires an amendment to the Future Land Use Map of the Plan; and

WHEREAS, the Highlands County Planning and Zoning Commission, held a duly noticed public hearing on April 13, 2021, to review the small-scale amendment to the Property, identified by CPA-21-583SS, which proposes a change to the Future Land Use Map of the Plan; and

WHEREAS, the Highlands County Planning and Zoning Commission recommended approval of CPA-21-583SS and adoption of the subject Future Land Use Map amendment; and

WHEREAS, the County has determined that the proposed Future Land Use Map amendment, CPA-21-583SS, is consistent with the patterns of existing development within this area of the County and is compatible with the surrounding land uses; and

WHEREAS, the County has determined that the proposed Future Land Use Map amendment, CPA-21-583SS, is consistent with the goals, objectives and policies of the Plan; and

WHEREAS, the County has determined that Environmental clearance, pursuant to NRE Policy 3.3 of the Plan, is not required for the proposed Future Land Use Map amendment, CPA-21-583SS; and

WHEREAS, the County has determined that the Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Plan and the Florida Master Site File indicate that there are no known cultural resources on the Property and the proposed Future Land Use Map amendment, CPA-21-583SS, does not require Historical and Archaeological clearance, pursuant to FLU Policy 7.1 and NRE Policy 1.3 of the Plan; and

WHEREAS, the County has determined that the Property that is the subject of CPA-21-583SS is not located within an area of critical state concern; and

WHEREAS, all future development actions for the Property shall be made to conform to applicable Plan policies and to the County's Land Development Regulations in effect at the time of development.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Highlands County, Florida, after due notice and public hearing, as follows:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT. The Board of County Commissioners for Highlands County has complied with all requirements and procedures of Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. APPROVAL OF LAND USE DESIGNATION CHANGE AND FUTURE LAND USE MAP AMENDMENT.

A. The land use designation for that Property identified by the Highlands County Property Appraiser through Parcel ID#s C-11-35-29-A00-0070-0000, C-11-35-29-A00-0080-0000, and C-11-35-29-A00-0180-0000 consisting of approximately 15.33 acres and more particularly described as:

> A portion of Section 11, Township 35 South, Range 29 East, Highlands County, Florida, being more particularly described as follows:
>
> Commence at the Northwest corner of Section 11; thence South 01°12'13" East, along the West line of said Section 11, a distance of 1,328.00 feet; thence North 87°57'53" East, a distance of 33.00 feet to a point lying on the East right of way line of County Road 17 (AKA US Highway No. 17); thence South 01°12'13" East, along said right of way line, a distance of 100.01 feet to the Point of Beginning; thence North 87°57'53" East, a distance of 696.67 feet; thence South 01°05'15" East, a distance of 510.07 feet; thence North 87°57'53" East, a distance of 108.01 feet; thence South 01°05'15" East, a distance of 102.12 feet; thence South 88°54'45" West, a distance of

132.30 feet; thence South 01°05’15” East, a distance of 312.15 feet; thence South 87°59’48” West, a distance of 703.49 feet; thence North 01°12’13” West, a distance of 629.56 feet to a point lying on the Southeasterly right of way line of County Road 17 (AKA US Highway No. 17); said point being a non-tangent curve concave to the West, having for its elements a radius of 605.91 feet a central angle of 18°59’58”, and a chord bearing North 08°17’35” East, 200.00 feet; thence Northerly along said right of way line and a curve to the left, an arc length of 200.92 feet; thence North 01°12’13” West, along said right of way line, a distance of 95.39 feet to the Point of Beginning. Containing 667,625 square feet or 15.33 acres, more or less.

is hereby changed from “Low Density Residential” and “High Density Residential” to “Agriculture”.

B. The Future Land Use Map of the Plan is hereby amended to remove the previously assigned site-specific conditions as approved through CPA-06-371SS (Highlands County Ordinance # 05-06-22), CPA-07-407SS (Highlands County Ordinance # 06-07-19), and CPA-09-496SS (Highlands County Ordinance # 08-09-76) from the Property described above.

C. The Future Land Use Map of the Plan is hereby amended to reflect that the land use for the Property is Agriculture.

SECTION 3. IMPLEMENTING ADMINISTRATIVE ACTIONS. The County Administrator is hereby authorized and directed to take such actions as are deemed necessary and appropriate in order to implement the provisions of this Ordinance. The County Administrator may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such County employees as deemed effectual and prudent.

SECTION 4. SAVINGS CLAUSE. All prior actions of Highlands County pertaining to CPA-21-583SS, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 5. **NON-CODIFICATION AND SCRIVENER’S ERRORS.** The provisions of this Ordinance shall not be codified in the Board of County Commissioners of Highlands County Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the County Administrator and County Attorney, may be corrected.

SECTION 6. CONFLICTS. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to

invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 8. EFFECTIVE DATE. This Ordinance shall be effective immediately upon adoption; however, pursuant to Florida Statutes, Section 163.3187, the subject small-scale Future Land Use Map amendment shall become effective 31 days after adoption of this Ordinance by the County, unless otherwise challenged within 30 days after said adoption. In the event of a timely challenge, the subject small-scale Future Land Use Map amendment shall become effective once the Florida Department of Economic Opportunity or the Administration Commission issues a final order determining that the adopted small-scale Future Land Use Map amendment is in compliance with the Plan.

DONE AND ADOPTED this 18th day of May, 2021.

BOARD OF COUNTY COMMISSIONERS
HIGHLANDS COUNTY, FLORIDA

(SEAL)

By:_____
Scott A. Kirouac, Chairman

ATTEST_____
Jerome Kaszubowski, Clerk

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER: **Melony Culpepper, Planning Supervisor**

SUBJECT/TITLE: **Public hearing to consider adoption of P&Z Hearing No. 2072, changing the Official Zoning Atlas for approximately 15.33 acres, from Estate District (EU) and Multiple-Family Dwelling including Motel and Hotel with a Flexible Unit Development District (R-3 FUD) to Agricultural District (AU).**

STATEMENT OF ISSUE

The Applicant is requesting to change the Official Zoning Atlas for an approximate 15.33-acre parcel, from Estate District (EU) and Multiple-Family Dwelling including Motel and Hotel with a Flexible Unit Development District (R-3 FUD) to Agricultural District (AU). The parcel is vacant of structures and native vegetation.

Three zoning changes were approved on these parcels in 2006, 2007, and in 2009, respectively, from AU to EU and R-3 FUD. The Applicant is now requesting the property return to AU.

There is a companion request for a Future Land Use Map Amendment from Low Density Residential (RL) and High Density Residential (RH) to Agriculture (AG), CPA-21-583SS.

The Planning and Zoning Commission recommended approval of P&Z Hearing No. 2072 as presented.

RECOMMENDED ACTION

Move to approve and adopt by Resolution, P&Z Hearing No. 2072, changing the Official Zoning Atlas for approximately 15.33 acres from Estate District (EU) and Multiple-Family Dwelling including Motel and Hotel with a Flexible Unit Development District (R-3 FUD) to Agricultural District (AU), referencing the mandatory findings of fact and becoming effective as provided by law.

FISCAL IMPACT

There is no fiscal impact.

Attachments: Staff Report P&Z 2072 for BCC Cooper Properties.pdf
Application P&Z 2072 - Cooper.pdf
Resolution P&Z 2072 - Cooper.pdf

HIGHLANDS COUNTY
PLANNING DIVISION
STAFF REPORT

Type: Rezone	**BCC Hearing Date:** 5/18/2021
Case Number: P&Z 2072	**Case Name:** Cooper Properties
Agent: N/A	**Property Owners:** Reggie Cooper II
Public Hearing: BCC	**Case Staff Member:** Melony Culpepper

Request: Rezone three (3) parcels totaling an approximate 15.33 acres, from Estate District (EU) and Multiple-Family Dwelling including Motel and Hotel with a Flexible Unit Development District (R-3 FUD) to Agricultural District (AU)

General Location: Three (3) parcels totaling an approximate 15.33 acres located approximately 1 mile southwest of Kenilworth Blvd., 1.22 miles east of US 27, on the east side of CR 17 S; the addresses being 5120 CR 17 S, 0 Troon Road, and 0 CR 17 S

PARCEL IDs: C-11-35-29-A00-0070-0000
C-11-35-29-A00-0080-0000
C-11-35-29-A00-0180-0000

Staff Recommendations and Minutes:

1. **Staff Recommendation to the Board of County Commissioners (BCC) concerning the Planning and Zoning Commission (P&Z) Recommendation:** Move to the Board of County Commissioners to approve and adopt by Resolution, P&Z 2072, changing the Official Zoning Atlas for approximately 15.33 acres from Estate District (EU) and Multiple-Family Dwelling including Motel and Hotel with a Flexible Unit Development District (R-3 FUD) to Agricultural District (AU), referencing the mandatory findings of fact and becoming effective as provided by law.

2. **Staff Recommendation to the P&Z:** Recommend to the Board of County Commissioners to approve and adopt by Resolution, P&Z 2072, changing the Official Zoning Atlas for approximately 15.33 acres from Estate District (EU) and Multiple-Family Dwelling including Motel and Hotel with a Flexible Unit Development District (R-3 FUD) to Agricultural District (AU), referencing the mandatory findings of fact and becoming effective as provided by law.

3. **Excerpt from the April 13, 2021, DRAFT P&Z Minutes and Recommendation to the BCC: "B. HEARING NUMBER P&Z 2072 – REGGIE COOPER II** Three (3) parcels totaling an approximate 15.33 acres, located approximately 1 mile southwest of Kenilworth Blvd., 1.22 miles east of US 27, on the east side of CR 17 S; the addresses being 5120 CR 17 S, 0 Troon Road, and 0 CR 17S; and abbreviated legal as follows: An approximate 15.33-acre parcel located in Section 11, Township 35 South, Range 29 East, Highlands County, Florida.

   The Applicant is requesting a zoning change from Estate District (EU) and Multiple-Family Dwelling including Motel and Hotel with a Flexible Unit Development District (R-3 FUD) to Agricultural District (AU). Mr. Roberts read the request; Mrs. Culpepper and Mr. Cooper presented the request. There were no letters received; no one spoke in favor of or against the request.

   Motion by Mr. Boring and seconded by Mr. Reed to recommend to the Board of County Commissioners to approve and adopt by Resolution, P&Z 2072, changing the Official Zoning Atlas for approximately 15.33 acres from Estate District (EU) and Multiple-Family Dwelling including Motel and Hotel with a Flexible Unit Development District (R-3 FUD) to Agricultural District (AU), referencing the mandatory findings of fact and becoming effective as provided by law.

   Upon roll call, all members voted yes. **Motion carried 7-0."**

Supplemental Material/Issue Analysis Report:

1. **Request:** The matter for consideration is for a change to the Official Zoning Atlas of an approximate 15.33-acre parcel, from EU and R-3 FUD to AU.

   The parcel is vacant of structures and native vegetation.

   Three zoning changes were approved on these parcels in 2006, 2007, and in 2009, respectively, from AU to EU and R-3 FUD. The Applicant is now requesting the property return to AU.

   There is a companion request for a Future Land Use Map Amendment from Low Density Residential (RL) and High Density Residential (RH) to Agriculture (AG), CPA-21-583SS.

2. Existing Use Analysis:

LOCATION	EXISTING USE	LAND USE CATEGORY	ZONING
Subject Property	Vacant	RL/RH	EU/R-3 FUD
Adjacent Property to the North	Vacant	AG	AU
Adjacent Property to the South	Vacant	RL	EU
Adjacent Property to the East	Vacant	AG	AU
Adjacent Property to the West	Vacant/Single-family dwellings	AG	AU

3. Applicable References:

Planning…§163.3194(1)(a) - (b), F.S.; Highlands County 2030 Comprehensive Plan: Future Land Use Policies: 1.1, General Growth Management Strategy; Policies 1.2.D.1, Agriculture (AG), 1.2.D.2, Low Density Residential (RL) and 1.2.D.4, High Density Residential (RH).

Zoning…Highlands County Land Development Regulations (LDRs): Sections 12.05.200: Agricultural District (AU), 12.05.201 Estate District (EU), 12.05.213 Multiple-Family Dwelling including Motel and Hotel District (R-3), and 12.05.291 Flexible Unit Development (FUD) District.

4. Department Analysis and Comments of Petitioner's Proposal:

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

Engineering Department: Approved.

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

4.B. The following Departments, Divisions, and Agencies offered no comment: Florida Department of Environmental Protection, Florida Department of Transportation, and Highlands County Natural Resources.

4.C. The following Departments, Divisions, and Agencies did not respond: City of Sebring, Florida Department of Health, Highlands County Emergency

Management, Highlands County Emergency Medical Services, and Highlands County Fire Rescue.

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

5.A. Natural Features Analysis:

1. The topographic map depicts the subject property as gently sloping with an elevation between 90 and 115 feet.
2. **Soils:** The soil underlying the site is *Tavares-Basinger-Sanibel Complex* and *Basinger, St. Johns, and Placid Soils.*
   Tavares-Basinger-Sanibel Complex – nearly level to rolling, moderately drained soils that have variable limitations for urban and recreational uses, depending upon the soil type, slope, and position on the landscape.
   Basinger, St. Johns, and Placid Soils – nearly level and poorly to very poorly drained soils that have severe limitations for urban uses because of wetness.
3. **Surface Waters:** There is a pond on the southern portion of the property.
4. **Vegetative Cover:** The site has been cleared of native vegetation.

5.B. Zoning Analysis:

1. **Current Use of Land:** The current use of the land is vacant.
2. **Current Zoning Designation:** The site has a zoning designation of EU and R-3 FUD.
3. **Proposed Zoning Designation:** The proposed zoning designation is AU.
4. **Current Zoning Population Yield:** The current zoning allows up to 105 dwellings. The parcel would currently carry a potential population yield of 241.5 persons; 105 dwelling units x 2.3 persons = 241.5 persons.
5. **Proposed Zoning Population Yield:** The proposed zoning allows up to 1 dwelling unit per 5 acres. The parcel would currently carry a potential population yield of 6.9 persons; 15.33 ÷ 5 acres = 3.066 dwelling units; 3 dwelling units x 2.3 persons = 6.9 persons.
6. **The Applicant's proposed development program:** The Applicant is proposing to use the site for agricultural purposes.

5.C. Special Designated Areas:

1. **Environmental Protection:** The Conservation Overlay Map series of the Comprehensive Plan indicates that the site contains Xeric Uplands, Wetlands, and Cutthroat Seep habitats. Pursuant to Natural Resource Element Policy 3.3. of the Comprehensive Plan, the Applicant **is required** to obtain Environmental Clearance at the time of development. The pond that is located on the property is the area where the Wetlands are indicated.
2. **Historic Resources:** The Florida Master Site File (FMSF) indicates that there are no known historic resources on the property.
3. **Archaeological Resources:** The Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Comprehensive Plan and the FMSF indicate no known archaeological resources on the site.
4. **Floodplains (FEMA designation):** The property has a flood zone designation of X, for areas located outside the Special Flood Hazard Areas, and A, for areas

located within the Special Flood Hazard Areas, as depicted on the Flood Insurance Rate Map Community Panel Number **12055C0234C**, effective November 18, 2015. The pond that is located on the property is the portion that is located in Flood Zone A.

5. **Military Airport Zones (MAZ):** The property is located within MAZ III as designated by Section 12.12.800 of the Highlands County LDRs.
6. **Wellhead Protection Zones:** The property is not located within any of the defined protection zones as defined by Infrastructure Policy 6.6. of the Comprehensive Plan.
7. **Airport Surface Areas:** The property is not located within any of the defined surface areas as designated by Chapter 2.1 of the Highlands County Code of Ordinances.

5.D. Public Facilities and Services:

1. **Potable Water:** The property will be served by an on-site potable water well system that will be designed to connect to a central water system when it becomes available.
2. **Central Wastewater:** The property will be served by an on-site wastewater septic tank system that will be designed to connect to a central wastewater system when it becomes available.
3. **Solid Waste:** The property will be serviced by a county-approved refuse collection company.
4. **Vehicular Access and Traffic Circulation:** The site has direct access onto CR 17 S and Troon Road. Any agriculture equipment should utilize CR 17 S for access.
5. **Railroad Access:** The site is not located adjacent to any railroad tracks.
6. **Recreation:** The proposed development will not require the need for recreation.
7. **Drainage:** The Applicant will be required to comply with Section 12.13.104.F. of the Highlands County LDRs and the applicable water management district regulations.

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

5.F. Schools: The permitted uses within the Agricultural Future Land Use designation are agricultural in nature. Any project development may generate student impacts to the school district; school concurrency **may be** required.

5.G. Airports: The subject property is located approximately 12.3 miles southeast of the Avon Park Executive Airport and 3 miles west of the Sebring Regional Airport.

6. Mandatory Findings of Fact:

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

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

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

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

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

The Planning Division, based on the Mandatory Findings of Fact and Consistency with the Comprehensive Plan, recommends the Board of County Commissioners to approve and adopt by Resolution, P&Z 2072, changing the Official Zoning Atlas for approximately 15.33 acres from Estate District (EU) and Multiple-Family Dwelling including Motel and Hotel with a Flexible Unit Development District (R-3 FUD) to Agricultural District (AU), referencing the mandatory findings of fact and becoming effective as provided by law.

Attachments:

Exhibit 1: Location Map
Exhibit 2: Aerial Map
Exhibit 3: Zoning Map
Exhibit 4: Proposed Zoning Map
Exhibit 5: Site Photographs

Exhibit 1:

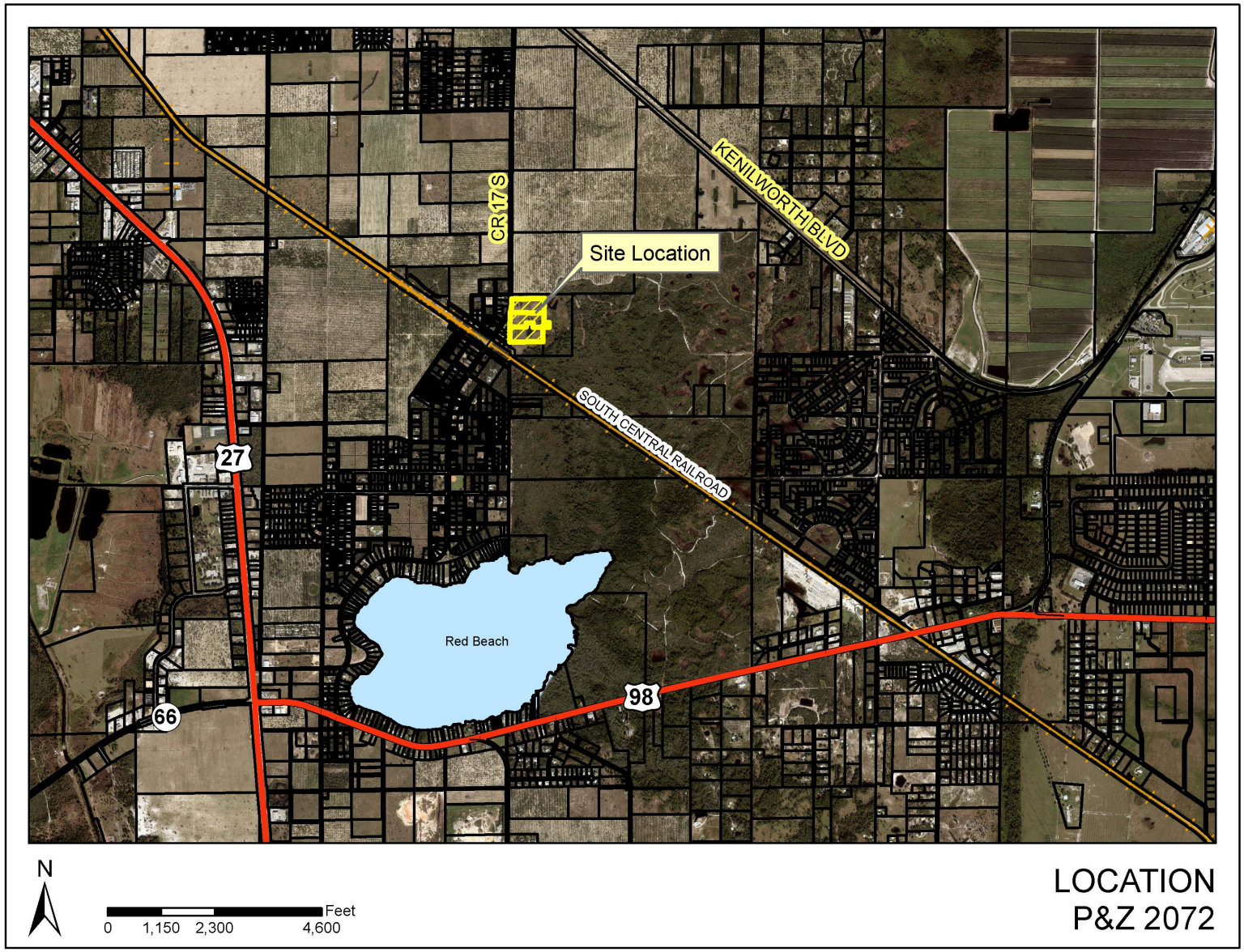

CR 17 S
KENILWORTH BLVD
Site Location
SOUTH CENTRAL RAILROAD
27
Red Beach
66
98
N
0
1,150
2,300
4,600
Feet
LOCATION
P&Z 2072

Exhibit 2:

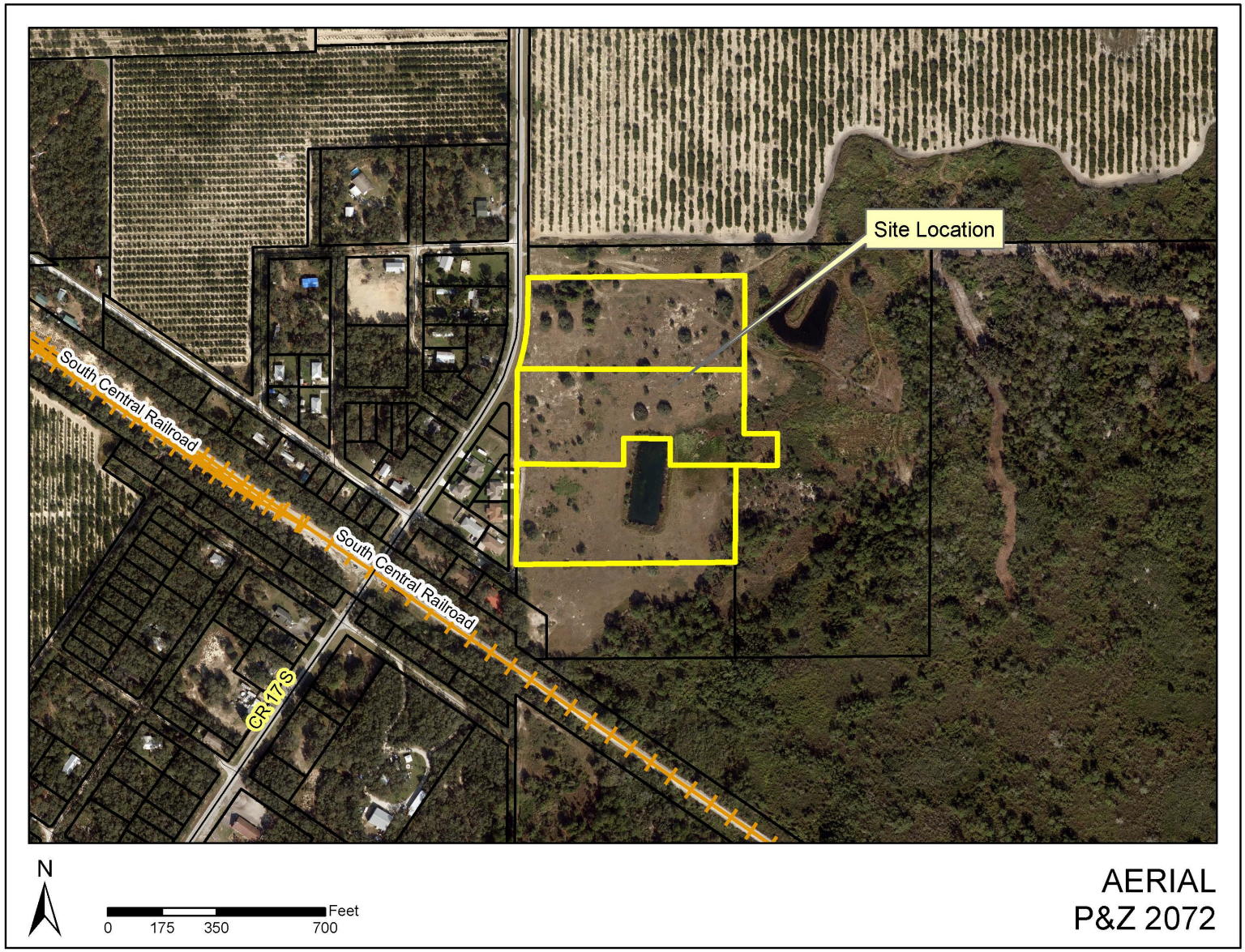

Site Location
South Central Railroad
South Central Railroad
CR 17 S
N
0
175
350
700
Feet
AERIAL
P&Z 2072

Exhibit 3:

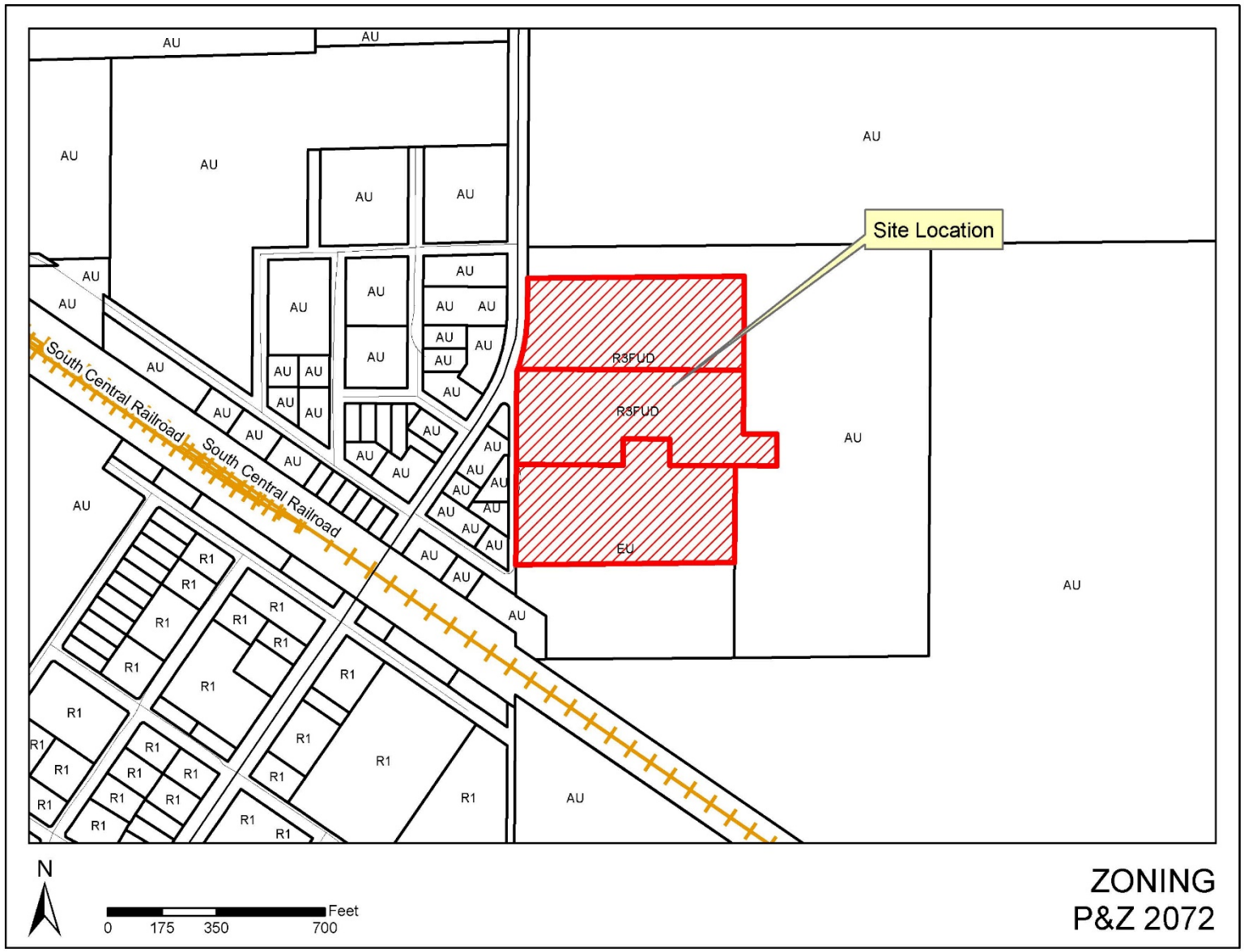

Site Location
R3FUD
R3FUD
EU
AU
R1
South Central Railroad
South Central Railroad
N
0
175
350
700
Feet
ZONING
P&Z 2072

Exhibit 4:

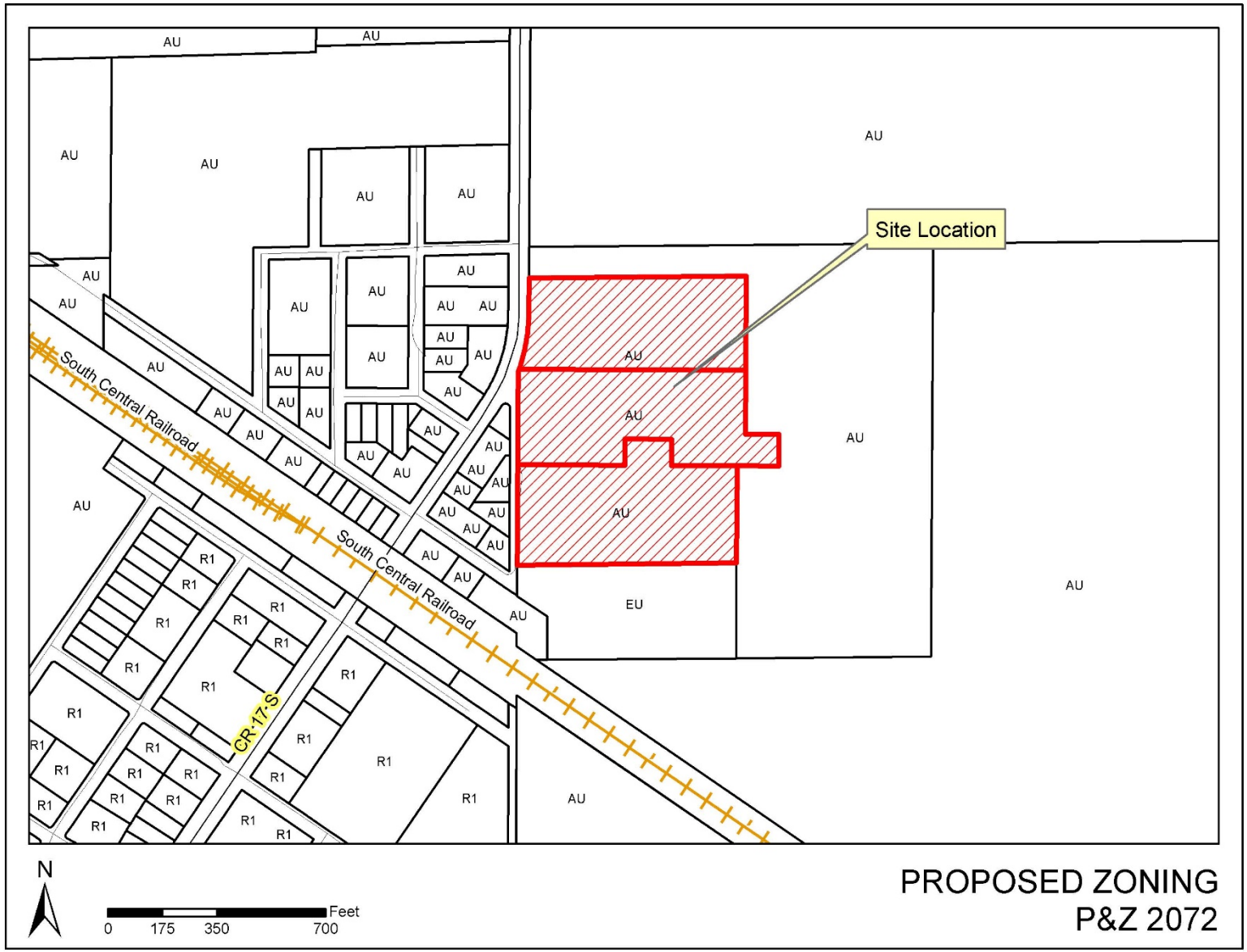

Site Location
South Central Railroad
South Central Railroad
CR 17 S
AU
EU
R1
N
0
175
350
700
Feet
PROPOSED ZONING
P&Z 2072

Exhibit 5:

Highlands County, Florida
Zoning Change Application

Zoning change from: Estate & R-3PUD
Zoning change to: AU

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

****

SECTION I: STAFF USE ONLY:

P&Z Hearing Number: 2072 Date of Application: 1/27/2021
Amount of Fee: $ 1,950.00 Receipt No.: 21010008 Tax Map No.: 112-C
Hearing Dates: LP: — P&Z: 4/13/21 BCC: 5/18/21

****

This application has been reviewed for completeness and determined sufficient:

Zoning Supervisor — Date: 2/26/2021

****

SECTION II: APPLICANT & PROPERTY INFORMATION:

1. **Name of Property Owner(s):** If more than one, all owners must sign the Owner's Affidavit (attached), which must accompany the application.
   Print Name: Reggie D. Cooper, II
   Mailing Address: 351 S. Commerce Ave. Sebring FL 33870
   Telephone No.: 863 446-1354 E-Mail Address: Ruggie.cooper1@Gmail.com
2. **Name of Agent:** Complete the Agent's Affidavit (attached) from property owner, which must accompany application, giving agent authority to represent this application.
   Print Name:
   Mailing Address:
   Telephone No.: E-Mail Address:

NOTARIZED AUTHORIZATION:

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

3. **Legal Description Covered by Application:** If subdivided: Lot, block, complete name of subdivision, plat book, page number, section, township and range. If metes and bounds description, complete description, including section, township and range. ~~A 4.42 Acre Tract in NE'ly 400 ft of W'ly 735 ft of S'ly 1/4 of NW 1/4 of Sec 11~~ ✓SEE Attached legal description

4. **Strap No.(s) of Property Covered by Application:**
   STRAP #:C-11-35-29-A00-0070-0000 STRAP #:C-11-35-29-A00-0180-0000
   STRAP #:C-11-35-29-A00-0080-0000 STRAP #:C-__-__-__-__-__-__-__

5. **Street Address(es) of Property Covered by the Application:** 5120 CR 17 S, Sebring; 0 Troon Rd, Sebring; and 0 CR 17 S, Sebring

****

SECTION III: INFORMATION ABOUT EXISTING USES:

6. **Existing Zoning District:** Estate, 3R-3FUD **Existing Land Use Classification:** RH / RL
Are the Zoning and Comprehensive Plan Consistent? ☑Consistent ☐Not Consistent

7. **Existing Property Information:** Size of Property (width) ~924.0 feet, (depth) ~703 feet, street frontage ~297.0 feet, water frontage / feet, **Total acres** ~15.33
If different from the total acreage, the upland, or developable portion is N/A +/- acres.

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

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

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

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

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

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

	Existing Uses	FLUM Designations	Zoning Districts
North	Vacant	Ag	AU
South	Vacant	RL	EU
East	Vacant	Ag	AU
West	Single Family	Ag	AU

****

SECTION IV: INFORMATION ABOUT THE PROPOSED CHANGE:

13. **Reason for Proposed Change(s) (DO NOT INCLUDE SPECIFIC USES):** To be more consistant with surrounding Area.

14. **Proposed Number of Dwelling Units Desired or Number of Square Feet of Commercial Space (if applicable):** N/A

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

A. Proposed parcel size (if increasing area with this application) N/A square feet/acre
B. Proposed Floor Area Ratio (FAR): Gross floor area of existing building N/A divided by Parcel size _____ = FAR _____%

****

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

16. **Potable Water:** The proposed development will be served by an off-site central potable water system. ☐Yes ☑No **If Yes,** the potable water system requirements will be accommodated by the _____ water system.

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

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

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

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

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

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

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

If Yes, the wastewater treatment system requirements will be accommodated by the _____ system.

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

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

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

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

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

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

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

Note: The required LOS for the County is premised upon the applicable water management district standards.

SFWMD:25-year/24-hour storm event (peak discharge, 25-year/36-hour)
SWFWMD:25-year/24-hour storm event (peak discharge, 25-year/24-hour)

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

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

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

20. **Recreation and Green Space:** The recreation and green space LOS adopted by Highlands County will be met at the time of development which will include, in part, the following facilities, if any: N/A

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

21. **Military Airport Zones (MAZ):** Is this property located in an MAZ? ☑ Yes ☐ No
If Yes, please indicate the area as MAZ I, MAZ II, or MAZ III MAZ III.

****

SECTION VI: ADDITIONAL ZONING AMENDMENT INFORMATION:

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

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

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

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

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

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

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

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

30. **Proposed Multiple Zoning Changes:** If more than one zoning change is being requested, it is necessary to show the exact areas to be covered by the different zoning designations. The legal description, along with an illustration showing the dimensions, of each different zoning designation must be included (Attach to the application if applicable).

****

END OF APPLICATION

ATTACHMENTS:

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

BOUNDARY SURVEY

LEGAL DESCRIPTION:

A PORTION OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 29 EAST, HIGHLANDS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 11; THENCE SOUTH 01°12'13" EAST, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1,328.00 FEET; THENCE NORTH 87°57'53" EAST, A DISTANCE OF 33.00 FEET TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 17 (AKA US HIGHWAY NO. 17); THENCE SOUTH 01°12'13" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°57'53" EAST, A DISTANCE OF 696.67 FEET; THENCE SOUTH 01°05'15" EAST, A DISTANCE OF 510.07 FEET; THENCE NORTH 87°57'53" EAST, A DISTANCE OF 108.01 FEET; THENCE SOUTH 01°05'15" EAST, A DISTANCE OF 102.12 FEET; THENCE SOUTH 88°54'45" WEST, A DISTANCE OF 132.30 FEET; THENCE SOUTH 01°05'15" EAST, A DISTANCE OF 312.15 FEET; THENCE SOUTH 87°59'48" WEST, A DISTANCE OF 703.49 FEET; THENCE NORTH 01°12'13" WEST, A DISTANCE OF 629.56 FEET TO A POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 17 (AKA U.S. HIGHWAY NO. 17); SAID POINT BEING A NON TANGENT CURVE CONCAVE TO THE WEST, HAVING FOR ITS ELEMENTS A RADIUS OF 605.91 FEET A CENTRAL ANGLE OF 18°59'58", AND A CHORD BEARING NORTH 08°17'35" EAST, 200.00 FEET; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND A CURVE TO THE LEFT, AN ARC LENGTH OF 200.92 FEET; THENCE NORTH 01°12'13" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 95.39 FEET TO THE POINT OF BEGINNING. CONTAINING 667,625 SQUARE FEET OR 15.33 ACRES, MORE OR LESS.

STREET ADDRESS:

5120 CR 17 SOUTH & TROON ROAD
SEBRING, FLORIDA

RESOLUTION NO. 20-21-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF HIGHLANDS COUNTY, FLORIDA, PERTAINING TO THE ZONING CHANGE FOR THAT PROPERTY IDENTIFIED BY THE HIGHLANDS COUNTY PROPERTY APPRAISER THROUGH PARCEL ID# C-11-35-29-A00-0070-0000, C-11-35-29-A00-0080-0000 and C-11-35-29-A00-0180-0000; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF ZONING CHANGE AND ZONING ATLAS AMENDMENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Highlands County Code of Ordinances, Section 12.03.401, the Property Owner of that property identified by the Highlands County Property Appraiser through Parcel ID# C-11-35-29-A00-0070-0000, C-11-35-29-A00-0080-0000 and C-11-35-29-A00-0180-0000 (Property), has requested a change to the existing zoning classification on the Property for the specific purposes of furthering economic objectives; and

WHEREAS, the County has determined that the proposed zoning change is consistent with FLU Policy 1.1.A., which states that the Future Land Use Element shall be used as a common framework to govern land use decisions by the public sector and to guide the development activities of the private sector; and

WHEREAS, the County has determined that the proposed zoning change is consistent with the goals, objectives and policies of the Highlands County 2030 Comprehensive Plan (Plan); and

WHEREAS, the County has determined that Environmental clearance, pursuant to NRE Policy 3.3 of the Plan, is not required for approval of the proposed zoning change; and

WHEREAS, the County has determined that the Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Plan and the Florida Master Site File indicate that there are no known cultural resources on the property and the proposed zoning change does not require Historical and Archaeological clearance, pursuant to FLU Policy 7.1, NRE Policy 1.3 of the Plan and the Highlands County Land Development Regulations; and

WHEREAS, all future development actions for the Property shall be made to conform to applicable Plan policies and to the County's Land Development Regulations in effect at the time of development.

NOW, **THEREFORE BE IT RESOLVED**, by the Board, after public hearing and comment that:

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

SECTION 2. Approval of Zoning Change and Zoning Atlas Amendment.

A. The zoning designation for that Property identified by the Highlands County Property Appraiser through Parcel ID# C-11-35-29-A00-0070-0000, C-11-35-29-A00-0080-0000 and C-11-35-29-A00-0180-0000 and more particularly described as:

> A portion of Section 11, Township 35 South, Range 29 East, Highlands County, Florida, being more particularly described as follows:
>
> Commence at the Northwest corner of Section 11; thence South 01°12'13" East, along the West line of said Section 11, a distance of 1,328.00 feet; thence North 87°57'53" East, a distance of 33.00 feet to a point lying on the East right of way line of County Road 17 (AKA US Highway No. 17); thence South 01°12'13" East, along said right of way line, a distance of 100.01 feet to the Point of Beginning; thence North 87°57'53" East, a distance of 696.67 feet; thence South 01°05'15" East, a distance of 510.07 feet; thence North 87°57'53" East, a distance of 108.01 feet; thence South 01°05'15" East, a distance of 102.12 feet; thence South 88°54'45" West, a distance of 132.30 feet; thence South 01°05'15" East, a distance of 312.15 feet; thence South 87°59'48" West, a distance of 703.49 feet; thence North 01°12'13" West, a distance of 629.56 feet to a point lying on the Southeasterly right of way line of County Road 17 (AKA US Highway No. 17); said point being a non-tangent curve concave to the West, having for its elements a radius of 605.91 feet a central angle of 18°59'58", and a chord bearing North 08°17'35" East, 200.00 feet; thence Northerly along said right of way line and a curve to the left, an arc length of 200.92 feet; thence North 01°12'13" West, along said right of way line, a distance of 95.39 feet to the Point of Beginning. Containing 667,625 square feet or 15.33 acres, more or less.

is hereby changed from Estate District (EU) and Multiple-Family Dwelling including Motel and Hotel with a Flexible Unit Development District (R-3 FUD) to Agricultural District (AU).

B. The official Zoning Atlas of the County is hereby amended to reflect that the zoning for the Property is Agricultural District (AU).

C. At the time of development on the Property, the Property Owner, or a representative thereof shall submit a traffic study and such other requirements imposed during the development review process.

SECTION 3. Implementation of Administrative Actions. The County Administrator is hereby authorized and directed to take such action as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The County Administrator may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such County employees as deemed effectual and prudent.

SECTION 4. Savings Clause. All prior actions of Highlands County pertaining to P&Z 2072, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the County Administrator and County Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 8. Effective Date. This Resolution shall take effect immediately after Highlands County Ordinance 20-21-15, adopting a small-scale comprehensive plan amendment to change the land use designation on the Property from Low Density Residential (RL) and High Density Residential (RH) to Agriculture (AG).

DONE AND ADOPTED, this 18th day of May, 2021.

BOARD OF COUNTY COMMISSIONERS
OF HIGHLANDS COUNTY, FLORIDA

By: _____
Scott A. Kirouac, Chairman

(SEAL)

ATTEST: _____
Jerome Kaszubowski, Clerk

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER:	**Melony Culpepper, Planning Supervisor**
SUBJECT/TITLE:	**Public hearing to consider adoption of P&Z Hearing No. 2073, changing the Official Zoning Atlas for approximately 5 acres, from Multiple-Family Dwelling including Motel and Hotel with a Conditional Use District (R-3 CU) to Multiple-Family Dwelling including Motel and Hotel District (R-3).**

STATEMENT OF ISSUE

The Applicant is requesting to change the Official Zoning Atlas for an approximate 5-acre parcel, from Multiple-Family Dwelling including Motel and Hotel with a Conditional Use District (R-3 CU) to Multiple-Family Dwelling including Motel and Hotel District (R-3). The parcel contains an existing structure and is mostly vacant of native vegetation. The Applicant would like to remove the conditional use of a children's home from the parcel to prepare for sale.

The Planning and Zoning Commission recommended approval of P&Z Hearing No. 2073 as presented.

RECOMMENDED ACTION

Move to approve and adopt by Resolution, P&Z Hearing No. 2073, changing the Official Zoning Atlas for approximately 5 acres from Multiple-Family Dwelling including Motel and Hotel with a Conditional Use District (R-3 CU) to Multiple-Family Dwelling including Motel and Hotel District (R-3), referencing the mandatory findings of fact and becoming effective as provided by law.

FISCAL IMPACT

There is no fiscal impact.

Attachments: Staff Report P&Z 2073 for BCC Children's Home Society of FL.pdf
Application P&Z 2073 - Children's Home Society of FL.pdf
Resolution P&Z 2073 - Children's Home Society.pdf

HIGHLANDS COUNTY
PLANNING DIVISION
STAFF REPORT

Type: Rezone	**BCC Hearing Date:** 5/18/2021
Case Number: P&Z 2073	**Case Name:** Children's Home Society
Agent: Rick Whidden	**Property Owners:** The Children's Home Society of Florida
Public Hearing: BCC	**Case Staff Member:** Melony Culpepper

Request: Rezone an approximate 5-acre parcel, from Multiple-Family Dwelling including Motel and Hotel with a Conditional Use District (R-3 CU) to Multiple-Family Dwelling including Motel and Hotel District (R-3)

General Location: An approximate 5-acre parcel located approximately 0.83 miles south of US 27, east of Sudan Mission Road, and on the east side of Sparta Road; the address being 4300 Sparta Road, Sebring, Florida

PARCEL ID: C-05-35-29-A00-0380-0000

Staff Recommendations and Minutes:

1. **Staff Recommendation to the Board of County Commissioners (BCC) concerning the Planning and Zoning Commission (P&Z) Recommendation:** Move to approve and adopt by Resolution, P&Z 2073, changing the Official Zoning Atlas for approximately 5 acres from Multiple-Family Dwelling including Motel and Hotel with a Conditional Use District (R-3 CU) to Multiple-Family Dwelling including Motel and Hotel District (R-3), referencing the mandatory findings of fact and becoming effective as provided by law.

2. **Staff Recommendation to the P&Z:** Recommend to the Board of County Commissioners to approve and adopt by Resolution, P&Z 2073, changing the Official Zoning Atlas for approximately 5 acres from Multiple-Family Dwelling including Motel and Hotel with a Conditional Use District (R-3 CU) to Multiple-Family Dwelling including Motel and Hotel District (R-3), referencing the mandatory findings of fact and becoming effective as provided by law.

3. **Excerpt from the April 13, 2021, DRAFT P&Z Minutes and Recommendation to the BCC: "C. HEARING NUMBER P&Z 2073 – CHILDREN'S HOME SOCIETY OF FLORIDA – C/O RICK WHIDDEN** An approximate 5-acre parcel located approximately 0.83 miles south of US 27, east of Sudan Mission Road, and on the east side of Sparta Road; the address being 4300 Sparta Road, Sebring, Florida; and abbreviated legal as follows: An approximate 5-acre parcel

located in Section 5, Township 35 South, Range 29 East, Highlands County, Florida.

The Applicant is requesting a zoning change from Multiple-Family Dwelling including Motel and Hotel with a Conditional Use District (R-3 CU) to Multiple-Family Dwelling including Motel and Hotel District (R-3). Mr. Roberts read the request; Mrs. Culpepper and Mr. Whidden presented the request. There were no letters received; no one spoke in favor of or against the request. Commissioner Roberts spoke on the history of the building.

Motion by Mr. Reed and seconded by Mrs. Mack to recommend to the Board of County Commissioners to approve and adopt by Resolution, P&Z 2073, changing the Official Zoning Atlas for approximately 5 acres from Multiple-Family Dwelling including Motel and Hotel with a Conditional Use District (R-3 CU) to Multiple-Family Dwelling including Motel and Hotel District (R-3), referencing the mandatory findings of fact and becoming effective as provided by law.

Upon roll call, all members voted yes, except Mr. Boring, who abstained. **Motion carried 6-0-1."**

Supplemental Material/Issue Analysis Report:

1. Request: The matter for consideration is for a change to the Official Zoning Atlas of an approximate 5-acre parcel, from R-3 CU to R-3.

The parcel contains an existing structure and is mostly vacant of native vegetation. The Applicant would like to remove the conditional use of a children's home from the parcel to prepare for sale.

2. Existing Use Analysis:

LOCATION	EXISTING USE	LAND USE CATEGORY	ZONING
Subject Property	Children's Home Society	High Density Residential (RH)	R-3 CU
Adjacent Property to the North	Grazing	Low Density Residential (RL)	Agricultural District (AU)
Adjacent Property to the South	Church	Medium Density Residential (RM) / RL	AU
Adjacent Property to the East	Grazing	RL	AU

LOCATION	EXISTING USE	LAND USE CATEGORY	ZONING
Adjacent Property to the West	Single-family dwelling/ Warehouse	RL/ Commercial (C)	AU / Business District (B-3)

3. Applicable References:

Planning…§163.3194(1)(a) - (b), F.S.; Highlands County 2030 Comprehensive Plan: Future Land Use Policies: 1.1, General Growth Management Strategy; Policy 1.2.D.4, High Density Residential (RH).

Zoning…Highlands County Land Development Regulations (LDRs): Sections 12.05.213 Multiple-Family Dwelling including Motel and Hotel District (R-3) and 12.05.292 Conditional Use (CU) Districts.

4. Department Analysis and Comments of Petitioner's Proposal:

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

Engineering Department: Approved.

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

4.B. The following Departments, Divisions, and Agencies offered no comment: Florida Department of Environmental Protection, Florida Department of Transportation, and Highlands County Natural Resources.

4.C. The following Departments, Divisions, and Agencies did not respond: City of Sebring, Florida Department of Health, Highlands County Emergency Management, Highlands County Emergency Medical Services, and Highlands County Fire Rescue.

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

5.A. Natural Features Analysis:

1. The topographic map depicts the subject property is level with an elevation of 95 feet.
2. **Soils:** The soil underlying the site is *Satellite Sand. Satellite Sand* is a nearly level and poorly drained soil that has severe limitations for urban uses because of the high water table. These limitations can be minimized by adding appropriate topsoil.
3. **Surface Waters:** There are no surface waters on the site.
4. **Vegetative Cover:** The site has been mostly cleared of native vegetation.

5.B. Zoning Analysis:

1. **Current Use of Land:** The current use of the land is the Children's Home Society.
2. **Current Zoning Designation:** The site has a zoning designation of R-3 CU.
3. **Proposed Zoning Designation:** The proposed zoning designation is R-3.
4. **Current Zoning Population Yield:** The current zoning allows up to 9 dwelling units per acre. The parcel would currently carry a potential population yield of 103.5 persons; 5 acres x 9 = 45 dwelling units; 45 dwelling units x 2.3 persons = 103.5 persons.
5. **Proposed Zoning Population Yield:** The proposed zoning change will not result in a change to the population yield.
6. **The Applicant's proposed development program:** The Applicant is proposing to use the site for residential purposes.

5.C. Special Designated Areas:

1. **Environmental Protection:** The Conservation Overlay Map series of the Comprehensive Plan indicates that the site does not contain any selected natural resources. Pursuant to Natural Resource Element Policy 3.3. of the Comprehensive Plan, the Applicant **is not required** to obtain Environmental Clearance at the time of development.
2. **Historic Resources:** The Florida Master Site File (FMSF) indicates that there are no known historic resources on the property.
3. **Archaeological Resources:** The Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Comprehensive Plan and the FMSF indicate no known archaeological resources on the site.
4. **Floodplains (FEMA designation):** The property has a flood zone designation of X, for areas located outside the Special Flood Hazard Areas, as depicted on the Flood Insurance Rate Map Community Panel Number **12055C0229C**, effective November 18, 2015.
5. **Military Airport Zones (MAZ):** The property is located within MAZ III as designated by Section 12.12.800 of the Highlands County LDRs.
6. **Wellhead Protection Zones:** The property is not located within any of the defined protection zones as defined by Infrastructure Policy 6.6. of the Comprehensive Plan.
7. **Airport Surface Areas:** The property is not located within any of the defined surface areas as designated by Chapter 2.1 of the Highlands County Code of Ordinances.

5.D. Public Facilities and Services:

1. **Potable Water:** The property is served by the City of Sebring.
2. **Central Wastewater:** The property will be by an on-site wastewater septic tank system that will be designed to connect to a central wastewater system when it becomes available.
3. **Solid Waste:** The property will be serviced by a county-approved refuse collection company.
4. **Vehicular Access and Traffic Circulation:** The site has direct access onto Sparta Road.

5. **Railroad Access:** The site is not located adjacent to any railroad tracks.
6. **Recreation:** Any additional development may require the need for recreation.
7. **Drainage:** The Applicant will be required to comply with Section 12.13.104.F. of the Highlands County LDRs and the applicable water management district regulations.

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

5.F. **Schools:** The permitted uses within the Agricultural Future Land Use designation are residential in nature. Residential development may generate student impacts to the school district; school concurrency **is** required at the time of development.

5.G. **Airports:** The subject property is located approximately 10.13 miles southeast of the Avon Park Executive Airport and 6 miles west of the Sebring Regional Airport.

6. **Mandatory Findings of Fact:**

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

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

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

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

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

The Planning Division, based on the Mandatory Findings of Fact and Consistency with the Comprehensive Plan, recommends the Board of County Commissioners to approve and adopt by Resolution, P&Z 2073, changing the Official Zoning Atlas for approximately 5 acres from Multiple-Family Dwelling including Motel and Hotel with a Conditional Use District (R-3 CU) to Multiple-Family Dwelling including Motel and Hotel District (R-3), referencing the mandatory findings of fact and becoming effective as provided by law.

Attachments:

Exhibit 1: Location Map
Exhibit 2: Aerial Map
Exhibit 3: Future Land Use Map
Exhibit 4: Zoning Map
Exhibit 5: Proposed Zoning Map
Exhibit 6: Site Photographs

Exhibit 1:

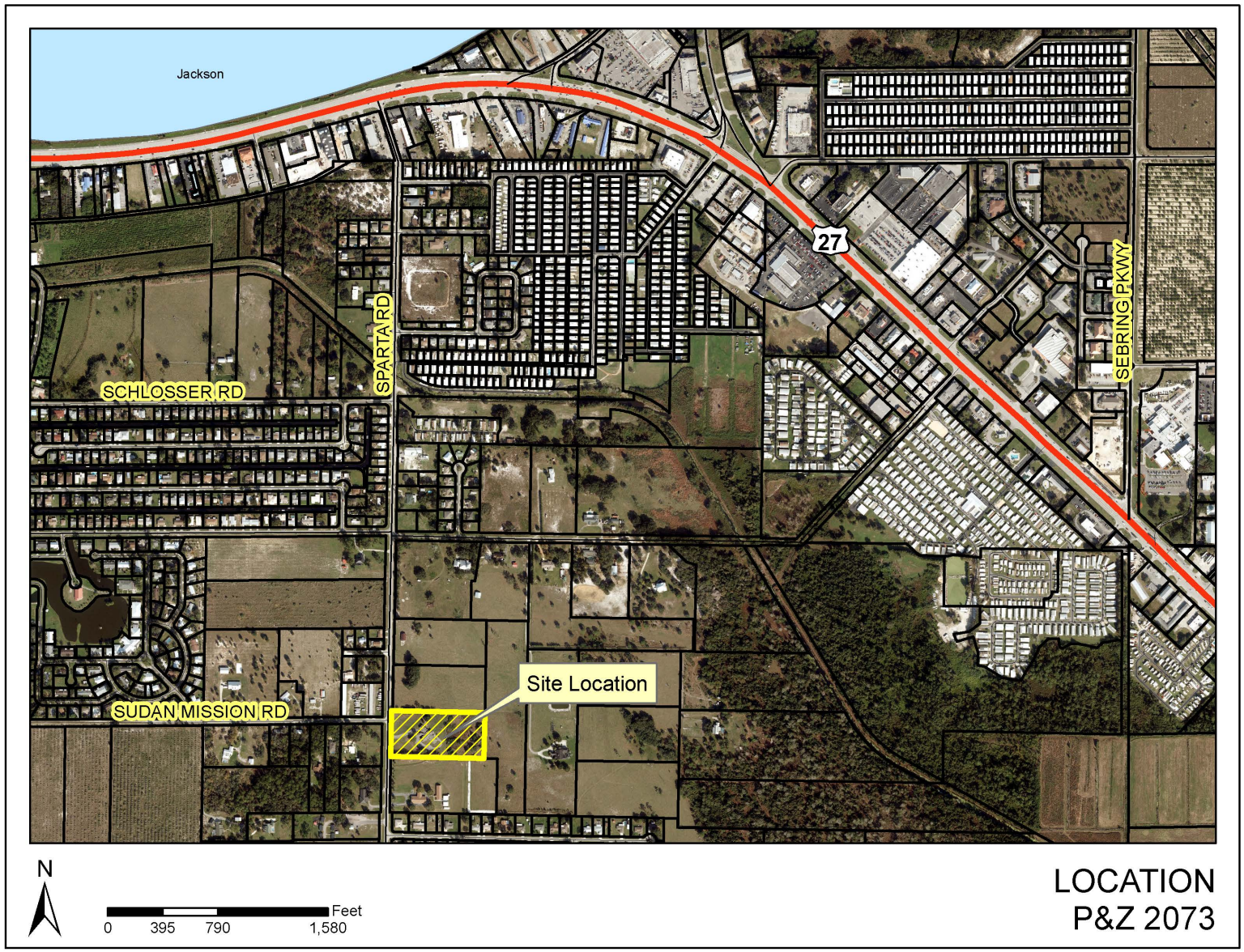

Jackson
27
SEBRING PKWY
SPARTA RD
SCHLOSSER RD
SUDAN MISSION RD
Site Location
N
Feet
0
395
790
1,580
LOCATION
P&Z 2073

Exhibit 2:

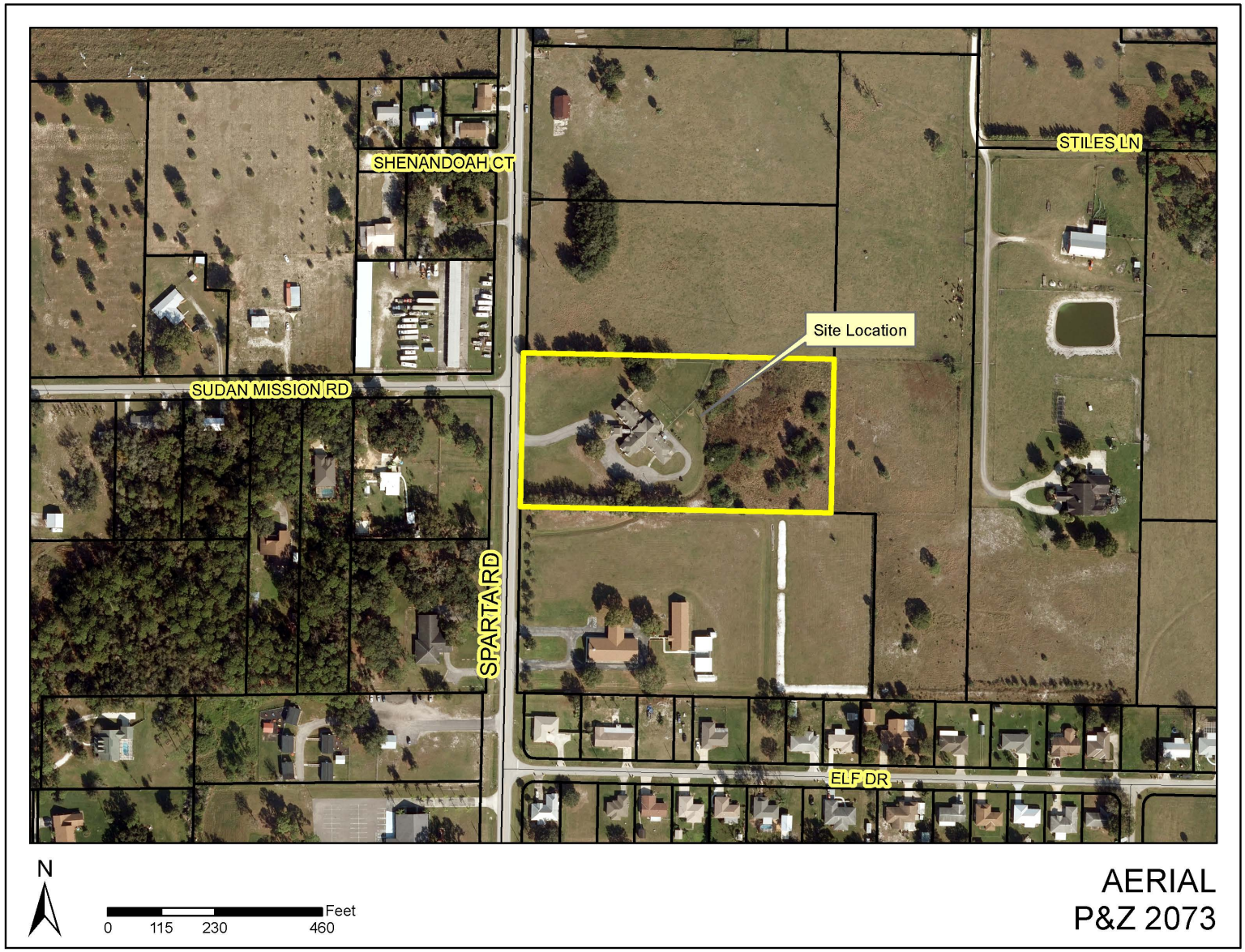

SHENANDOAH CT
STILES LN
Site Location
SUDAN MISSION RD
SPARTA RD
ELF DR
N
0
115
230
460
Feet
AERIAL
P&Z 2073

Exhibit 3:

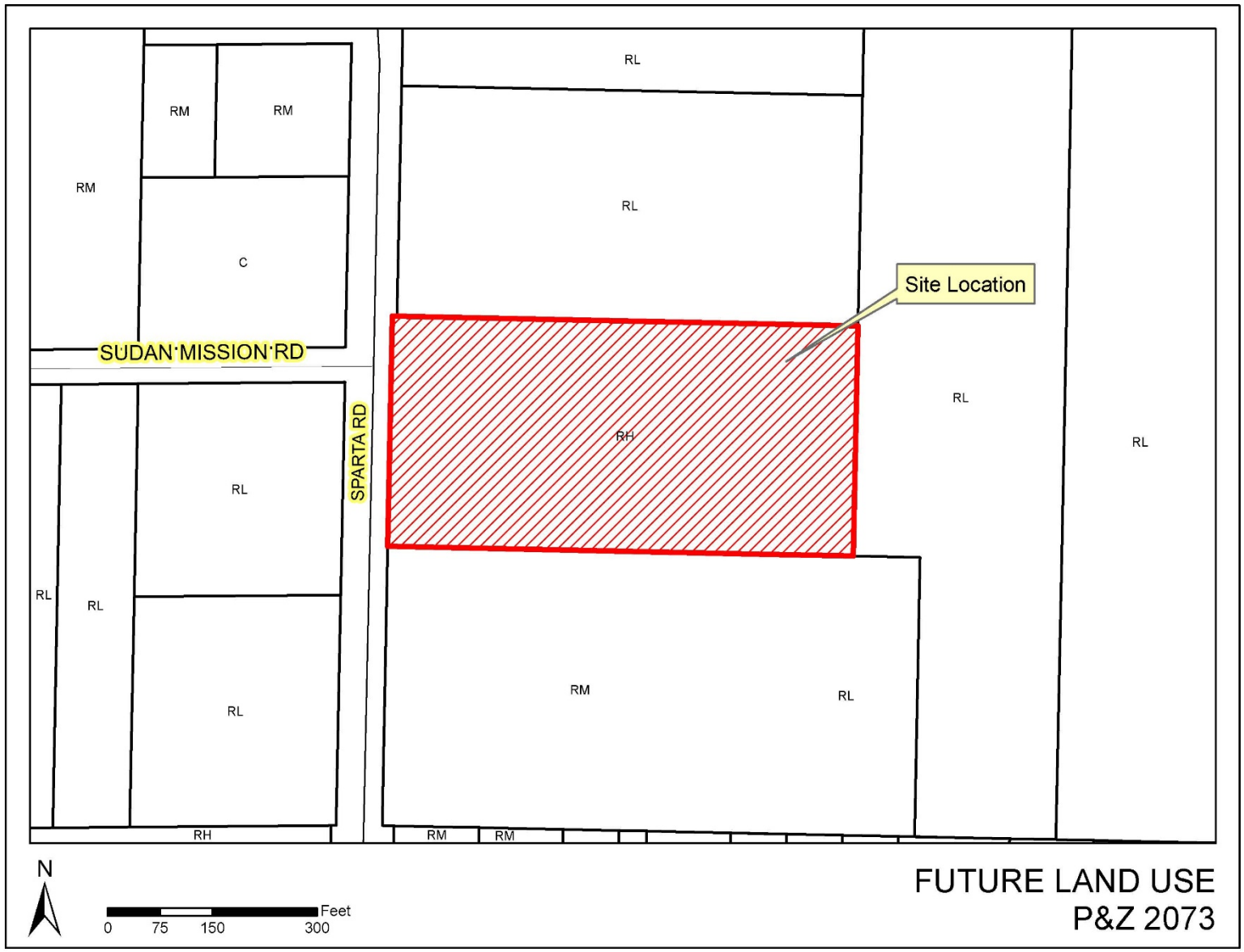

RL
RM
RM
RM
RL
C
Site Location
SUDAN MISSION RD
SPARTA RD
RH
RL
RL
RL
RL
RL
RL
RM
RL
RH
RM
RM
N
Feet
0
75
150
300
FUTURE LAND USE
P&Z 2073

Exhibit 4:

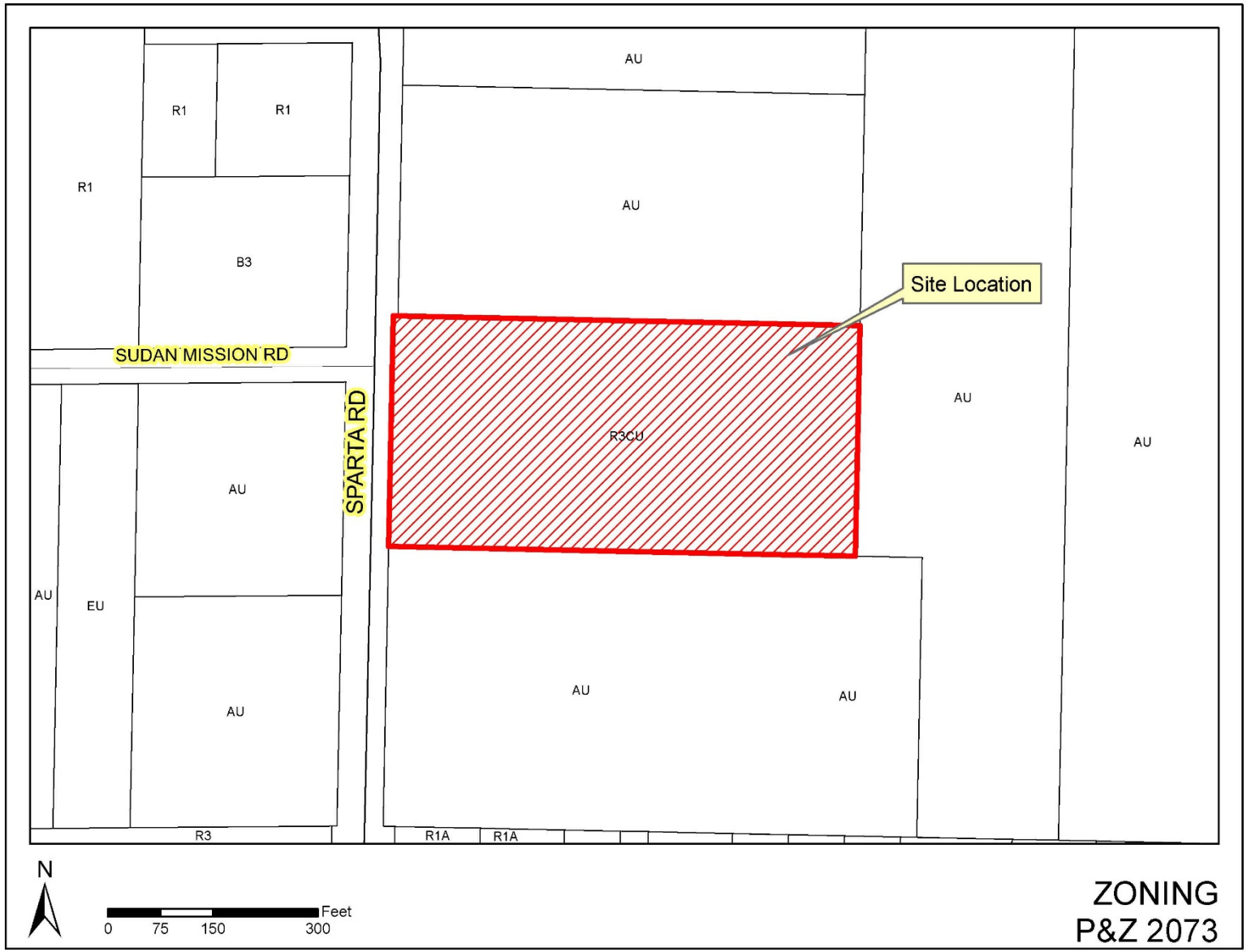

R1
R1
R1
B3
AU
AU
Site Location
SUDAN MISSION RD
SPARTA RD
R3CU
AU
AU
AU
EU
AU
AU
AU
AU
R3
R1A
R1A
N
Feet
0
75
150
300
ZONING
P&Z 2073

Exhibit 5:

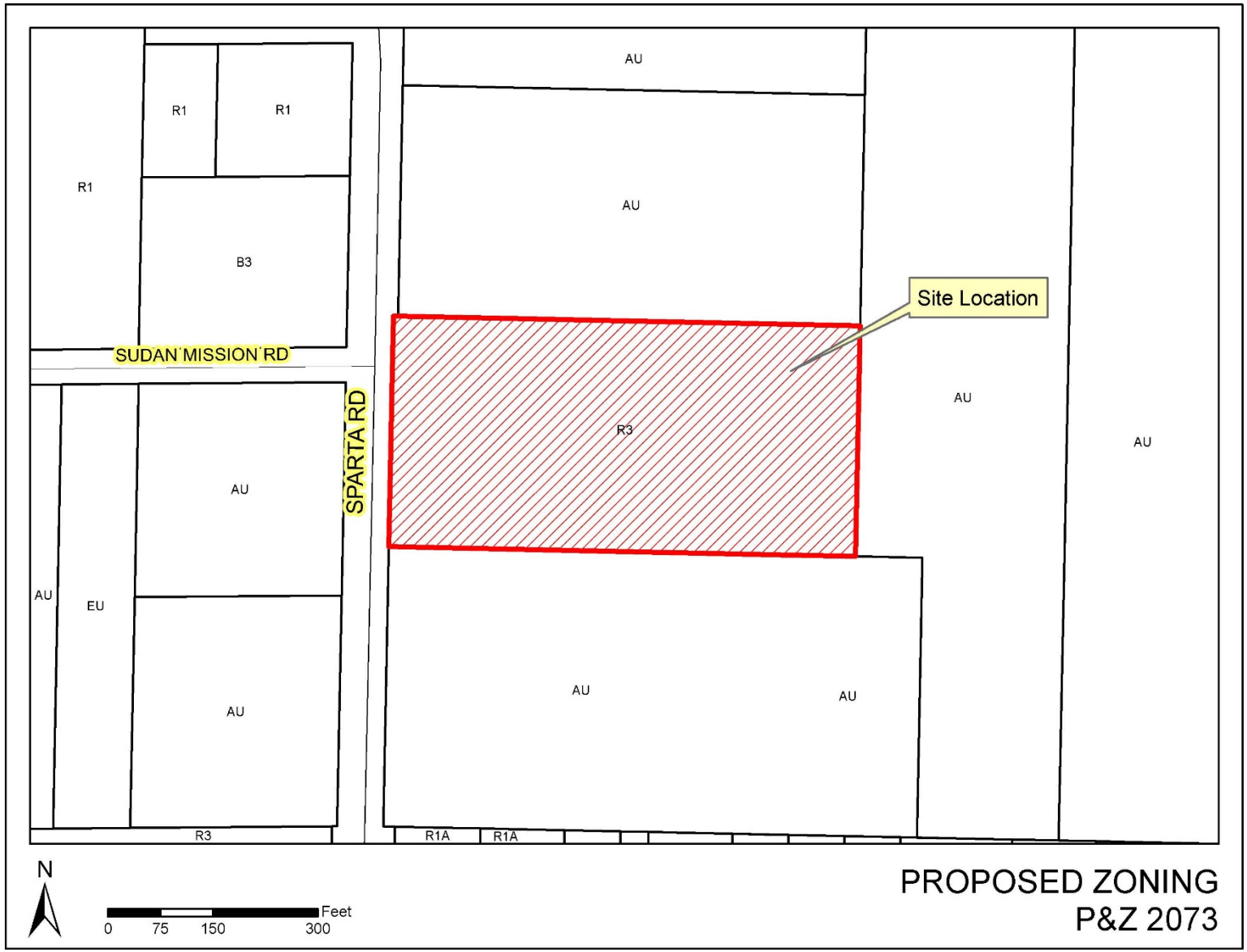

R1
R1
R1
B3
AU
AU
Site Location
SUDAN MISSION RD
SPARTA RD
R3
AU
AU
AU
AU
EU
AU
AU
AU
R3
R1A
R1A
N
Feet
0
75
150
300
PROPOSED ZONING
P&Z 2073

Exhibit 6:

Highlands County, Florida
Zoning Change Application

Zoning change from: R-3,CU (CONDITIONAL USE)
Zoning change to: R-3

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

****

SECTION I: STAFF USE ONLY:

P&Z Hearing Number: 2073 **Date of Application:** 2/8/2021
Amount of Fee: $ 1950.00 **Receipt No.:** 21020007 **Tax Map No.:** 7DA
Hearing Dates: LP: — **P&Z:** 4/13/2021 **BCC:** 5/18/2021

****

This application has been reviewed for completeness and determined sufficient:

Rachel B J — 2/26/2021
Zoning Supervisor **Date**

****

SECTION II: APPLICANT & PROPERTY INFORMATION:

1. **Name of Property Owner(s):** If more than one, all owners must sign the Owner's Affidavit (attached), which must accompany the application.
   Print Name: THE CHILDREN'S HOME SOCIETY OF FLORIDA
   Mailing Address: 482 S. KELLER ROAD 3RD FLOOR, ORLANDO, FLA. 32810
   Telephone No.: 407-227-5342 & 904-321-7650 **E-Mail Address:** Kymberly.Cook@chsfl.org

2. **Name of Agent:** Complete the Agent's Affidavit (attached) from property owner, which must accompany application, giving agent authority to represent this application.
   Print Name: RICK WHIDDEN
   Mailing Address: 4108 MULLIGAN CT. W. SEBRING, FLA. 33872
   Telephone No.: 863-381-1516 **E-Mail Address:** RICKWHIDDENDRAFTING@GMAIL.C

NOTARIZED AUTHORIZATION:

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

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

4. **Strap No.(s) of Property Covered by Application:**
   STRAP #:C-05-35-29-A00-0380-0000 **STRAP #:**C-____-____-____-_____-_____-_____
   STRAP #:C-____-____-____-_____-_____-_____ **STRAP #:**C-____-____-____-_____-_____-_____

5. **Street Address(es) of Property Covered by the Application:**
   4300 SPARTA ROAD, SEBRING, FLA. 33875

****

SECTION III: INFORMATION ABOUT EXISTING USES:

6. **Existing Zoning District:** R-3,CU **Existing Land Use Classification:** RH
Are the Zoning and Comprehensive Plan Consistent? ☑Consistent ☐Not Consistent

7. **Existing Property Information:** Size of Property (width) 300.00 +/- feet, (depth) 600.00 +/- feet, street frontage 300.00 +/- feet, water frontage -0- feet, **Total acres** 5.00 +/-
If different from the total acreage, the upland, or developable portion is 5.00 +/- acres.

8. **Are there existing structures on the property?** ☑Yes ☐No **If Yes**, what type (CBS, Frame, Stucco, Other Multiple Units, Number of Dwellings per Building), and what are they used for?
CBS & BRICK (VACANT BUILDING)
TOTAL SIZE OF EXISTING = 8,140 SQ. FT.BUILDING
If multiple units, the number of dwellings per building/number of buildings: N/A

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

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

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

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

	Existing Uses	FLUM Designations	Zoning Districts
North	VACANT PASTURE	RL	AU
South	CHURCH	RM	AU
East	VACANT PASTURE	RL	AU
West	STORAGE & RESIDENTIAL	COMMERCIAL & RL	B-3 & AU

****

SECTION IV: INFORMATION ABOUT THE PROPOSED CHANGE:

13. **Reason for Proposed Change(s) (DO NOT INCLUDE SPECIFIC USES):**
TO REMOVE THE EXISTING CU (CONDITIONAL) ON EXISTING R-E ZONING

14. **Proposed Number of Dwelling Units Desired or Number of Square Feet of Commercial Space (if applicable):**
EXISTING BUILDING IS 8,140 SQ. FT.

15. **Proposed Development Standards (if applicable):**
A. Proposed parcel size (if increasing area with this application) N/A square feet/acre
B. Proposed Floor Area Ratio (FAR): Gross floor area of existing building N/A divided by Parcel size N/A = FAR N/A %

****

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

16. **Potable Water:** The proposed development will be served by an off-site central potable water system. ☑Yes ☐No **If Yes,** the potable water system requirements will be accommodated by the EXISTING CITY OF SEB. water system.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Note: The required LOS for the County is premised upon the applicable water management district standards.

SFWMD:25-year/24-hour storm event (peak discharge, 25-year/36-hour)
SWFWMD:25-year/24-hour storm event (peak discharge, 25-year/24-hour)

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

19. **Solid Waste Disposal:** The proposed development will be served by the WASTE CONNECTIONS refuse collection company.

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

20. **Recreation and Green Space:** The recreation and green space LOS adopted by Highlands County will be met at the time of development which will include, in part, the following facilities, if any: N/A EXISTING

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

21. **Military Airport Zones (MAZ):** Is this property located in an MAZ? ☑Yes ☐No
If Yes, please indicate the area as MAZ I, MAZ II, or MAZ III MAZ III.

****

SECTION VI: ADDITIONAL ZONING AMENDMENT INFORMATION:

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

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

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

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

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

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

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

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

30. **Proposed Multiple Zoning Changes:** If more than one zoning change is being requested, it is necessary to show the exact areas to be covered by the different zoning designations. The legal description, along with an illustration showing the dimensions, of each different zoning designation must be included (Attach to the application if applicable).

****

END OF APPLICATION

ATTACHMENTS:

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

CHILDRENS HOME SOCIETY OF FLORIDA

LEGAL DESCRIPTION:

Commencing at the Southwest corner of Section 5, Township 35 South, Range 29 East, Highlands County, Florida, run thence North 1°12'00" East along the West line of said Section 5 a distance of 1,060 feet; run thence South 88°42'59" East a distance of 33 feet to the East right-of-way line of Sparta Road and the POINT OF BEGINNING; continue thence South 88°42'59" East and parallel to the North boundary of Francis Sparta Estates, according to the plat thereof recorded in Plat Book 13, Page 51, of the Public Records of Highlands County, Florida, a distance of 660 feet to a point; run thence North 1°12'00" East a distance of 330 feet; run thence North 88°42'59" West a distance of 660 feet to the East boundary of Sparta Road; run thence South 1°12'00" West along the East boundary of Sparta Road a distance of 330 feet to the POINT OF BEGINNING.

RESOLUTION NO. 20-21-___

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF HIGHLANDS COUNTY, FLORIDA, PERTAINING TO THE ZONING CHANGE FOR THAT PROPERTY IDENTIFIED BY THE HIGHLANDS COUNTY PROPERTY APPRAISER THROUGH PARCEL ID# C-05-35-29-A00-0380-0000; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF ZONING CHANGE AND ZONING ATLAS AMENDMENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Highlands County Code of Ordinances, Section 12.03.401, the Property Owner of that property identified by the Highlands County Property Appraiser through Parcel ID# C-05-35-29-A00-0380-0000 (Property), has requested a change to the existing zoning classification on the Property for the specific purposes of furthering economic objectives; and

WHEREAS, the County has determined that the proposed zoning change is consistent with FLU Policy 1.1.A., which states that the Future Land Use Element shall be used as a common framework to govern land use decisions by the public sector and to guide the development activities of the private sector; and

WHEREAS, the County has determined that the proposed zoning change is consistent with the goals, objectives and policies of the Highlands County 2030 Comprehensive Plan (Plan); and

WHEREAS, the County has determined that Environmental Clearance, pursuant to NRE Policy 3.3 of the Plan, is not required for the proposed changes to the Zoning Atlas; and

WHEREAS, the County has determined that the Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Plan and the Florida Master Site File indicate that there are no known cultural resources on the property and the proposed zoning change does not require Historical and Archaeological clearance, pursuant to FLU Policy 7.1 of the Plan, NRE Policy 1.3 of the Plan and the Highlands County Land Development Regulations; and

WHEREAS, all future development actions for the Property shall be made to conform to applicable Plan policies and to the County's Land Development Regulations in effect at the time of development.

NOW, **THEREFORE BE IT RESOLVED**, by the Board, after public hearing and comment that:

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

SECTION 2. Approval of Zoning Change and Zoning Atlas Amendment.

A. The zoning designation for that Property identified by the Highlands County Property Appraiser through Parcel ID# C-05-35-29-A00-0380-0000 and more particularly described as:

> Commencing at the Southwest corner of Section 5, Township 35 South, Range 29 East, Highlands County, Florida, run thence North 1°12'00" East along the West line of said Section 5 a distance of 1,060 feet; run thence South 88°42'59" East a distance of 33 feet to the East right-of-way line of Sparta Road and the POINT OF BEGINNING; continue thence South 88°42'59" East and parallel to the North boundary of Francis Sparta Estates, according to the plat thereof recorded in Plat Book 13, Page 51, of the Public Records of Highlands County, Florida, a distance of 660 feet to a point; run thence North 1°12'00" East a distance of 330 feet; run thence North 88°42'59" West a distance of 660 feet to the East boundary of Sparta Road; run thence South 1°12'00" West along the East boundary of Sparta Road a distance of 330 feet to the POINT OF BEGINNING.

is hereby changed from Multiple-Family Dwelling including Motel and Hotel District with Conditional Use as a home for abused children, approved pursuant to P&Z 1267 on December 18, 1990 (R-3 CU), to Multiple-Family Dwelling including Motel and Hotel District (R-3).

B. The official Zoning Atlas of the County is hereby amended to reflect that the zoning for the Property is Multiple-Family Dwelling including Motel and Hotel District (R-3).

C. At the time of development on the Property, the Property Owner, or a representative thereof shall submit a traffic study and such other requirements imposed during the development review process.

SECTION 3. Implementation of Administrative Actions. The County Administrator is hereby authorized and directed to take such action as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The County Administrator may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such County employees as deemed effectual and prudent.

SECTION 4. Savings Clause. All prior actions of Highlands County pertaining to P&Z 2073, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the County Administrator and County Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 8. Effective Date. This Resolution shall take effect immediately after adoption.

DONE AND ADOPTED, this 18th day of May, 2021.

BOARD OF COUNTY COMMISSIONERS
OF HIGHLANDS COUNTY, FLORIDA

By: _____
Scott A. Kirouac, Chairman

(SEAL)

ATTEST: _____
Jerome Kaszubowski, Clerk

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER: **Melony Culpepper, Planning Supervisor**

SUBJECT/TITLE: **Public hearing to consider adoption of P&Z Hearing No. 2076, changing the Official Zoning Atlas for approximately 4.05 acres, from Agricultural District (AU) to Public & Quasi-Public Lands District (P).**

STATEMENT OF ISSUE

The Applicant is requesting to change the Official Zoning Atlas for an approximate 4.05-acre parcel, from Agricultural District (AU) to Public & Quasi-Public Lands District (P). The parcel contains the Venus Volunteer Fire Department and is vacant of native vegetation. Highlands County Fire Rescue has requested to add an addition to the volunteer fire department.

Currently, the zoning is inconsistent with the future land use. In order to add additions, the zoning and future land use must be consistent.

The Planning and Zoning Commission recommended approval of P&Z Hearing No. 2076 as presented.

RECOMMENDED ACTION

Move to approve and adopt by Resolution, P&Z Hearing No. 2076, changing the Official Zoning Atlas for approximately 4.05 acres from Agricultural District (AU) to Public & Quasi-Public Lands District (P), referencing the mandatory findings of fact and becoming effective as provided by law.

FISCAL IMPACT

There is no fiscal impact.

Attachments: Staff Report P&Z 2076 for BCC Venus VFD.pdf
Application P&Z 2076 - HCBCC Venus VFD.pdf
Resolution P&Z 2076 - HCBCC Venus VFD.pdf

HIGHLANDS COUNTY
PLANNING DIVISION
STAFF REPORT

Type: Rezone	**BCC Hearing Date:** 5/18/2021
Case Number: P&Z 2076	**Case Name:** Venus VFD
Agent: Rachel Barry, Zoning Supervisor	**Property Owners:** Highlands County Board of County Commissioners
Public Hearing: BCC	**Case Staff Member:** Melony Culpepper

Request: Rezone an approximate 4.05-acre parcel, from Agricultural District (AU) to Public & Quasi-Public Lands District (P)

General Location: An approximate 4.05-acre parcel located approximately 0.17 miles north of CR 731, 0.12 miles east of Old SR 8, on the east side of Venus Clubhouse Road; the address being 41 Venus Clubhouse Road, Venus, Florida

PARCEL ID: C-23-39-29-A00-0110-0000

Staff Recommendations and Minutes:

1. **Staff Recommendation to the Board of County Commissioners (BCC) concerning the Planning and Zoning Commission (P&Z) Recommendation:** Move to approve and adopt by Resolution, P&Z 2076, changing the Official Zoning Atlas for approximately 4.05 acres from Agricultural District (AU) to Public & Quasi-Public Lands District (P), referencing the mandatory findings of fact and becoming effective as provided by law.

2. **Staff Recommendation to the P&Z:** Recommend to the Board of County Commissioners to approve and adopt by Resolution, P&Z 2076, changing the Official Zoning Atlas for approximately 4.05 acres from Agricultural District (AU) to Public & Quasi-Public Lands District (P), referencing the mandatory findings of fact and becoming effective as provided by law.

3. **Excerpt from the April 13, 2021, DRAFT P&Z Minutes and Recommendation to the BCC: "D. HEARING NUMBER P&Z 2076 – HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS – C/O RACHEL BARRY** An approximate 4.05-acre parcel located approximately 0.17 miles north of CR 731, 0.12 miles east of Old SR 8, on the east side of Venus Clubhouse Road; the address being 41 Venus Clubhouse Road, Venus, Florida; and abbreviated legal as follows: An approximate 4.05-acre parcel located in Section 23, Township 39 South, Range 29 East, Highlands County, Florida.

The Applicant is requesting a zoning change from Agricultural District (AU) to Public and Quasi-Public Lands District (P). Mr. Roberts read the request. Mrs. Culpepper and Ms. Barry presented the request. There were no letters received; no one spoke for or against the request.

Motion by Mr. Ingler and seconded by Mrs. Mack to recommend to the Board of County Commissioners to approve and adopt by Resolution, P&Z 2076, changing the Official Zoning Atlas for approximately 4.05 acres from Agricultural District (AU) to Public and Quasi-Public Lands District (P), referencing the mandatory findings of fact and becoming effective as provided by law.

Upon roll call, all members voted yes. **Motion carried 7-0."**

Supplemental Material/Issue Analysis Report:

1. Request: The matter for consideration is for a change to the Official Zoning Atlas of an approximate 4.05-acre parcel, from AU to P.

The parcel contains the Venus Volunteer Fire Department and is vacant of native vegetation. Highlands County Fire Rescue has requested to add an addition to the volunteer fire department.

Currently, the zoning is inconsistent with the future land use. In order to add additions, the zoning and future land use must be consistent.

2. Existing Use Analysis:

LOCATION	EXISTING USE	LAND USE CATEGORY	ZONING
Subject Property	Venus Clubhouse/ Volunteer Fire Department	Public/Quasi-Public Facility and Institutional Lands (P)	AU
Adjacent Property to the North	Single-family dwelling/Grazing	Agriculture (AG)	AU
Adjacent Property to the South	Vacant	AG	AU
Adjacent Property to the East	Single-family dwelling	AG	AU
Adjacent Property to the West	Single-family dwelling	AG	AU

3. Applicable References:

Planning…§163.3194(1)(a) - (b), F.S.; Highlands County 2030 Comprehensive Plan: Future Land Use Policies: 1.1, General Growth Management Strategy; Policy 1.2.D.5, Public/Quasi-Public Facility and Institutional Lands (P).

Zoning…Highlands County Land Development Regulations (LDRs): Sections 12.05.200 Agricultural District (AU) and 12.05.280 Public and Quasi-Public Lands District.

4. Department Analysis and Comments of Petitioner's Proposal:

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

Engineering Department: Approved.

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

4.B. The following Departments, Divisions, and Agencies offered no comment: Florida Department of Environmental Protection and Florida Department of Transportation.

4.C. The following Departments, Divisions, and Agencies did not respond: City of Sebring, Florida Department of Health, Highlands County Emergency Management, Highlands County Emergency Medical Services, Highlands County Fire Rescue and Highlands County Natural Resources.

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

5.A. Natural Features Analysis:

1. The topographic map depicts the subject property is level with an elevation of 90 feet.
2. **Soils:** The soils underlying the site are *Satellite Sand* and *Orsino Sand, 0 to 5% Slopes.*
   Satellite Sand is a nearly level, poorly drained soil.
   Orsino Sand, 0 to 5% Slopes is a nearly level, moderately well drained soil.
   These soils have severe limitations for urban uses because of the high water table. These limitations can be minimized by adding appropriate topsoil.
3. **Surface Waters:** There are no surface waters on the site.
4. **Vegetative Cover:** The site has been cleared of native vegetation.

5.B. Zoning Analysis:

1. **Current Use of Land:** The current use of the land is the Venus Clubhouse and Venus Volunteer Fire Department.
2. **Current Zoning Designation:** The site has a zoning designation of AU.
3. **Proposed Zoning Designation:** The proposed zoning designation is P.

4. **Current Zoning Population Yield:** The current zoning allows up to 1 dwelling unit. The parcel would currently carry a potential population yield of 2.3 persons; 1 dwelling units x 2.3 persons = 2.3 persons.
5. **Proposed Zoning Intensity:** The proposed zoning allows a maximum of up 0.30 floor area ratio for all uses not fronting US 27.
6. **The Applicant's proposed development program:** The Applicant is proposing to use the site for government purposes.

5.C. Special Designated Areas:

1. **Environmental Protection:** The Conservation Overlay Map series of the Comprehensive Plan indicates that the site contains Xeric Upland habitat. The site has been cleared of vegetation and maintained prior to May 2, 1994. Pursuant to Natural Resource Element Policy 3.3. of the Comprehensive Plan, the Applicant **is not required** to obtain Environmental Clearance at the time of development.
2. **Historic Resources:** The Florida Master Site File (FMSF) indicates that there are no known historic resources on the property.
3. **Archaeological Resources:** The Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Comprehensive Plan and the FMSF indicate no known archaeological resources on the site.
4. **Floodplains (FEMA designation):** The property has a flood zone designation of X, for areas located outside the Special Flood Hazard Areas, as depicted on the Flood Insurance Rate Map Community Panel Number **12055C0660C**, effective November 18, 2015.
5. **Military Airport Zones (MAZ):** The property is not located within an MAZ designated by Section 12.12.800 of the Highlands County LDRs.
6. **Wellhead Protection Zones:** The property is not located within any of the defined protection zones as defined by Infrastructure Policy 6.6. of the Comprehensive Plan.
7. **Airport Surface Areas:** The property is not located within any of the defined surface areas as designated by Chapter 2.1 of the Highlands County Code of Ordinances.

5.D. Public Facilities and Services:

1. **Potable Water:** The property is served by an on-site potable water well system. Any new development will require the water system to be designed to connect to a central water system when it becomes available.
2. **Central Wastewater:** The property is served by an on-site wastewater septic tank system. Any new development will require the wastewater septic tank system to be designed to connect to a central wastewater system when it becomes available.
3. **Solid Waste:** The property will be serviced by a county-approved refuse collection company.
4. **Vehicular Access and Traffic Circulation:** The site has direct access onto Venus Clubhouse Road.
5. **Railroad Access:** The site is not located adjacent to any railroad tracks.

6. **Recreation:** The proposed development will not require the need for recreation.
7. **Drainage:** The Applicant will be required to comply with Section 12.13.104.F. of the Highlands County LDRs and the applicable water management district regulations.

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

5.F. **Schools:** The permitted uses within the Public/Quasi-Public Facility and Institutional Lands Future Land Use designation are nonresidential in nature. Nonresidential development will not generate student impacts to the school district; school concurrency **is not** required at the time of development.

5.G. **Airports:** The subject property is located approximately 36 miles southeast of the Avon Park Executive Airport and 25 miles southwest of the Sebring Regional Airport.

6. **Mandatory Findings of Fact:**

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

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

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

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

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

The Planning Division, based on the Mandatory Findings of Fact and Consistency with the Comprehensive Plan, recommends the Board of County Commissioners to approve and adopt by Resolution, P&Z 2076, changing the Official Zoning Atlas for approximately 4.05 acres from Agricultural District (AU) to Public & Quasi-

Public Lands District (P), referencing the mandatory findings of fact and becoming effective as provided by law.

Attachments:

Exhibit 1: Location Map
Exhibit 2: Aerial Map
Exhibit 3: Future Land Use Map
Exhibit 4: Zoning Map
Exhibit 5: Proposed Zoning Map
Exhibit 6: Site Photographs

Exhibit 1:

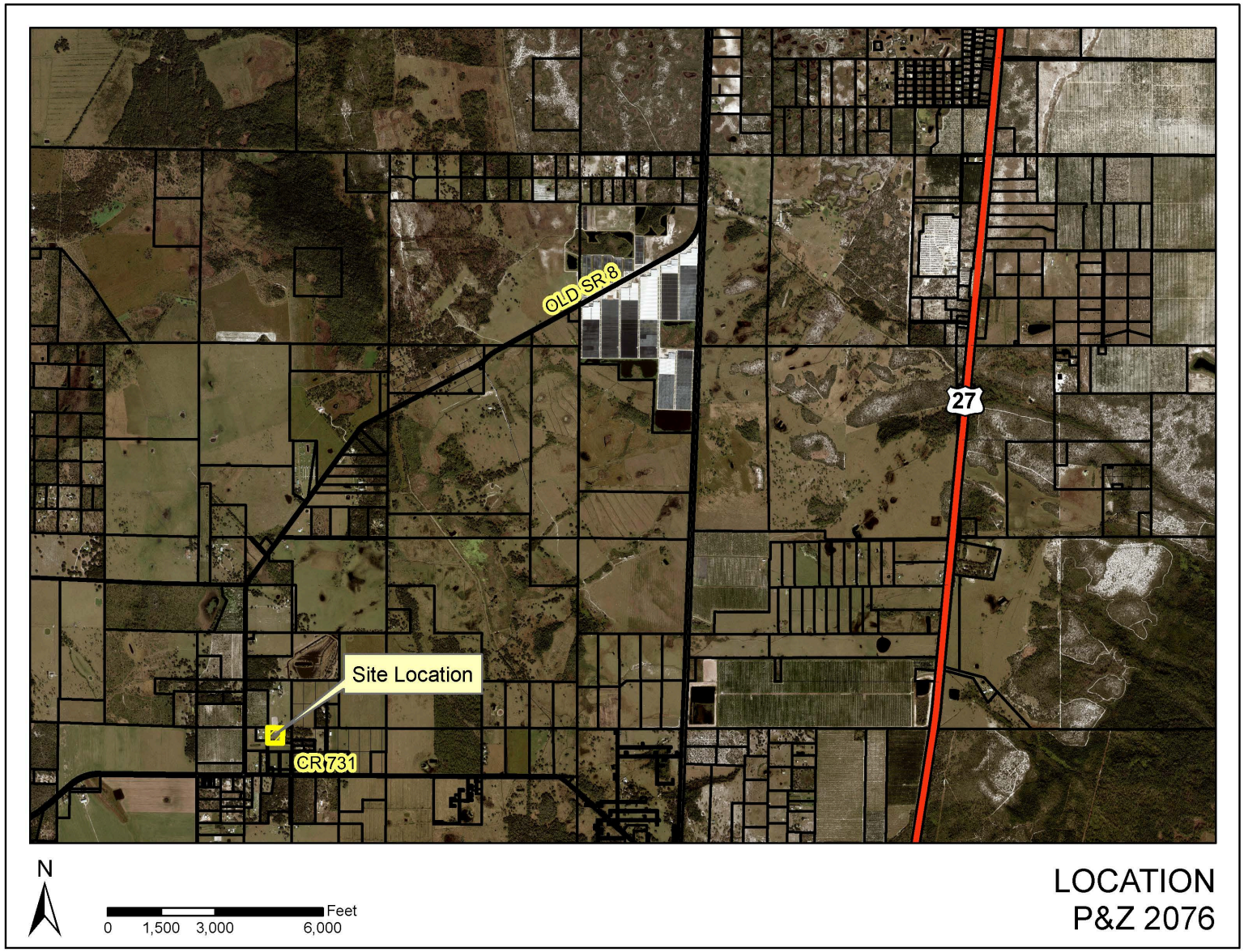

OLD SR 8
27
Site Location
CR 731
N
Feet
0
1,500
3,000
6,000
LOCATION
P&Z 2076

Exhibit 2:

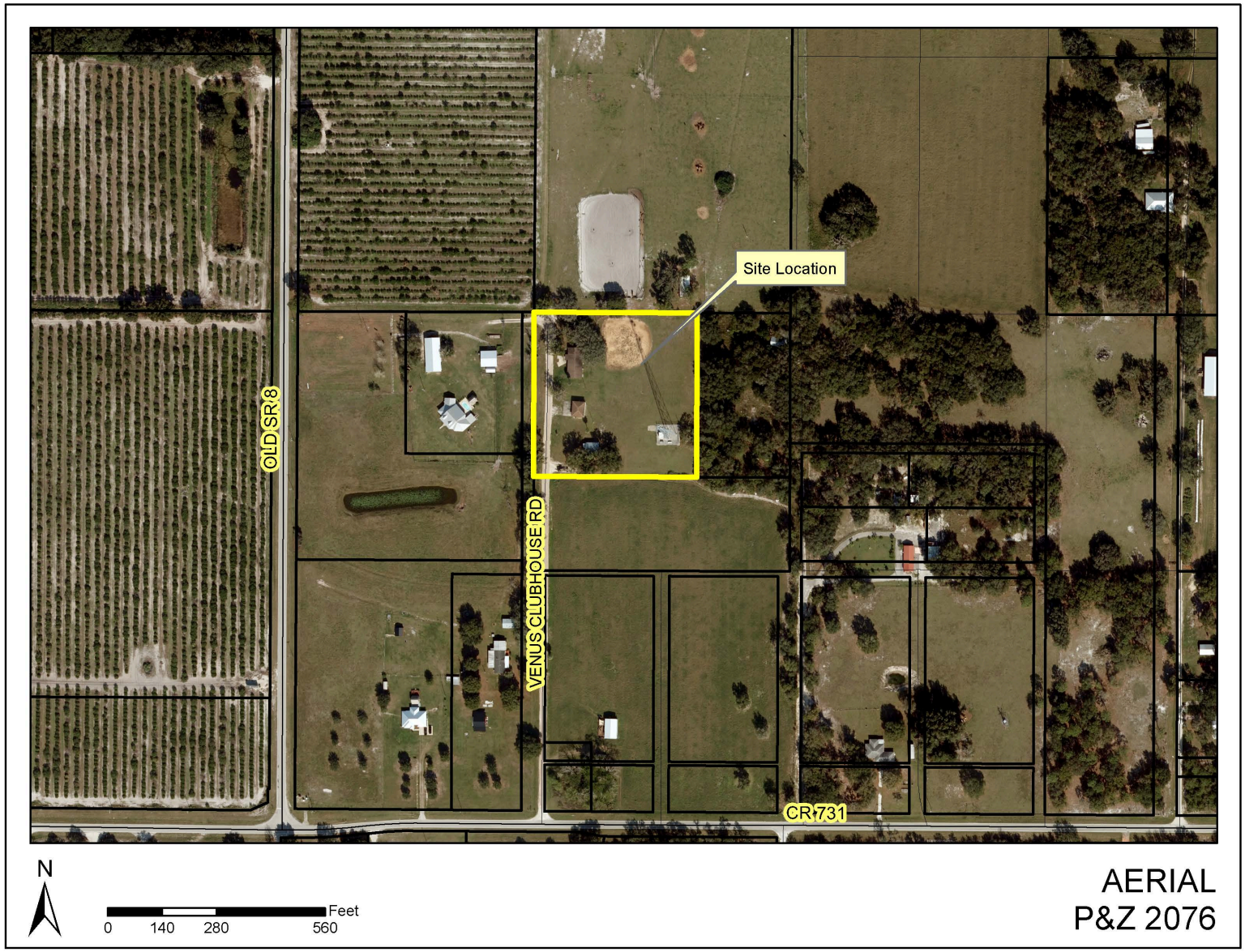

Site Location
OLD SR 8
VENUS CLUBHOUSE RD
CR 731
N
Feet
0
140
280
560
AERIAL
P&Z 2076

Exhibit 3:

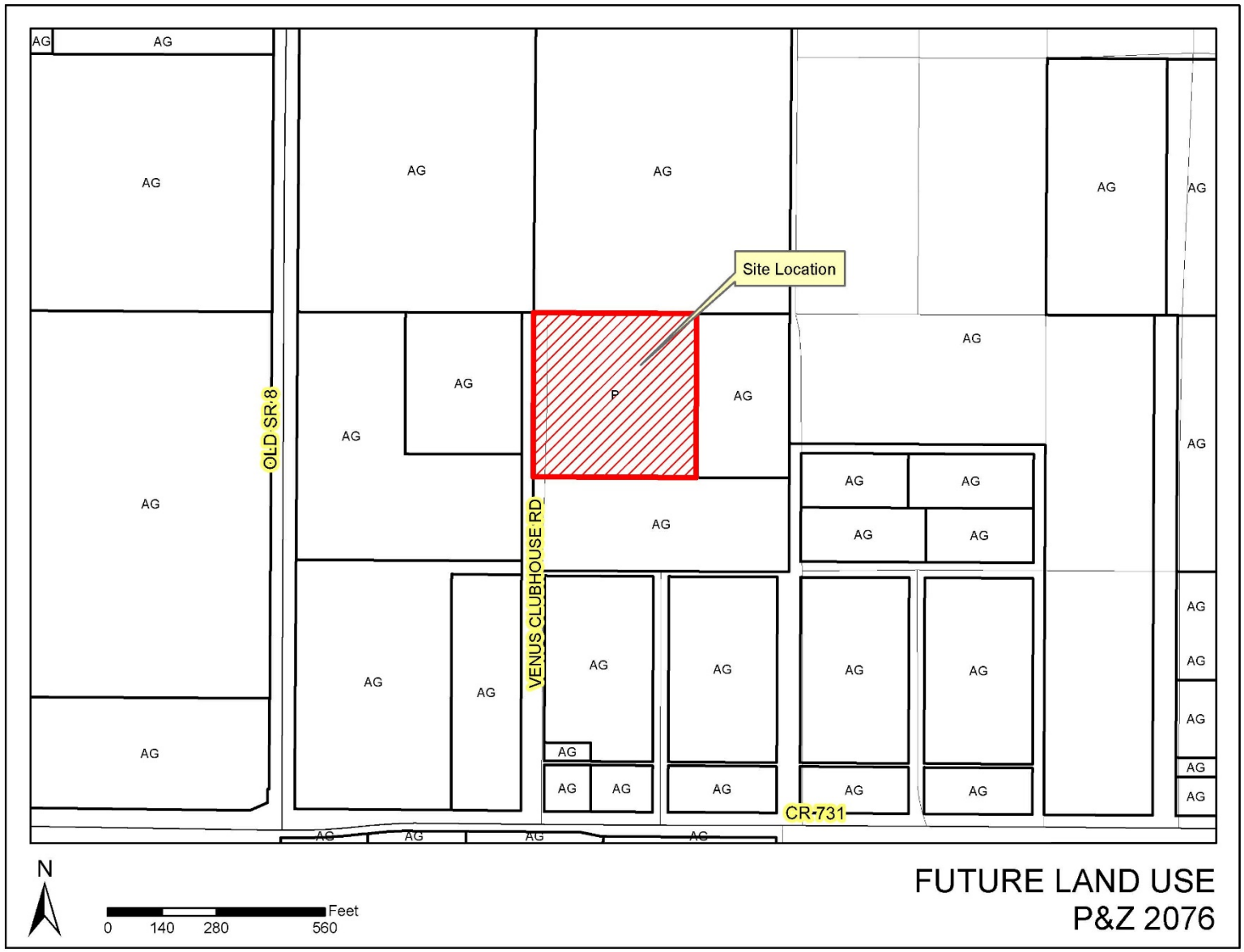

Site Location
P
AG
OLD SR-8
VENUS CLUBHOUSE RD
CR-731
N
0
140
280
560
Feet
FUTURE LAND USE
P&Z 2076

Exhibit 4:

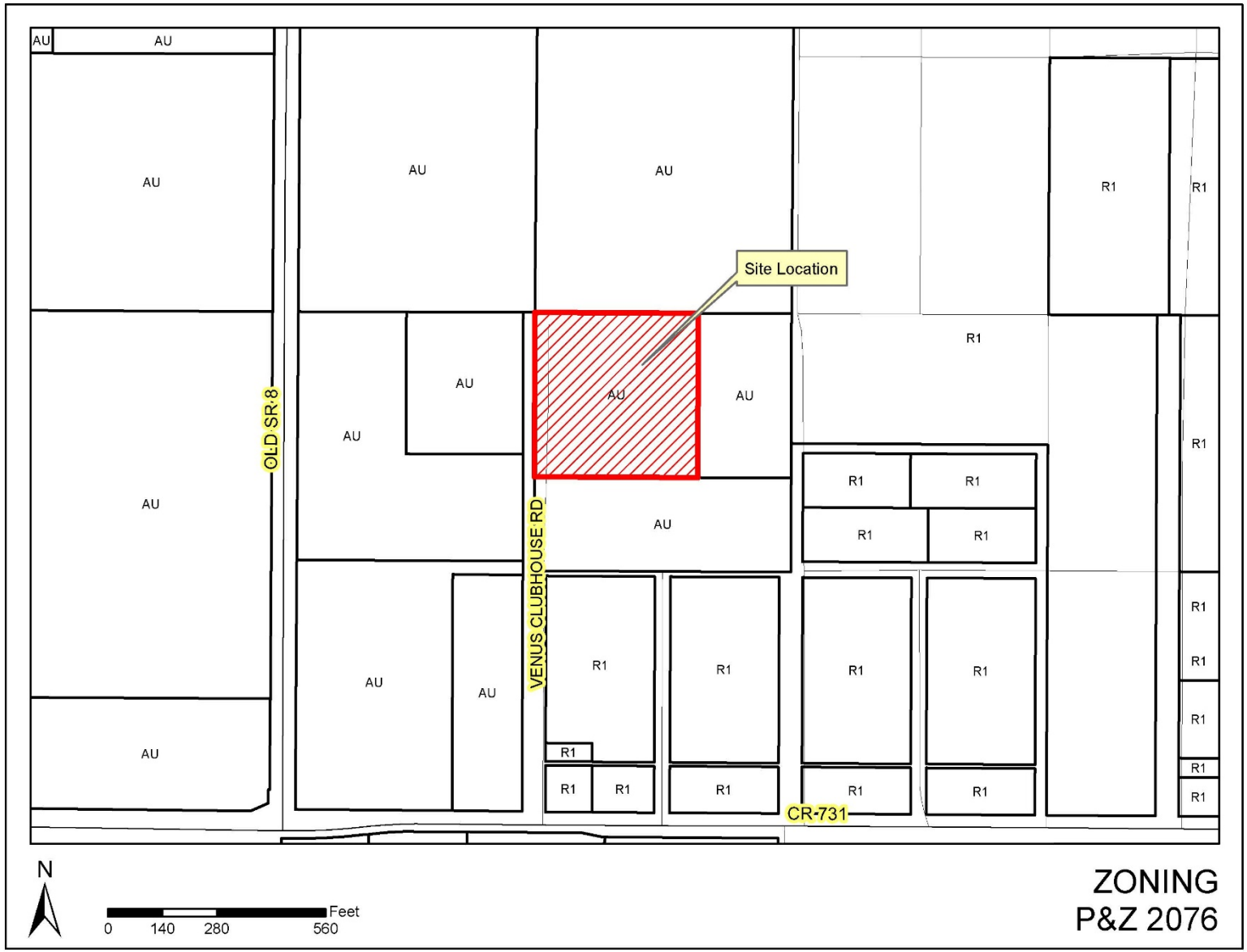

AU
R1
Site Location
OLD SR-8
VENUS CLUBHOUSE RD
CR-731
N
0
140
280
560
Feet
ZONING
P&Z 2076

Exhibit 5:

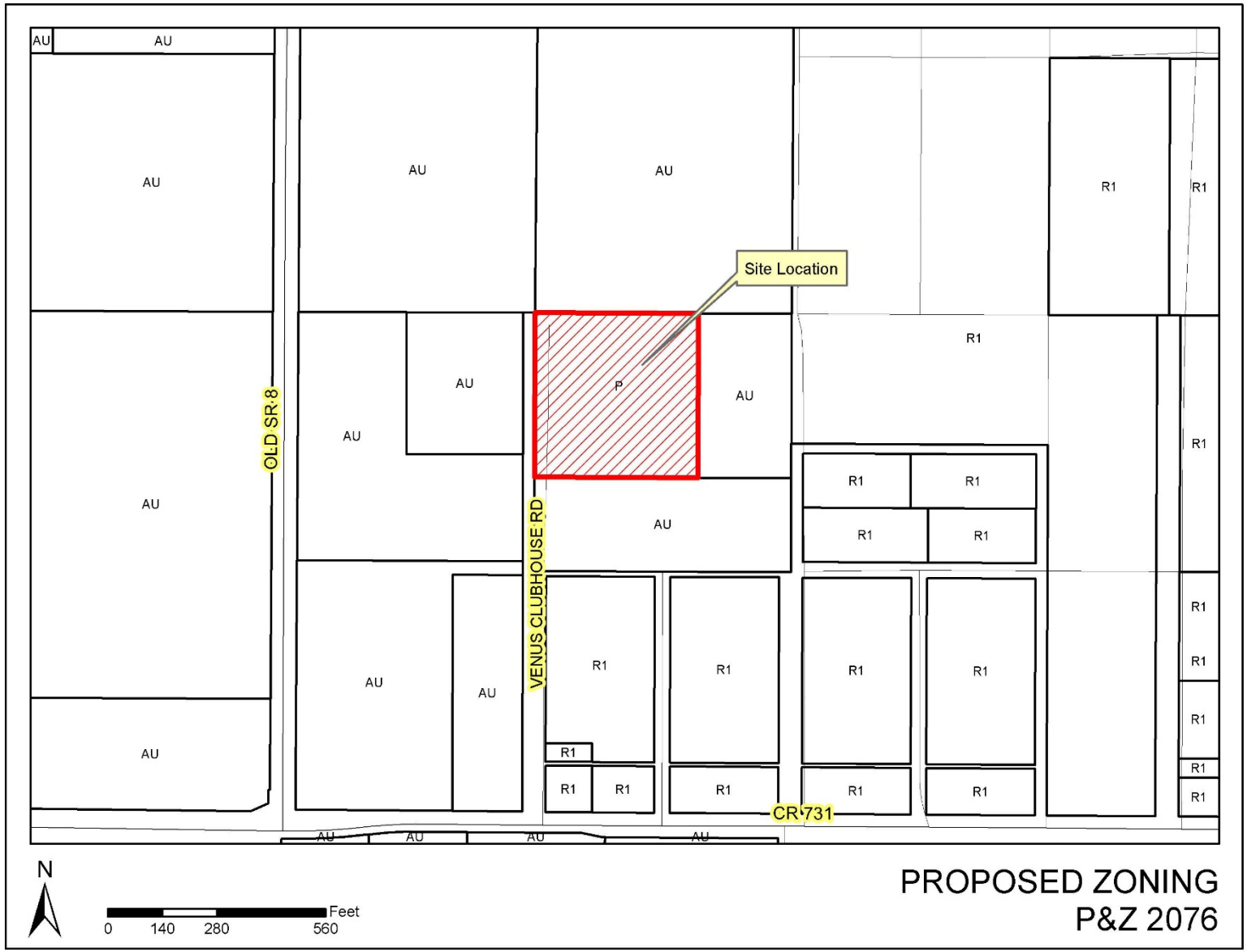

AU
R1
P
Site Location
OLD SR 8
VENUS CLUBHOUSE RD
CR 731
N
0
140
280
560
Feet
PROPOSED ZONING
P&Z 2076

Exhibit 6:

Highlands County, Florida
Zoning Change Application

Zoning change from: Agricultural District, AU
Zoning change to: Public & Quasi-Public Lands District, P

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

****

SECTION I: STAFF USE ONLY:

P&Z Hearing Number: 2076 **Date of Application:** 02/19/2021
Amount of Fee: $ N/A County Initiated **Receipt No.:** 21020019 **Tax Map No.:** 125-C
Hearing Dates: LP: n/a **P&Z:** 04/13/2021 **BCC:** 05/18/2021

****

This application has been reviewed for completeness and determined sufficient:

~~Zoning Supervisor~~ Planning Supervisor — Date: 2/26/2021

****

SECTION II: APPLICANT & PROPERTY INFORMATION:

1. **Name of Property Owner(s):** If more than one, all owners must sign the Owner's Affidavit (attached), which must accompany the application.
   Print Name: Highlands County Board of County Commissioners
   Mailing Address: 600 S. Commerce Ave., Sebring, Florida 33870
   Telephone No.: (863) 402-6500 **E-Mail Address:**

2. **Name of Agent:** Complete the Agent's Affidavit (attached) from property owner, which must accompany application, giving agent authority to represent this application.
   Print Name: Rachel Barry, Zoning Supervisor
   Mailing Address: 501 S. Commerce Ave., Sebring, Florida 33870
   Telephone No.: (863) 402-6638 **E-Mail Address:** rbarry@highlandsfl.gov

NOTARIZED AUTHORIZATION:

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

3. **Legal Description Covered by Application:** If subdivided: Lot, block, complete name of subdivision, plat book, page number, section, township and range. If metes and bounds description, complete description, including section, township and range. Begin at NW corner of E 1/2 of NE 1/4 of NW 1/4 + run E 420 ft - S 420 ft - W 420 ft - N 420 ft to beginning. (Venus Home Demonstration Club Bldge) 4.05 acres

4. **Strap No.(s) of Property Covered by Application:**
   STRAP #:C-23-39-29-A00-0110-0000 **STRAP #:**C-
   STRAP #:C- **STRAP #:**C-

5. **Street Address(es) of Property Covered by the Application:** 41 Venus Clubhouse Rd, Venus, FL 33960

****

SECTION III: INFORMATION ABOUT EXISTING USES:

6. **Existing Zoning District:** AU **Existing Land Use Classification:** P
Are the Zoning and Comprehensive Plan Consistent? ☐Consistent ☑Not Consistent

7. **Existing Property Information:** Size of Property (width) 420 feet, (depth) 420 feet, street frontage 420 feet, water frontage 0 feet, **Total acres** 4.05
If different from the total acreage, the upland, or developable portion is 4.05 +/- acres.

8. **Are there existing structures on the property?** ☑Yes ☐No **If Yes**, what type (CBS, Frame, Stucco, Other Multiple Units, Number of Dwellings per Building), and what are they used for? (1) CBS Club House, (1) CBS Fire Station, (1) former dwelling now used as Fire Dept. Office, (1) switching station/pole barn, (1) communications tower

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

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

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

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

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

	Existing Uses	FLUM Designations	Zoning Districts
North	SFR / Grazing Soil	AG	AU
South	Vacant	AG	AU
East	SFR	AG	AU
West	SFR	AG	AU

****

SECTION IV: INFORMATION ABOUT THE PROPOSED CHANGE:

13. **Reason for Proposed Change(s) (DO NOT INCLUDE SPECIFIC USES):** Desire to add an additional structure for a grandfathered use

14. **Proposed Number of Dwelling Units Desired or Number of Square Feet of Commercial Space (if applicable):** 50'x50' = 2,500 sq. ft. space to be utilized for Fire Department

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

A. Proposed parcel size (if increasing area with this application) N/A square feet/acre
B. Proposed Floor Area Ratio (FAR): Gross floor area of existing building 7,686 sq. ft. divided by Parcel size 176,400 = FAR 4.36 %

****

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

16. **Potable Water:** The proposed development will be served by an off-site central potable water system. ☐Yes ☑No **If Yes,** the potable water system requirements will be accommodated by the _____ water system.

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

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

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

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

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

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

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

If Yes, the wastewater treatment system requirements will be accommodated by the _____ system.

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

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

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

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

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

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

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

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

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

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

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

20. **Recreation and Green Space:** The recreation and green space LOS adopted by Highlands County will be met at the time of development which will include, in part, the following facilities, if any: N/A

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

21. **Military Airport Zones (MAZ):** Is this property located in an MAZ? ☐Yes ☑No
If Yes, please indicate the area as MAZ I, MAZ II, or MAZ III _____.

****

SECTION VI: ADDITIONAL ZONING AMENDMENT INFORMATION:

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

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

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

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

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

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

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

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

30. **Proposed Multiple Zoning Changes:** If more than one zoning change is being requested, it is necessary to show the exact areas to be covered by the different zoning designations. The legal description, along with an illustration showing the dimensions, of each different zoning designation must be included (Attach to the application if applicable).

****

END OF APPLICATION

ATTACHMENTS:

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

RESOLUTION NO. 20-21-___

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF HIGHLANDS COUNTY, FLORIDA, PERTAINING TO THE ZONING CHANGE FOR THAT PROPERTY IDENTIFIED BY THE HIGHLANDS COUNTY PROPERTY APPRAISER THROUGH PARCEL ID# C-23-39-29-A00-0110-0000; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF ZONING CHANGE AND ZONING ATLAS AMENDMENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Highlands County Code of Ordinances, Section 12.03.401, the Property Owner of that property identified by the Highlands County Property Appraiser through Parcel ID# C-23-39-29-A00-0110-0000 (Property), has requested a change to the existing zoning classification on the Property for the specific purposes of furthering economic objectives; and

WHEREAS, the County has determined that the proposed zoning change is consistent with FLU Policy 1.1.A., which states that the Future Land Use Element shall be used as a common framework to govern land use decisions by the public sector and to guide the development activities of the private sector; and

WHEREAS, the County has determined that the proposed zoning change is consistent with the goals, objectives and policies of the Highlands County 2030 Comprehensive Plan (Plan); and

WHEREAS, the County has determined that Environmental Clearance, pursuant to NRE Policy 3.3 of the Plan, is not required for the proposed changes to the Zoning Atlas; and

WHEREAS, the County has determined that the Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Plan and the Florida Master Site File indicate that there are no known cultural resources on the property and the proposed zoning change does not require Historical and Archaeological clearance, pursuant to FLU Policy 7.1 of the Plan, NRE Policy 1.3 of the Plan and the Highlands County Land Development Regulations; and

WHEREAS, all future development actions for the Property shall be made to conform to applicable Plan policies and to the County's Land Development Regulations in effect at the time of development.

NOW, **THEREFORE BE IT RESOLVED**, by the Board, after public hearing and comment that:

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

SECTION 2. Approval of Zoning Change and Zoning Atlas Amendment.

A. The zoning designation for that Property identified by the Highlands County Property Appraiser through Parcel ID# C-23-39-29-A00-0110-0000 and more particularly described as:

> Begin at the Northwest corner of the East ½ of the Northeast ¼ of the Northwest ¼; run East 420 feet; South 420 feet; West 420 feet; North 420 feet to the beginning. (Venus Home Demonstration Club Building) 4.05 acres

is hereby changed from Agricultural District (AU) to Public and Quasi-Public Lands District (P).

B. The official Zoning Atlas of the County is hereby amended to reflect that the zoning for the Property is Public and Quasi-Public Lands District (P).

SECTION 3. Implementation of Administrative Actions. The County Administrator is hereby authorized and directed to take such action as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The County Administrator may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such County employees as deemed effectual and prudent.

SECTION 4. Savings Clause. All prior actions of Highlands County pertaining to P&Z 2076, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the County Administrator and County Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 8. Effective Date. This Resolution shall take effect immediately after adoption.

DONE AND ADOPTED, this 18th day of May, 2021.

BOARD OF COUNTY COMMISSIONERS
OF HIGHLANDS COUNTY, FLORIDA

By: _____
Scott A. Kirouac, Chairman

(SEAL)

ATTEST: _____
Jerome Kaszubowski, Clerk

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER: **Sandra S. Vázquez, Planner I**

SUBJECT/TITLE: **Public hearing to consider adoption of P&Z Hearing No. 2075, changing the Official Zoning Atlas for six parcels totaling approximately 95 acres from Estate District (EU) to Residential District (R-1).**

STATEMENT OF ISSUE

The Applicant is requesting to change the Official Zoning Atlas of six parcels totaling approximately 95 acres, from Estate District (EU) to Residential District (R-1). The parcel is vacant of structures.

In 2006, a large-scale plan amendment from Agriculture (AG) to Low Density Residential (RL) was adopted and accompanied by a zoning change from Agricultural District (AU) to Estate District (EU). The Applicant is proposing to increase the current allowable density of 95 dwelling units to 380 dwelling units.

There is a companion request for a large scale comprehensive plan amendment from Low Density Residential (RL) to Medium Density Residential (RM), CPA-21-585LS.

The Planning and Zoning Commission recommended approval of P&Z Hearing No. 2075 as presented.

RECOMMENDED ACTION

Move to approve and adopt by Resolution, P&Z Hearing No. 2075, changing the Official Zoning Atlas of six parcels totaling approximately 95 acres, from Estate District (EU) to Residential District (R-1), referencing the mandatory findings of fact and becoming effective as provided by law.

FISCAL IMPACT

There is no fiscal impact.

Attachments: Staff Report P&Z 2075 for BCC.pdf
Application P&Z 2075 EMW Associates
Resolution P&Z 2075 EMW Associates

HIGHLANDS COUNTY
PLANNING DIVISION
STAFF REPORT

Type: Rezone	**BCC Hearing Date:** 5/18/2021
Case Number: P&Z 2075	**Case Name:** EMW Associates, LLC
Agent: Roger Dale Polston	**Property Owners:** EMW Associates, LLC
Public Hearing: BCC	**Case Staff Member:** Sandra S. Vázquez

Request: Rezone six parcels totaling approximately 95 acres, from Estate District (EU) to Residential District (R-1)

General Location: Six parcels totaling approximately 95 acres, located approximately 1.75 miles south of Skipper Road, on the south side of Lake Josephine Drive, and on the west side of US 27; the addresses being 1055 Lake Josephine Drive, 13225 W. Waterway Drive, 955 Atkins Road, 12715 US 27 S, and two information items (Parcel ID Nos. C-34-35-29-A00-0140-0000 and C-34-35-29-A00-0170-0000) Sebring, Florida

PARCEL ID: C-33-35-29-A00-0021-0040
C-33-35-29-A00-0021-0000
C-33-35-29-A00-0140-0170
C-33-35-29-A00-0140-0000
C-33-35-29-A00-0050-0000
C-33-35-29-A00-0130-0000

Staff Recommendations and Minutes:

1. **Staff Recommendation to the Board of County Commissioners (BCC):** Move to approve and adopt by Resolution, P&Z 2075, changing the Official Zoning Atlas for six parcels totaling approximately 95 acres from Estate District (EU) to Residential District (R-1), referencing the mandatory findings of fact and becoming effective as provided by law.

2. **Staff Recommendation to the Planning and Zoning Commission (P&Z):** Recommend to the Board of County Commissioners to approve and adopt by Resolution, P&Z 2075, changing the Official Zoning Atlas for six parcels totaling approximately 95 acres from Estate District (EU) to Residential District (R-1), referencing the mandatory findings of fact and becoming effective as provided by law.

3. **Excerpt from the May 11, 2021, DRAFT P&Z Minutes and Recommendation to the BCC: "B. <u>HEARING NUMBER P&Z 2075 – EMW ASSOCIATES LLC – C/O POLSTON ENGINEERING</u>** Six parcels totaling approximately 95 acres, located approximately 1.75 miles south of Skipper Road, on the south side of Lake Josephine Drive, and on the west side of US 27; the addresses being 1055 Lake Josephine Drive, 13225 W. Waterway Drive, 955 Atkins Road, 12715 US 27 S, and two information items (Parcel ID Nos. C-34-35-29-A00-0140-0000 and C-34-35-29-A00-0170-0000) Sebring, Florida; and abbreviated legal as follows: An approximate 95-acre parcel located in Sections 33 and 34, Township 35 South, Range 29 East, Highlands County, Florida.

   The Applicant is requesting a zoning change from Estate District (EU) to Residential District (R-1). Mr. Roberts read the request; Ms. Vazquez and Mr. Meeks presented the request. There were 6 letters received and two members of the audience spoke in objection to the request; their concerns included traffic, property values, infrastructure, and wildlife.

   Motion by Mr. Ingler and seconded by Mr. Reed to recommend to the Board of County Commissioners to approve and adopt by Resolution, P&Z 2075, changing the Official Zoning Atlas for approximately 95 acres from Estate District (EU) to Residential District (R-1), referencing the mandatory findings of fact and becoming effective as provided by law.

   Upon roll call, all members voted yes. **Motion carried 7-0."**

<u>Supplemental Material/Issue Analysis Report:</u>

1. **Request:** The matter for consideration is for a change to the Official Zoning Atlas of six parcels totaling approximately 95 acres, from EU to R-1.

   The parcel is vacant of structures. The Applicant is proposing to utilize the property for a future residential development. In 2006, a zoning change from Agricultural District (AU) to Estate District (EU) was adopted and accompanied by a large scale plan amendment from Agriculture (AG) to Low Density Residential (RL).

   There is a companion request for a Future Land Use Map Amendment from Low Density Residential (RL) to Medium Density Residential (RM), CPA-21-585LS.

2. Existing Use Analysis:

LOCATION	EXISTING USE	LAND USE CATEGORY	ZONING
Subject Property	Groves/Orchards/ Timberland	RL	EU
Adjacent Property to the North	Open Storage/Groves/ Vacant/Single- Family Residences/Miscellaneous/ Lake Josephine Canal	Commercial (C)/ AG/RM	Business District (B-3)/AU/R-1
Adjacent Property to the South	Non-Ag Acreage/State (Lake Wales Ridge MGT Area)/Vacant	AG	AU/R-1
Adjacent Property to the East	Grazing Soil/US-27/Single-Family Residences/Timberland/ Lake Josephine Canal	C/AG	AU/B-3/B-4 (Business District)
Adjacent Property to the West	Single-Family Residences	AG	AU

3. Applicable References:

Planning…§163.3194(1)(a) - (b), F.S.; Highlands County 2030 Comprehensive Plan: Future Land Use Policies: 1.1, General Growth Management Strategy; Policy 1.2.D.2, Low Density Residential (RL) and Policy 1.2.D.3, Medium Density Residential (RM).

Zoning… Highlands County Land Development Regulations (LDRs): Section 12.05.201: Estate District (EU) and Section 12.05.211: Residential District (R-1).

4. Department Analysis and Comments of Petitioner's Proposal:

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

Florida Department of Transportation: Any future developments adjacent to SR 25 (US 27) are required per Florida Administrative Code 14-96 to submit to the Department for the appropriate permit(s) to connect to the state roadway system. Additionally, the Department will require sufficient information to determine what, if any, additional improvements to SR 25 (US 27) will be required as a result of traffic generated by said development. This information may be submitted directly to District One's Access Management Department and Planning Studio for review.

FDOT encourages the development of a multimodal strategy such as sidewalks and bicycle facilities which will facilitate alternative local transportation networks

that connect residential and non-residential uses without affecting larger systems. In addition, FDOT encourages the County to consider a context sensitive approach to future development that promotes healthy, safe, and economically viable communities that encourages quality of life, incorporating all modes of transportation. FDOT offers several initiatives to assist the County in creating quality developments while protecting future mobility on the regional roadway network. These include "Complete Streets", modern roundabouts, and a commitment to bicycle and pedestrian safety. FDOT welcomes the opportunity to partner with, and provide technical assistance to the County, to create multimodal transportation facilities to serve all users. For assistance please contact Vitor Suguri, Ph.D. / FDOT Community Planner / (239) 225-1959 / Vitor.Suguri@dot.state.fl.us

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

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

Florida Department of Health: No objection.

4.B. The following Departments, Divisions, and Agencies offered no comment: Florida Department of Environmental Protection and Natural Resources.

4.C. The following Departments, Divisions, and Agencies did not respond: City of Sebring, Highlands County Emergency Management, Highlands County Emergency Medical Services, and Highlands County Fire Rescue.

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

5.A. Natural Features Analysis:

1. **Topography:** The topographic map depicts the subject property as mostly level with an elevation between 70 and 95 feet.
   Soils: The soils underlying the site are:
   Astatula sand, 0 to 8 percentage slopes; the available water capacity is very low, with a very rapid permeability. Depth to the water table is more than 80 inches. This soil is nearly level to moderately sloping, and excessively drained.
   St Lucie sand, 0 to 8 percentage slopes; nearly level to moderate sloping, excessively drained, with a depth to the water table more than 80 inches.
   Arents, very steep; the soil is made up of loose, sandy mineral material, muck of variable thickness underlies the fill material and mineral material is below the muck. The available water capacity and the permeability depend on the composition of the fill material, with a water table at a of depth 10 to 80 inches. The soil is not used for cultivated crops and has varied limitations for urban and recreational development.

Archbold sand, 0 to 5 percentage slopes; nearly level to gently sloping soil, moderately well drained, rapid permeability, with a water table at a of depth 40 to 60 inches in summer rainy season.
Paola sand, 0 to 8 percentage slopes; nearly level to moderately sloping, excessively drained soils, the permeability is very rapid, with a water table at more than 80 inches.

2. **Surface Waters:** The Lake Josephine Canal intersects the subject parcel; this canal connects Lake Josephine with drainage canals running into Lake Istokpoga.
3. **Vegetative Cover:** Most of the site has been cleared of native vegetation and portions of the site are used for timberland and groves.

5.B. Zoning Analysis:

1. **Current Use of Land:** The current use of the land is a mixture of uses, including groves, timberland, and vacant land. There was formerly a citrus grove on a large portion of the site that was cleared.
2. **Current Zoning Designation:** The site has a zoning designation of EU.
3. **Proposed Zoning Designation:** The proposed zoning designation is R-1.
4. **Current Population Yield:** The current FLUM allows up to 3 dwelling units per acre. The parcel would currently carry a potential population yield of 641.25 persons; 3 dwelling units x 95 acres = 285 dwelling units x 2.25 persons = 641.25 persons.
5. **Proposed Population Yield:** The proposed FLUM allows a maximum of 8 dwelling units per acre, however the proposed companion future land use map amendment limits the density to 4 dwelling units per acre. The parcel would currently carry a potential population yield of 855 persons; 4 dwelling units x 95 acres = 380 dwelling units x 2.25 persons = 855 persons.
6. **The Applicant's proposed development program:** The Applicant is proposing that the site be used for a residential development.

5.C. Special Designated Areas:

1. **Environmental Protection:** The Conservation Overlay Map series of the Comprehensive Plan indicates that the site contains approximately 25 acres of Xeric Upland habitat on the west side of the property. Pursuant to Natural Resource Element Policy 3.3. of the Comprehensive Plan, the Applicant **is required** to obtain Environmental Clearance at the time of development.
2. **Historic Resources:** The Florida Master Site File (FMSF) indicates that there are no known historic resources on the property.
3. **Archaeological Resources:** The Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Comprehensive Plan and the FMSF indicate no known archaeological resources on the site.
4. **Floodplains (FEMA designation):** The property has a flood zone designation of X, for areas located outside the Special Flood Hazard Areas, as depicted on the Flood Insurance Rate Map Community Panel Number **12055C0243C**, effective November 18, 2015.
5. **Military Airport Zones (MAZ):** Portions of the property are located within MAZ III as designated by Section 12.12.800 of the Highlands County LDRs.

6. **Wellhead Protection Zones:** The property is not located within any of the defined protection zones as defined by Infrastructure Policy 6.6. of the Comprehensive Plan.
7. **Airport Surface Areas:** The property is not located within any of the defined surface areas as designated by Chapter 2.1 of the Highlands County Code of Ordinances.

5.D. Public Facilities and Services:

1. **Potable Water:** The property will be served by an on-site central potable water system provided by the US Water Corporation.
2. **Central Wastewater:** The property will be served by an on-site central wastewater treatment plant.
3. **Solid Waste:** The property will be serviced by a county-approved refuse collection company.
4. **Vehicular Access and Traffic Circulation:** The site has direct access onto US 27 and Lake Josephine Drive.
5. **Railroad Access:** The site is not located adjacent to any railroad tracks.
6. **Recreation:** The proposed development will require approximately 8.7 acres for recreation.
7. **Drainage:** The Applicant will be required to comply with Section 12.13.104.F. of the Highlands County LDRs and the applicable water management district regulations.

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

5.F. Schools: The permitted uses within the Medium Density Residential Future Land Use designation will generate student impacts to the school district; school concurrency **is** required at time of development.

5.G. Airports: The subject property is located approximately 15.1 miles southeast of the Avon Park Executive Airport and 5.31 miles southwest of the Sebring Regional Airport.

6. Mandatory Findings of Fact:

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

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

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

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

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

The Planning Division, based on the Mandatory Findings of Fact and Consistency with the Comprehensive Plan, recommends the Board of County Commissioners to approve and adopt by Resolution, P&Z 2075, changing the Official Zoning Atlas for six parcels totaling approximately 95 acres from Estate District (EU) to Residential District (R-1), referencing the mandatory findings of fact and becoming effective as provided by law.

Attachments:

Exhibit 1: Location Map
Exhibit 2: Aerial Map
Exhibit 3: Zoning Map
Exhibit 4: Proposed Zoning Map
Exhibit 5: Site Photographs

Exhibit 1:

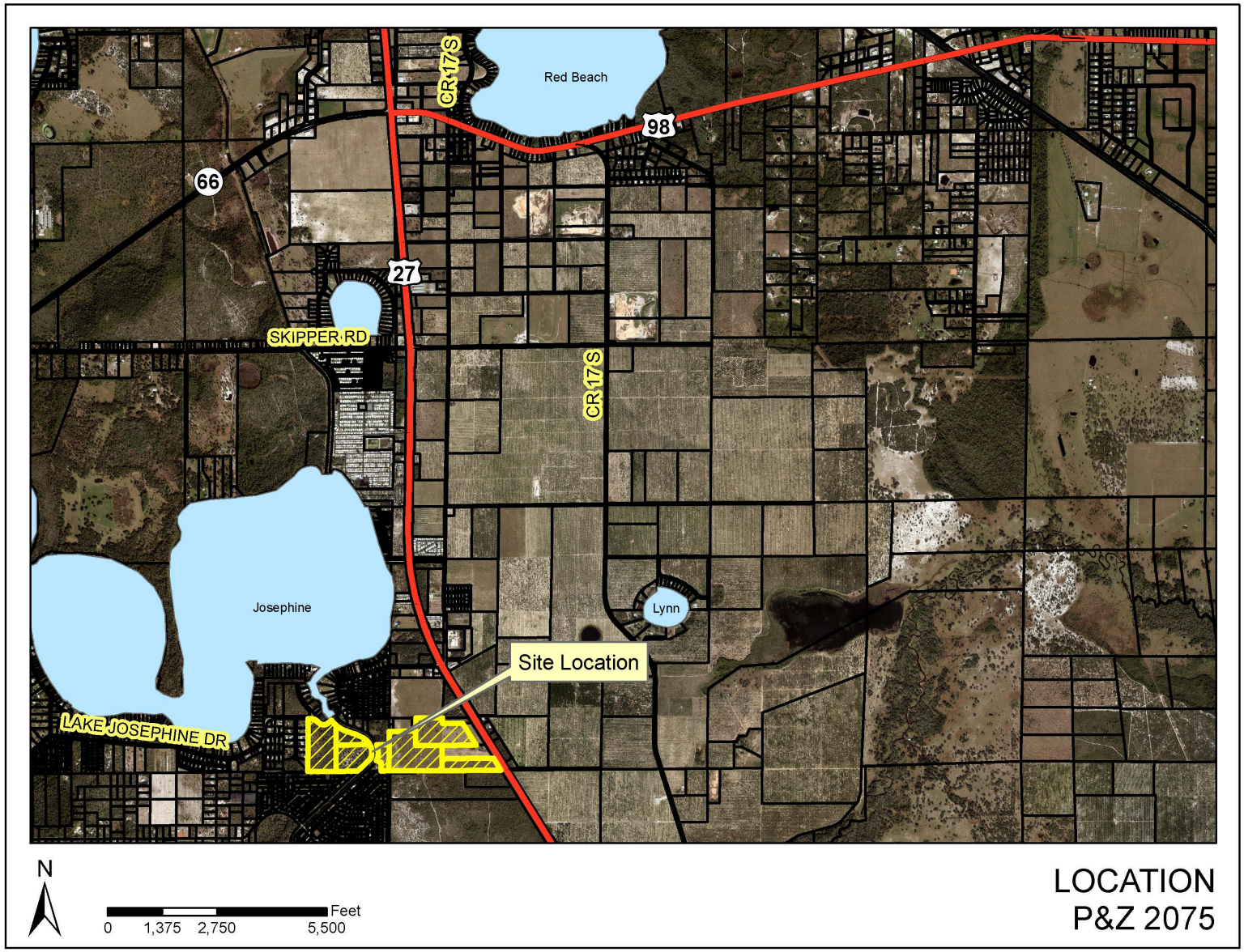

Red Beach
CR 17 S
98
66
27
SKIPPER RD
CR 17 S
Josephine
Lynn
Site Location
LAKE JOSEPHINE DR
N
0
1,375
2,750
5,500
Feet
LOCATION
P&Z 2075

Exhibit 2:

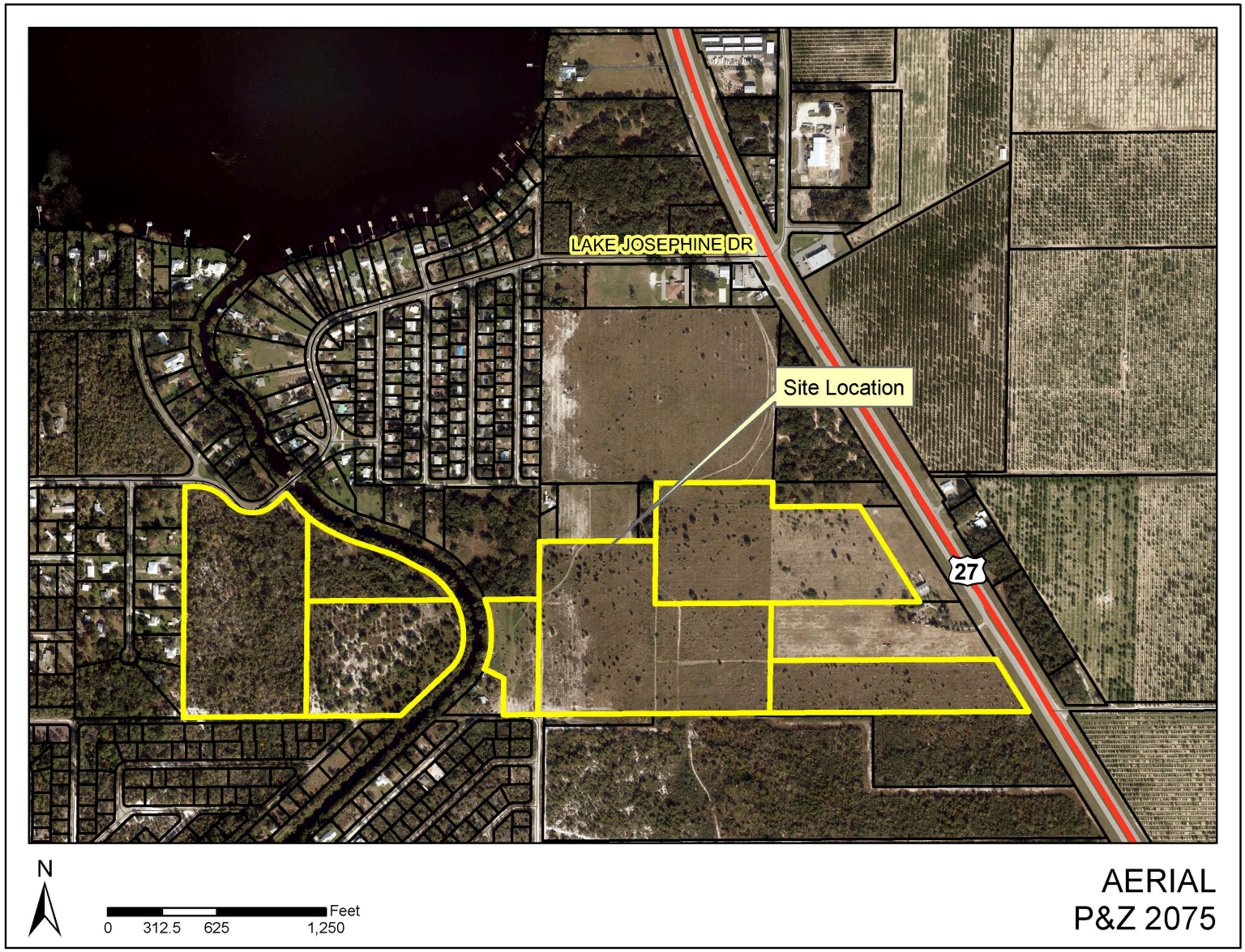

LAKE JOSEPHINE DR
Site Location
27
N
0
312.5
625
1,250
Feet
AERIAL
P&Z 2075

Exhibit 3:

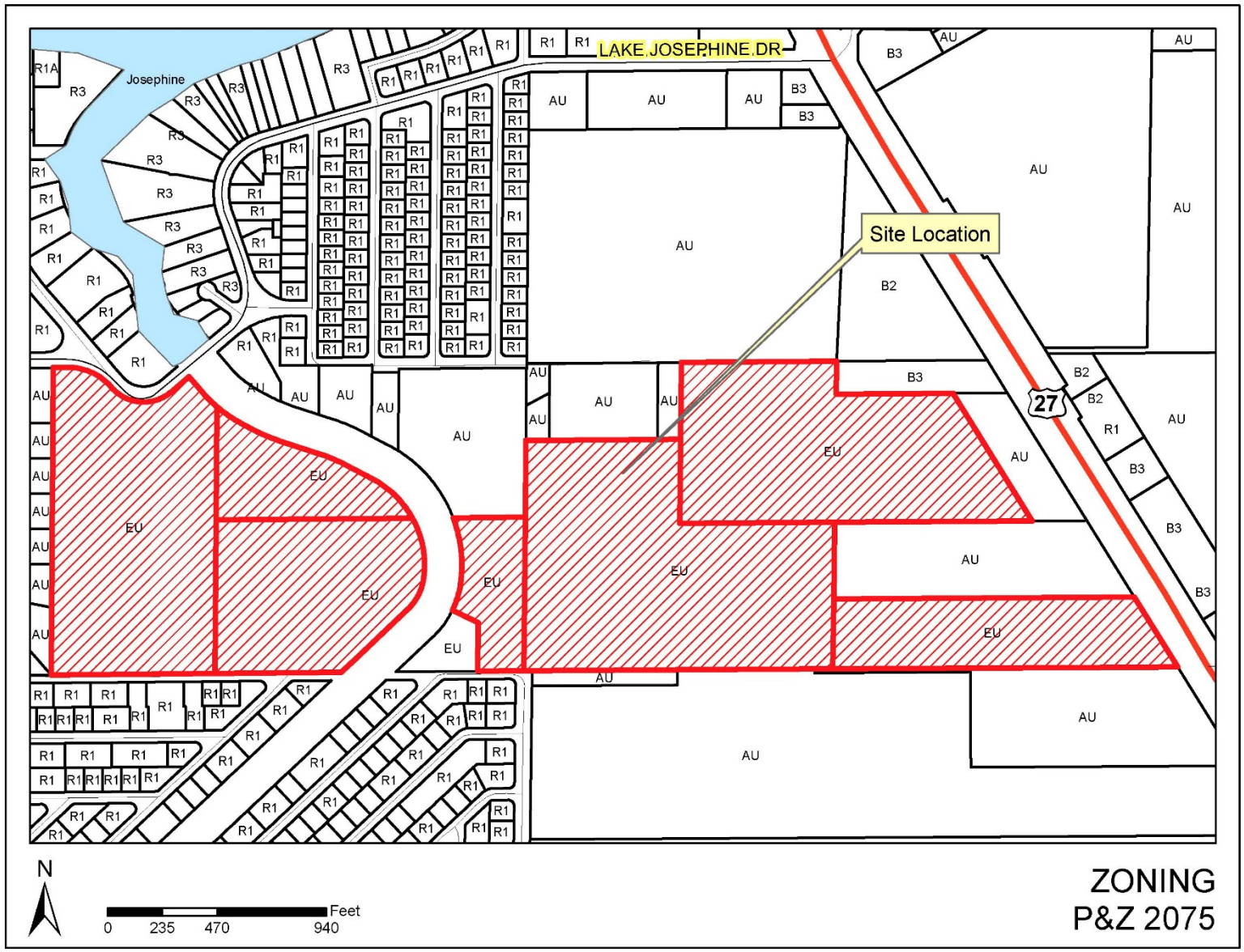

LAKE JOSEPHINE DR
Josephine
Site Location
27
N
0
235
470
940
Feet
ZONING
P&Z 2075

Exhibit 4:

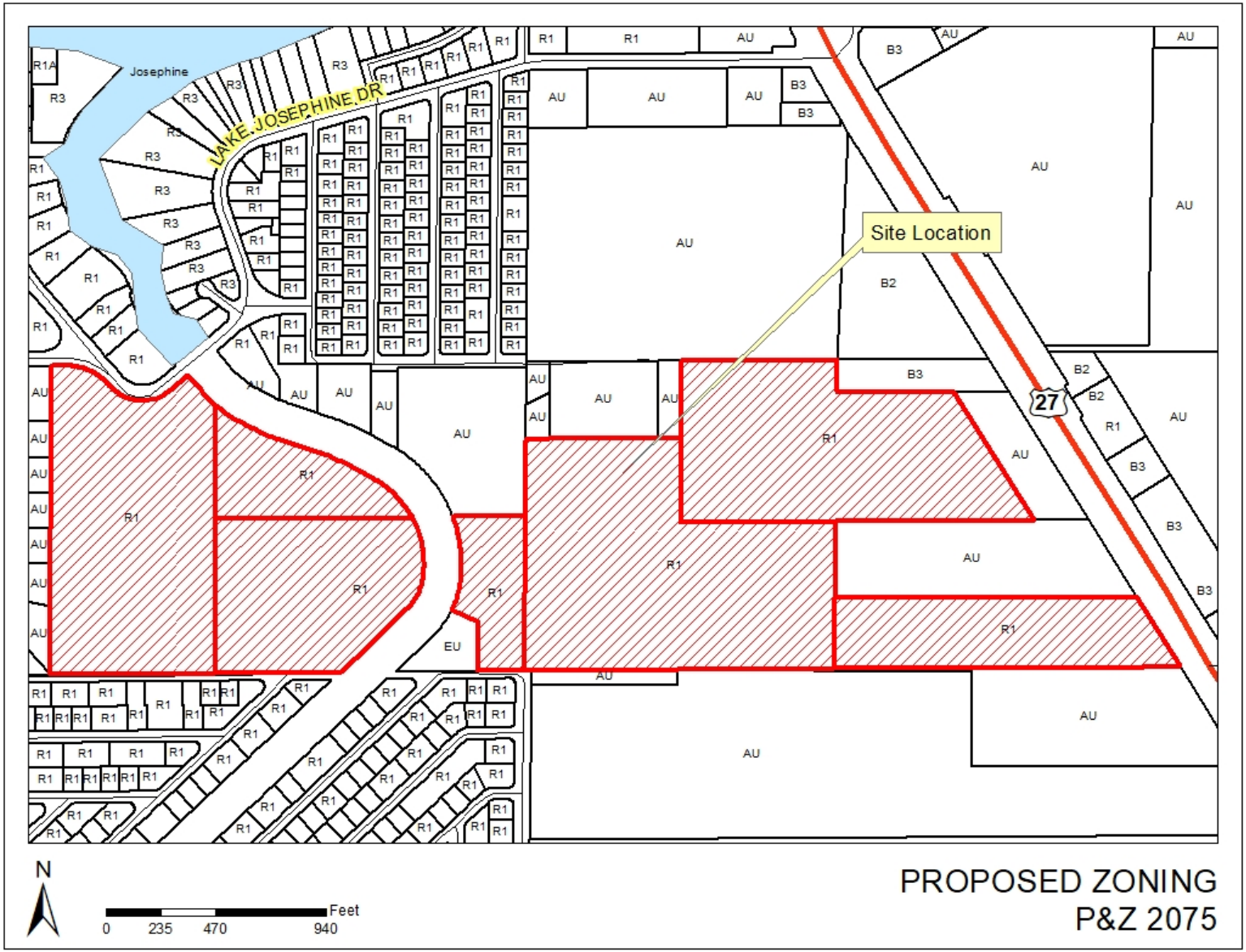

Josephine
LAKE JOSEPHINE DR
Site Location
27
N
0
235
470
940
Feet
PROPOSED ZONING
P&Z 2075

Exhibit 5:

Highlands County, Florida
Zoning Change Application

Zoning change from: EU
Zoning change to: R1

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

****

SECTION I: STAFF USE ONLY:

P&Z Hearing Number: 2075 **Date of Application:** 2/17/2021
Amount of Fee: $1950.00 **Receipt No.:** 21020015 **Tax Map No.:** 93C
Hearing Dates: LP: — **P&Z:** 4/13/2021 **BCC:** 5/18/2021

****

This application has been reviewed for completeness and determined sufficient:

Rachel B. — 2/26/2021
Zoning Supervisor **Date**

****

SECTION II: APPLICANT & PROPERTY INFORMATION:

1. **Name of Property Owner(s):** If more than one, all owners must sign the Owner's Affidavit (attached), which must accompany the application.
   Print Name: EMW Associates, LLC
   Mailing Address: 1320 Estuary Trail, Delray Beach, Florida 33483
   Telephone No.: 954-648-6020 **E-Mail Address:** wwmee52@gmail.com

2. **Name of Agent:** Complete the Agent's Affidavit (attached) from property owner, which must accompany application, giving agent authority to represent this application.
   Print Name: Polston Engineering, Inc.
   Mailing Address: PO Box 588, Sebring, Florida 33871-0588
   Telephone No.: 863-385-5564 **E-Mail Address:** dale@polstonengineering.com

NOTARIZED AUTHORIZATION:

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

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

4. **Strap No.(s) of Property Covered by Application:**
   STRAP #:C-33-35-29-A00-0021/0040-0000 **STRAP #:**C-33-35-29-A00-0050-0000
   STRAP #:C-34-35-29-A00-0140/0170-0000 **STRAP #:**C-34-35-29-A00-0130-0000

5. **Street Address(es) of Property Covered by the Application:** 1055 Lake Josephine Drive, 13225 W. Waterway Drive, 955 Atkins Road, (2) information items, 12715 US Hwy 27 South, Sebring, Florida 33875

****

SECTION III: INFORMATION ABOUT EXISTING USES:

6. **Existing Zoning District:** EU **Existing Land Use Classification:** RL
Are the Zoning and Comprehensive Plan Consistent? ☑Consistent ☐Not Consistent

7. **Existing Property Information:** Size of Property (width) 1872 ± feet, (depth) 1320 ± feet, street frontage 992 ± feet, water frontage 1972 ± feet, **Total acres** 95 acres ±
If different from the total acreage, the upland, or developable portion is Same +/- acres.

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

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

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

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

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

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

	Existing Uses	FLUM Designations	Zoning Districts
North	Residential and Vacant	RM, AG, RL	R1, AU, EU
South	Vacant	AG	R1, AU
East	Vacant	RL, AG, C	AU, B3
West	Residential and Vacant	AG	AU

****

SECTION IV: INFORMATION ABOUT THE PROPOSED CHANGE:

13. **Reason for Proposed Change(s) (DO NOT INCLUDE SPECIFIC USES):** Going to develop a single-family subdivision at medium density instead of low density.

14. **Proposed Number of Dwelling Units Desired or Number of Square Feet of Commercial Space (if applicable):** 95 x 4 = 380 single family homes

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

A. Proposed parcel size (if increasing area with this application) R1, 10,000 sq ft + square feet/acre
B. Proposed Floor Area Ratio (FAR): Gross floor area of existing building NA divided by Parcel size NA = FAR NA %

****

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

16. **Potable Water:** The proposed development will be served by an off-site central potable water system. ☑Yes ☐No
If Yes, the potable water system requirements will be accommodated by the US Water water system.

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

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

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

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

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

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

17. **Wastewater Treatment:** The proposed development will be served by an on-site central wastewater treatment system. ☑Yes ☐No The owner will be permitting and building an on-site WWTF
If Yes, the wastewater treatment system requirements will be accommodated by the _____ system.

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

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

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

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

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

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

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

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

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

19. **Solid Waste Disposal:** The proposed development will be served by the Waste Connections refuse collection company.
Note: The required LOS for the County is based upon the landfill capacity to accommodate at least 5.21 pounds/person/day.

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

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

21. **Military Airport Zones (MAZ):** Is this property located in an MAZ? ☑ Yes ☐ No
If Yes, please indicate the area as MAZ I, MAZ II, or MAZ III MAZ III.

****

SECTION VI: ADDITIONAL ZONING AMENDMENT INFORMATION:

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

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

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

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

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

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

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

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

30. **Proposed Multiple Zoning Changes:** If more than one zoning change is being requested, it is necessary to show the exact areas to be covered by the different zoning designations. The legal description, along with an illustration showing the dimensions, of each different zoning designation must be included (Attach to the application if applicable).

****

END OF APPLICATION

ATTACHMENTS:

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

18.50
2800.00 dd

OFFICIAL RECORDS
BK 1873 PG 410

1330449

DEED DOC STAMPS 2800.00 D.C.

C-33-35-29-A00-0021-0000

Prepared by and return to:
Melissa E. Barlaug
Legal Assistant
William J. Nielander, P.A.
172 E. Interlake Blvd
Lake Placid, FL 33852
863-465-8181
File Number: 05-533LR

[Space Above This Line For Recording Data]

1055 Lake Josephine Dr.

RETURN TO

Warranty Deed

This Warranty Deed made this ___ day of **June, 2005** between **Dedo A. Saxony** whose post office address is **4698 County Road 8, R.R. #4 , Picton, ON K0K 2T0**, grantor, and **EMW Associates, L.L.C., a Florida Limited Liability Company** whose post office address is **165 Riverside Dr, Ormond Beach, FL 32176**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Highlands County, Florida** to-wit:

Being the East 704.42 feet of Government Lot 10, Section 33, Township 35 South, Range 29 East, Highlands County, Florida, more particularly described as follows: Commence at the SE Corner of Section 33, thence South 89°26' West a distance of 1,326.25 feet to the SE Corner of Government Lot 10 and point of beginning; thence continue along said line a distance of 704.42 feet to a point, thence North 00°21'31" East a distance of 1,319 feet to a point on the northerly boundary of Government Lot 10, thence North 89°26' East a distance of 57.89 feet to a point of curve, thence along a curve to the right having a radius of 278.71 feet an arc distance of 213.71 feet to a point of compound curve, thence along a curve to the left having a radius of 182.91 feet an arc distance of 287.20 feet to the point of tangency, thence North 49°18'10" East a distance of 169.30 feet to a point on the northerly boundary of Government Lot 10, thence North 89°26' East along the northerly boundary of Government Lot 10, a distance of 71.23 feet to the northeast corner of Government Lot 10, thence South 00° 21'31" West a distance of 1,319 feet to the southeast corner of Government Lot 10 and point of beginning. LESS Road Right-of-Way and LESS all land lying north of road Right-of-Way.

Parcel Identification Number: C-33-35-29-A00-0021-0000

Subject To:
1. Comprehensive land use plans, zoning, restrictions, prohibitions, and other requirements imposed by governmental authority.
2. Restrictions and matters appearing on the plat or otherwise common to the subdivision.
3. Public utility easements of record.
4. Taxes for the year 2005 and subsequent years.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor and is in fact VACANT land.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2004**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: JACK H. WARD

Witness Name: SUSAN SQUIRES

Dedo A. Saxony

DoubleTimee

Return to:

1800.00
1278.20 cm

OFFICIAL RECORDS
BK 1845 PG 335

1310927

This instrument was prepared by:
Maria DaSilva for
South Ridge Abstract & Title Co.
229 So Commerce Ave.
P.O Box 1070
Sebring, FL 33870

DEED DOC STAMPS 1278.20 D.C. cm

955 Atkins Rd.

RETURN TO

Parcel ID Number: C 33 35 29 A00 0050 0000

C-33-35-29-A00-0050-0000

Warranty Deed

This Indenture, Made this 14th day of April, 2005 A.D., **Between**

INGRID ANN BERGLUND MINNICK

whose address is: 3733 S. County Rd 150 E Logansport
of the County of Cass, State of INDIANA 46947, **grantor,** and

EMW ASSOCIATES, L.L.C., A Florida Limited Liability Company
whose address is: 468 RIVERSIDE DRIVE, ORMOND BEACH

of the County of , State of FLORIDA 32176, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of

----------TEN DOLLARS ($10)---------- DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Highlands State of Florida to wit:

The North Half of Government Lot 11, Section 33, Township 34 South, Range 29 East, Highlands County, Florida, lying Southwesterly of the Southwesterly Easement Line of Josephine Creek Easement as shown in Plat Book 8, Page 43, of the Public Records of Highlands County, Florida, being more particularly described as follows: COMMENCE at the Southeast Corner of Government Lot 11 of section 33, Township 35 South, Range 29 East; thence North 00 degrees 35 minutes 27 seconds East along the East Line of said Government Lot 11 a distance of 659.75 feet to the Southeast Corner of the North Half of Government Lot 11 of Section 34, Township 35 South, Range 29 East; thence South 89 degrees 37 minutes 03 seconds West along the South Line of the North Half of Government Lot 11, A distance of 483.77 feet to a point on the said Southwesterly Easement Line for the POINT OF BEGINNING; thence continue South 89 degrees 37 minutes 03 seconds West along said South Line of the North Half of Government Lot 11 a distance of 842.46 feet; thence North 00 degrees 35 minutes 28 seconds East along the

(Continued on Attached)

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Susanna J. Snyder
Signature of Witness
Printed Name Susanna J. Snyder

Ingrid Ann Berglund Minnick (Seal)
Signature
INGRID ANN BERGLUND MINNICK
P.O. Address:

Signature of Witness
Printed Name EDWARD D BENELER II

STATE OF Indiana
COUNTY OF Cass

The foregoing instrument was acknowledged before me this 14 day of April, 2005 by
INGRID ANN BERGLUND MINNICK

she is personally known to me or she has produced her Ingrid Ann Berglund Minnick as identification.

Susanna J. Snyder
Printed Name: Susanna J. Snyder
Notary Public
My Commission Expires: March 1, 2006

NOTARY PUBLIC SEAL STATE OF INDIANA

66141

Laser Generated by © Display Systems, Inc. 2003 (863) 763-5555 Form FLWD-1

Parcel ID Number: C 33 35 29 A00 0050 0000

OFFICIAL RECORDS
BK 1845 PG 336

1310927

West Line of Government Lot 11, a distance of 485.60 feet to a point on the said Southwesterly Easement Line of Josephine Creek Easement and to a point on a non tangent curve to the left having a radius of 600.00 feet, a central angle of 12 degrees 46 minutes 34 seconds and a chord bearing of South 55 degrees 52 minutes 49 seconds East 133.51 feet; thence Southeasterly along the arc and along said Southwesterly Easement Line a distance of 133.79 feet; thence South 62 degrees 16 minutes 07 seconds East along said Southwesterly Easement Line a distance of 46.57 feet to a point of curve to the left having a radius of 805.00 feet, a central angle of 09 degrees 27 minutes 44 seconds and a chord bearing of South 66 degrees 59 minutes 59 seconds East 132.79 feet; thence Southeasterly along the arc and along said Southwesterly Easement Line a distance of 132.94 feet; thence South 71 degrees 43 minutes 51 seconds East along said Southwesterly Easement Line a distance of 184.14 feet to a point of curve to the right having a radius of 645.00 feet, a central angle of 09 degrees 27 minutes 44 seconds and a chord bearing of South 66 degrees 59 minutes 59 seconds East 106.40 feet; thence Southeasterly along the arc and along the Southwesterly Easement Line a distance of 106.52 feet; thence South 62 degrees 16 minutes 07 seconds East along the Southwesterly Easement Line a distance of 132.71 feet to a point of curve to the right having a radius of 420.00 feet, a central angle of 33 degrees 37 minutes 44 seconds and a chord bearing of South 45 degrees 27 minutes 15 seconds East, 242.99 feet; thence Southeasterly along the arc and along said Southwesterly Easement Line a distance of 246.51 feet to the POINT OF BEGINNING.

THE PROPERTY HEREIN CONVEYED IS THE SEPARATELY OWNED NON-HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED UNDER FLORIDA LAW.

Subject to restrictions, reservations and easements of record, if any, and taxes and assessments for the year 2005 and subsequent years

FILE# 1310927 RCD:Apr 21 2005 @ 3:51 PM
L.E. "Luke" Brooker Clerk of Courts Highlands Co

Return to:

OFFICIAL RECORDS
BK 1830 PG 198
1299568

DEED DOC STAMPS 8050.00 D.C. JR

This instrument was prepared by:
Maria DaSilva for
South Ridge Abstract & Title Co.
229 So Commerce Ave.
P O Box 1070
Sebring, FL 33870

Parcel ID Number: C 33 35 29 A00 0030 0000
Grantee #1 TIN:
Grantee #2 TIN:

13225 W. Waterway &
12715 US 27 S

C-34-35-29-A00-0130-0000
C-33-35-29-A00-0040-0000
C-34-35-29-A00-0140-0000
C-34-35-29-A00-0170-0000

Warranty Deed

This Indenture, Made this 25th day of February, 2005 A.D., **Between** McKAY-FUSS-ALDERMAN, INC., a Florida Corporation whose address is: 4001 Lafayette Ave. Sebring 33872 of the County of Highlands, State of Florida, **grantor,** and EMW ASSOCIATES, L.L.C., a Florida Limited Liability Company, whose address is: 165 Riverside Drive Ormond Beach 32176 of the County of , State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Highlands State of Florida to wit:

BEGIN AT SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 35 SOUTH RANGE 29 EAST, HIGHLANDS COUNTY, FLORIDA (ALSO BEING THE SOUTH WEST CORNER OF GOVENMENT LOT 13 AND THE SOUTHEAST CORNER OF GOVERNMENT LOT 11, SECTION 33, TOWNSHIP 35 SOUTH, RANGE 29 EAST); THENCE SOUTH 89 DEGREES 56 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 11(SAID LINE ALSO BEING THE SOUTH LINE OF SAID SECTION 33), A DISTANCE OF 1,326.22 FEET TO SOUTHWEST CORNER OF SAID GOVERNMENT LOT 11; THENCE NORTH 00 DEGREES 53 MINUTES 03 SECONDS EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 11, A DISTANCE OF 659.09 FEET TO NORTHWEST CORNER OF THE SOUTH HALF OF SAID GOVERNMENT LOT 11; THENCE NORTH 89 DEGREES 54 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF GOVERNMENT LOT 11, A DISTANCE OF 1,326.22 FEET TO SOUTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID GOVERNMENT LOT 13; THENCE NORTH 00 DEGREES 53 MINUTES 03 SECONDS EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 13(SAID LINE ALSO BEING THE EAST LINE OF SAID GOVERNMENT LOT 11), A DISTANCE OF 329.88 FEET TO SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID GOVERNMENT LOT 13; THENCE NORTH 89 DEGREES 53 MINUTES 25 SECONDS EAST ALONG THE SOUTH LINE OF THE SAID NORTH HALF OF THE NORTHWEST QUARTER OF GOVERNMENT LOT 13, A DISTANCE OF 664.97 FEET TO THE SOUTHEAST CORNER OF THE SAID

(Continued on Attached)

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Peter H McDavitt
Printed Name Peter H. McDavitt
Witness

McKAY-FUSS-ALDERMAN, INC., a Florida Corporation
By: Kimble D McKay (Seal)
KIMBLE D McKAY
as VICE PRESIDENT
P.O. Address:

Maria DaSilva
Printed Name: MARIA DaSILVA
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF Highlands

The foregoing instrument was acknowledged before me this 25th day of February, 2005 by KIMBLE D. McKAY, as VICE PRESIDENT of McKAY-FUSS-ALDERMAN, INC., a Florida Corporation on behalf of the corporation he is personally known to me or he has produced his Florida driver's license as identification.

Maria Dasilva
My Commission DD361221
Expires October 10, 2008

Printed Name: MARIA DaSILVA
Notary Public
My Commission Expires:

64873

Laser Generated by © Display Systems, Inc. 2003 (863) 763-5555 Form FLWD-1

Warranty Deed - Page 2

OFFICIAL RECORDS
BK 1830 PG 199

1299568

Parcel ID Number: C 33 35 29 A00 0030 0000

NORTH HALF OF THE NORTHWEST QUARTER OF GOVERNMENT LOT 13; THENCE NORTH 00 DEGREES 57 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF THE SAID NORTH HALF OF THE NORTHWEST QUARTER OF GOVERNMENT LOT 13, A DISTANCE OF 330.18 FEET TO NORTHEAST CORNER OF THE SAID NORTH HALF OF THE NORTHWEST QUARTER OF GOVERNEMNT LOT 13; THENCE NORTH 89 DEGREES 51 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 13 A DISTANCE OF 665.48 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 13 (SAID POINT ALSO BEING THE NORTHWEST CORNER OF GOVERNMENT LOT 14); THENCE SOUTH 01 DEGREE 02 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 13 (SAID LINE ALSO BEING THE WEST LINE OF SAID GOVERNMENT LOT 14), A DISTANCE OF 140.82 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 53 SECONDS EAST, A DISTANCE OF 499.53 FEET TO A POINT ON A LINE LYING 200 FEET SOUTHWESTERLY OF AND PARALLEL TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27; THENCE SOUTH 31 DEGREES 33 SECONDS 51 MINUTES EAST ALONG SAID LINE PARALLEL LINE, A DISTANCE OF 646.44 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 300 FEET OF THE NORTH THREE-FOURTHS OF SAID GOVERNMENT LOT 14; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 848.00 FEET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 14; THENCE SOUTH 01 DEGREE 02 MINUTES 57 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 330.06 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 30 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF SAID GOVERNMENT LOT 14; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS EAST ALONG THE SAID SOUTH LINE, A DISTANCE OF 1,291.23 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27; THENCE SOUTH 31 DEGREES 33 MINUTES 51 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 353.15 FEET A TO POINT ON THE SOUTH LINE OF SAID GOVERNEMT LOT 14(SAID LINE ALSO BEING THE SOUTH LINE OF SAID SECTION 34); THENCE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 154.51 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE CONTINUE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 2,654.15 FEET TO THE POINT OF BEGINNING, LESS JOSEPHINE CREEK EASEMENT RIGHT OF WAY, RECORDED IN PLAT BOOK 8, PAGE 43, PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

Less and except: Need legal from 4113 Sebring Lakes Blvd

* See Schedule A OR 915 PG 473

FILE# 1299568 RCD:Mar 04 2005 @ 11:02 AM
L.E. "Luke" Brooker Clerk of Courts Highlands Co

Laser Generated by © Display Systems, Inc. 2003 (863) 763-5555 Form FLWD-1

SCHEDULE "A"
Legal Description (Continued)

A portion of the South 1/2 of Government Lot 11 in Section 33, Township 35 South, Range 29 East, Highlands County, Florida, more particularly described as follows: Commence at the Southeast corner of the aforesaid Section 33, thence run S. 89°56'22" W. along the South line of said Section 33 for a distance of 198.93 feet to the Point of Beginning of the Tract of land hereinafter to be described; thence run N. 0°53'39" E. parallel with the East line of said Section 33 for a distance of 208.68 feet to a point; thence run N. 63°45'46" W. for a distance of 122.15 feet to a point on the Southeasterly right-of-way line of Josephine Creek Easement as recorded in Plat Book 8 at Page 43, of the Public Records of Highlands County, Florida, said point being on a circular curve, bearing S. 63°45'46" E. from the center of said curve; thence run Southwesterly along the arc of said circular curve to the right, having for its elements a radius of 394.31 feet a central angle of 20°47'15" for an arc distance of 143.06 feet to the point of tangence; thence run S 47°01'29" W. still along the Southeasterly right-of-way line of said Josephine Creek Easement for a distance of 218.40 feet to a point on the South line of said Section 33; thence run N 89°56'22" E. along the South line of said Section 33 for a distance of 351.00 feet to the Point of Beginning. Containing 1.24 acres more or less; AND,

The right of ingress and egress over, through and along the following described property: The North 30.00 feet of the South 1/2 of Government Lot 11, as measured at right angles thereto, in Section 33, Township 35 South, Range 29 East, Highlands County, Florida, lying East of the East right-of-way line of Josephine Creek Easement as recorded in Plat Book 8 at Page 43 of the Public Records of Highlands County, Florida; AND, the North 30.00 feet of the Southwest 1/4 of Government Lot 13, as measured at right angles thereto, in Section 34, Township 35 South, Range 29 East, Highlands County, Florida; for the purpose of roadway right-of-way and easement in common with Myra A. Smoak, her heirs and assigns.

DOCUMENTARY TAX PD. $ .50
INTANGIBLE TAX PD. $ —
EARL RICH, CLERK, HIGHLANDS COUNTY
BY [signature] DEPUTY CLERK

FILED AND RECORDED
EARL RICH, CLERK
HIGHLANDS COUNTY
May 18 9 54 AM '86

599276

OR BOOK 915 PAGE 473

Highlands County, Florida
Development Services Department Application

OWNER'S AFFIDAVIT

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

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

Please initial the appropriate line:

No contact is required. WW

An appointment is required before entering the property. ~~WW~~ WW

WAYNE WENNICK
Print Name of Owner

Wayne C. Wennick
Signature of Owner

1320 Estuary Trail
Address: Number and Street (P.O. Box)

Delray Beach, Florida 33483
City and State (Zip Code)

STATE OF FLORIDA
PALM **~~HIGHLANDS~~ COUNTY**

BEACH The Foregoing instrument was acknowledged before me this 16 day of FEBRUARY 2021, by WAYNE WENNICK who is personally known by me ☐ ~~or~~ who has produced _____, as identification and who did take an oath:

Signature

ASHLEY COURTNEY
Print Name

ASHLEY COURTNEY
MY COMMISSION # GG 951397
EXPIRES: May 24, 2024
Bonded Thru Notary Public Underwriters

Notary Public, State of Florida
My Commission Expires: 5/24/24

Highlands County, Florida
Development Services Department Application

AGENT'S AFFIDAVIT

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

Roger Dale Polston — Roger Dale Polston
Print Name of Agent — Signature of Agent

PO Box 588, Sebring, Florida 33871-0588
Address: Number and Street (P.O. Box) — City and State (Zip Code)

STATE OF FLORIDA, HIGHLANDS COUNTY

The Foregoing instrument was acknowledged before me this 17 day of February 2021, by Roger Dale Polston who is personally known by me or who has produced _____ respectively, as identification and who did take an oath:

MELINDA SPRINGSTEEN
MY COMMISSION # GG 274837
EXPIRES: February 24, 2023
Bonded Thru Notary Public Underwriters

Signature

Melinda Springsteen
Print Name

Notary Public, State of Florida

My Commission Expires: Feb. 24, 2023

Highlands County, Florida
Development Services Department Application

FORM B. Applicant Authorization to Agent

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

I give authorization for Roger Dale Polston to be my agent for this application.

WAYNE WENNICK
Print Name of Applicant

Signature of Applicant

1320 Estuary Trail
Address: Number and Street (P.O. Box)

Delray Beach, Florida 33483
City and State (Zip Code)

STATE OF FLORIDA
~~HIGHLANDS~~ COUNTY

PALM BEACH

The Foregoing instrument was acknowledged before me this 16 day of FEBRUARY 2021 by WAYNE WENNICK who is personally known by me ☐ ~~or~~ who has produced _____, as identification and who did ~~take an oath~~.

ASHLEY COURTNEY
MY COMMISSION # GG 951397
EXPIRES: May 24, 2024
Bonded Thru Notary Public Underwriters

Signature

ASHLEY COURTNEY
Print Name

Notary Public, State of Florida
My Commission Expires: 5/24/24

HC WATERWORKS, INC.

April 27, 2021

Melinda Springsteen
Polston Engineering Inc.
P.O. Box 588
Sebring, FL 33871-0588

Re: Water Availability, HC Water Works/Lake Josephine

Dear Ms. Springsteen:

As per your recent request for water service availability I am pleased to provide you with the following information:

The Design Capacity for our system is 0.600 MGD.
The Permitted Capacity through the Southwest Florida Water Management District (SWFWMD) is currently 0.155 MGD.
To date our Committed Capacity is 0.075 MGD leaving an Excess Capacity of 0.080 MGD at this time.

During our last permit renewal, the SWFWMD assured us that we can apply for and receive a higher Permitted Capacity when and if the need arises. The District reduced our permitted amount as a result of the lack of growth based on the last 10 years in Highlands County. This has nothing to do with the water system's ability to meet the demand. Our water system is fully capable to supply the requested water demand, as well as fire protection.

With your client's assistance, our Engineering Department will file for this permit revision when the need becomes necessary. We will need additional information and a written request for water service from the developer. This will include detailed plans on number of homes, lot size, number of expected residents, as well as a firm committed development timeline and expected completion. This information will be necessary in order to request additional water capacity from the SWFWMD. Also depending on your building schedule, HC Waterworks may be able to meet the early phases of construction until such time as addition capacity is granted by the SWFWMD

We look forward to working with you on developing this area of Highlands County.

If you have any further questions or concerns, please do not hesitate to contact me at either trendell@uswatercorp.net or (727) 848-8292, ext. 245.

Sincerely,

Troy Rendell
Vice President
Investor Owned Utilities
// for HC Waterworks, Inc.

4939 Cross Bayou Boulevard ~ New Port Richey, FL 34652
Tel: (866) 753-8292 Fax: (727) 848-7701

Polston Engineering Inc.
CIVIL ENGINEERING CONSULTANTS

LAND PLANNING
SITE DESIGN
SOIL SCIENCE
ROAD DESIGN
WATER SYSTEM DESIGN
WASTE WATER DESIGN

P.O. BOX 588, SEBRING, FLORIDA 33871-0588 * (863) 385-5564 * FAX (863) 385-2462

February 1, 2021

Mr. Michael Averyt
Assistant Superintendent/Business Operations
School Board of Highlands County
426 School Street
Sebring, Florida 33870

Re: School Capacity Request for Large Comprehensive Plan Land Use Change

Dear Mr. Averyt,

An amendment to the Future Land Use Map (FLUM) of Highlands County has been requested by Jack and Janice Morton Trust. Please provide a letter stating that school capacity exists based on the following information:

Proposed Development: potential residential homes, 10,000 square feet or larger
Location (map attached): Sebring Florida - See attached maps

The anticipated number of students that will be generated by the proposed development will be _____.

School Attendance Zones for the anticipated students:
Elementary: Cracker Trail Elementary
Middle: Sebring Middle School
High: Sebring High School

Proposed build out year: 2035
Proposed Phasing, if applicable: Not applicable

It is understood that this information is provided as a planning tool to assist in the evaluation of a proposed land use amendment. This information does not reserve school capacity nor does it establish school concurrency requirements. School concurrency requirements will be established pursuant to F.S. 163.3177 and F.S.163.3180 at time of development.

Thank you for your consideration with our request.

Sincerely,

Melinda Springsteen
mindi@polstonengineering.com

The School Board of Highlands County
Transforming Today's Learners into Tomorrow's Leaders

Department
Michael Averyt, Business/Operations

426 School Street
Sebring, FL 33870
(863) 471-5626
averytm@highlands.k12.fl.us

School Board of Highlands County
School Capacity Planning Tool for Comprehensive Plan Amendments

September 9, 2020

Mindi Springsteen
Polston Engineering
P. O. Box 588
Sebring, FL 33871

School Year of Analysis: **2020/2021**

Proposed Development:
Applicant: Polston Engineering, Inc.
Location (map attached): 1055 Lake Josephine Drive C-33-35-29-A00-0021-0000, 13225 W. Waterway Drive C-33-35-29-A00-0040-0000, 955 Atkins Road C-33-35-29-A00-0050-0000, C-34-35-29-A00-0170-0000, C-34-35-29-A00-0140-0000

School Attendance Zones:
Elementary: **Cracker Trail Elementary**
Middle: **Sebring Middle**
High: **Sebring High**

Proposed Dwelling Units: **380** Single Family _____Mobile Home ___ Multi-Family
Propose build out year: **Unknown**
Proposed Phasing if applicable:

2018 Student Generation Rates by Dwelling Unit Type

Dwelling unit Type	Elementary (K-5)	Middle (6-8)	High (9-12)
Single Family	0.129	0.061	0.074
Mobile Home	0.086	0.041	0.049
Multi-Family	0.080	0.038	0.046

Dr. Brenda Longshore, Superintendent
Donna Howerton, Chairperson · **Jan Shoop**, Vice Chairperson
Bill Brantley **Jill Compton Twist** · **Isaac Durrance** ·

A fully accredited school system of the Southern Association of Colleges and Schools
Equal Opportunity Employment and Veteran's Preference Employer

The School Board of Highlands County
Transforming Today's Learners into Tomorrow's Leaders

Department
Michael Averyt, Business/Operations

426 School Street
Sebring, FL 33870
(863) 471-5626
averytm@highlands.k12.fl.us

School	Capacity	5-Year Work Program Added Capacity	Available Planning Capacity	Proposed Development Student Generation	Available Capacity including Proposed Development (+/-)
Cracker Trail Elementary	174.00	0	174.00	49.02	124.98
Sebring Middle	129.68	0	129.68	23.18	106.50
Sebring High	502.76	0	502.76	28.12	474.64

This information is provided as a planning tool to assist in the evaluation of a proposed land use amendment. This information does not reserve school capacity nor does it establish school concurrency requirements. School concurrency requirements will be established pursuant to F.S. 163.3177 and F.S.163.3180 at time of development.

Sincerely,

Michael Averyt
Assistant Superintendent of Business/Operations

MA/cd

Dr. Brenda Longshore, Superintendent
Donna Howerton, Chairperson · Jan Shoop, Vice Chairperson
Bill Brantley Jill Compton Twist · Isaac Durrance ·

A fully accredited school system of the Southern Association of Colleges and Schools
Equal Opportunity Employment and Veteran's Preference Employer

RESOLUTION NO. 20-21-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF HIGHLANDS COUNTY, FLORIDA, PERTAINING TO THE ZONING CHANGE FOR THAT PROPERTY IDENTIFIED BY THE HIGHLANDS COUNTY PROPERTY APPRAISER THROUGH PARCEL ID# C-33-35-29-A00-0021-0000, C-33-35-29-A00-0040-0000, C-33-35-29-A00-0050-0000, C-34-35-29-A00-0130-0000, C-34-35-29-A00-0140-0000 AND C-34-35-29-A00-0170-0000; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF ZONING CHANGE AND ZONING ATLAS AMENDMENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Highlands County Code of Ordinances, Section 12.03.401, the Property Owner of that property identified by the Highlands County Property Appraiser through Parcel ID# C-33-35-29-A00-0021-0000, C-33-35-29-A00-0040-0000, C-33-35-29-A00-0050-0000, C-34-35-29-A00-0130-0000, C-34-35-29-A00-0140-0000 and C-34-35-29-A00-0170-0000 (Property), has requested a change to the existing zoning classification on the Property for the specific purposes of furthering economic objectives; and

WHEREAS, the County has determined that the proposed zoning change is consistent with FLU Policy 1.1.A., which states that the Future Land Use Element shall be used as a common framework to govern land use decisions by the public sector and to guide the development activities of the private sector; and

WHEREAS, the County has determined that the proposed zoning change is consistent with the goals, objectives and policies of the Highlands County 2030 Comprehensive Plan (Plan); and

WHEREAS, the County has determined that Environmental clearance, pursuant to NRE Policy 3.3 of the Plan, is not required for approval of the proposed zoning change; and

WHEREAS, the County has determined that the Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Plan and the Florida Master Site File indicate that there are no known cultural resources on the property and the proposed zoning change does not require Historical and Archaeological clearance, pursuant to FLU Policy 7.1, NRE Policy 1.3 of the Plan and the Highlands County Land Development Regulations; and

WHEREAS, all future development actions for the Property shall be made to conform to applicable Plan policies and to the County's Land Development Regulations in effect at the time of development.

NOW, **THEREFORE BE IT RESOLVED**, by the Board, after public hearing and comment that:

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

SECTION 2. Approval of Zoning Change and Zoning Atlas Amendment.

A. The zoning designation for that Property identified by the Highlands County Property Appraiser through Parcel ID# C-33-35-29-A00-0021-0000, C-33-35-29-A00-0040-0000, C-33-35-29-A00-0050-0000, C-34-35-29-A00-0130-0000, C-34-35-29-A00-0140-0000 and C-34-35-29-A00-0170-0000; and more particularly described as:

> Being the East 704.42 feet of Government Lot 10, Section 33, Township 35 South, Range 29 East, Highland County, Florida, more particularly described as follows: Commence at the Southeast Corner of Section 33, thence South 89°26'26" West a distance of 1,326.25 feet to the Southeast Corner of Government Lot 10 and Point of Beginning; thence continue along said line a distance of 740.42 feet to a point; thence North 00°21'31" East a distance of 1,319.00 feet to a point on the northerly boundary of Government Lot 10; thence North 89°26' East a distance of 57.89 feet to a point of curve; thence along a curve to the right having a radius of 278.71 feet an arc distance of 213.71 feet to a point of compound curve; thence along a curve to the left having a radius of 182.91 feet an arc distance of 287.20 feet to the point of tangency; thence North 49°18'10" East a distance of 169.30 feet to a point on the northerly boundary of Government Lot 10; thence North 89°26' East along the northerly boundary of Government Lot 10, a distance of 71.23 feet to the northeast corner of Government Lot 10; thence South 00°21'31" West, a distance of 1,319.00 feet to the southeast corner of Government Lot 10 and point of beginning. Less road right-of-way and Less all land lying north of road right-of-way.
>
> AND
>
> The North Half of Government Lot 11, Section 33, Township 34 South, Range 29 East, Highlands County, Florida, lying Southwesterly of the Southwesterly Easement Line of Josephine Creek Easement as shown in Plat Book 8, Page 43, of the Public Records of Highlands County, Florida, being more particularly described as follows: Commence at the Southeast Corner of Government Lot 11 of Section 33, Township 35 South, Range 29 East; thence North 00°35'27" East along the East line of said Government Lot 11 a distance of 659.75 feet to the Southeast Corner of the North Half of Government Lot 11 of Section 34, Township 35 South, Range 29 East;

thence South 89°37’03” West along the South line of the North Half of Government Lot 11, a distance of 483.77 feet to a point on the said Southwesterly Easement Line for the Point of Beginning; thence continue South 89°37’03” West along said South line of the North Half of Government Lot 11 a distance of 842.46 feet; thence North 00°35’28” East along the West line of Government Lot 11, a distance of 485.60 feet to a point on the said Southwesterly Easement Line of Josephine Creek Easement and to a point on a non-tangent curve to the left having a radius of 600.00 feet, a central angle of 12°46’34” and a chord bearing of South 55°52’49” East 133.51 feet; thence Southeasterly along the arc and along said Southwesterly Easement Line a distance of 133.79 feet; thence South 62°16’07” East along said Southwesterly Easement Line a distance of 46.57 feet to a point of curve to the left having a radius of 805.00 feet; a central angle of 09°27’44” and a chord bearing of South 66°59’59” East 132.79 feet; thence Southeasterly along the arc and along said Southwesterly Easement Line a distance of 132.94 feet; thence South 71°43’51” East along said Southwesterly Easement Line a distance of 184.14 feet to a point of curve to the right having a radius of 645.00 feet, a central angle of 09°27’44” and a chord bearing of South 66°59’59” East 106.40 feet; thence Southeasterly along the arc and along the Southwesterly Easement Line a distance of 106.52 feet; thence South 62°16’07” East along the Southwesterly Easement Line a distance of 132.71 feet to a point of curve to the right having a radius of 420.00 feet, a central angle of 33°37’44” and a chord bearing of South 45°27’15” East, 242.99 feet; thence Southeasterly along the arc and along Southwesterly Easement Line a distance of 246.51 feet to the Point of Beginning.

AND

Begin at Southwest Corner of Section 34, Township 35 South, Range 29 East, Highlands County, Florida (also being the Southwest Corner of Government Lot 13 and the Southeast Corner of Government Lot 11, Section 33, Township 35 South, Range 29 East); thence South 89°56’22” West along the South line of said Government Lot 11 (said line also being the South line of said Section 33), a distance of 1,326.22 feet to Southwest Corner of said Government Lot 11; thence North 00°53’03” East along the West line of said Government Lot 11, a distance of 659.09 feet to the Northwest Corner of the South Half of said Government Lot 11; thence North 89°54’39” East along the North Line of said South Half of Government Lot 11, a distance of 1,326.22 feet to Southwest Corner of the South Half of the Northwest Quarter of said Government Lot 13; thence North 00°53’03” East along the West line of said Government Lot 13 (said line also being the East line of said Government Lot 11), a distance of 329.88 feet to Southwest Corner of the North Half of the Northwest Quarter of said Government Lot 13; thence North 89°53’25” East along the South line of the said North Half of the Northwest Quarter of Government Lot 13, a distance of 664.97 feet to the Southeast Corner of the said North Half of the

Northwest Quarter of Government Lot 13; thence North 00°57’57” East along the East Line of the said North Half of the Northwest Quarter of Government Lot 13, a distance of 330.18 feet to Northeast Corner of the said North Half of the Northwest Quarter of Government Lot 13; thence North 89°51’53” East along the North Line of said Government Lot 13 a distance of 665.48 feet to the Northeast Corner of said Government Lot 13 (said point also being the Northwest Corner of Government Lot 14); thence South 01°02’57” West along the East ling of said Government Lot 13 (said line also being the West line of said Government Lot 14), a distance of 140.82 feet; thence North 89°51’53” East, a distance of 499.53 feet to a point on a line lying 200 feet Southwesterly of and parallel to the Southwesterly right of way line of U. S. Highway No. 27; thence South 31°33’51” East along said line parallel line, a distance of 646.44 feet to a point on the North line of the South 300 feet of the North three-fourths of said Government Lot 14; thence South 89°56’30” West along said North line, a distance of 848.00 feet to a point on the West line of said Government Lot 14; thence South 01°02’57” West along said West line, a distance of 330.06 feet to a point on the South line of the North 30 feet of the South Half of the South Half of said Government Lot 14; thence North 89°56’30” East along the said South line, a distance of 1,291.23 feet to a point on the Southwesterly right of way line of U. S. Highway No. 27; thence South 31°33’51” East along said right of way line, a distance of 353.15 feet on the South line of said Government Lot 14 (said line also being the South line of said Section 34); thence South 89°58’02” West along said South line, a distance of 154.51 feet to the South Quarter Corner of said Section 34; thence continue South 89°58’02” West along said line, a distance of 2,654.15 feet to the Point of Beginning, less Josephine Creek Easement right of way, recorded in Plat Book 8, Page 43, Public Records of Highlands County, Florida.

Less and Except: A portion of the South ½ of Government Lot 11 in Section 33, Township 35 South, Range 29 East, Highlands County, Florida, more particularly described as follows: Commence at the Southeast corner of the aforesaid Section 33, thence run South 89°56’22” West along the South line of said Section 33 for a distance of 198.93 feet to the Point of Beginning of the Tract of land hereinafter to be described; thence run North 00°53’39” East parallel with the East line of said Section 33 for a distance of 208.68 feet to a point; thence run North 63°45’46” West for a distance of 122.15 feet to a point on the Southeasterly right-of-way line of Josephine Creek Easement as recorded in Plat Book 8, at Page 43, of the Public Records of Highlands County, Florida, said point being on a circular curve, bearing South 631°45’46” East from the center of said curve; thence run Southwesterly along the arc of said circular curve to the right, having for its elements a radius of 394.31 feet a central angle of 20°47’15” for an arc distance of 143.06 feet to the point of tangence; thence run South 47°01’29” West still along the Southeasterly right-of-way line of said Josephine Creek Easement for a distance of 218.40 feet to a point on the South line of said

Section 33; thence run North 89°56’22” East along the South line of said Section 33 for a distance of 351.00 feet to the Point of Beginning. Containing 1.24 acres more or less.

is hereby changed from Estate District (EU) to Residential District (R-1).

B. The official Zoning Atlas of the County is hereby amended to reflect that the zoning for the Property is Residential District (R-1).

C. At the time of development on the Property, the Property Owner, or a representative thereof shall submit a traffic study and such other requirements imposed during the development review process.

SECTION 3. Implementation of Administrative Actions. The County Administrator is hereby authorized and directed to take such action as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The County Administrator may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such County employees as deemed effectual and prudent.

SECTION 4. Savings Clause. All prior actions of Highlands County pertaining to P&Z 2075, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the County Administrator and County Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 8. Effective Date. This Resolution shall take effect immediately after the Effective Date set forth in Highlands County Ordinance 20-21-____, adopting the large-scale Comprehensive Plan Amendment on the Property from Low Density Residential (RL) to Medium Density Residential (RM).

DONE AND ADOPTED, this 18th day of May, 2021.

BOARD OF COUNTY COMMISSIONERS
OF HIGHLANDS COUNTY, FLORIDA

By: _____
Scott A. Kirouac, Chairman

(SEAL)

ATTEST: _____
Jerome Kaszubowski, Clerk

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER: **Sandra S. Vázquez, Planner I**

SUBJECT/TITLE: **Public hearing to consider adoption of Large Scale Comprehensive Plan Future Land Use Amendment CPA-21-585LS, for approximately 95 acres, from Low Density Residential (RL) to Medium Density Residential (RM)**

STATEMENT OF ISSUE

The Applicant is requesting a large-scale comprehensive plan amendment for six parcels totaling approximately 95 acres from Low Density Residential (RL) to Medium Density Residential (RM). The parcel is vacant of structures. Site specific conditions have been amended to provide consistency with the proposed large-scale future land use amendment.

In 2006, a large-scale plan amendment from Agriculture (AG) to Low Density Residential (RL) was adopted and accompanied by a zoning change from Agricultural District (AU) to Estate District (EU). The Applicant is proposing to increase the current allowable density of 95 dwelling units to 380 dwelling units.

There is a companion request for a zoning change from EU to R-1 (Residential District), P&Z 2075.

The Planning and Zoning Commission recommended approval of CPA-21-585LS as presented.

RECOMMENDED ACTION

Move to approve CPA-21-585LS, amending the Future Land Use Element and the Future Land Use Map of the Highlands County Comprehensive Plan for six parcels totaling approximately 95 acres from Low Density Residential (RL) to Medium Density Residential (RM), referencing the mandatory findings of fact and transmitting CPA-21-585LS to the Florida Department of Economic Opportunity for expedited state review.

FISCAL IMPACT

There is no fiscal impact.

Attachments: Staff Report CPA-21-585LS EMW Associates
Application CPA-21-585LS EMW Associates
Ordinance CPA-21-585LS EMW Associates

HIGHLANDS COUNTY
PLANNING DIVISION
STAFF REPORT

Type: Large Scale Comprehensive Plan Amendment	**BCC Hearing Date:** 5/18/2021
Case Number: CPA-21-585LS	**Case Name:** EMW Associates, LLC
Agent: Roger Dale Polston	**Property Owners:** EMW Associates, LLC
Public Hearing: BCC	**Case Staff Member:** Sandra S. Vázquez

Request: Change the Future Land Use Map (FLUM) for six parcels totaling approximately 95 acres, from Low Density Residential (RL) to Medium Density Residential (RM)

General Location: Six parcels totaling approximately 95 acres, located approximately 1.75 miles south of Skipper Road, on the south side of Lake Josephine Drive, and on the west side of US 27; the addresses being 1055 Lake Josephine Drive, 13225 W. Waterway Drive, 955 Atkins Road, 12715 US 27 S, and two information items (Parcel ID Nos. C-34-35-29-A00-0140-0000 and C-34-35-29-A00-0170-0000) Sebring, Florida

PARCEL ID: C-33-35-29-A00-0021-0040
C-33-35-29-A00-0021-0000
C-33-35-29-A00-0140-0170
C-33-35-29-A00-0140-0000
C-33-35-29-A00-0050-0000
C-33-35-29-A00-0130-0000

Staff Recommendations and Minutes:

1. **Staff Recommendation to the Board of County Commissioners (BCC):** Move to approve CPA-21-585LS, amending the Future Land Use Element and the Future Land Use Map of the Highlands County Comprehensive Plan for six parcels totaling approximately 95 acres from Low Density Residential (RL) to Medium Density Residential (RM), referencing the mandatory findings of fact, and transmitting CPA-21-585LS to the Florida Department of Economic Opportunity for expedited state review.

2. **Staff Recommendation to the Planning and Zoning Commission (P&Z):** Recommend to the Board of County Commissioners to approve and adopt by Ordinance, CPA-21-585LS, amending the Future Land Use Element and the Future Land Use Map of the Highlands County Comprehensive Plan for six parcels

totaling approximately 95 acres from Low Density Residential (RL) to Medium Density Residential (RM), referencing the mandatory findings of fact, and transmitting CPA-21-585LS to the Florida Department of Economic Opportunity for expedited state review.

Recommended Site-Specific Conditions:

A. The number of units is to be capped at 380 DU's.

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.

C. Concurrency clearance/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. A Traffic Study will be required at the time of development. Transportation improvements may be required concurrent with impacts of proposed development. Where the evaluation demonstrates a deficient condition with the inclusion of the development traffic, developer will be responsible for specific improvements that restores the roadway(s) to the adopted standard.

E. Connection to a paved road meeting county specification will be required. Any roadway improvements required for this development will be incumbent upon developer.

F. Developer will be required to satisfy all Florida Department of Transportation development requirements for impacts to US 27.

G. 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.

H. Central potable water and a central wastewater treatment system is required for development of this site.

I. The property shall be considered as a single project for purposes of development review and approval for all purposes under County Codes.

J. 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.

3. **Excerpt from the May 11, 2021, DRAFT P&Z Minutes and Recommendation to the BCC: "B. <u>HEARING NUMBER P&Z 2075– EMW ASSOCIATES LLC – C/O POLSTON ENGINEERING</u>** Six parcels totaling approximately 95 acres, located approximately 1.75 miles south of Skipper Road, on the south side of Lake Josephine Drive, and on the west side of US 27; the addresses being 1055 Lake Josephine Drive, 13225 W. Waterway Drive, 955 Atkins Road, 12715 US 27 S, and two information items (Parcel ID Nos. C-34-35-29-A00-0140-0000 and C-34-35-29-A00-0170-0000) Sebring, Florida; and abbreviated legal as follows: An approximate 95-acre parcel located in Sections 33 and 34, Township 35 South, Range 29 East, Highlands County, Florida.

The Applicant is requesting a large-scale plan amendment from Low Density Residential (RL) to Medium Density Residential (RM). Mr. Roberts read the request; Ms. Vazquez and Mr. Meeks presented the request. There were 6 letters received and two members of the audience spoke in objection to the request; their concerns included traffic, property values, infrastructure, and wildlife.

Motion by Mr. Ingler and seconded by Mr. Reed to recommend to the Board of County Commissioners to approve and adopt by Ordinance, CPA-21-585LS, amending the Future Land Use Element and the Future Land Use Map of the Highlands County Comprehensive Plan for six parcels totaling approximately 95 acres from Low Density Residential (RL) to Medium Density Residential (RM), referencing the mandatory findings of fact, and transmitting CPA-21-585LS to the Florida Department of Economic Opportunity for expedited state review.

Upon roll call, all members voted yes. **Motion carried 7-0."**

<u>Supplemental Material/Issue Analysis Report:</u>

1. **Request:** The matter for consideration is for a change to the Future Land Use Map of six parcels totaling approximately 95 acres, from RL to RM.

The parcel is vacant of structures. The Applicant is proposing to utilize the property for a future residential development. In 2006, a large-scale plan amendment from Agriculture (AG) to Low Density Residential (RL) was adopted and accompanied by a zoning change from Agricultural District (AU) to Estate District (EU).

There is a companion request for a zoning change from EU to R-1 (Residential District), P&Z 2075.

2. Existing Use Analysis:

LOCATION	EXISTING USE	LAND USE CATEGORY	ZONING
Subject Property	Groves/Orchards/ Timberland	RL	EU
Adjacent Property to the North	Open Storage/ Groves/Vacant/ Single-Family Residences/ Miscellaneous/ Lake Josephine Canal	Commercial (C)/ AG/RM	Business District (B-3)/AU/R-1
Adjacent Property to the South	Non-Ag Acreage/State (Lake Wales Ridge MGT Area)/Vacant	AG	AU/R-1
Adjacent Property to the East	Grazing Soil/US-27/ Single-Family Residences/Timberland/ Lake Josephine Canal	C/AG	AU/B-3/Business District (B-4)
Adjacent Property to the West	Single-Family Residences	AG	AU

3. Applicable References:

Planning…§163.3194(1)(a) - (b), F.S.; Highlands County 2030 Comprehensive Plan: Future Land Use Policies: 1.1, General Growth Management Strategy; Policy 1.2.D.2, Low Density Residential (RL) and Policy 1.2.D.3, Medium Density Residential (RM).

Zoning…Highlands County Land Development Regulations (LDRs): Section 12.05.201: Estate District (EU) and Section 12.05.211: Residential District (R-1).

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

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 planning period.

Objective 1: Growth Management Strategy

Policy 1.1, General Growth Management Strategy:

A.1. Encourage compatible future growth, including infill, in the planning period of 2010 to 2030;

A.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;

Infrastructure Element

Objective 6: Provide Sufficient Potable Water to Residential and Nonresidential Users Within Water Service Areas Consistent with the Water Supply Facilities Work Plan:

Policy 6.5, Mandatory Connection to Central Water System:

B. The County shall require that all new development and redevelopment containing dwelling units on lots smaller than one (1.0) gross acre in size to provide potable water as follows:

1. Multi-Family Developments (regardless of parcel size) and subdivisions with lots less than 1 acre in size shall be required to:

a. Connect to an existing system; or

b. Construct or guarantee to construct an approved central potable water system, or sufficiently upgrade an existing system to serve the entire proposed project.

K. Pursuant to F.S. 163.3180, prior to the issuance of a building permit, the developer shall submit written guarantee from the water supplier to ensure adequate water supplies will be available by the date of issuance of a Certificate of Occupancy and no Certificate of Occupancy shall be issued until potable water is available to the unit.

5. Department Analysis and Comments of Petitioner's Proposal:

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

Florida Department of Transportation: Any future developments adjacent to SR 25 (US 27) are required per Florida Administrative Code 14-96 to submit to the Department for the appropriate permit(s) to connect to the state roadway system. Additionally, the Department will require sufficient information to determine what, if any, additional improvements to SR 25 (US 27) will be required as a result of traffic generated by said development. This information may be submitted directly to District One's Access Management Department and Planning Studio for review.

FDOT encourages the development of a multimodal strategy such as sidewalks and bicycle facilities which will facilitate alternative local transportation networks that connect residential and non-residential uses without affecting larger systems. In addition, FDOT encourages the County to consider a context sensitive approach to future development that promotes healthy, safe, and economically viable communities that encourages quality of life, incorporating all modes of transportation. FDOT offers several initiatives to assist the County in creating

quality developments while protecting future mobility on the regional roadway network. These include "Complete Streets", modern roundabouts, and a commitment to bicycle and pedestrian safety. FDOT welcomes the opportunity to partner with, and provide technical assistance to the County, to create multimodal transportation facilities to serve all users. For assistance please contact Vitor Suguri, Ph.D. / FDOT Community Planner / (239) 225-1959 / Vitor.Suguri@dot.state.fl.us

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

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

Florida Department of Health: No objection.

5.B. The following Departments, Divisions, and Agencies offered no comment: Florida Department of Environmental Protection and Highlands County Natural Resources.

5.C. The following Departments, Divisions, and Agencies did not respond: City of Sebring, Highlands County Emergency Management, Highlands County Emergency Medical Services, and Highlands County Fire Rescue.

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

6.A. Natural Features Analysis:

1. **Topography:** The topographic map depicts the subject property as mostly level with an elevation between 70 and 95 feet.
2. **Soils:** The soils underlying the site are:
   Astatula sand, 0 to 8 percentage slopes; the available water capacity is very low, with a very rapid permeability. Depth to the water table is more than 80 inches. This soil is nearly level to moderately sloping, and excessively drained.
   St Lucie sand, 0 to 8 percentage slopes; nearly level to moderate sloping, excessively drained, with a depth to the water table more than 80 inches.
   Arents, very steep; the soil is made up of loose, sandy mineral material, muck of variable thickness underlies the fill material and mineral material is below the muck. The available water capacity and the permeability depend on the composition of the fill material, with a water table at a of depth 10 to 80 inches. The soil is not used for cultivated crops and has varied limitations for urban and recreational development.
   Archbold sand, 0 to 5 percentage slopes; nearly level to gently sloping soil, moderately well drained, rapid permeability, with a water table at a of depth 40 to 60 inches in summer rainy season.
   Paola sand, 0 to 8 percentage slopes; nearly level to moderately sloping, excessively drained soils, the permeability is very rapid, with a water table at more than 80 inches.

3. **Surface Waters:** The Lake Josephine Canal intersects the subject parcel; this canal connects Lake Josephine with drainage canals running into Lake Istokpoga.
4. **Vegetative Cover:** Most of the site has been cleared of native vegetation and portions of the site are used for timberland and groves.

6.B. Land Use Analysis:

1. **Current Use of Land:** The current use of the land is a mixture of uses, including groves, timberland, and vacant land. There was formerly a citrus grove on a large portion of the site that was cleared.
2. **Current Future Land Use Map (FLUM) Designation:** The site has a FLUM designation of Low Density Residential.
3. **Proposed FLUM Designation:** The proposed FLUM designation is Medium Density Residential.
4. **Current FLUM Population Yield:** The current FLUM allows up to 3 dwelling units per acre. The parcel would currently carry a potential population yield of 641.25 persons; 3 dwelling units x 95 acres = 285 dwelling units x 2.25 persons = 641.25 persons.
5. **Proposed FLUM Population Yield:** The proposed FLUM allows up to 8 dwelling units per acre, however the proposed conditions limit the density to 4 dwelling units per acre. The parcel would carry a potential population yield of 855 persons; 4 dwelling units x 95 acres = 380 dwelling units x 2.25 persons = 855 persons.
6. **The Applicant's proposed development program:** The Applicant is proposing that the site be used for a residential development.

6.C. Special Designated Areas:

1. **Environmental Protection:** The Conservation Overlay Map series of the Comprehensive Plan indicates that the site contains approximately 25 acres of Xeric Upland habitat on the west side of the property. Pursuant to Natural Resource Element Policy 3.3. of the Comprehensive Plan, the Applicant **is required** to obtain Environmental Clearance at the time of development.
2. **Historic Resources:** The Florida Master Site File (FMSF) indicates that there are no known historic resources on the property.
3. **Archaeological Resources:** The Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Comprehensive Plan and the FMSF indicate no known archaeological resources on the site.
4. **Floodplains (FEMA designation):** The property has a flood zone designation of X, for areas located outside the Special Flood Hazard Areas, as depicted on the Flood Insurance Rate Map Community Panel Number **12055C0243C**, effective November 18, 2015.
5. **Military Airport Zones (MAZ):** Portions of the property are located within MAZ III as designated by Section 12.12.800 of the Highlands County LDRs.
6. **Wellhead Protection Zones:** The property is not located within any of the defined protection zones as defined by Infrastructure Policy 6.6. of the Comprehensive Plan.

7. **Airport Surface Areas:** The property is not located within any of the defined surface areas as designated by Chapter 2.1 of the Highlands County Code of Ordinances.

6.D. Public Facilities and Services:

1. **Potable Water:** The property will be served by an on-site central potable water system provided by the US Water Corporation.
2. **Central Wastewater:** The property will be served by an on-site central wastewater treatment plant.
3. **Solid Waste:** The property will be serviced by a county-approved refuse collection company.
4. **Vehicular Access and Traffic Circulation:** The site has direct access onto US 27 and Lake Josephine Drive.
5. **Railroad Access:** The site is not located adjacent to any railroad tracks.
6. **Recreation:** The proposed development will require approximately 8.7 acres for recreation.
7. **Drainage:** The Applicant will be required to comply with Section 12.13.104.F. of the Highlands County LDRs and the applicable water management district regulations.

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

Table. Level of Service Standards

Road Name	From	To	Adopted LOS Standard	Current LOS	Existing Peak Hour Trips	Additional Peak Hour Trips from Projected Development
US 27	**CR 17**	**Skipper Road**	**D**	**C**	**1,954**	**45**
Lake Josephine Drive	**Payne Road**	**US 27**	**D**	**C**	**193**	**7**

Source: Highlands County Roadway Network Database and Transportation Analysis performed by Traffic Planning and Design, Inc.

6.F. Schools: The permitted uses within the Medium Density Residential Future Land Use designation will generate student impacts to the school district; school concurrency **is** required at time of development.

6.G. Airports: The subject property is located approximately 15.1 miles southeast of the Avon Park Executive Airport and 5.31 miles southwest of the Sebring Regional Airport.

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

(1) *Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems:* The site is located in a residential area. The proposed residential use will not adversely impact the natural resources or ecosystems. All required permits from appropriate agencies shall be obtained prior to development.

(2) *Promotes the efficient and cost-effective provision or extension of public infrastructure and services:* The future development will be designed to connect to central potable water and wastewater systems or will be required to connect to central potable water and wastewater upon availability and further development of the site. Fire services and law enforcement are already available.

(3) *Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available:* The property is located adjacent to an existing shared bikeway along US 27, which in turn connects to downtown Sebring and Lake Placid. The bikeway along US 27 will provide bicycling to local businesses.

(4) *Promotes conservation of water and energy:* This indicator is not applicable.

(5) *Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils:* Many of the property's soils have severe limitations for agricultural activities. The property is located in an urbanized area and will not impact nearby agricultural areas and activities, thus preserving them.

(6) *Preserves open space and natural lands and provides for public open space and recreation needs:* The future development will locate on already disturbed natural lands; hence, the development preserves other open space and natural lands.

(7) *Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area:* This indicator is not applicable.

(8) *Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164:* This indicator is not applicable.

7. Mandatory Findings of Fact:

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

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

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

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

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

The Planning Division, based on the Mandatory Findings of Fact and Consistency with the Comprehensive Plan, recommends the Board of County Commissioners to approve CPA-21-585LS, amending the Future Land Use Element and the Future Land Use Map of the Highlands County Comprehensive Plan for six parcels totaling approximately 95 acres from Low Density Residential (RL) to Medium Density Residential (RM), referencing the mandatory findings of fact, and transmitting CPA-21-585LS to the Florida Department of Economic Opportunity for expedited state review.

Attachments:

Exhibit 1: Location Map
Exhibit 2: Aerial Map
Exhibit 3: Future Land Use Map
Exhibit 4: Proposed Future Land Use Map
Exhibit 5: Site Photographs
Exhibit 6: Traffic Analysis
Exhibit 7: Ordinance

Exhibit 1:

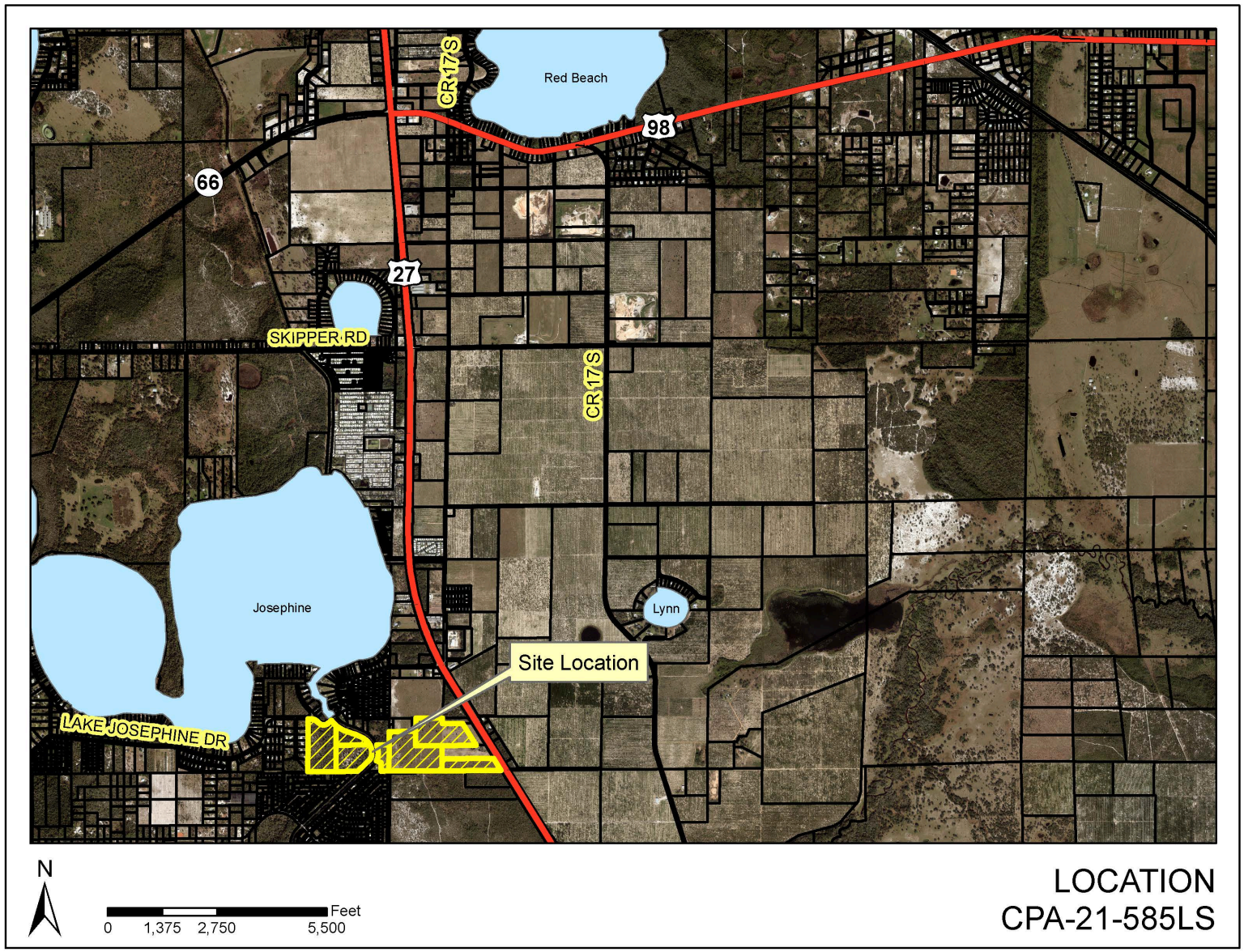

Red Beach
CR 17/S
98
66
27
SKIPPER RD
CR 17/S
Josephine
Lynn
Site Location
LAKE JOSEPHINE DR
N
0
1,375
2,750
5,500
Feet
LOCATION
CPA-21-585LS

Exhibit 2:

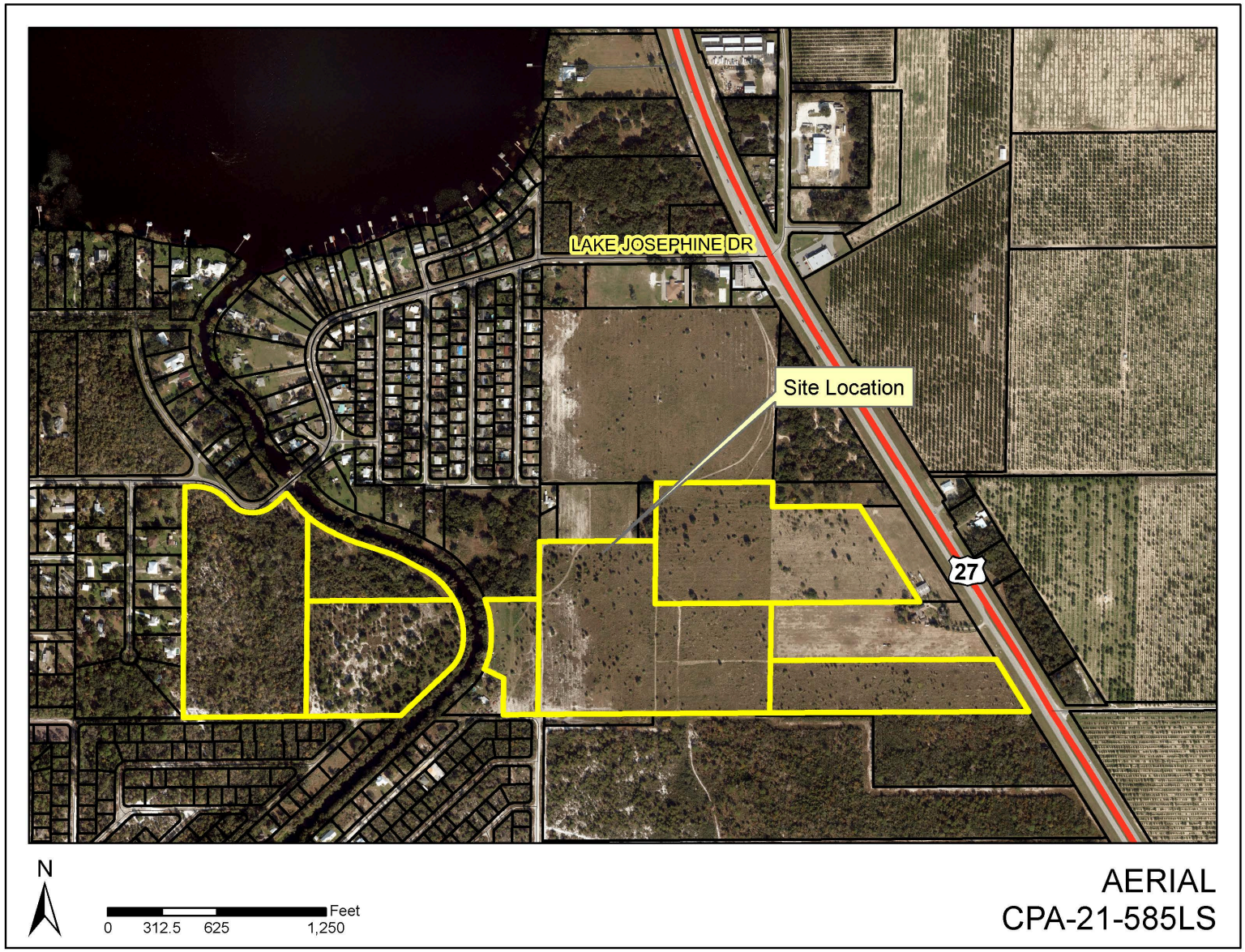

LAKE JOSEPHINE DR
Site Location
27
N
0
312.5
625
1,250
Feet
AERIAL
CPA-21-585LS

Exhibit 3:

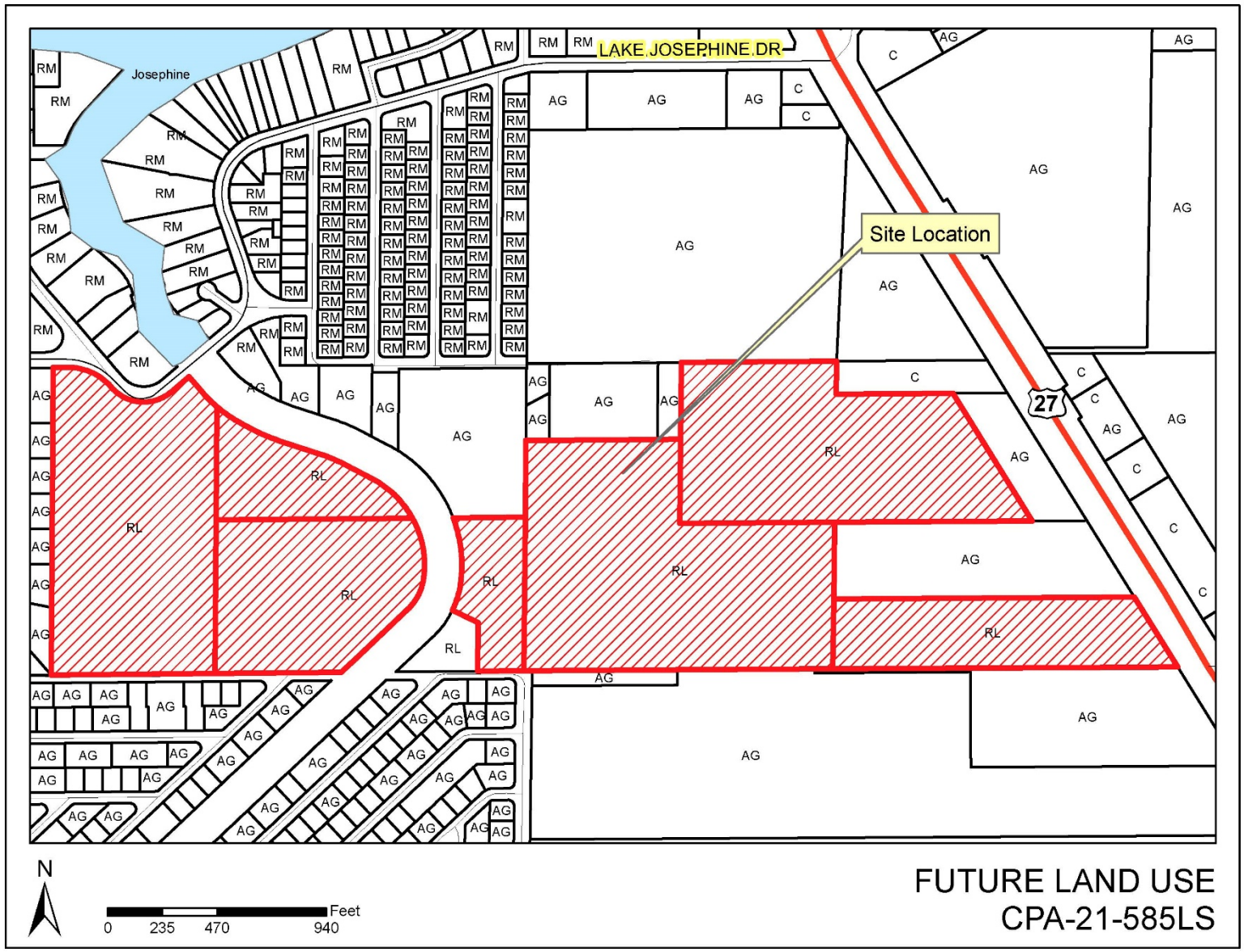

LAKE JOSEPHINE DR
Josephine
Site Location
27
RM
AG
C
RL
N
0
235
470
940
Feet
FUTURE LAND USE
CPA-21-585LS

Exhibit 4:

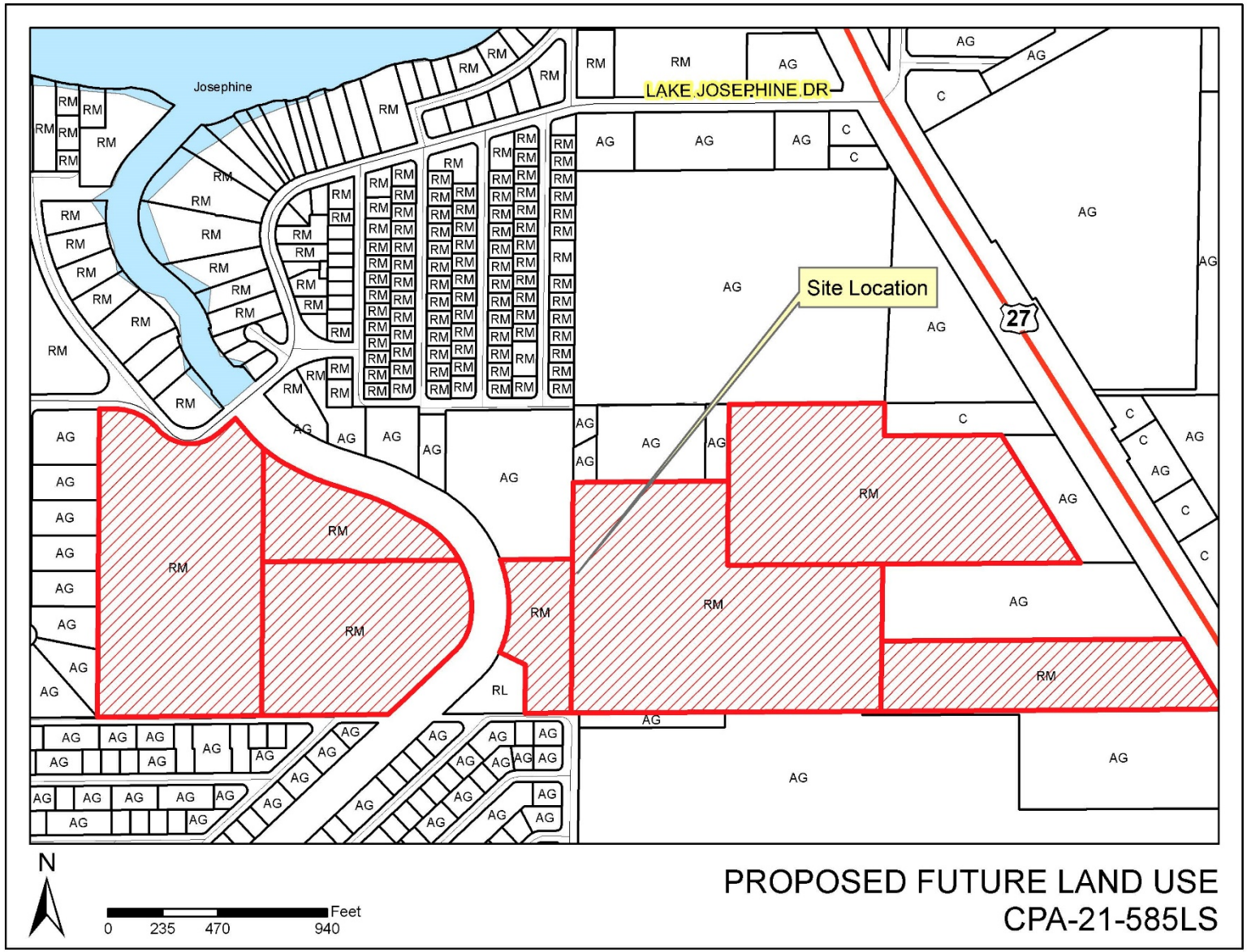

Josephine
LAKE JOSEPHINE DR
Site Location
27
RM
AG
C
RL
N
0
235
470
940
Feet
PROPOSED FUTURE LAND USE
CPA-21-585LS

Exhibit 5:

Highlands County, Florida
Comprehensive Plan Amendment Application
(Land Use Change)

Large Scale Comprehensive Plan Map Amendment (more than 20 acres):

Change from: RL

Change to: RM

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

****

SECTION I: STAFF USE ONLY:

Case Number: CPA- 21-585LS **- LS** **Date of Application:** 02/17/2021

Amount of Fee: $ 2,025 **Receipt No.:** 210200116 **Tax Map No.:** 93C

Hearing Dates: LP / / **P&Z** 04/13/2021 **BOCC** 05/18/2021

****

This application has been reviewed for completeness and determined sufficient.

Melony C. Pepper 2/26/2021

Signed: Planning Supervisor **Date**

****

SECTION II: APPLICANT INFORMATION:

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

   Print Name(s): EMW Associates, LLC

   Mailing Address: 1320 Estuary Trial, Delray Beach, Florida 33483

   Daytime Telephone No. (954) 648-6020 **E-Mail Address:** wwmee52@gmail.com

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

   Print Name: Roger Dale Polson

   Mailing Address: PO Box 588, Sebring, Florida 33871-0588

   Daytime Telephone No. (863) 385-5564 **E-Mail Address:** dale@polstonengineering.com

NOTARIZED AUTHORIZATION:

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

☒ If an agent is submitting the application for the owner/applicant – authorization from the owner/applicant is required– use Form B, attached.

SECTION III: PLAN AMENDMENT REQUEST INFORMATION:

Please provide a brief description of the proposed plan amendment, including the reason(s) the amendment should be approved: This is a single family residential neighborhood. Rezoning and changing land use to be consistent with the surrounding neighborhood so a single family subdivision can be developed there

Based upon the Highlands County Comprehensive Plan, please provide the goal(s), objective(s), and/or policy number(s) that support your proposed plan amendment. (The Comprehensive Plan can be found at http://www.hcbcc.net/departments/development_services/planning/uploads/2030_Comp_Plan_2_15.pdf)

a. Goal(s) Efficient distribution of compatible land use
b. Objective(s) 1. Growth Management Strategies
c. Policy(ies) 1.2.D - Agriculture/compatible land use for rural area

SECTION IV: PROPERTY INFORMATION:

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

4. **Strap(s) of Property Covered by Application:**

STRAP No. C-33-35-29-A00-0021/0040-0000; STRAP No. C-33-35-29-A00-0050-0000;
STRAP No. C-34-35-29-A00-0140/0170-0000; STRAP No. C-34-35-29-A00-0130-0000;

5. **Street Address(es) of Property Covered by the Application**: 1055 Lake Josephine Drive, 13225 W. Waterway Drive, 955 Atkins Road, (2) information items, 12715 US Hwy 27 South, Sebring, Florida 33875

6. **Name of Project, Subdivision, or Overall Projector part of a larger project, if applicable**: EMW Properties Subdivision

7. **Existing Zoning District:** EU **Existing Land Use Classification:** RL

8. **Current Use of the Property:** Number of existing dwelling units, type of commercial or industrial, etc. Vacant/Grove

9. **Are there existing structures on the property?** [ ] **Yes** [X] **No**
If yes, what type? (Dwelling, Mobile Home, Accessory Structure, Commercial Building, Other)
If multiple units, the number of dwellings per building:

10. **Existing Property Information:** Size of Property (width) +/-1872 feet, (depth) +/- 1320 feet, road frontage +/-992 feet, water frontage +/- 1972 feet, **Total acres:** +/- 95 acres
If different from the total acreage, the developable portion is Same +/- acres.

11. **Is the property located within the Lake Placid Regional Plan (LPRP) area? [ ] Yes** [X] **No**
If yes, a separate application meeting should be arranged with the Town of Lake Placid. Please ask the Town staff (Highlands County Planning Department) for assistance.

12. **Vesting:** Is the property vested for specific property rights? [ ] **Yes** [X] **No**
If yes, explain:

13. Current Uses on the Adjacent Properties:

	Current Use(s)	FLUM Designation(s)	Zoning District(s)
North	Residential/Vacant	RM, AG, RL	R1, AU, EU
South	Vacant	AG	R1, AU
East	Vacant	RL, AG, C	AU, B3
West	Residential/Vacant	AG	AU

SECTION V: INFORMATION ABOUT THE PROPOSED USE:

14. Proposed Number of Dwelling Units or Square Feet of Commercial space: 95 x 4 = 380 single family homes

15. Residential Density: The proposed maximum density is 4 units per acre
See Technical Support Section II.4, Highlands County Comprehensive Plan, located at http://www.hcbcc.net/departments/development_services/planning/uploads/2030_Comp_Plan_2_15.pdf).

16. Commercial Intensity: The proposed maximum intensity is NA square feet at NA FAR (Floor Area Ratio, see Technical Support Section II.4, Highlands County Comprehensive Plan, located at http://www.hcbcc.net/departments/development_services/planning/uploads/2030_Comp_Plan_2_15.pdf).

17. Estimated Population Generated: The proposed projected population is determined by multiplying the proposed total number of units 380 x 2.3 (average persons per household, Year 2000 Census), equaling 840 +/- persons in the development.

18. Commercial or Industrial: The proposed intensity is determined by multiplying the area of the property by the applicable FAR (Floor Area Ratio) for a total of NA square feet GFA (Gross Floor Area). Provide additional information if necessary.

19. Proposed Development Standards (if applicable): Proposed parcel size (if increasing area with this application) 10,000 square feet or larger square feet/acre.

SECTION VI: ADDITIONAL COMPREHENSIVE PLAN INFORMATION:

20. Wetlands, Xeric Uplands and/or Cutthroat grass Seeps are on the property.

Provide a copy of the Conservation Overlay Map for your property, indicating the presence of one or more of the protected habitats. If the habitat(s) is/are present and a Simplified Environmental Clearance Report (SECR) or an Environmental Clearance Report (ECR) **has not been done** for the property in the last five (5) years, please submit a copy with this application. (See Comprehensive Plan NRE Policy 3.3 for requirements). If Environmental Clearance **has not been granted**, attach a copy of the letter from the Planning Department granting the clearance.♠

*****Environmental Clearance is not required for a Future Land Use Amendment; however, it may be required at the time of development*****

♠The following are exempt from environmental clearance requirements:

2. The Development Services Director shall make the Environmental Clearance Determination without further review whenever a particular site is not in an area where the Conservation Overlay Map Series shows the resource categories listed above.

Other exemptions include:

a. ½ acre for residential development on legally recorded lots that existed prior to September 15, 1993.
b. Property which has been cleared of vegetation prior to May 2, 1994.
c. All development on lots legally recorded on or after September 15, 1993 with previously approved Environmental Clearance.
d. DRI or Binding Letter that is fully mitigated based on State recommendation and/or approval for protected natural resources.
e. Remodeling, reconstruction, or restoration of residential units or nonresidential units with no increase in the number of permanent dwelling units, or no increase in the square footage of nonresidential use, or no increase in the environmental impacts of the development.
f. Bona-fide agriculture (See also NRE 3.14.E).
g. Up to two (2) acres on land for development with urban zoning and urban FLUM designations.
h. Up to two (2) acres for residential development (one single family home) on legal lots with Agricultural Land Use and Agricultural zoning.

(Highlands County Comprehensive Plan, Natural Resources Element Policy 3.3 A.)

21. **Surface Water:** List all lakes, streams, rivers, and other water bodies on the property or within 1,000 feet of the boundaries of the property. Lake Josephine and Josephine Creek

22. **Flood Hazard Areas:** Are there Special Flood Hazard areas on the property? [ ] **Yes** [X] **No If yes,** indicate the location of the area(s) on a map provided by the Applicant (this map can be accessed at http://gis.hcbcc.org/pubmap, under the "Layers" tab), or indicate the FEMA Map No. _____

23. **Historic Properties:** Are historic resources on the property? [ ] **Yes** [X] **No** If present, indicate the location on a map, provided by the Applicant, and the current address of the historic structure.

24. **Archaeological Resources:** Are archaeological resources on the property? [ ] **Yes** [X] **No** If present, list the Florida Master Site File (FMSF) number of the archaeological site_____. Determine if the parcel lies within an area of high probability for undiscovered archaeological resources (See maps on file in the Planning Department).

25. **Military Airport Zones (MAZ):** Is this property located in an MAZ? [X] **Yes** [ ] **No**
If Yes, please indicate the area as MAZ I, II, or III III.

SECTION VII: ADDITIONAL INFORMATION REQUIRED PERTAINING TO PUBLIC FACILITIES:

26. **Potable Water:** The proposed development will be served by an off-site central potable water system.
[X] **Yes** [ ]**No**
If yes, the potable water system requirements will be accommodated by the US Water Corporation water system.
If No, the proposed development will be served by an on-site potable water (well) system that will be designed to connect to a central water system when it becomes available. _____ **Applicant's Initial**

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

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

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

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

(See the attached sample letter requesting this information from the service provider.) PLEASE ATTACH THE LETTER TO THIS APPLICATION. THIS APPLICATION WILL NOT BE COMPLETE WITHOUT THIS LETTER.

27. **Wastewater Treatment:** The proposed development will be served by an on-site central wastewater treatment system. [X] **Yes** [ ] **No They will be permitting on on-site WWTP**
If Yes, the wastewater treatment system requirements will be accommodated by the _____ _____ system.
If No, the proposed development will be served by an on-site wastewater septic tank system that will be designed to connect to a central wastewater treatment system when it becomes available.
_____ **Applicant's Initial**

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

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

Note: The required level of service (LOS) for wastewater treatment for Highlands County is:

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

(*See the attached sample letter requesting this information from the service provider*). PLEASE ATTACH THE LETTER TO THIS APPLICATION. THIS APPLICATION WILL NOT BE COMPLETE WITHOUT THIS LETTER.

28. **Surface Drainage:** I (we) certify that storm water management will comply with the requirements of Section12.13.104.F of the Highlands County Land Development Regulations (See County Engineer) and the applicable water management district regulations:[X] **Yes** [ ] **No**_____ **Applicant's Initial**

Note: The required level of service (LOS) for the County is premised upon the applicable water management district standards*.

SFWMD: 25-year/24-hour storm event (peak discharge, 25-year/36-hour)
SWFWMD: 25-year/24-hour storm event (peak discharge, 25-year/24-hour)

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

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

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

30. **Recreation and Open Space:** The recreation and open space LOS adopted by Highlands County will be met at the time of development which will include, in part, the following facilities, if any:

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

31. Schools: Every application requesting a land use change that will generate new residential dwelling units and a permanent population shall secure from the Highlands County School District **a letter** that will certify information pertaining to the following concerns based upon the location of the Applicant's property:
(See the attached sample letter requesting this information from the School District).
PLEASE ATTACH THE LETTER TO THIS APPLICATION. THIS APPLICATION WILL NOT BE COMPLETE WITHOUT THIS LETTER.

Note: The Level of Service (LOS) for schools is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The LOS standard is the maximum level of school utilization that will be permitted in the Highlands County School District as 100% of permanent FISH capacity.

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

32. **Comprehensive Plan Amendment Traffic Analysis:** A Comprehensive Plan Amendment Traffic Impact Study (TIS) shall be required for all Large Scale Plan Amendments. The Applicant and/or the traffic consultant is/are required to schedule a Pre-Application Conference with the County Engineer to determine the TIS scope, methodology and submission requirements. A completed TIS is to be submitted with this application before it is determined complete for processing. THIS APPLICATION WILL NOT BE COMPLETE WITHOUT THE TRAFFIC IMPACT STUDY. The Applicant is to be aware of the time required to complete the TIS and the application submission due dates for Large Scale Plan Amendments.

33. **Traffic Levels of Service:** Roadway Level of Service Standards are established by TE Policy 8.2 which is as follows:

Functional Classification	**Peak-Hour/Peak-Season Level of Service**
Principal/Major Arterial (State Road/Non-SIS)	D
Principal/Minor Arterial	D*
Minor Arterial	D
Major Collector	D
Minor Collector	D

*Level of Service depends upon language as assigned by FDOT per Florida Administrative Code Rule.

Before this application is determined to be complete, the Applicant is responsible for securing from the County Engineer or designee a determination as to whether a Comprehensive Plan Traffic Study is required for this amendment. If a Land Development Traffic Assessment (LDTA) or Comprehensive Plan Amendment Impact Study (TIS) is not required, this application is to be endorsed confirming clearance: (to be circled by Reviewer)

A. Small Project: No Traffic Impact Study Required.

B. Minor Land Development Traffic Assessment or Comprehensive Plan Amendment Traffic Impact Study: A development which generates 150 but less than or equal to 1,000 average daily trips.
   1. Required with this application.
   2. Required at the time of development

C. Major Land Development Traffic Assessment or a Comprehensive Plan Amendment Traffic Impact Study: A development which generates more than 1,000 average daily trips.
   1. Required with this application
   2. Required at the time of development

D. TRAFFIC STUDY REQUIRED AT THE TIME OF DEVELOPMENT

Kenya Anderson Digitally signed by Kenya Anderson Date: 2021.03.11 13:02:16 -05'00'
Reviewer's Signature Date

Clinton Howerton Jr. Digitally signed by Clinton Howerton Jr. Date: 2021.03.17 08:44:49 -04'00'
County Engineer's Signature Date

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

END OF APPLICATION

ATTACHMENTS:

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

18.50
2800.00 ad

OFFICIAL RECORDS
BK 1873 PG 410

1330449

DEED DOC STAMPS 2800.00 D.C.

Prepared by and return to:
Melissa E. Barlaug
Legal Assistant
William J. Nielander, P.A.
172 E. Interlake Blvd
Lake Placid, FL 33852
863-465-8181
File Number: 05-533LR

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this ___ day of June, 2005 between **Dedo A. Saxony** whose post office address is **4698 County Road 8, R.R. #4 , Picton, ON K0K 2T0**, grantor, and **EMW Associates, L.L.C., a Florida Limited Liability Company** whose post office address is **165 Riverside Dr, Ormond Beach, FL 32176**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Highlands County, Florida** to-wit:

Being the East 704.42 feet of Government Lot 10, Section 33, Township 35 South, Range 29 East, Highlands County, Florida, more particularly described as follows: Commence at the SE Corner of Section 33, thence South 89°26' West a distance of 1,326.25 feet to the SE Corner of Government Lot 10 and point of beginning; thence continue along said line a distance of 704.42 feet to a point, thence North 00°21'31" East a distance of 1,319 feet to a point on the northerly boundary of Government Lot 10, thence North 89°26' East a distance of 57.89 feet to a point of curve, thence along a curve to the right having a radius of 278.71 feet an arc distance of 213.71 feet to a point of compound curve, thence along a curve to the left having a radius of 182.91 feet an arc distance of 287.20 feet to the point of tangency, thence North 49°18'10" East a distance of 169.30 feet to a point on the northerly boundary of Government Lot 10, thence North 89°26' East along the northerly boundary of Government Lot 10, a distance of 71.23 feet to the northeast corner of Government Lot 10, thence South 00° 21'31" West a distance of 1,319 feet to the southeast corner of Government Lot 10 and point of beginning. LESS Road Right-of-Way and LESS all land lying north of road Right-of-Way.

Parcel Identification Number: C-33-35-29-A00-0021-0000

Subject To:
1. Comprehensive land use plans, zoning, restrictions, prohibitions, and other requirements imposed by governmental authority.
2. Restrictions and matters appearing on the plat or otherwise common to the subdivision.
3. Public utility easements of record.
4. Taxes for the year 2005 and subsequent years.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor and is in fact VACANT land.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2004**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: JACK H. WARD

Witness Name: SUSAN SAXON

Dedo A. Saxony

OFFICIAL RECORDS
BK 1873 PG 411

1330449

Country of Canada
Province of ONTARIO

The foregoing instrument was acknowledged before me this 29th day of June, ~~2005 by~~ Dedo A. Saxony, who ☒ is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Jack H. WARD

My Commission Expires: N/A

FILE# 1330449 RCD:Jul 12 2005 @ 5:11 PM
L.E. "Luke" Brooker Clerk of Courts Highlands Co

Return to:

18-20-1278.20

OFFICIAL RECORDS
BK 1845 PG 335

1310927

DEED DOC STAMPS 1278.20 D.C.

This instrument was prepared by:
Maria DaSilva for
South Ridge Abstract & Title Co.
229 So Commerce Ave.
P.O Box 1070
Sebring, FL 33870

Parcel ID Number: C 33 35 29 A00 0050 0000

Warranty Deed

This Indenture, Made this 14th day of April, 2005 A.D., **Between**

INGRID ANN BERGLUND MINNICK

whose address is: 3733 S. County Rd 150 E, Logansport
of the County of Cass, State of INDIANA 46947, **grantor,** and

EMW ASSOCIATES, L.L.C., A Florida Limited Liability Company
whose address is: 468 RIVERSIDE DRIVE, ORMOND BEACH

of the County of , State of FLORIDA 32176, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of

----------TEN DOLLARS ($10)---------- DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Highlands State of Florida to wit:

The North Half of Government Lot 11, Section 33, Township 34 South, Range 29 East, Highlands County, Florida, lying Southwesterly of the Southwesterly Easement Line of Josephine Creek Easement as shown in Plat Book 8, Page 43, of the Public Records of Highlands County, Florida, being more particularly described as follows: COMMENCE at the Southeast Corner of Government Lot 11 of section 33, Township 35 South, Range 29 East; thence North 00 degrees 35 minutes 27 seconds East along the East Line of said Government Lot 11 a distance of 659.75 feet to the Southeast Corner of the North Half of Government Lot 11 of Section 34, Township 35 South, Range 29 East; thence South 89 degrees 37 minutes 03 seconds West along the South Line of the North Half of Government Lot 11, A distance of 483.77 feet to a point on the said Southwesterly Easement Line for the POINT OF BEGINNING; thence continue South 89 degrees 37 minutes 03 seconds West along said South Line of the North Half of Government Lot 11 a distance of 842.46 feet; thence North 00 degrees 35 minutes 28 seconds East along the

(Continued on Attached)

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Suzanna J. Snyder
Signature of Witness
Printed Name Suzanna J Snyder

Ingrid Ann Berglund Minnick (Seal)
Signature
INGRID ANN BERGLUND MINNICK
P.O. Address:

Signature of Witness
Printed Name EDWARD D BENELER II

STATE OF Indiana
COUNTY OF Cass

The foregoing instrument was acknowledged before me this 14 day of April, 2005 by
INGRID ANN BERGLUND MINNICK

she is personally known to me or she has produced her Ingrid Ann Berglund Minnick as identification.

Suzanna J. Snyder
Printed Name: Suzanna J Snyder
Notary Public
My Commission Expires: March 4, 2009

66141

Laser Generated by © Display Systems, Inc. 2003 (863) 763-5555 Form FLWD-1

Parcel ID Number: C 33 35 29 A00 0050 0000

OFFICIAL RECORDS
BK 1845 PG 336

1310927

West Line of Government Lot 11, a distance of 485.60 feet to a point on the said Southwesterly Easement Line of Josephine Creek Easement and to a point on a non tangent curve to the left having a radius of 600.00 feet, a central angle of 12 degrees 46 minutes 34 seconds and a chord bearing of South 55 degrees 52 minutes 49 seconds East 133.51 feet; thence Southeasterly along the arc and along said Southwesterly Easement Line a distance of 133.79 feet; thence South 62 degrees 16 minutes 07 seconds East along said Southwesterly Easement Line a distance of 46.57 feet to a point of curve to the left having a radius of 805.00 feet, a central angle of 09 degrees 27 minutes 44 seconds and a chord bearing of South 66 degrees 59 minutes 59 seconds East 132.79 feet; thence Southeasterly along the arc and along said Southwesterly Easement Line a distance of 132.94 feet; thence South 71 degrees 43 minutes 51 seconds East along said Southwesterly Easement Line a distance of 184.14 feet to a point of curve to the right having a radius of 645.00 feet, a central angle of 09 degrees 27 minutes 44 seconds and a chord bearing of South 66 degrees 59 minutes 59 seconds East 106.40 feet; thence Southeasterly along the arc and along the Southwesterly Easement Line a distance of 106.52 feet; thence South 62 degrees 16 minutes 07 seconds East along the Southwesterly Easement Line a distance of 132.71 feet to a point of curve to the right having a radius of 420.00 feet, a central angle of 33 degrees 37 minutes 44 seconds and a chord bearing of South 45 degrees 27 minutes 15 seconds East, 242.99 feet; thence Southeasterly along the arc and along said Southwesterly Easement Line a distance of 246.51 feet to the POINT OF BEGINNING.

THE PROPERTY HEREIN CONVEYED IS THE SEPARATELY OWNED NON-HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED UNDER FLORIDA LAW.

Subject to restrictions, reservations and easements of record, if any, and taxes and assessments for the year 2005 and subsequent years

FILE# 1310927 RCD:Apr 21 2005 @ 3:51 PM
L.E. "Luke" Brooker Clerk of Courts Highlands Co

Return to:

H 18250.00 80500.00 JR

OFFICIAL RECORDS
BK 1830 PG 198
1299568

DEED DOC STAMPS 8050.00 D.C. JR

This instrument was prepared by:
Maria DaSilva for
South Ridge Abstract & Title Co.
229 So Commerce Ave.
P O Box 1070
Sebring, FL 33870

Parcel ID Number: C 33 35 29 A00 0030 0000
Grantee #1 TIN:
Grantee #2 TIN:

13225 W. Waterway &
12715 US 27 S

C-34-35-29-A00-0130-0000
C-33-35-29-A00-0040-0000
C-34-35-29-A00-0140-0000
C-34-35-29-A00-0170-0000

Warranty Deed

This Indenture, Made this 25th day of February, 2005 A.D., **Between** McKAY-FUSS-ALDERMAN, INC., a Florida Corporation whose address is: 4001 Lafayette Ave. Sebring 33872 of the County of Highlands, State of Florida, **grantor,** and EMW ASSOCIATES, L.L.C., a Florida Limited Liability Company, whose address is: 165 Riverside Drive Ormond Beach 32176 of the County of , State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Highlands State of Florida to wit:

BEGIN AT SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 35 SOUTH RANGE 29 EAST, HIGHLANDS COUNTY, FLORIDA (ALSO BEING THE SOUTH WEST CORNER OF GOVENMENT LOT 13 AND THE SOUTHEAST CORNER OF GOVERNMENT LOT 11, SECTION 33, TOWNSHIP 35 SOUTH, RANGE 29 EAST); THENCE SOUTH 89 DEGREES 56 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 11(SAID LINE ALSO BEING THE SOUTH LINE OF SAID SECTION 33), A DISTANCE OF 1,326.22 FEET TO SOUTHWEST CORNER OF SAID GOVERNMENT LOT 11; THENCE NORTH 00 DEGREES 53 MINUTES 03 SECONDS EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 11, A DISTANCE OF 659.09 FEET TO NORTHWEST CORNER OF THE SOUTH HALF OF SAID GOVERNMENT LOT 11; THENCE NORTH 89 DEGREES 54 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF GOVERNMENT LOT 11, A DISTANCE OF 1,326.22 FEET TO SOUTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID GOVERNMENT LOT 13; THENCE NORTH 00 DEGREES 53 MINUTES 03 SECONDS EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 13(SAID LINE ALSO BEING THE EAST LINE OF SAID GOVERNMENT LOT 11), A DISTANCE OF 329.88 FEET TO SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID GOVERNMENT LOT 13; THENCE NORTH 89 DEGREES 53 MINUTES 25 SECONDS EAST ALONG THE SOUTH LINE OF THE SAID NORTH HALF OF THE NORTHWEST QUARTER OF GOVERNMENT LOT 13, A DISTANCE OF 664.97 FEET TO THE SOUTHEAST CORNER OF THE SAID

(Continued on Attached)

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Peter H McDavitt
Printed Name Peter H. McDavitt
Witness

By: Kimble D McKay (Seal)
KIMBLE D. McKAY
as VICE PRESIDENT
P.O. Address:

Printed Name: MARIA DaSilva
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF Highlands

The foregoing instrument was acknowledged before me this 25th day of February, 2005 by KIMBLE D. McKAY, as VICE PRESIDENT of McKAY-FUSS-ALDERMAN, INC., a Florida Corporation on behalf of the corporation he is personally known to me or he has produced his Florida driver's license as identification.

Maria Desilva
My Commission DD361221
Expires October 10, 2008

Printed Name: MARIA DASILVA
Notary Public
My Commission Expires:

64873

Laser Generated by D Display Systems, Inc. 2003 (863) 763-5555 Form FLWD-1

OFFICIAL RECORDS
BK 1830 PG 199
1299568

Parcel ID Number: C 33 35 29 A00 0030 0000

NORTH HALF OF THE NORTHWEST QUARTER OF GOVERNMENT LOT 13; THENCE NORTH 00 DEGREES 57 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF THE SAID NORTH HALF OF THE NORTHWEST QUARTER OF GOVERNMENT LOT 13, A DISTANCE OF 330.18 FEET TO NORTHEAST CORNER OF THE SAID NORTH HALF OF THE NORTHWEST QUARTER OF GOVERNEMNT LOT 13; THENCE NORTH 89 DEGREES 51 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 13 A DISTANCE OF 665.48 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 13 (SAID POINT ALSO BEING THE NORTHWEST CORNER OF GOVERNMENT LOT 14); THENCE SOUTH 01 DEGREE 02 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 13 (SAID LINE ALSO BEING THE WEST LINE OF SAID GOVERNMENT LOT 14), A DISTANCE OF 140.82 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 53 SECONDS EAST, A DISTANCE OF 499.53 FEET TO A POINT ON A LINE LYING 200 FEET SOUTHWESTERLY OF AND PARALLEL TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27; THENCE SOUTH 31 DEGREES 33 SECONDS 51 MINUTES EAST ALONG SAID LINE PARALLEL LINE, A DISTANCE OF 646.44 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 300 FEET OF THE NORTH THREE-FOURTHS OF SAID GOVERNMENT LOT 14; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 848.00 FEET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 14; THENCE SOUTH 01 DEGREE 02 MINUTES 57 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 330.06 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 30 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF SAID GOVERNMENT LOT 14; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS EAST ALONG THE SAID SOUTH LINE, A DISTANCE OF 1,291.23 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27; THENCE SOUTH 31 DEGREES 33 MINUTES 51 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 353.15 FEET A TO POINT ON THE SOUTH LINE OF SAID GOVERNEMT LOT 14(SAID LINE ALSO BEING THE SOUTH LINE OF SAID SECTION 34); THENCE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 154.51 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE CONTINUE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 2,654.15 FEET TO THE POINT OF BEGINNING, LESS JOSEPHINE CREEK EASEMENT RIGHT OF WAY, RECORDED IN PLAT BOOK 8, PAGE 43, PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

less and except: Need legal from
4113 Sebring Lakes Blvd

* See Schedule A
OR 915 PG 473

FILE# 1299568 RCD:Mar 04 2005 @ 11:02 AM
L.E. "Luke" Brooker Clerk of Courts Highlands Co

Laser Generated by © Display Systems, Inc. 2003 (863) 763-5555 Form FLWD-1

SCHEDULE "A"
Legal Description (Continued)

A portion of the South 1/2 of Government Lot 11 in Section 33, Township 35 South, Range 29 East, Highlands County, Florida, more particularly described as follows: Commence at the Southeast corner of the aforesaid Section 33, thence run S. 89°56'22" W. along the South line of said Section 33 for a distance of 198.93 feet to the Point of Beginning of the Tract of land hereinafter to be described; thence run N. 0°53'39" E. parallel with the East line of said Section 33 for a distance of 208.68 feet to a point; thence run N. 63°45'46" W. for a distance of 122.15 feet to a point on the Southeasterly right-of-way line of Josephine Creek Easement as recorded in Plat Book 8 at Page 43, of the Public Records of Highlands County, Florida, said point being on a circular curve, bearing S. 63°45'46" E. from the center of said curve; thence run Southwesterly along the arc of said circular curve to the right, having for its elements a radius of 394.31 feet a central angle of 20°47'15" for an arc distance of 143.06 feet to the point of tangence; thence run S 47°01'29" W. still along the Southeasterly right-of-way line of said Josephine Creek Easement for a distance of 218.40 feet to a point on the South line of said Section 33; thence run N 89°56'22" E. along the South line of said Section 33 for a distance of 351.00 feet to the Point of Beginning. Containing 1.24 acres more or less; AND,

The right of ingress and egress over, through and along the following described property: The North 30.00 feet of the South 1/2 of Government Lot 11, as measured at right angles thereto, in Section 33, Township 35 South, Range 29 East, Highlands County, Florida, lying East of the East right-of-way line of Josephine Creek Easement as recorded in Plat Book 8 at Page 43 of the Public Records of Highlands County, Florida; AND, the North 30.00 feet of the Southwest 1/4 of Government Lot 13, as measured at right angles thereto, in Section 34, Township 35 South, Range 29 East, Highlands County, Florida; for the purpose of roadway right-of-way and easement in common with Myra A. Smoak, her heirs and assigns.

DOCUMENTARY TAX PD. $ .50
INTANGIBLE TAX PD. $ —
EARL RICH, CLERK, HIGHLANDS COUNTY
BY N.D. Smith DEPUTY CLERK

FILED AND RECORDED
EARL RICH, CLERK
HIGHLANDS COUNTY
Nov 18 9 54 AM '86

599276

OR BOOK 915 PAGE 473

Highlands County, Florida
Development Services Department Application

OWNER'S AFFIDAVIT

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

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

Please initial the appropriate line:

No contact is required. WW

An appointment is required before entering the property. ~~WW~~ WW

WAYNE WENNICK
Print Name of Owner

Wayne C. Wennick
Signature of Owner

1320 Estuary Trail
Address: Number and Street (P.O. Box)

Delray Beach, Florida 33483
City and State (Zip Code)

STATE OF FLORIDA
PALM **~~HIGHLANDS~~ COUNTY**

BEACH The Foregoing instrument was acknowledged before me this 16 day of FEBRUARY 2021, by WAYNE WENNICK who is personally known by me ☐ ~~or~~ who has produced _____, as identification and who did take an oath:

Signature

ASHLEY COURTNEY
Print Name

ASHLEY COURTNEY
MY COMMISSION # GG 951397
EXPIRES: May 24, 2024
Bonded Thru Notary Public Underwriters

Notary Public, State of Florida
My Commission Expires: 5/24/24

Highlands County, Florida
Development Services Department Application

AGENT'S AFFIDAVIT

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

Roger Dale Polston — Roger Dale Polston
Print Name of Agent — Signature of Agent

PO Box 588, Sebring, Florida 33871-0588
Address: Number and Street (P.O. Box) — City and State (Zip Code)

STATE OF FLORIDA, HIGHLANDS COUNTY

The Foregoing instrument was acknowledged before me this 17 day of February 2021, by Roger Dale Polston who is personally known by me or who has produced _____ respectively, as identification and who did take an oath:

MELINDA SPRINGSTEEN
MY COMMISSION # GG 274837
EXPIRES: February 24, 2023
Bonded Thru Notary Public Underwriters

Signature

Melinda Springsteen
Print Name

Notary Public, State of Florida

My Commission Expires: Feb. 24, 2023

Highlands County, Florida
Development Services Department Application

FORM B. Applicant Authorization to Agent

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

I give authorization for Roger Dale Polston to be my agent for this application.

WAYNE WENNICK
Print Name of Applicant

Signature of Applicant

1320 Estuary Trail
Address: Number and Street (P.O. Box)

Delray Beach, Florida 33483
City and State (Zip Code)

STATE OF FLORIDA
~~HIGHLANDS~~ COUNTY

PALM BEACH

The Foregoing instrument was acknowledged before me this 16 day of FEBRUARY 2021 by WAYNE WENNICK who is personally known by me ☐ ~~or~~ who has produced _____, as identification and who did ~~take an oath~~.

ASHLEY COURTNEY
MY COMMISSION # GG 951397
EXPIRES: May 24, 2024
Bonded Thru Notary Public Underwriters

Signature

ASHLEY COURTNEY
Print Name

Notary Public, State of Florida
My Commission Expires: 5/24/24

HC WATERWORKS, INC.

April 27, 2021

Melinda Springsteen
Polston Engineering Inc.
P.O. Box 588
Sebring, FL 33871-0588

Re: Water Availability, HC Water Works/Lake Josephine

Dear Ms. Springsteen:

As per your recent request for water service availability I am pleased to provide you with the following information:

The Design Capacity for our system is 0.600 MGD.
The Permitted Capacity through the Southwest Florida Water Management District (SWFWMD) is currently 0.155 MGD.
To date our Committed Capacity is 0.075 MGD leaving an Excess Capacity of 0.080 MGD at this time.

During our last permit renewal, the SWFWMD assured us that we can apply for and receive a higher Permitted Capacity when and if the need arises. The District reduced our permitted amount as a result of the lack of growth based on the last 10 years in Highlands County. This has nothing to do with the water system's ability to meet the demand. Our water system is fully capable to supply the requested water demand, as well as fire protection.

With your client's assistance, our Engineering Department will file for this permit revision when the need becomes necessary. We will need additional information and a written request for water service from the developer. This will include detailed plans on number of homes, lot size, number of expected residents, as well as a firm committed development timeline and expected completion. This information will be necessary in order to request additional water capacity from the SWFWMD. Also depending on your building schedule, HC Waterworks may be able to meet the early phases of construction until such time as addition capacity is granted by the SWFWMD

We look forward to working with you on developing this area of Highlands County.

If you have any further questions or concerns, please do not hesitate to contact me at either trendell@uswatercorp.net or (727) 848-8292, ext. 245.

Sincerely,

Troy Rendell
Vice President
Investor Owned Utilities
// for HC Waterworks, Inc.

4939 Cross Bayou Boulevard ~ New Port Richey, FL 34652
Tel: (866) 753-8292 Fax: (727) 848-7701

Polston Engineering
CIVIL ENGINEERING CONSULTANTS Inc.

LAND PLANNING
SITE DESIGN
SOIL SCIENCE
ROAD DESIGN
WATER SYSTEM DESIGN
WASTE WATER DESIGN

P.O. BOX 588, SEBRING, FLORIDA 33871-0588 * (863) 385-5564 * FAX (863) 385-2462

February 1, 2021

Mr. Michael Averyt
Assistant Superintendent/Business Operations
School Board of Highlands County
426 School Street
Sebring, Florida 33870

Re: School Capacity Request for Large Comprehensive Plan Land Use Change

Dear Mr. Averyt,

An amendment to the Future Land Use Map (FLUM) of Highlands County has been requested by Jack and Janice Morton Trust. Please provide a letter stating that school capacity exists based on the following information:

Proposed Development: potential residential homes, 10,000 square feet or larger
Location (map attached): Sebring Florida - See attached maps

The anticipated number of students that will be generated by the proposed development will be _____.

School Attendance Zones for the anticipated students:
Elementary: Cracker Trail Elementary
Middle: Sebring Middle School
High: Sebring High School

Proposed build out year: 2035
Proposed Phasing, if applicable: Not applicable

It is understood that this information is provided as a planning tool to assist in the evaluation of a proposed land use amendment. This information does not reserve school capacity nor does it establish school concurrency requirements. School concurrency requirements will be established pursuant to F.S. 163.3177 and F.S.163.3180 at time of development.

Thank you for your consideration with our request.

Sincerely,

Melinda Springsteen
mindi@polstonengineering.com

The School Board of Highlands County
Transforming Today's Learners into Tomorrow's Leaders

Department
Michael Averyt, Business/Operations

426 School Street
Sebring, FL 33870
(863) 471-5626
averytm@highlands.k12.fl.us

School Board of Highlands County
School Capacity Planning Tool for Comprehensive Plan Amendments

September 9, 2020

Mindi Springsteen
Polston Engineering
P. O. Box 588
Sebring, FL 33871

School Year of Analysis: **2020/2021**

Proposed Development:
Applicant: Polston Engineering, Inc.
Location (map attached): 1055 Lake Josephine Drive C-33-35-29-A00-0021-0000, 13225 W. Waterway Drive C-33-35-29-A00-0040-0000, 955 Atkins Road C-33-35-29-A00-0050-0000, C-34-35-29-A00-0170-0000, C-34-35-29-A00-0140-0000

School Attendance Zones:
Elementary: **Cracker Trail Elementary**
Middle: **Sebring Middle**
High: **Sebring High**

Proposed Dwelling Units: **380** Single Family _____ Mobile Home ___ Multi-Family
Propose build out year: **Unknown**
Proposed Phasing if applicable:

2018 Student Generation Rates by Dwelling Unit Type

Dwelling unit Type	Elementary (K-5)	Middle (6-8)	High (9-12)
Single Family	0.129	0.061	0.074
Mobile Home	0.086	0.041	0.049
Multi-Family	0.080	0.038	0.046

Dr. Brenda Longshore, Superintendent
Donna Howerton, Chairperson · **Jan Shoop**, Vice Chairperson
Bill Brantley **Jill Compton Twist** · **Isaac Durrance** ·

A fully accredited school system of the Southern Association of Colleges and Schools
Equal Opportunity Employment and Veteran's Preference Employer

The School Board of Highlands County
Transforming Today's Learners into Tomorrow's Leaders

Department
Michael Averyt, Business/Operations

426 School Street
Sebring, FL 33870
(863) 471-5626
averytm@highlands.k12.fl.us

School	Capacity	5-Year Work Program Added Capacity	Available Planning Capacity	Proposed Development Student Generation	Available Capacity including Proposed Development (+/-)
Cracker Trail Elementary	174.00	0	174.00	49.02	124.98
Sebring Middle	129.68	0	129.68	23.18	106.50
Sebring High	502.76	0	502.76	28.12	474.64

This information is provided as a planning tool to assist in the evaluation of a proposed land use amendment. This information does not reserve school capacity nor does it establish school concurrency requirements. School concurrency requirements will be established pursuant to F.S. 163.3177 and F.S.163.3180 at time of development.

Sincerely,

Michael Averyt
Assistant Superintendent of Business/Operations

MA/cd

Dr. Brenda Longshore, Superintendent
Donna Howerton, Chairperson · Jan Shoop, Vice Chairperson
Bill Brantley Jill Compton Twist · Isaac Durrance ·

A fully accredited school system of the Southern Association of Colleges and Schools
Equal Opportunity Employment and Veteran's Preference Employer

ORDINANCE NO. 20-21-16

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF HIGHLANDS COUNTY, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT AND THE FUTURE LAND USE MAP OF THE HIGHLANDS COUNTY 2030 COMPREHENSIVE PLAN AND PERTAINING TO THAT PROPERTY IDENTIFIED BY THE HIGHLANDS COUNTY PROPERTY APPRAISER THROUGH PARCEL ID# C-33-35-29-A00-0021-0000, C-33-35-29-A00-0050-0000, C-33-35-29-A00-0040-0000, C-34-35-29-A00-0170-0000, C-34-35-29-A00-0140-0000, AND C-34-35-29-A00-0130-0000; PROVIDING FOR APPROVAL OF FUTURE LAND USE ELEMENT AMENDMENTS TO POLICY 15.2.46 AND 15.2.76; ; PROVIDING FOR APPROVAL OF LAND USE DESIGNATION CHANGE AND FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statutes, Sections 163.3161 through 163.3215, empower Highlands County to adopt and amend the Highlands County 2030 Comprehensive Plan (hereinafter referred to as the "Plan"); and

WHEREAS, the Property Owner of that property identified by the Highlands County Property Appraiser through Parcel ID# C-33-35-29-A00-0021-0000, C-33-35-29-A00-0050-0000, C-33-35-29-A00-0040-0000, C-34-35-29-A00-0170-0000, C-34-35-29-A00-0140-0000, and C-34-35-29-A00-0130-0000 (Property), has requested changes to the Property which require an amendment to the Future Land Use Map of the Plan; and

WHEREAS, the Highlands County Planning and Zoning Commission held a duly noticed public hearing on May 11, 2021, to review the proposed Large-Scale Plan amendment CPA-21-585LS, and recommended that the County approve the proposed Large-Scale Plan amendment CPA-21-585LS for transmittal to the Florida Department of Economic Opportunity (hereinafter referred to as the "DEO"); and

WHEREAS, Highlands County hereby finds that the CPA-21-585LS amendment to the future land use map is consistent with the patterns of existing development within this area and compatible with the surrounding land uses; and

WHEREAS, the County further finds that the CPA-21-585LS amendment to the future land use map is consistent with the goals, objectives, and policies of the adopted Plan; and

WHEREAS, the County has determined that Environmental Clearance, pursuant to NRE Policy 3.3 of the Plan, is not required for the CPA-21-585LS amendment to the future land use map; and

WHEREAS, the County has determined that the Archaeologically Sensitive Areas Map of the Conservation Overlay Map series of the Plan and the Florida Master Site File indicate that there are no known cultural resources on the property and the proposed Future Land Use Map amendment, CPA-21-585LS, does not require Historical and Archaeological clearance, pursuant to FLU Policy 7.1 and NRE Policy 1.3 of the Plan; and

WHEREAS, pursuant to the Highlands County Code of Ordinances, Sections 8-128(a) and 12.01.102.B, all future development actions for the property shall be made to conform to applicable Plan policies and to Land Development Regulations in effect at the time of development; and

WHEREAS, the County held a duly noticed public hearing on May 18, 2021, and approved transmittal of Large-Scale Plan amendment CPA-21-585LS to the DEO for its review; and

WHEREAS, CPA-21-585LS amendment and appropriate supporting data and analysis were transmitted to the reviewing agencies identified in Florida Statutes Section 163.3184(1)(c) on _____; and

WHEREAS, DEO submitted its Comment Letter (with or without) comments related to important state resources or facilities for CPA-21-585LS amendment (Amendment No. 21-02ESR [expedited state review]) on _____, and comments (were/were not) received from other reviewing agencies; and

WHEREAS, the Board held a duly noticed public hearing on_____, to consider final adoption of Large-Scale Plan amendment CPA-21-585LS.

NOW THEREFORE, BE IT ORDAINED by the Highlands County Board of County Commissioners, after due notice and public hearing, as follows:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT. The Board of County Commissioners for Highlands County has complied with all requirements and procedures of Florida law in processing this Ordinance. The above recitals are hereby adopted.

SECTION 2. APPROVAL OF FUTURE LAND USE ELEMENT AMENDMENTS TO POLICY 15.2.46 AND 15.2.76.

A. Paragraph 46 of Policy 15.2 of the Future Land Use Element of the Plan, is hereby amended as follows:

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. One- 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.~~

CPA-21-585LS: (EMW Associate) (Previously identified as CPA-05-343LS and CPA-07-377LS) Approximate 95 acres located in Sections 33 and 34, Township 35 South, Range 29 East, South of Lake Josephine, changing the land use from "Low Density Residential" to "Medium Density Residential" (*amended by Ordinance No. 20-21-16)*

Site Specific Conditions:

A. The number of units is to be capped at 380 DU's.

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.

C. 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. A Traffic Study will be required at the time of development. Transportation improvements may be required concurrent with impacts of proposed development. Where the evaluation demonstrates a deficient condition with the inclusion of the development traffic, developer will be responsible for specific improvements that restores the roadway(s) to the adopted standard.

E. Connection to a paved road meeting county specification will be required. Any roadway improvements required for this development will be incumbent upon developer.

F. Developer will be required to satisfy all Florida Department of Transportation development requirements for impacts to US 27.

G. 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.

H. Central potable water and central wastewater treatment system is required for development of this site.

I. The property shall be considered as a single project for purposes of development review and approval for all purposes under County Codes.

J. 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.

B. Paragraph 76 of Policy 15.2 of the Future Land Use Element of the Plan, is hereby deleted in its entirety as set forth below.

~~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.~~

SECTION 3. APPROVAL OF LAND USE DESIGNATION CHANGE AND FUTURE LAND USE MAP AMENDMENT.

A. The land use designation for the Property identified by the Highlands County Property Appraiser through Parcel ID# C-33-35-29-A00-0021-0000, C-33-35-29-A00-0040-0000, C-33-35-29-A00-0050-0000, C-33-35-29-A00-0130-0000, C-33-35-29-

A00-0140-0000, and C-33-35-29-A00-0170-0000 consisting of approximately 95 acres and more particularly described as:

Being the East 704.42 feet of Government Lot 10, Section 33, Township 35 South, Range 29 East, Highland County, Florida, more particularly described as follows: Commence at the Southeast Corner of Section 33, thence South 89°26' West a distance of 1,326.25 feet to the Southeast Corner of Government Lot 10 and Point of Beginning; thence continue along said line a distance of 704.42 feet to a point; thence North 00°21'31" East a distance of 1,319.00 feet to a point on the northerly boundary of Government Lot 10; thence North 89°26' East a distance of 57.89 feet to a point of curve; thence along a curve to the right having a radius of 278.71 feet an arc distance of 213.71 feet to a point of compound curve; thence along a curve to the left having a radius of 182.91 feet an arc distance of 287.20 feet to the point of tangency; thence North 49°18'10" East a distance of 169.30 feet to a point on the northerly boundary of Government Lot 10; thence North 89°26' East along the northerly boundary of Government Lot 10, a distance of 71.23 feet to the northeast corner of Government Lot 10; thence South 00°21'31" West, a distance of 1,319.00 feet to the southeast corner of Government Lot 10 and point of beginning. Less Road Right-of-Way and Less all land lying north of Road Right-of-Way.

AND

The North Half of Government Lot 11, Section 33, Township 34 South, Range 29 East, Highlands County, Florida, lying Southwesterly of the Southwesterly Easement Line of Josephine Creek Easement as shown in Plat Book 8, Page 43, of the Public Records of Highlands County, Florida, being more particularly described as follows: Commence at the Southeast Corner of Government Lot 11 of Section 33, Township 35 South, Range 29 East; thence North 00°35'27" East along the East line of said Government Lot 11 a distance of 659.75 feet to the Southeast Corner of the North Half of Government Lot 11 of Section 34, Township 35 South, Range 29 East; thence South 89°37'03" West along the South line of the North Half of Government Lot 11, a distance of 483.77 feet to a point on the said Southwesterly Easement Line for the Point of Beginning; thence continue South 89°37'03" West along said South line of the North Half of Government Lot 11 a distance of 842.46 feet; thence North 00°35'28" East along the West line of Government Lot 11, a distance of 485.60 feet to a point on the said Southwesterly Easement Line of Josephine Creek Easement and to a point on a non-tangent curve to the left having a radius of 600.00 feet, a central angle of 12°46'34" and a chord bearing of South 55°52'49" East 133.51 feet; thence Southeasterly along the arc and along said Southwesterly Easement Line a distance of 133.79 feet; thence South 62°16'07" East along said Southwesterly Easement Line a distance

of 46.57 feet to a point of curve to the left having a radius of 805.00 feet; a central angle of 09°27’44” and a chord bearing of South 66°59’59” East 132.79 feet; thence Southeasterly along the arc and along said Southwesterly Easement Line a distance of 132.94 feet; thence South 71°43’51” East along said Southwesterly Easement Line a distance of 184.14 feet to a point of curve to the right having a radius of 645.00 feet, a central angle of 09°27’44” and a chord bearing of South 66°59’59” East 106.40 feet; thence Southeasterly along the arc and along the Southwesterly Easement Line a distance of 106.52 feet; thence South 62°16’07” East along the Southwesterly Easement Line a distance of 132.71 feet to a point of curve to the right having a radius of 420.00 feet, a central angle of 33°37’44” and a chord bearing of South 45°27’15” East, 242.99 feet; thence Southeasterly along the arc and along Southwesterly Easement Line a distance of 246.51 feet to the Point of Beginning.

AND

Begin at Southwest Corner of Section 34, Township 35 South, Range 29 East, Highlands County, Florida (also being the Southwest Corner of Government Lot 13 and the Southeast Corner of Government Lot 11, Section 33, Township 35 South, Range 29 East); thence South 89°56’22” West along the South line of said Government Lot 11 (said line also being the South line of said Section 33), a distance of 1,326.22 feet to Southwest Corner of said Government Lot 11; thence North 00°53’03” East along the West line of said Government Lot 11, a distance of 659.09 feet to the Northwest Corner of the South Half of said Government Lot 11; thence North 89°54’39” East along the North Line of said South Half of Government Lot 11, a distance of 1,326.22 feet to Southwest Corner of the South Half of the Northwest Quarter of said Government Lot 13; thence North 00°53’03” East along the West line of said Government Lot 13 (said line also being the East line of said Government Lot 11), a distance of 329.88 feet to Southwest Corner of the North Half of the Northwest Quarter of said Government Lot 13; thence North 89°53’25” East along the South line of the said North Half of the Northwest Quarter of Government Lot 13, a distance of 664.97 feet to the Southeast Corner of the said North Half of the Northwest Quarter of Government Lot 13; thence North 00°57’57” East along the East Line of the said North Half of the Northwest Quarter of Government Lot 13, a distance of 330.18 feet to Northeast Corner of the said North Half of the Northwest Quarter of Government Lot 13; thence North 89°51’53” East along the North Line of said Government Lot 13 a distance of 665.48 feet to the Northeast Corner of said Government Lot 13 (said point also being the Northwest Corner of Government Lot 14); thence South 01°02’57” West along the East line of said Government Lot 13 (said line also being the West line of said Government Lot 14), a distance of 140.82 feet; thence North 89°51’53” East, a distance of 499.53 feet to a point on a line lying 200 feet

Southwesterly of and parallel to the Southwesterly right of way line of U. S. Highway No. 27; thence South 31°33'51" East along said line parallel line, a distance of 646.44 feet to a point on the North line of the South 300 feet of the North three-fourths of said Government Lot 14; thence South 89°56'30" West along said North line, a distance of 848.00 feet to a point on the West line of said Government Lot 14; thence South 01°02'57" West along said West line, a distance of 330.06 feet to a point on the South line of the North 30 feet of the South Half of the South Half of said Government Lot 14; thence North 89°56'30" East along the said South line, a distance of 1,291.23 feet to a point on the Southwesterly right of way line of U. S. Highway No. 27; thence South 31°33'51" East along said right of way line, a distance of 353.15 feet to a point on the South line of said Government Lot 14 (said line also being the South line of said Section 34); thence South 89°58'02" West along said South line, a distance of 154.51 feet to the South Quarter Corner of said Section 34; thence continue South 89°58'02" West along said line, a distance of 2,654.15 feet to the Point of Beginning, less Josephine Creek Easement right of way, recorded in Plat Book 8, Page 43, Public Records of Highlands County, Florida.

Less and Except: A portion of the South ½ of Government Lot 11 in Section 33, Township 35 South, Range 29 East, Highlands County, Florida, more particularly described as follows: Commence at the Southeast corner of the aforesaid Section 33, thence run South 89°56'22" West along the South line of said Section 33 for a distance of 198.93 feet to the Point of Beginning of the Tract of land hereinafter to be described; thence run North 00°53'39" East parallel with the East line of said Section 33 for a distance of 208.68 feet to a point; thence run North 63°45'46" West for a distance of 122.15 feet to a point on the Southeasterly right-of-way line of Josephine Creek Easement as recorded in Plat Book 8, at Page 43, of the Public Records of Highlands County, Florida, said point being on a circular curve, bearing South 63°45'46" East from the center of said curve; thence run Southwesterly along the arc of said circular curve to the right, having for its elements a radius of 394.31 feet a central angle of 20°47'15" for an arc distance of 143.06 feet to the point of tangency; thence run South 47°01'29" West still along the Southeasterly right-of-way line of said Josephine Creek Easement for a distance of 218.40 feet to a point on the South line of said Section 33; thence run North 89°56'22" East along the South line of said Section 33 for a distance of 351.00 feet to the Point of Beginning. Containing 1.24 acres more or less.

is hereby changed from "Low Density Residential" to "Medium Density Residential".

B. The Future Land Use Map of the Plan is hereby amended to reflect that the land use for the above-described Property is Medium Density Residential.

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

SECTION 5. SAVINGS CLAUSE. All prior actions of Highlands County pertaining to CPA-21-585LS, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 6. NON-CODIFICATION AND SCRIVENER'S ERRORS. The provisions of this Ordinance shall not be codified in the Board of County Commissioners of Highlands County Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the County Administrator and County Attorney, may be corrected.

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

SECTION 8. SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 9. EFFECTIVE DATE. This Ordinance shall become effective immediately upon adoption; however, pursuant to Florida Statutes, Section 163.3184, the subject large-scale Future Land Use Amendment shall go into effect pursuant to DEO's notice of intent unless otherwise challenged within 30 days of adoption. In the event of a timely challenge, the subject large-scale Future Land Use Amendment shall become effective once the Florida Department of Economic Opportunity of the Administration Commission enters a final order determining the adopted amendment to be in compliance.

First Public Hearing: May 17, 2021
Second Public Hearing: _____2021

DONE AND ADOPTED this _____ day of _____, 2021.

BOARD OF COUNTY COMMISSIONERS
OF HIGHLANDS COUNTY, FLORIDA

By: _____
Scott A. Kirouac, Chairman

(SEAL)

ATTEST:

By: _____
Jerome Z. Kaszubowski, Clerk

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER: **Marc Bashoor, Public Safety Director**

SUBJECT/TITLE: **Request approval of agreement to purchase a new ambulance with trade-in of two (2) ambulances.**

STATEMENT OF ISSUE

The Board previously approved in the Budget the purchase of a new ambulance. This new unit will continue the rotation of the older dilapidated units out of the fleet with the trade-in of the two (2) older units.

RECOMMENDED ACTION

Move to approve the quote agreement to purchase one (1 ambulance) in the amount of $245,400.00 with the approval of the trade in of two (2) ambulances for a discount of $8,000.00 that is included in the purchase.

FISCAL IMPACT

No fiscal impact due to previous approval in the Budget for $251,680.00 in Project # 18020. The total purchase price is $253,400.00 with an actual purchase price of $245,400.00, including the trade-in discount of $8,000.00.

Attachments: RevTec Quote Trade EMS577 & EMS583.pdf

TECHNICAL CENTER
powered by HALL-MARK

RESCUE TRANSPORT PROPOSAL

Date:
April 27,2021

Highlands County EMS
4500 George Blvd.
Sebring, FL 33875

We propose to furnish to you one (1) 2021 Custom Road Rescue 168" Rescue Transport Vehicle on a 2021 Dodge 5500 4x2 Chassis, to be custom built and equipped in accordance with the requirements of the Highlands County EMS. **The vehicle is to be purchased from Florida Sheriff's Association Bid # FSA20-VEF14.1 Ambulance Type 1 – 4x2 regular cab diesel engine.**

Delivery will be F.O.B. Sebring, Florida and will be approximately 210-240 calendar days after receipt of order. Terms of payment shall be cash on delivery (C.O.D.).

The prices quoted to Highlands County EMS for the purchase of the proposed Rescue Transport are the lowest prices offered in fiscal year 2020/2021 to any governmental entity within the State of Florida by REV RTC. This proposal shall expire March 31, 2021 with FSA pricing.

FSA 20-VEF 14.1 – Type 1 Ambulance – 4x2 regular cab diesel engine. (See attached base model pricing):	$	183,076.00
Options and upgrades per Highlands County EMS:	$	71,915.00
Subtotal:	$	254,991.00
Performance Bond:	$	969.00
Net Cost of Vehicle:	$	255,960.00
Trade: EMS 577- Medic 18-1 VIN# 1GBJG316X91149094 Wheeled Coach 2005 182,204 Miles	$	-4,000.00
Trade: EMS 583- Medic 36-2 CitiMedic VIN# 1GB9G5B63A1100126 Miles 220,848	$	-4,000.00
Prepayment Discount 1%:	$	-2,560.00
Total price:	$	245,400.00

TECHNICAL CENTER
powered by HALL-MARK

Steve Kern

Steve Kern– Account Manager
725 SW 46th AVE, Ocala, FL 34474 (941)345-5958

4/27/21
Date

Dee Daniels

Dee Daniels – Director of Sales
725 SW 46th AVE, Ocala, FL 34474 (352) 629-6305

Date

AIRPORT CHRYSLER DODGE JEEP RAM
2605 NW PRAIRIE VIEW RD
PLATTE CITY, MO 640797607

Configuration Preview

Date Printed:	2021-01-28 10:40 AM	**VIN:**		**Quantity:**	1
Estimated Ship Date:		**VON:**		**Status:**	BA - Pending order
				FAN 1:	00SES Ambulance Incentive Program
				FAN 2:	
				Client Code:	
				Bid Number:	TB1003
Sold to:		**Ship to:**		**PO Number:**	
AIRPORT CHRYSLER DODGE JEEP RAM (45758)		AIRPORT CHRYSLER DODGE JEEP RAM (45758)			
2605 NW PRAIRIE VIEW RD		2605 NW PRAIRIE VIEW RD			
PLATTE CITY, MO 640797607		PLATTE CITY, MO 640797607			

Vehicle: 2021 5500 REG CAB CHASSIS 4X2 (192.5 in WB - CA of 108 in) (DP5L65)

	Sales Code	Description
Model:	DP5L65	5500 REG CAB CHASSIS 4X2 (192.5 in WB - CA of 108 in)
Package:	2YG	Customer Preferred Package 2YG
	ETN	6.7L I6 Cummins Turbo Diesel Engine
	DP2	6-Spd Auto Aisin AS69RC HD Trans
Paint/Seat/Trim:	PW7	Bright White Clear Coat
	APA	Monotone Paint
	*TX	HD Vinyl 40/20/40 Split Bench Seat
	-X8	Black/Diesel Gray
Options:	4ES	Delivery Allowance Credit
	MAF	Fleet Purchase Incentive
	TBS	Full Size Spare Tire
	LBN	Power Take Off Prep
	CKW	Add Black Vinyl Floor Covering
	CJT	Delete Front Center Seat
	GFD	Rear Sliding Window
	AH6	Emer/Fire/Resc Special Emissions Pkg
	ADE	Cold Weather Group
	4DH	Prepaid Holdback
	5N6	Easy Order
	4FM	Fleet Option Editor
	4FT	Fleet Sales Order
	174	Zone 74-Denver
	4EA	Sold Vehicle
Non Equipment:	4FA	Special Bid-Ineligible For Incentive
Bid Number:	TB1003	Government Incentives
Destination Fees:		

Order Type:	Fleet	**PSP Month/Week:**	
Scheduling Priority:	1-Sold Order	**Build Priority:**	
Salesperson:			
Customer Name:			
Customer Address:			
	USA		

QUOTATION

REV O

Highlands County EMS
4500 George Blvd.
Sebring, FL 33875

Hall-Mark RTC
725 SW 46th Ave
Ocala, FL 34474

Exp. Date: 06/10/2020
Quote No: 10029-0021
ULTRAMEDIC: UM1010 Ultramedic Type 1 - 168" Dodge
INFO: SPEC TERMS Road Rescue Boilerplate
CHASSIS T1: RR-CHASD1 Dodge RAM, 192" WB - 168" Bodies
T1 - 168: UM-1168D Type 1 - UM 168" Module, RAM-Series
EMS EQUIP: EMS-ZERO Dealer Provided - EMS Equipment

03/15/2021 12:25:23 WO#:

PART NO	S		DESCRIPTION	QTY	ID	EACH	EXTENDED
			== Road Rescue Boilerplate - 1.044 04/07/20 ==	**1**	**RRI**		
00-01-0999			Information - Scope, Purpose and Classification	1	RRI		
00-01-3016	S	<	Charges - Handling, Dealer or Customer Supplied Components	1	RRI		
			WARRANTY	**1**	**RRI**		
00-02-8100			Warranty - Documentation	1	RRI		
00-02-8200			Warranty - Module Structural	1	RRI		
00-02-8300			Warranty - Electrical, Standard System	1	RRI		
00-02-8400			Warranty - Paint	1	RRI		
00-02-8500			Warranty - Conversion	1	RRI		
			== Dodge RAM, 192" WB - 168" Bodies - 1.044 04/07/20 ==	**1**	**RRI**		
			01- CHASSIS REQUIREMENTS	**1**	**RRI**		
01-01-3410	S	< >	2021 Ram 5500, 4x2, SLT, 6.7L, 192 WB 21-1	1	RRI		
			CHASSIS OPTIONS	**1**	**RRI**		
01-07-0140			Front Suspension - Dodge Ram-Series (4x2)	1	RRI		
01-07-1000			Sway Bar, Front - OEM	1	RRI		
01-07-8055		<	Rear Suspension - Liquid Spring- B5500 4x2 , 2019 +	1	RRI		
01-07-9020		<	Dump - Circuit, Dump W/ enable switch in cab.	1	RRI		
01-17-4900		<	Block Heater - With OEM Plug (STANDARD)	1	RRI		
			CAB EXTERIOR OPTIONS	**1**	**RRI**		
01-19-SR01	X	<	CNC cut an aluminum plate the same size as a license plate	1			
			OUTSIDE REAR VIEW MIRRORS	**1**	**RRI**		
01-20-0100			Mirrors - OEM Standard	1	RRI		
			CAB INTERIOR OPTIONS	**1**	**RRI**		
01-21-3500			Cab Insulation - Thinsulate in Cab Ceiling (STANDARD)	1	RRI		
			TIRES / WHEELS	**1**	**RRI**		
01-23-4100		< >	Spare Tire Bracket - Delete	1	RRI		
01-24-2016	X	<	SS Wheel Simulators - Phoenix. NONE.	1			
01-24-2017	X	<	Install braided stainless steel fill tubes on inboard rear wheels.	1			
			== Type 1 - UM 168" Module, RAM-Series - 1.044 04/07/20 ==	**1**	**RRI**		
00-05-0100		<	This unit built in accordance with KKK-A1822-F CN 10	1	RRI		

PART NO	S			DESCRIPTION	QTY	ID	EACH	EXTENDED
				02 - MODULE REQUIREMENTS	**1**	**RRI**		
02-01-7005		<	>	Ultramedic - 168"L x 96"W Type 1 Module 20-1	1	RRI		
02-01-9500				Interior Headroom - 72"	1	RRI		
02-01-9622			>	Standard Aisle Width = 46"	1	RRI		
02-02-1000				Materials, Type I & Type III	1	RRI		
				03 - MODULE EXTERIOR	**1**	**RRI**		
03-02-0200				Module Undercoating (STANDARD)	1	RRI		
				EXTERIOR MODULE CONSTRUCTION	**1**	**RRI**		
03-03-1015	X	<		Stainless Steel, Mirrored, Front Stone Guards with Diamond Plate Corner Guards	1			
03-03-1400			>	Module Roof Radius, 3 Inch High (STANDARD)	1	RRI		
03-03-1500			>	Extreme Bonding Tape (STANDARD)	1	RRI		
03-03-1600			>	Sub-floor Gusset Supports (STANDARD)	1	RRI		
03-03-1700			>	One Piece Side Body Panels (STANDARD)	1	RRI		
03-03-1800			>	Reinforce Rear Header (STANDARD)	1	RRI		
03-03-1900			>	Single Sheet Module Roof Sheet (STANDARD)	1	RRI		
03-03-2010		<	>	Drop Curbside Forward Body Skirt - 5", Add Double Step, Light Duty Chassis	1	RRI		
03-03-2110	S		>	Drop Streetside Forward Body Skirt - 3", Light Duty Chassis	1	RRI		
03-03-8005				Fuel Fill - Standard Pocket -Square	1	RRI		
03-03-8305		<		Fuel Fill Protection Splash Plate, Stainless Steel-Type 1	1	RRI		
				MODULE ENTRANCE	**1**	**RRI**		
03-05-0100			>	Module Access - Standard	1	RRI		
03-06-0100		<		Entry Doors - Hidden Hinge, Seal on Door ,W/Fail Safe Latching,STD	1	RRI		
03-06-0700				Door Restraints - Rear, Polished Cast Aluminum, Pin & Slot Style	1	RRI		
03-06-0800		<		Door Restraints - Side, Heavy Duty Gas Spring Hold Opens	1	RRI		
03-06-1012				Entry Door Handles - TriMark 2015 Chrome/Black (includes interior handles)	1	RRI		
03-06-1500				Door Panel, Inner - Stainless Steel (STANDARD)	1	RRI		
03-06-2200				Magnetic Entry Door Switches (STANDARD)	1	RRI		
03-06-4010			>	Lock Boxes, White Diamond Grade (STANDARD)	1	RRI		
03-06-4200				Coil Cords for Electrical Circuits (STANDARD)	1	RRI		
03-06-4400				Door Panel Mounting Screws (STANDARD)	1	RRI		
03-06-44SR	X	<		2" Red Reflxite Tape, Top of Entry doors 24/7	1			
03-06-50SR	X	<		Door Flashers - (3) Sets of Tecniq D21 LED Red and Amber Modules. EACH	3			
03-06-6065		<	>	Power Door Locks - Module Entry Doors,W/Hidden Switch	1	RRI		
03-06-61SR	X	<		Hidden Switch Behind Kussmaul Auto Eject Cover	1			
				SIDE DOOR STEP	**1**	**RRI**		
03-08-2000				(2) Step Well, Side Entry - Increased Depth, Lower Grip, Upper Diamond Plate	1	RRI		
03-08-3010				Stepwell Light - LED, Whelen OS Mini, Clear (STANDARD)	1	RRI		
				WINDOWS	**1**	**RRI**		
03-09-0030				Module Window Requirements	1	RRI		
03-09-1130				Window - Side Entry Door, 18X18, Slider - Limo Tint	1	RRI		
03-09-1230				Window - Rear Entry Doors, 18X24, Fixed - Limo Tint	1	RRI		
				MODULE TO CHASSIS MOUNTING SYSTEM	**1**	**RRI**		
03-10-5000				Module to chassis mounting system-Light Duty Type 1 (10)	1	RRI		
03-11-6000				Connecting Bellows, Type I	1	RRI		

PART NO	S		DESCRIPTION	QTY	ID	EACH	EXTENDED
			REAR BUMPER AND REAR STEP CONSTRUCTION	**1**	**RRI**		
03-12-1800			Rear Bumper - Recessed 9" Pocket, Flip-up	1	RRI		
03-12-3120			NFPA Diamond Plate Bumper Pods. (UM & PM)	1	RRI		
03-12-5010			Dock Bumpers - Black Rubber,Rear 2.5"H x 16"W	1	RRI		
03-12-SR01	X	<	Reinforce the Rear Bumper Pontoons	1			
			INSULATION	**1**	**RRI**		
03-13-2220		< >	Whisper Quiet - Sound Dampening/Thermal Insulation Package (UM & PM)	1	RRI		
			ELECTROLYSIS PREVENTION	**1**	**RRI**		
03-14-4000		<	Electrolysis Prevention, Fluid Film (STANDARD)	1	RRI		
			COMBINATION RUB RAIL AND FENDER RING	**1**	**RRI**		
03-15-2000		<	Crash Rail and Fender Ring (STANDARD)	1	RRI		
03-15-5114			Black Scotchlite	1	RRI		
			SPLASH GUARDS AND RUNNING BOARDS	**1**	**RRI**		
03-16-1800		<	Mud Flaps - Rear, Black w/ RR Logo (Standard)	1	RRI		
03-16-3100		<	Running Board Inserts - 7" Grip Strut , Type I	1	RRI		
03-17-01SR	X	<	UX Drip Rail Light Programing-Program upper drip rail lights to red steady burn	1			
03-17-1011		< >	Drip Rails, RR Lighted Driprails, Between std Upper side markers-	1	RRI		
03-18-1000		<	Wheel well liners	1	RRI		
			CAB TO MODULE ACCESS	**1**	**RRI**		
03-19-1100			Pass Thru Opening - Type I	1	RRI		
03-19-4900		>	Pass Thru Window, Type 1 Ford,GM or Dodge	1	RRI		
			LICENSE PLATE HOLDER	**1**	**RRI**		
03-20-0540			Rear License Holder Location - Center Recessed in Kickplate	1	RRI		
			EXTERIOR COMPARTMENT CONSTRUCTION	**1**	**RRI**		
04-01-0100			Exterior Compartment Construction, Heavy Duty	1	RRI		
04-01-3000		<	Door Sill Protection, Stainless Steel. (STANDARD)	1	RRI		
			EXTERIOR COMPARTMENT DOORS	**1**	**RRI**		
04-02-0100			Compartment Door - Hidden Hinge, Seal on Door (UM)	1	RRI		
04-02-0715		< >	Compartment Handles, Exterior - TriMark 2015 Chrome/Black (UM)	1	RRI		
04-02-0741		< >	Compartment Handle, TriMark 2015 Chrome/Black, Street side, locking	3	RRI		
04-02-0746		< >	Compartment Handle, TriMark 2015 Chrome/Black, Street side, Non-Locking	2	RRI		
04-02-0751		< >	Compartment Handle, TriMark 2015 Chrome/Black, Curbside, locking	3	RRI		
04-02-0805		<	Compartment Door Locks - 2015 TriMark	1	RRI		
04-02-1000			Compartment Door Nader Pin - (STANDARD)	1	RRI		
04-02-1200			Compartment Door Lubrication - Door Handles and Latches (STANDARD)	1	RRI		
04-02-1300			Compartment Door Reflectors - (STANDARD)	1	RRI		
04-02-1500			Magnetic Compartment Door Switches - (STANDARD)	1	RRI		
04-02-2010			Compartment Door Panel, Inner - Diamond Plate (STANDARD)	1	RRI		
04-02-2300			Compartment Door, Gas Struts - (STANDARD)	1	RRI		
04-02-2500			Compartment Door Panel Mounting Screws - (STANDARD)	1	RRI		
04-02-5999		>	Power Door Locks - Exterior Compartment(s)	1	RRI		
04-02-6010			Exterior Compartment #'s 1, 2, 4, 6 & 8, Only	1	RRI		
04-02-SR01	X	<	Door Flashers (1) set of Tecniq D21 LED Red and Amber Modules, EACH	1			
04-03-1550		<	Door Open Indicators, (STANDARD VMUX)	1	RRI		

PART NO	S		DESCRIPTION	QTY	ID	EACH	EXTENDED
			Lights, Exterior Compartment - Additional Flexible LED Strip	**1**	**RRI**		
04-03-2301		<	(1) Compartment.	1	RRI		
04-03-2400		<	Compartment Lights - LED, Flexible Strip,	1	RRI		
			EXTERIOR COMPARTMENT INTERIOR	**1**	**RRI**		
04-04-1000		<	Exterior Compartment - Interior Finish, Polyurethane Coated	1	RRI		
04-04-1001			Color = Dark Gray	1	RRI		
04-04-2000			Exterior Compartment - Floor Matting "Turtle Tile"	1	RRI		
04-04-2001			Color = Black	1	RRI		
04-05-0001		<	Exterior Compartment Shelving and Unistrut - Standard	1	RRI		
04-05-1000		<	Compartment Shelving - Diamond Plate (STANDARD)	1	RRI		
			EXTERIOR - COMPARTMENT #1	**1**	**RRI**		
04-06-0010		<	Electrical Storage - Compartment #1	1	RRI		
04-06-0300		< >	Compartment #1 - Reduced Height	1	RRI		
04-06-1650		<	Divider, Fixed - Compartment #1 -Standard	1	RRI		
04-06-1935		< >	Strap, equipment(1) Seat belt Style,Metal Buckle	1	RRI		
04-06-SR01	X	<	Exterior compartment #1.5 Compartment Above O2 Compartment	1			
			EXTERIOR - COMPARTMENT #2	**1**	**RRI**		
04-07-24SR	X	<	Compartment #2 - Reduce Width	1			
04-07-2610		<	Shelf Adjustable - Compartment #2	1	RRI		
			EXTERIOR - COMPARTMENT #4	**1**	**RRI**		
04-09-3100	S	< >	Compartment #4 - Reduced Height, for Center Left 4 Cabinet	1	RRI		
04-09-4504		<	Shelf Adjustable , Compartment #4,For Reduced Hght Comp.	1	RRI		
			EXTERIOR - COMPARTMENT #6	**1**	**RRI**		
04-11-0600			Compartment #6 - Standard Configuration (UM)	1	RRI		
04-11-4510		<	Shelf Adjustable - Compartment #6	1	RRI		
04-11-4520		< >	Shelf Adjustable - (1) Additional, Compartment #6	1	RRI		
04-11-4560		< >	Divider, Fixed - Compartment #6 (UM)	1	RRI		
			EXTERIOR - COMPARTMENT #6.5	**1**	**RRI**		
04-12-3400		>	Compartment #6.5 - Base Configuration (UM & PM)	1	RRI		
			EXTERIOR - COMPARTMENT #7	**1**	**RRI**		
			EXTERIOR - COMPARTMENT #8	**1**	**RRI**		
04-14-2900			Compartments#8 & 8.5 - Full Height, Combined Configuration	1	RRI		
		<	**INTERIOR TRIM AND FEATURES**	**1**	**RRI**		
			INTERIOR ADJUSTABLE SHELVES	**1**	**RRI**		
			INTERIOR TRIM	**1**	**RRI**		
05-05-1000			Interior Trim - Standard	1	RRI		
			HEADLINER	**1**	**RRI**		
05-06-1100			Ceiling Medical Device Rail (STANDARD)	1	RRI		
05-06-1610			Headliner - PVC, White	1	RRI		
05-06-1802			White LED Strip Lights, Ceiling Medical Device Rail. (UM & PM)	1	RRI		
05-06-1902			Red/Amber LED Turn/Brake Strip Lights, Ceiling Medical Device Rail. (UM & PM)	1	RRI		
			FLOORING	**1**	**RRI**		
05-07-1000			Aluminum Floor/Wall Cove Molding. (STANDARD)	1	RRI		
05-07-1400			Stainless Steel Rear Threshold, 45 Degree Chamfered (STANDARD)	1	RRI		
05-07-5000			Loncoin II Flecks Flooring Choice (STANDARD)	1	RRI		
05-07-5001			Color - 150 Onyx	1	RRI		
05-07-6100			Curbside Stainless Steel Threshold,4" wide,W/Safety Walk Anti-Skid Tape	1	RRI		

PART NO	S		DESCRIPTION	QTY	ID	EACH	EXTENDED
			HEAD BUMPERS	1	RRI		
			BACKRESTS	1	RRI		
			Rear Entry Door Grab Bars	1	RRI		
05-10-1305			Rear Entry Door Grab Bars - "V" Bars - Antimicrobial	1	RRI		
05-10-1405			Side Entry Door Grab Bar - "V" Bars - Antimicrobial	1	RRI		
05-10-1903			Ceiling Grab Rail - Center 108" Anti-Microbial	1	RRI		
05-10-2101			Ceiling Grab Rail - Streetside 72" Anti-Microbial	1	RRI		
			PLASMA HANGER	1	RRI		
05-11-4000			IV Hangers - CPI #IV2008 (STANDARD)	1	RRI		
05-11-4002		<	Quantity (2)	1	RRI		
05-11-5600			IV Hangers - Perko IV Clips, #1309	1	RRI		
05-11-5604	S	<	Quantity (5)	1	RRI		
			INTERIOR STREETSIDE #1 - LEFT STACK and BULKHEAD	1	RRI		
05-12-0200		< >	Upper Bulkhead Cabinet - Double Doors (STANDARD)	1	RRI		
05-12-0250		< >	Left Stack - Storage Area #1. (STANDARD Ultramedic)	1	RRI		
			INTERIOR STREETSIDE #2 - ACTION AREA	1	RRI		
05-13-12SR	X	<	Cabinets - Upper Left U2 and U2.5, No Switch Panel Below 2.5- CN 10 Certified	1			
05-13-13SR	X	<	Delete the medical device rail and punch holes in Action Area included in price	1			
05-13-14SR	X	<	Brushed Stainless Steel Wall Panel - Forward Action Wall.	1			
05-13-2615	X	<	Cabinet - Lower Left C2, 12"H x 50"W, Sliding Polycarbonate Doors - CN 10 Cert	1			
			INTERIOR STREETSIDE #3 - CPR SEAT	1	RRI		
05-14-1320	S	<	Cabinet - Upper Left U3, Full Height.- CN 10 Certified	1	RRI		
05-14-1720	S	<	Cabinet - Center Left C3 26"H x 29"W- CN 10 Certified	1	RRI		
05-14-4000		<	Delete CPR Seat, Extend Lower Left	1	RRI		
			INTERIOR STREETSIDE #4 - REAR AREA	1	RRI		
05-15-1020	S	<	Cabinet - Upper Left U4, Configuration- CN 10 Certified	1	RRI		
05-15-4620	S	< >	Cabinet -Center Left C4, 14"H x Full Depth w/ Sliding Doors -CN 10 Certified	1	RRI		
			INTERIOR CABINETS- SQUAD BENCH AREA	1	RRI		
05-16-0100		<	Curbside Squad Bench - Two Piece Hinged Lid	1	RRI		
05-16-0300			Restraint Belts, Squad Bench - Standard	1	RRI		
05-16-0500			Medical Device Rail - Squad Bench	1	RRI		
05-16-0600		<	Latches, Lids - Squad Bench Tri Mark , Standard	1	RRI		
05-16-101A		<	Seat Belt, Squad Bench - (1) 4-Point belt (Per4Max) Black- Change Notice 8-	1	RRI		
05-16-1021		<	Seat Belts, Squad Bench - Two 4-Point belts (Per4Max) Black- Change Notice 8-	1	RRI		
05-16-SR01	X	<	Cabinet - Upper Squad Bench, w/Glove Holders, 9"H, 72" Headroom	1			
			INTERIOR - BIOHAZARD	1	RRI		
05-17-01SR	X	<	UX Custom Waste Basket Storage-Install a RUBBERMAID #2957 (Uline #S-13527) 10 ga	1			
05-17-1000		>	DELETE - Standard Squad Bench "A" Bar Grab Bar	1	RRI		
05-17-3000		< >	Drawer - Waste and Sharps, Slide-out, Head of Squad Bench, 14" Slides	1	RRI		
05-17-5100		< >	Access - Waste and Sharps, Recessed in Lower Left Wall	1	RRI		

PART NO	S		DESCRIPTION	QTY	ID	EACH	EXTENDED
			INTERIOR CURBSIDE - RIGHT STACK	**1**	**RRI**		
			STORAGE #8				
05-18-0600			Right Stack - Upper Heater-A/C Unit, Standard Configuration (UM & PM)	1	RRI		
05-18-0800			Right Stack - Hidden Air Intake (STANDARD)	1	RRI		
05-18-1099			Right Stack - "A" Style Custom Configuration (UM & PM)	1	RRI		
05-18-51SR	X	<	U8 - Drug Cabniet	1			
05-18-52SR	X	<	C8 / L8 - ALS Cab, Dual Gen II OHO Polycarbonate Doors, (1) Adj Shelf, I/O- CN10	1			
			ATTENDANT SEAT	**1**	**RRI**		
05-19-0500		>	Seat, Attendant, EVS 1880, Child safety, Comfort, Per4Max Belt-Black	1	RRI		
05-19-0501			Color - Ash Gray	1	RRI		
05-19-6501			Attendant's Seat Base, EVS Swivel 2 Pos	1	RRI		
			INTERIOR COLORS	**1**	**RRI**		
05-20-5205			Thermoplastic, anti-microbial, Standard Interior Finish	1	RRI		
05-20-5210		<	Thermoplastic, anti-microbial,Sterile Linen,cabinet finish	1	RRI		
05-20-5300		<	Upper Band Vinyl Color - Cabinets and Stitched Cushions	1	RRI		
05-20-5328			Color - Ash Gray	1	RRI		
05-20-5500			Lower Band Vinyl Color - Vacuum Formed Cushions	1	RRI		
05-20-5502			Color - Ash Gray	1	RRI		
05-20-9850			Polycarbonate Color Choice	1	RRI		
05-20-9851		<	Polycarbonate, Gray	1	RRI		
			MISC. INTERIOR OPTIONS	**1**	**RRI**		
05-21-2001		<	Adjustable Divider, (1) Interior Cabinet	1	RRI		
05-21-2011		<	(1) additional adjustable dividers.	1	RRI		
05-21-4000			Interior Cabinet Lights, LED Strip- White	1	RRI		
05-21-4010			Upper Left Cabinets - 2, 2.5 and 4	1	RRI		
05-21-5200			Squad Bench & Lower Left, Full Height Brushed Stainless Kickpanels	1	RRI		
05-21-8400			Cabinet Latch - Southco 2" Round, Stainless Non-Locking- CN 10 -Rated at 10lbs	1	RRI		
05-21-8400			Cabinet Latch - Southco 2" Round, Stainless Non-Locking- CN 10 -Rated at 10lbs	2	RRI		
06-01-0100			General Wiring - General Harness Standard	1	RRI		
			COMMUNICATION	**1**	**RRI**		
06-06-1000	S	<	Camera - Exterior Back-Up, Over Rear Doors for Multi-plex	1	RRI		
06-06-1600			Two Way Radio Routing Path Cab to Module. (STANDARD)	1	RRI		
06-06-1650		<	Two Way Radio Routing Path Cab to Module. (IATS)	1	RRI		
06-06-1700			Two Way Radio Prewire, 12VDC Power and Ground (STANDARD)	1	RRI		
06-06-3003		< >	Antenna UHF/VHF - (3) Bases and Cables	1	RRI		
06-06-6600		<	Radio Power - (2) Power Post (1) Ground Post in Floor Console	3	RRI		
06-06-SR01	X	<	Radio head pre cut front console and module action area	2			
06-06-SR02	X	<	Pull Wire, Rear Switch Panel in Action Area to Front Console	1			
06-06-SR03	X	<	Route Customer Supplied Radio Communication Cables. EACH.	2			
06-06-SR04	X	<	Telescoping Computer Mount - RAM Universal Mount	1			

PART NO	S		DESCRIPTION	QTY	ID	EACH	EXTENDED
	S		**RADIO AND CLOCKS**	**1**	**RRI**		
06-07-5700		<	Clock - Digital , Intellitec Time Manager	1	RRI		
			07 - ELECTRICAL 12 VOLT DC	**1**	**RRI**		
07-01-0010		<	Crct Pwr Accs.,Ign/Shrline,1-20 amp 12VDC to 2 locs,W/O,PD9130 chrgr	1	RRI		
07-02-1000			Voltmeter - Standard	1	RRI		
07-02-1100			Alarm,Low Voltage,With Buzzer and Indicator,in cab console	1	RRI		
07-03-2000			Ammeter - for multiplex system	1	RRI		
			BATTERY SYSTEM	**1**	**RRI**		
07-05-0400		<	Batteries - Type I UM/PM, Ford or Dodge Ram (2) OEM (1) Additional,STD	1	RRI		
07-07-0500			Module Disconnect - Multiplex System,	1	RRI		
07-08-0100			Battery Ground	1	RRI		
07-09-6000			Battery Charger - Prewire only, 12V. (STANDARD)	1	RRI		
07-10-1000			Power Outlets 12V, (2) Power Point Style, On with Ignition (STANDARD)	1	RRI		
07-10-5301			(1) Additional 12V Outlet, Direct to Battery	1	RRI		
07-10-7230		<	Outlet, Kussmaul, USB Dual Port, 5VDC, 4.8 output, 091-219-5, ILOS	1	RRI		
07-10-7260		<	Outlet, Kussmaul, USB Dual Port, 5VDC, 4.8 output, 091-219-5, IATS	2	RRI		
			FRONT CONSOLE	**1**	**RRI**		
08-01-3105		<	Driver's Switch Panel/Radio Console - VMUX, Custom, CN11	1	RRI		
08-02-1150			Driver's Control Panel - V-Mux, Touch Screen	1	RRI		
08-02-1153			Console Mount with bezel and USB charging port.	1	RRI		
08-02-7300			Warning Lights - Floor Console, "Set Park Brake", "Release Brake"	1	RRI		
			ATTENDANT CONTROL PANEL	**1**	**RRI**		
08-03-1150			Attendant's Control Panel V-MUX, Touch Screen, with bezel and USB charging port.	1	RRI		
08-04-6002		<	Power Distribution - Weldon V-MUX, Video Inputs (UM & PM)	1	RRI		
08-04-6020			Joystick Control - Weldon V-MUX with quick buttons	1	RRI		
			EMERGENCY SYSTEMS - Dodge RAM-Series	**1**	**RRI**		
			WARNING AUDIBLE - SIREN, SPEAKERS, AIR HORNS	**1**	**RRI**		
09-03-1039			Siren Electronic - Whelen 295HFSC9, Dual Tone, Non Remote	1	RRI		
09-03-2409			Speakers - (2) CPI "Though-The-Bumper" for Dodge RAM	1	RRI		
09-05-0200			Backup Alarm (STANDARD)	1	RRI		
09-06-0200			Emergency Sequencer/Load Manager (STANDARD)	1	RRI		
09-40-99SR	X	<	Cab Roof Mounted Whelen 55" Freedom IV LC-Series light bar	1			
09-50-1303		<	Visual Warning Front Upper - (3) Three Light Straight Line Configuration	1	RRI		
			AUXILLARY EMERGENCY LIGHTS	**1**	**RRI**		
09-70-2020		< >	Headlight Flasher, Whelen SSFPOS Wigwag with night cutout	1	RRI		
09-80-2500		< >	EEV,M-series Flash Pattern, No External Flasher	1	RRI		
09-80-3100		<	Emergency Flashers Set to - "X" Flash Pattern ILOS KKK-A-1822F	1	RRI		
09-80-70SR	X	<	Dimmer Switch in Front Switch Panel	1			
09-95-1505		<	Whelen M9 LED, w/Chrome Flange - RED / Clear Lens (Internal Flasher)	2	RRI		
09-95-1505		<	Whelen M9 LED, w/Chrome Flange - RED / Clear Lens (Internal Flasher)	8	RRI		

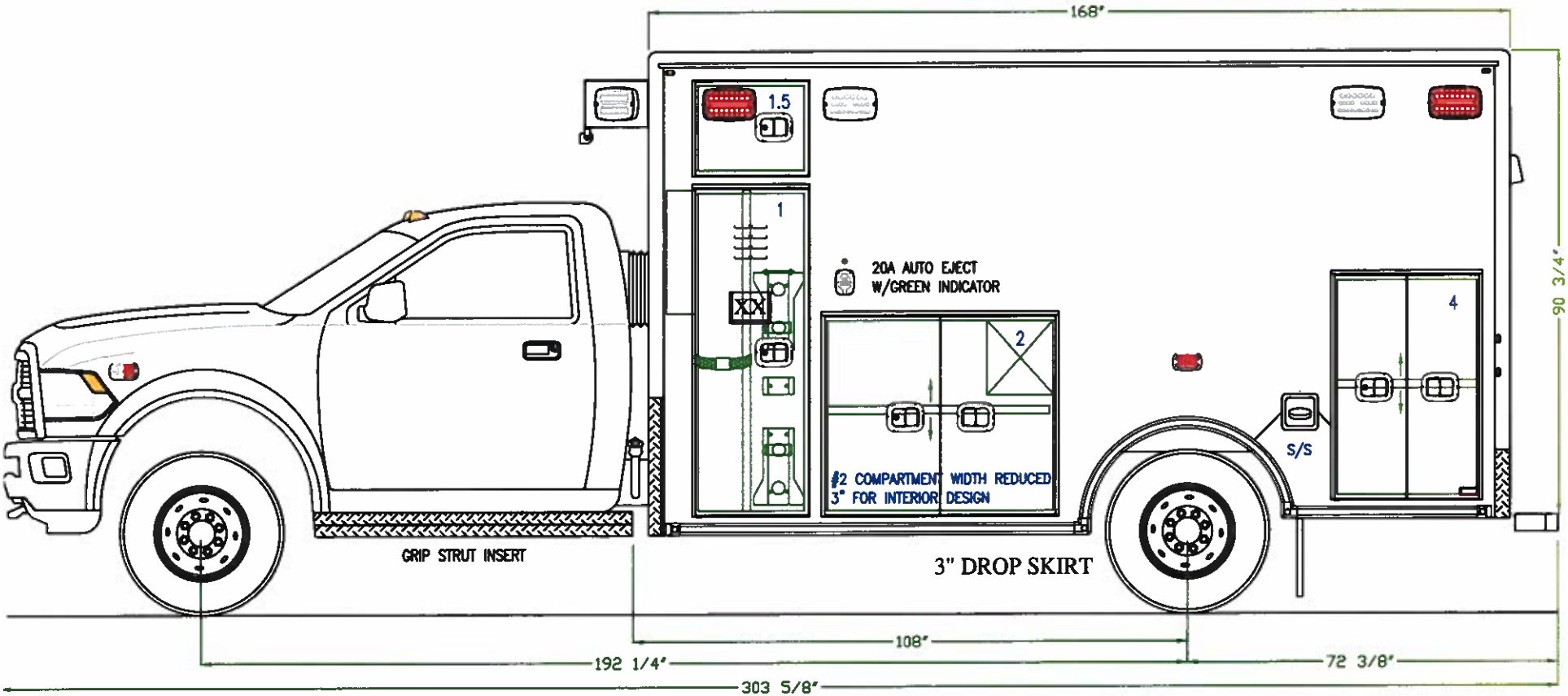
PART NO	S		DESCRIPTION	QTY	ID	EACH	EXTENDED
09-95-1507		<	Whelen M9 LED, w/Chrome Flange - AMBER / Clear Lens (Internal Flasher)	1	RRI		
09-95-2404		<	Whelen M7 LED - WHITE (Internal Flasher)	1	RRI		
09-95-2405		<	Whelen M7 LED - RED, Clear Lens (Internal Flasher)	2	RRI		
09-95-2560			Flange, M7 Chome, M7FC, IATS	3	RRI		
09-95-42SR	X	<	Whelen M4 LED w/Chrome Flange - RED, CLEAR LENS (Internatal Flasher)	2			
09-95-43SR	X	<	Whelen M4 LED w/Chrome Flange - RED/WHITE SPLIT, CLEAR LENS (Internatal Flasher)	2			
09-95-9240			Housings, Cast, 7x3 Grille, Dodge, B-series, Pair	1	RRI		
09-95-9245			Housings, Cast, 15 degree angled, 7x3, Intersection, Dodge, Pair	1	RRI		
			EXTERIOR AUTOMOTIVE LIGHTING	**1**	**RRI**		
10-01-1050		<	Tail Lights, Brake/Turn - Whelen M6-Series LED,	1	RRI		
10-01-1240		<	Back-up Lights - Whelen M6-Series LED Rear,	1	RRI		
10-01-2010			Marker/Clearance Lights, Front - Whelen OS Mini LED, Amber	1	RRI		
10-01-2110			Marker/Clearance Lights, Side and Rear - Whelen OS Mini LED, Red/Amber	1	RRI		
10-01-3002		<	Chrome Flange,(1) Whelen M6 (Standard M6)	6	RRI		
10-01-5020			Outboard Rear Flashers, Wired to OEM Brake Lights (STANDARD)	1	RRI		
10-01-8010		>	Relocate Brake/Tail & Backup Lights to rear Diamond Plate, Amber Turns above.	1	RRI		
			FLOOD AND LOAD SYSTEMS	**1**	**RRI**		
10-02-01SR	X	<	XU SCENE, Additional - (1) Firetech, Brow Light, Single row, FT-MB-30-FT-B Previ	1			
10-02-1020			Scene Lighting - (4) Whelen M9 Series Super LED	1	RRI		
10-02-2020			Rear Load Lights - (2) Whelen M9 Series Super LED	1	RRI		
10-02-3010	S		Lighting Operation - Rear Load and Back-Up Lights, Standard	1	RRI		
10-02-3020		>	Lighting Operation, Feature - Side Scene, Activated in Reverse	1	RRI		
			Cab Entry - Lighting	**1**	**RRI**		
10-02-8020			Cab Entry, 4" Whelen LED Courtesy Lighting	1	RRI		
			INTERIOR LIGHTING - CEILING	**1**	**RRI**		
11-01-1400		<	Dome Lights - (11) Kinequipe 8" Round LED	1	RRI		
11-01-9000			Timer -15 minute- Restocking (STANDARD)	1	RRI		
			SPOTLIGHTS / HANDHELD LIGHTS	**1**	**RRI**		
11-02-1000			Handheld Spotlight - Sho-Me 200,000 CP	1	RRI		
			SHORELINE INLET	**1**	**RRI**		
12-01-5400			Shore Inlet - Kussmaul Super Auto-Eject, 20Amp	1	RRI		
12-01-6200			Kussmaul, Eject,Cover,15 or 20A,White	1	RRI		
12-01-8000			(1) Shore Indicator, "ON" Green Indicator Light	1	RRI		
12-02-0200			Receptacles, Interior - 125V-15A (1) Action Wall, (1) Right Stack	1	RRI		
12-02-2052			Receptacles, Interior - (1) Addtional 125V-15A, Over Squad Bench	1	RRI		
			POWER SUPPLY - 125VAC	**1**	**RRI**		
12-03-1110			Inverter Charger - Vanner 1050W, Indicator on Console	1	RRI		
			ENVIROMENTAL CLIMATE CONTROL SYSTEM	**1**	**RRI**		
13-01-1200			HVAC - Central Air Flow Discharge (UM & PM)	1	RRI		
13-01-2000			Climate Control - Standard (UM & PM)	1	RRI		
13-02-0100			Exhaust Fan - 100 CFM Standard Location	1	RRI		
13-02-5613		>	HVAC Aux Front Wall COOLBAR - Hoseline, Dodge RAM-series MULTIPLEX	1	RRI		

PART NO	S		DESCRIPTION	QTY	ID	EACH	EXTENDED
13-02-5704	S	<	Cover,Cool Bar,(1) M7 Light only	1	RRI		
13-03-1000			Return Air System	1	RRI		
13-03-2000			Return Air Central Plenum	1	RRI		
13-03-3000			Heat /AC Cabinet	1	RRI		
			COT MOUNTING PROVISIONS	**1**	**RRI**		
14-01-1010			Cot Mounting - Hardware	1	RRI		
14-01-1110			Post & Wheel Cups - None (STANDARD)	1	RRI		
14-01-1210			Safety Hook - Ship Loose	1	RRI		
14-01-1230			Safety Hook - Stryker with bolts,Shipped Loose	1	RRI		
14-01-1623		<	Stryker Power Load, No Wheel guide - Change Notice 8- COMPLIANT	1	RRI		
14-01-3097	S	<	Center Mount	1	RRI		
			OXYGEN AND AIR SYSTEMS	**1**	**RRI**		
14-02-0100			Oxygen System - Multiplex	1	RRI		
14-02-01SR	X	<	XU)2 Cylinder Holder-(1) Zico QR-D-2/H For Horizontal Storage Previouse SR#2011	1			
14-02-1000			O2 Cylinder Wrench - (STANDARD)	1	RRI		
14-02-2000			O2 Cylinder Bracket - Zico #QR-MV (STANDARD)	1	RRI		
14-02-3000			O2 Control - Electric with Manual Bypass on Action Wall. (STANDARD)	1	RRI		
14-02-3150			Oxygen Regulator, 50 PSI Preset	1	RRI		
14-02-4000			O2 Outlets - Ohio Style, (2) Action Wall, (1) Squad Bench (STANDARD)	1	RRI		
14-02-7010			Flowmeter - AMVEX dial style constant flow selector Valve w/Ohmeda (Ohio Adapter	1	RRI		
14-02-7011		>	(1) AMVEX FM-15UO-OH DIAL,	1	RRI		
			VACUUM SYSTEM	**1**	**RRI**		
14-03-1010		< >	Suction System - SSCOR On-Board (STANDARD)	1	RRI		
			MISC MEDICAL	**1**	**RRI**		
14-04-1000		<	Fire Extinguisher - 5# (ABC) w/ Mounting Bracket. (STANDARD)	1	RRI		
			PAINT AND FINISH	**1**	**RRI**		
15-00-0100			Road Rescue Paint Process - Standard	1	RRI		
15-01-2010		< >	Module Paint - Single Color, Paint other than OEM	1	RRI		
15-01-4030		<	Module Paint - Roof and Roof Radius Different Than Sidewalls	1	RRI		
15-01-O2SR	X	<	Paint the Dodge cab Chevy CHE15:G1E from the bottom of Cab Door Windows Down	1			
			GRAPHICS AND LETTERING	**1**	**RRI**		
15-03-01SR	X	<	Add cheveron striping to front pumper red/yellow 24/7	1			
15-03-02SR	X	<	Chevron Striping - Entire Rear	1			
15-03-03SR	X	<	Unit number placards	3			
15-03-3900			RR Badge Logos (STANDARD)	1	RRI		
15-03-4000			RR Logos and Model Name (STANDARD)	1	RRI		
15-03-4001			Ultramedic - Black Logos	1	RRI		
15-04-1000			Nomenclature Plaques. DIESEL. (STANDARD)	1	RRI		
			16 - REFERENCES AND STANDARDS	**1**	**RRI**		
16-01-0200			Owner's Manual (STANDARD)	1	RRI		
ZZ-ZZ-0A00		<	Indemnification Statement	1	RRI		
			== Dealer Provided - EMS Equipment - 1.044 04/07/20 ==	**1**	**RRI**		
			Total				

Road Rescue
AN ALLIED SPECIALTY VEHICLE COMPANY
In Service for Life®

HIGHLANDS COUNTY EMS
RAM-5500 4 X 2 ULTRAMEDIC PASS-THROUGH

DEALER SIGNATURE



DOOR NO.	INTERIOR DIMENSIONS HEIGHT	WIDTH	DEPTH	NOTES
1	63.13"	23.25"	22.00"	DOOR LOUVERS, O2 STORAGE, (1) FIXED DIVIDER
.5	17.63"	23.25"	22.00"	INVERTER, ELECTRICAL COMPARTMENT
2	38.50"	45.88"	21.25"	(1) ADJ. SHELF
4	43.06"	29.50"	21.25"	(1) ADJ. SHELF

DETAILS ARE CONCEPTUAL ONLY.
LAYOUT AND ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO MODIFICATION BY DESIGN ENGINEERING.

PROPRIETARY AND CONFIDENTIAL
THIS INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ROAD RESCUE ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ROAD RESCUE IS PROHIBITED.

Road Rescue
2737 N. FORSYTH RD
WINTER PARK, FL 32792
r.roadreacue.com PHONE 800-932-7077 FAX 800-513-2688

STREETSIDE EXTERIOR DETAIL

BID NUMBER 18504

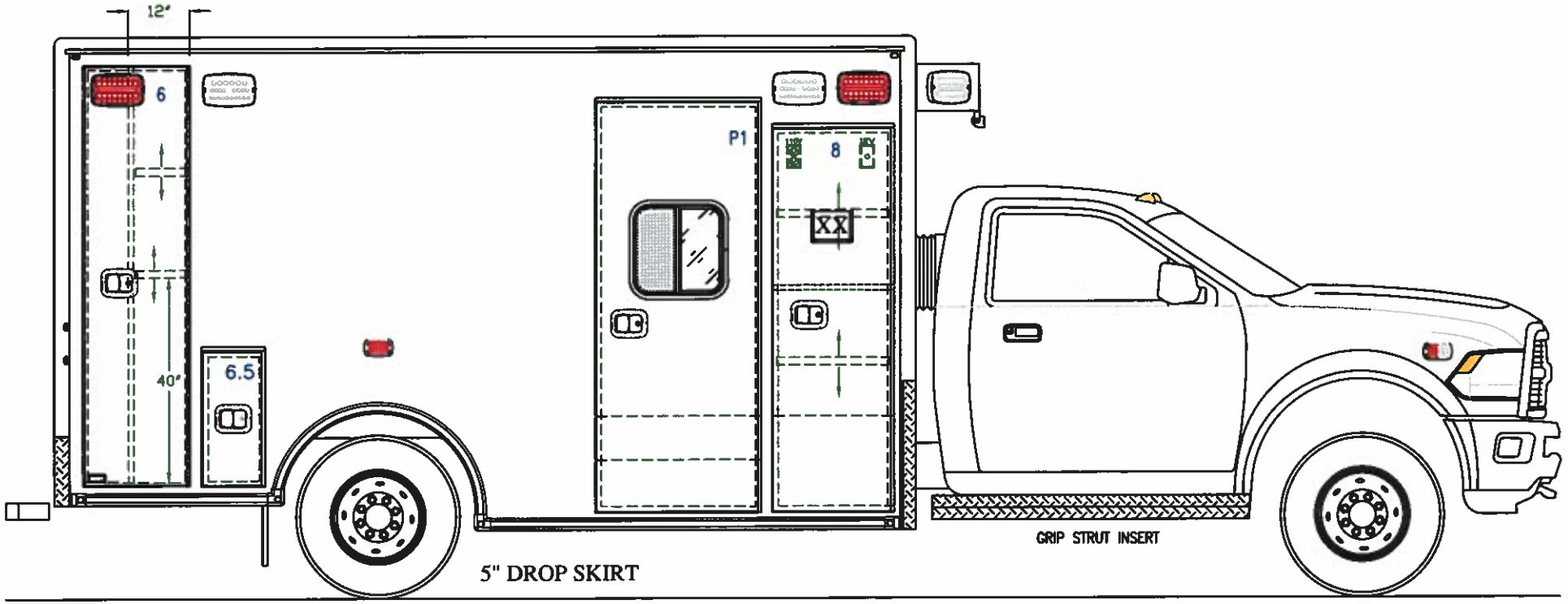
DRAWN BY	DATE	REVISION 1	REVISION 2	REVISION 3	SCALE	SHEET 1 OF 10
S	05/24/2020	09/30/2020	03/19/2021			

Road Rescue
An ALSO Specialty Vehicle Company
In Service for Life®

HIGHLANDS COUNTY EMS
RAM-5500 4 X 2 ULTRAMEDIC PASS-THROUGH

DEALER SIGNATURE

QYM



DOOR NO.	INTERIOR DIMENSIONS HEIGHT	WIDTH	DEPTH	NOTES
6	81.50"	20.75"	21.25"	FIXED DIVIDER, (2) ADJ. SHELVES
6.5	25.50"	12.75"	17.25"	MISC. STORAGE

DOOR NO.	DOOR DIMENSIONS HEIGHT	WIDTH	MISC. NOTES
8	75.00"	22.00"	RIGHT STACK/ALS ACCESS
P1	80.00"	30.06"	SLIDING TINTED WINDOW 18" X 18"

DETAILS ARE CONCEPTUAL ONLY.
LAYOUT AND ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO MODIFICATION BY DESIGN ENGINEERING.

PROPRIETARY AND CONFIDENTIAL
THIS INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ROAD RESCUE ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ROAD RESCUE IS PROHIBITED.

'oad Rescue
2737 N. FORSYTH RD
WINTER PARK, FL 32792
.roadrescue.com PHONE 800-932-7077 FAX 800-513-2688

CURBSIDE EXTERIOR DETAIL

BID NUMBER 18504

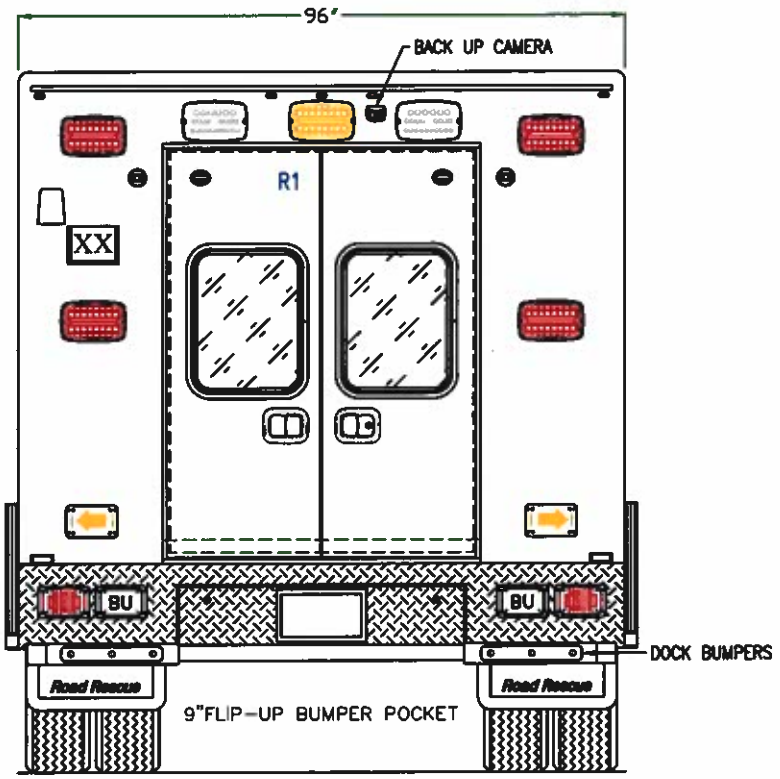
AWN BY	DATE	REVISION 1	REVISION 2	REVISION 3	SCALE	SHEET 2 OF 10
S	05/24/2020	09/30/2020	03/19/2021			

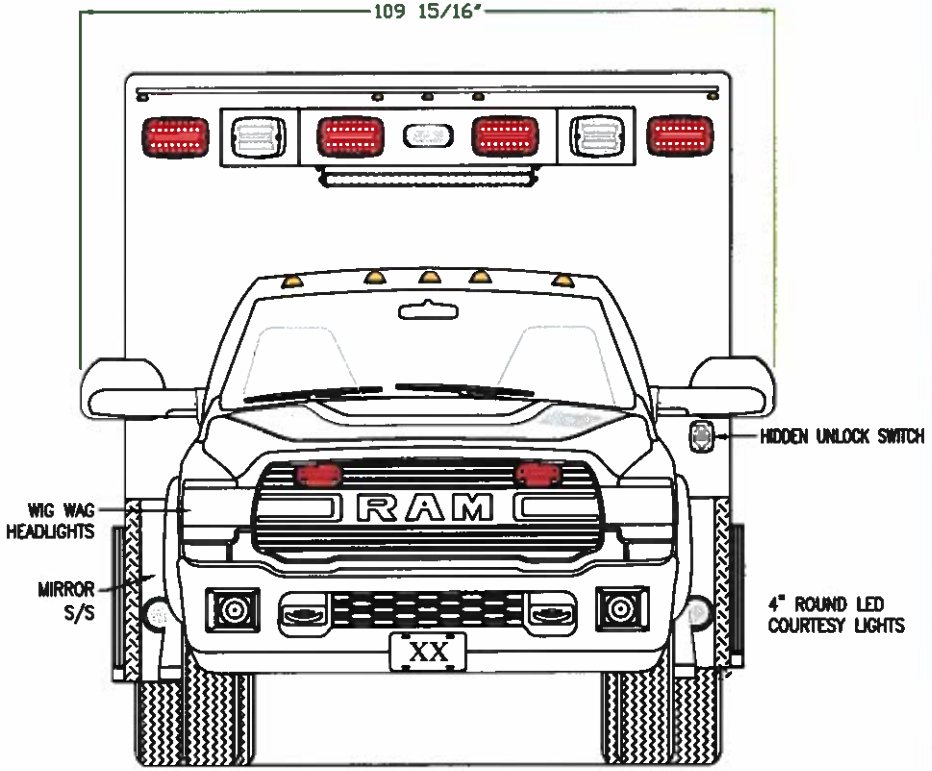
Road Rescue
An Allied Specialty Vehicle Company
In Service for Life®

HIGHLANDS COUNTY EMS
RAM-5500 4 X 2 ULTRAMEDIC PASS-THROUGH

DEALER SIGNATURE

QVM





DOOR NO.	CLEAR OPENING HEIGHT	CLEAR OPENING WIDTH	NOTES
R1	61.44"	50.25"	FIXED TINTED WINDOWS 18" X 24"

NOTES:

NOTES:

DETAILS ARE CONCEPTUAL ONLY.
LAYOUT AND ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO MODIFICATION BY DESIGN ENGINEERING.

PROPRIETARY AND CONFIDENTIAL
THIS INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ROAD RESCUE ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ROAD RESCUE IS PROHIBITED.

Road Rescue
2737 N. FORSYTH RD
WINTER PARK, FL 32792
www.roadrescue.com PHONE 800-932-7077 FAX 800-513-2688

FRONT & REAR EXTERIOR DETAIL

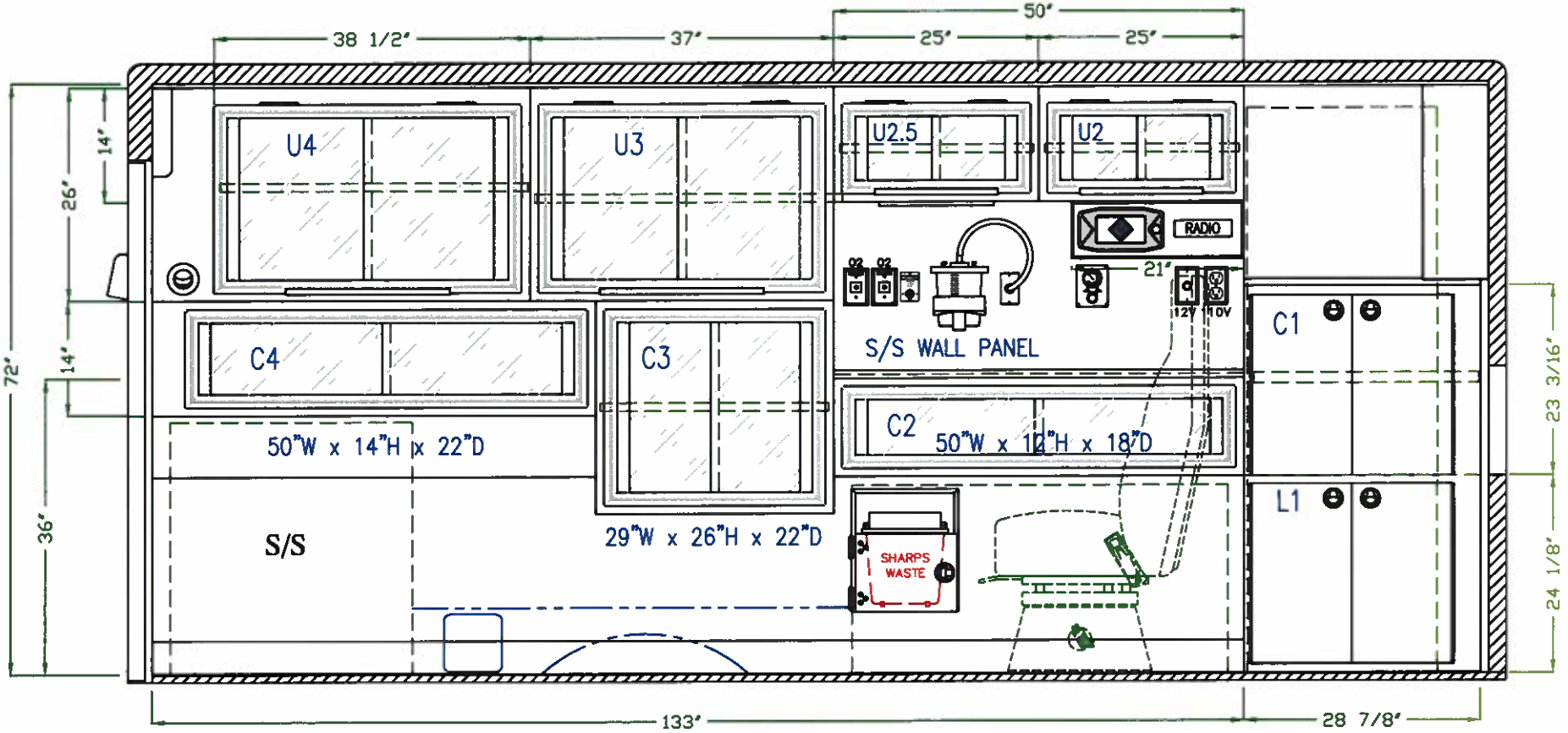
BID NUMBER 18504

DRAWN BY	DATE	REVISION 1	REVISION 2	REVISION 3	SCALE	SHEET
S	05/24/2020	09/30/2020	03/19/2021			SHEET 3 OF 10

Road Rescue
AN ALLIED SPECIALTY VEHICLE COMPANY
In Service for Life®

HIGHLANDS COUNTY EMS
RAM-5500 4 X 2 ULTRAMEDIC PASS-THROUGH

DEALER SIGNATURE



DOOR NO.	INTERIOR DIMENSIONS HEIGHT	WIDTH	DEPTH	NOTES
C1	23.00"	28.50"	15.50"	DOUBLE ALUM. LOCKING DOORS, (1) ADJ. SHELF
L1	23.62"	28.50"	15.50"	DOUBLE ALUM. LOCKING DOORS,
U2	14.00"	24.62"	18.12"	SLIDING POLY DOORS, (1) ADJ. SHELF, RESTOCKING
U2.5	14.00"	24.62"	18.12"	SLIDING POLY DOORS, (1) ADJ. SHELF, RESTOCKING

DOOR NO.	INTERIOR DIMENSIONS HEIGHT	WIDTH	DEPTH	MISC. NOTES
U3	26.00"	37.00"	18.12"	SLIDING POLY DOORS, (1) ADJ. SHELF, RESTOCK
U4	26.00"	38.50"	18.12"	SLIDING POLY DOORS, (1) ADJ. SHELF, RESTOCK

DETAILS ARE CONCEPTUAL ONLY.
LAYOUT AND ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO MODIFICATION BY DESIGN ENGINEERING.

PROPRIETARY AND CONFIDENTIAL
THIS INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ROAD RESCUE ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ROAD RESCUE IS PROHIBITED.

oad Rescue
2737 N. FORSYTH RD
WINTER PARK, FL 32792
r.roadrescue.com PHONE 800-932-7077 FAX 800-513-2688

STREETSIDE INTERIOR DETAIL

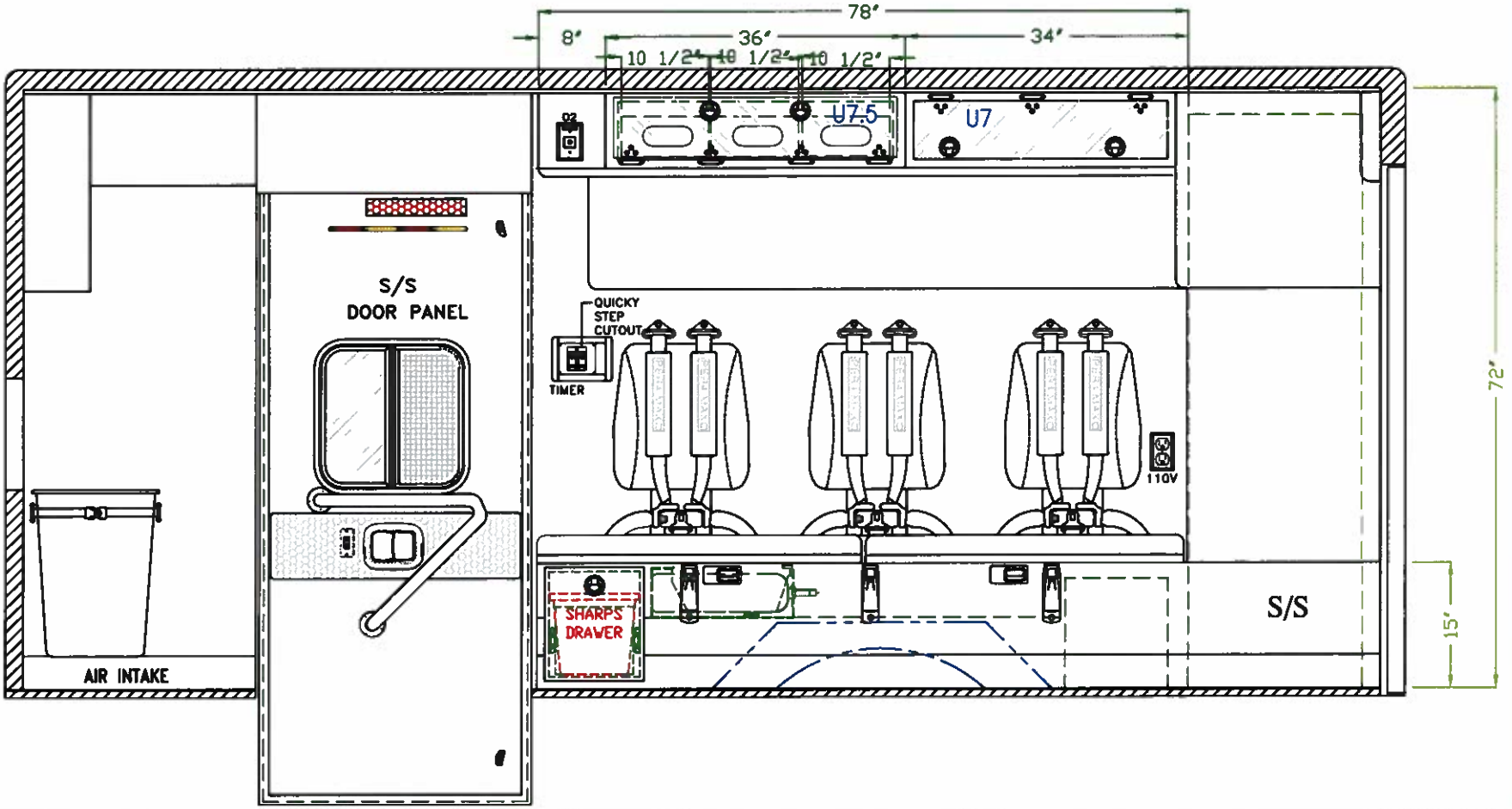
BID NUMBER 18504

DRAWN BY	DATE	REVISION 1	REVISION 2	REVISION 3	SCALE	SHEET 4 OF 10
S	05/24/2020	09/30/2020	03/19/2021			

Road Rescue
An Allied Specialty Vehicles Company
In Service for Life

HIGHLANDS COUNTY EMS
RAM-5500 4 X 2 ULTRAMEDIC PASS-THROUGH

DEALER SIGNATURE



DOOR NO.	INTERIOR DIMENSIONS HEIGHT	WIDTH	DEPTH	NOTES
U7	9.00"	36.00"	8.50"	LIFT UP POLY DOOR, RESTOCKING
U7.5	9.00"	34.00"	8.50"	DROP DOWN POLY DOOR, RESTOCKING

NOTES:

DETAILS ARE CONCEPTUAL ONLY.
LAYOUT AND ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO MODIFICATION BY DESIGN ENGINEERING.

PROPRIETARY AND CONFIDENTIAL
THIS INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ROAD RESCUE ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ROAD RESCUE IS PROHIBITED.

Road Rescue
2737 N. FORSYTH RD
WINTER PARK, FL 32792
www.roadrescue.com PHONE 800-932-7077 FAX 800-513-2688

CURBSIDE INTERIOR DETAIL

BID NUMBER 18504

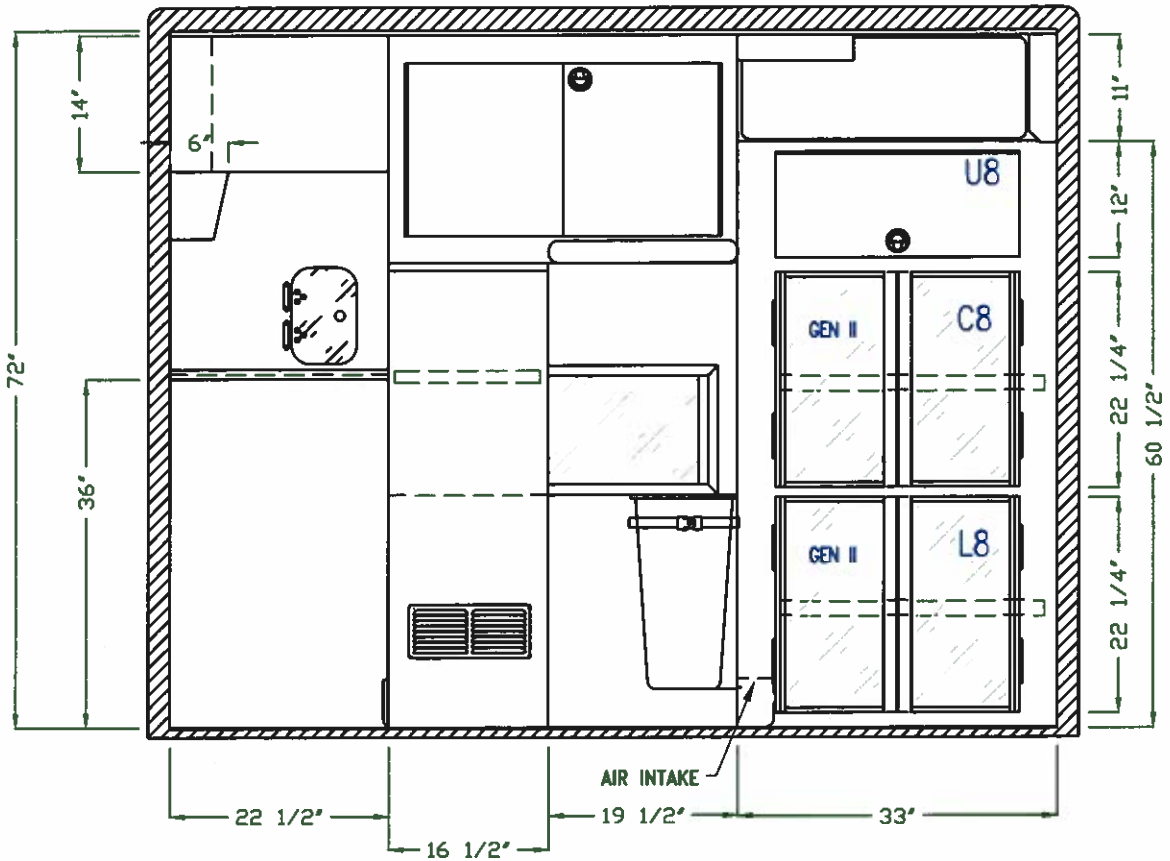
DRAWN BY	DATE	REVISION 1	REVISION 2	REVISION 3	SCALE	SHEET
S	05/24/2020	09/30/2020	03/19/2021			5 OF 10

Road Rescue
AN ALLIED SPECIALTY VEHICLE COMPANY
In Service for Life

HIGHLANDS COUNTY EMS
RAM-5500 4 X 2 ULTRAMEDIC PASS-THROUGH

DEALER SIGNATURE

QYM



DOOR NO.	INTERIOR DIMENSIONS HEIGHT	WIDTH	DEPTH	NOTES
U8	12.00"	25.00"	26.00"	SINGLE ALUM. DOOR, LOCKING LATCH
C8	24.00"	28.00"	26.00"	GEN II OHO DOORS, (1) ADJ. SHELF
L8	24.00"	28.00"	26.00"	GEN II OHO DOORS, (1) ADJ. SHELF

NOTES:

DETAILS ARE CONCEPTUAL ONLY.
LAYOUT AND ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO MODIFICATION BY DESIGN ENGINEERING.

PROPRIETARY AND CONFIDENTIAL
THIS INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ROAD RESCUE ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ROAD RESCUE IS PROHIBITED.

Road Rescue
2737 N. FORSYTH RD
WINTER PARK, FL 32792
www.roadrescue.com PHONE 800-932-7077 FAX 800-513-2688

FRONT INTERIOR DETAIL

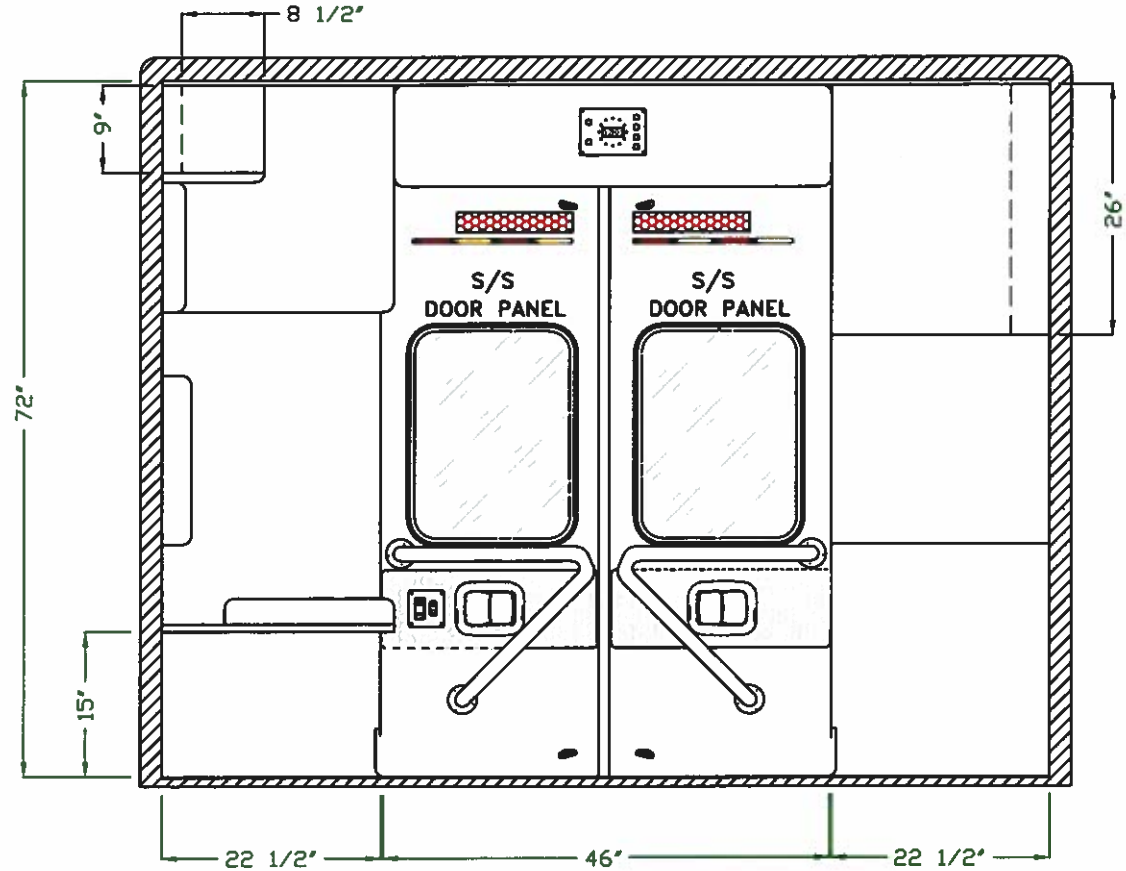
BID NUMBER 18504

DRAWN BY	DATE	REVISION 1	REVISION 2	REVISION 3	SCALE	SHEET 6 OF 10
S	05/24/2020	09/30/2020	03/19/2021			

Road Rescue
AN ALLIED SPECIALTY VEHICLE COMPANY
In Service for Life

HIGHLANDS COUNTY EMS
RAM-5500 4 X 2 ULTRAMEDIC PASS-THROUGH

DEALER SIGNATURE



NOTES:

NOTES:

DETAILS ARE CONCEPTUAL ONLY.
LAYOUT AND ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO MODIFICATION BY DESIGN ENGINEERING.

PROPRIETARY AND CONFIDENTIAL
THIS INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ROAD RESCUE ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ROAD RESCUE IS PROHIBITED.

oad Rescue
2737 N. FORSYTH RD
WINTER PARK, FL 32792
r.roadrescue.com PHONE 800-932-7077 FAX 800-513-2688

REAR INTERIOR DETAIL

BID NUMBER 18504

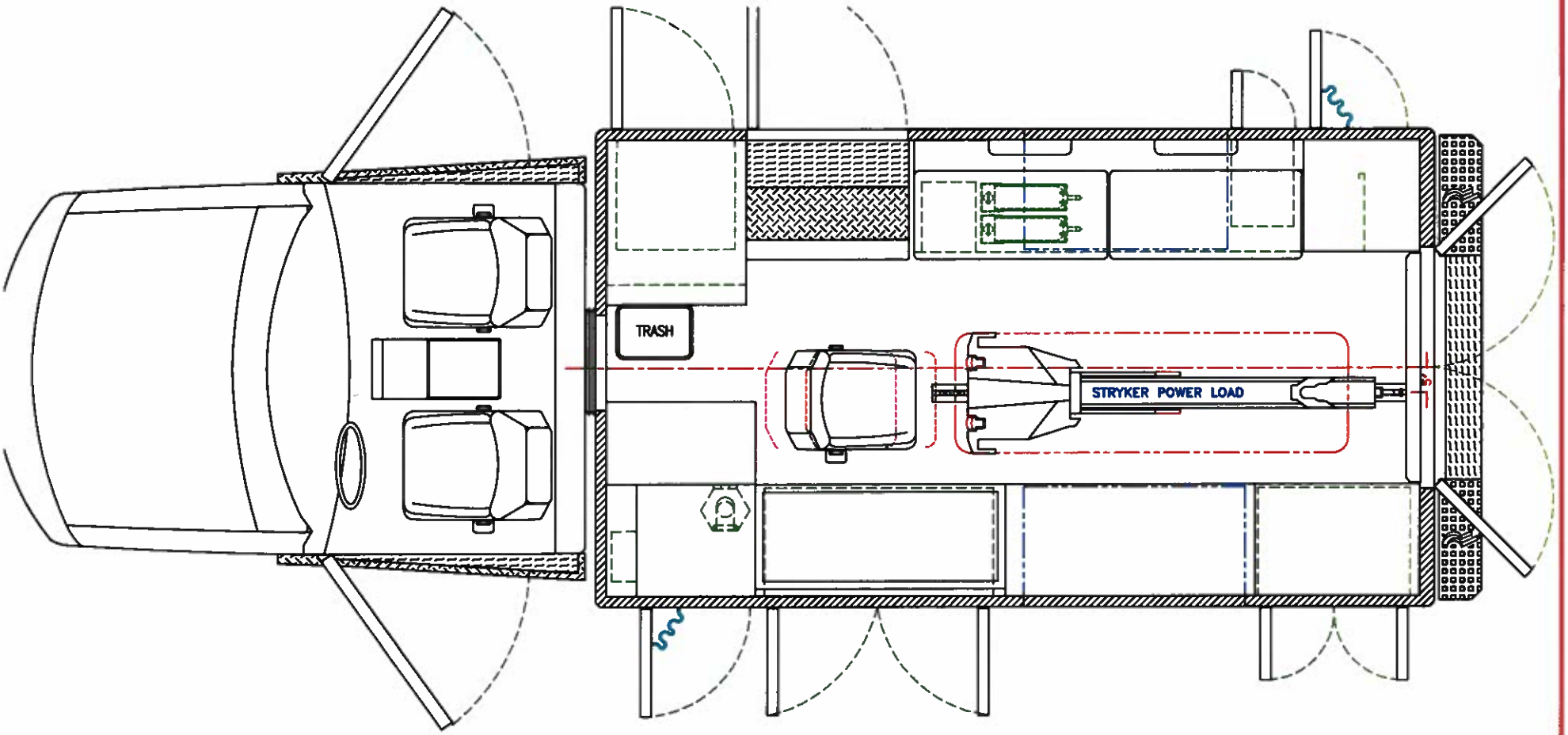
AWN BY	DATE	REVISION 1	REVISION 2	REVISION 3	SCALE	SHEET 7 OF 10
S	05/24/2020	09/30/2020	03/19/2021			

Road Rescue
AN ALLIED SPECIALTY VEHICLES COMPANY
In Service for Life

HIGHLANDS COUNTY EMS
RAM-5500 4 X 2 ULTRAMEDIC PASS-THROUGH

DEALER SIGNATURE

QVM



OTES:

NOTES:

DETAILS ARE CONCEPTUAL ONLY.
LAYOUT AND ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO MODIFICATION BY DESIGN ENGINEERING.

PROPRIETARY AND CONFIDENTIAL
THIS INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ROAD RESCUE ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ROAD RESCUE IS PROHIBITED.

oad Rescue
2737 N. FORSYTH RD
WINTER PARK, FL 32792
.roadrescue.com PHONE 800-932-7077 FAX 800-513-2688

OVERHEAD FLOOR DETAIL

BID NUMBER 18504

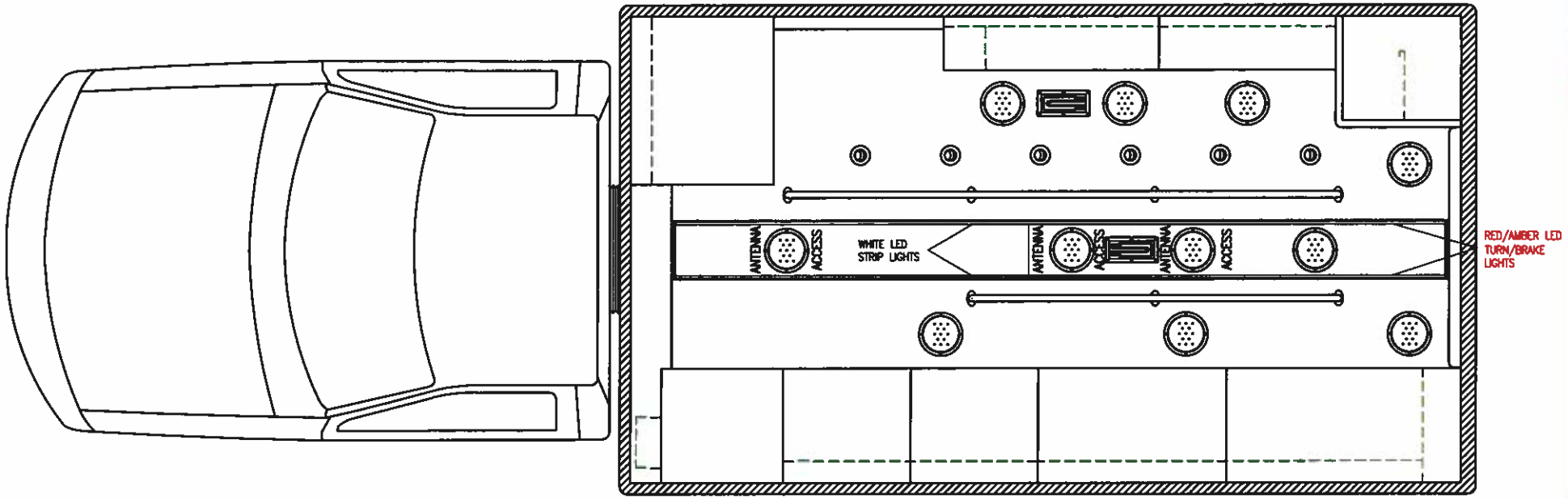
AWN BY	DATE	REVISION 1	REVISION 2	REVISION 3	SCALE	SHEET 8 OF 10
S	05/24/2020	09/30/2020	03/19/2021			

Road Rescue
AN ALLIED SPECIALTY VEHICLES COMPANY
In Service for Life®

HIGHLANDS COUNTY EMS
RAM-5500 4 X 2 ULTRAMEDIC PASS-THROUGH

DEALER SIGNATURE

QYM



PVC HEADLINER

NOTES:

NOTES:

DETAILS ARE CONCEPTUAL ONLY.
LAYOUT AND ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO MODIFICATION BY DESIGN ENGINEERING.

PROPRIETARY AND CONFIDENTIAL
THIS INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ROAD RESCUE ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ROAD RESCUE IS PROHIBITED.

'oad Rescue
2737 N. FORSYTH RD
WINTER PARK, FL 32792
r.roadrescue.com PHONE 800-932-7077 FAX 800-513-2688

OVERHEAD CEILING DETAIL

BID NUMBER 18504

AWN BY	DATE	REVISION 1	REVISION 2	REVISION 3	SCALE	SHEET 9 OF 10
S	05/24/2020	09/30/2020	03/19/2021			

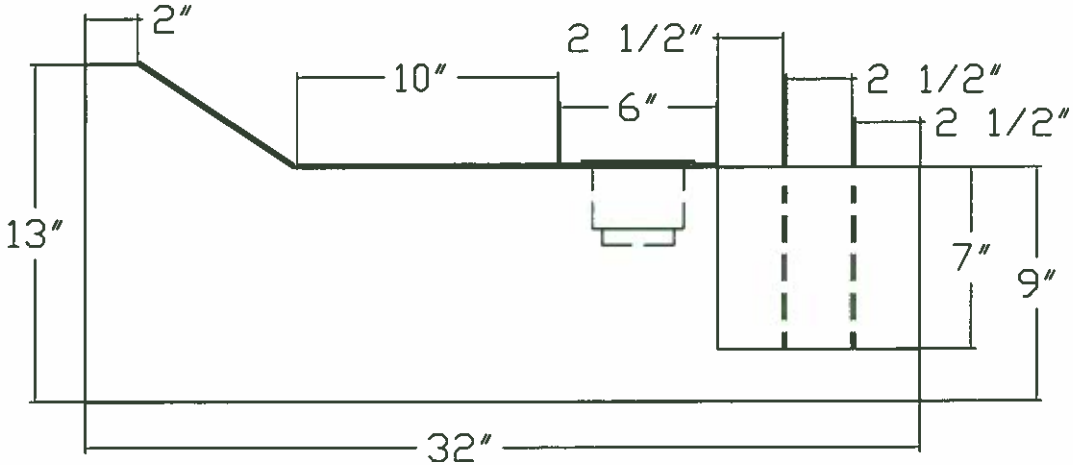
Road Rescue
AN ALLIED SPECIALTY VEHICLE COMPANY
In Service for Life

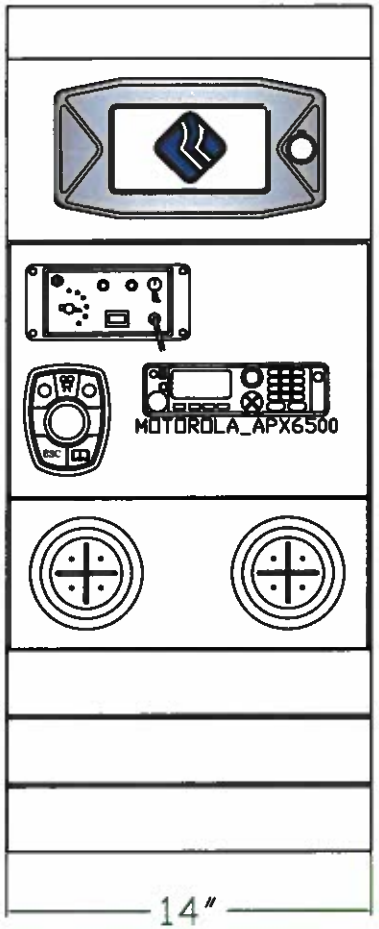
HIGHLANDS COUNTY EMS
RAM-4500 4 X 2 ULTRAMEDIC PASS-THROUGH

DEALER SIGNATURE

QVM

BLACK BEDLINER





DETAILS ARE CONCEPTUAL ONLY. LAYOUT AND ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO MODIFICATION BY DESIGN ENGINEERING.

PROPRIETARY AND CONFIDENTIAL
THIS INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ROAD RESCUE ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ROAD RESCUE IS PROHIBITED.

Road Rescue
2737 N. FORSYTH RD
WINTER PARK, FL 32792
w.roadrescue.com PHONE 800-932-7077 FAX 800-513-2688

CONSOLE CONFIGURATION

BID NUMBER 18504

RAWN BY	DATE	REVISION 1	REVISION 2	REVISION 3	SCALE	SHEET 10 OF 10
RS	05/24/2020					

NOTE: THIS DRAWING IS SUBJECT TO CHANGE PENDING ROAD RESCUE, INC. PRODUCTION ENGINEERING APPROVAL. ©ROAD RESCUE, INC. ALL RIGHTS RESERVED.

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER:	**Randy Vosburg - County Administrator** **Sherry Sutphen - County Attorney** **Clinton Howerton Jr., P.E. - County Engineer**
SUBJECT/TITLE:	**Request acceptance or denial of appeal timely submitted by Waste Connections of Florida, Inc., related to the County Administrator's declaration that Waste Connections of Florida, Inc., is a "habitual violator" pursuant to Section 13.4 of the Solid Waste Franchise Agreement between Waste Connections and Highlands County.**

STATEMENT OF ISSUE

On May 7, 2021, the County Administrator issued a letter to Waste Connections declaring the company to be a habitual violator of the current Franchise Contract for Solid Waste and Recyclable Materials Collection and Construction, Operation, and Transfer of a Recyclables Transfer Facility and an Operations Facility contract. Waste Connections of Florida Inc. is requesting to appeal the declaration before the Board of County Commissioners at the next regularly scheduled meeting.

RECOMMENDED ACTION

Move to approve (or deny) request of appeal submitted by Waste Connections of Florida, Inc., related to the County Administrator's declaration that Waste Connections of Florida, Inc., is a "habitual violator" pursuant to Section 13.4 of the Solid Waste Franchise Agreement between Waste Connections and Highlands County.

FISCAL IMPACT

No Fiscal Impact

Attachments: Waste Connections 13.4 Letter Dated 05-07-2021.pdf
Final-Highlands Habitual Violator Appeal Letter 5.10.21.pdf

HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS
COUNTY ADMINISTRATOR
600 S. Commerce Ave., Sebring, Florida 33870
Office (863) 402-6517 www.highlandsfl.gov

May 7, 2021

Waste Connections of Florida, Inc.
3 Waterway Square Place
Suite 110
The Woodlands, TX 77380

Waste Connections of Florida, Inc.
C/O Corporation Service Company
1201 Hayes Street
Tallahassee, FL 32301

Dear Sir or Madam:

Upon review of documentation provided to me recently by the Highlands County Engineering Department, I have determined that Waste Connections of Florida, Inc., has frequently, regularly and repetitively materially defaulted in its performance of various terms and conditions of its Franchise Agreement with Highlands County.

As such, pursuant to Section 13.4, Habitual Violations, of the Franchise Agreement, I am hereby declaring Waste Connections of Florida, Inc., to be a habitual violator whose defaults collectively and cumulatively shall constitute a condition of irredeemable default. PLEASE GOVERN YOURSELF ACCORDINGLY.

Sincerely,

Randy Vosburg
Highlands County Administrator

cc: Grant Smith, Esq. via email

Grant J. Smith
Attorney-at-Law

Grant J. Smith, Esq.
gsmith@strategysmith.com
Direct Dial – 954.328.9064

May 11, 2021

VIA E-MAIL
Randal Vosburg, County Administrator
Highlands County, Florida
600 South Commerce Avenue
Sebring, FL 33870

Re: Appeal of County Administrator Declaration

Dear Mr. Vosburg:

As you know, I represent Waste Connections of Florida, Inc., ("Waste Connections" or the "Company"). Waste Connections provides waste hauling and recycling processing to Highlands County (the "County") under the Franchise Contract for Solid Waste and Recyclable Materials Collection and Construction, Operation, and Transfer of a Recyclables Transfer Facility and an Operations Facility ("Contract") entered into between Waste Connections and the County on June 15, 2016. Waste Connections is proud to have serviced the County for the past 11 years.

On Friday, May 7, 2021, the Company received a notice from you that you were declaring it to be a "Habitual Violator" under Section 13.4 of the Contract. Waste Connections strongly disagrees with your characterization and declaration and by way of this communication, officially appeals your declaration, in accordance with the written appeal process outlined in Section 13.4 of the Contract. There is simply no history of default on which you can base your decision. The County has never served the Company with any notices of default as required under Sections 12 and 13.2(g) of the Contract. The Company very much wants to appear before the Board of County Commissioners to have the substance of this appeal heard but must be afforded the opportunity to have knowledge of the specific items that need to be addressed.

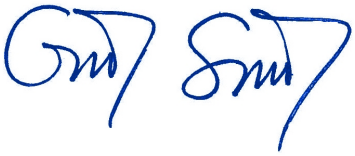
In order to declare the Company as a "habitual violator" as required by Section 13.4, the County Administrator must make a finding that the Company has, "… frequently, regularly or repetitively materially defaulted in the performance any of the terms and conditions required by this Contract…" The predicate act of having a noticed default has not been met, and a declaration under Section 13.4 is unwarranted, and as a consequence, the determination by you is not a "reasonable determination" as required by Section 13.4. According to Section 13.4, in order to be declared a "habitual violator" and have an irredeemable default, prior defaults must have been declared and properly noticed with an opportunity to cure, to date, none have. Without such prior defaults in the record, no reasonable finding can be had, and procedural due process as contractually required is missing.

Since no prior defaults have been declared, it is impossible to discern what the violations are and what needs to be substantively covered in this appeal. To provide substantive arguments with this appeal, without an accounting of the issues, would be boxing at shadows. The Company has a right to know what the specific grievances of the County are prior to responding in substance, and is prepared to discuss the issues with the Board of County Commissioners should they hear our appeal.

As you know, since January, the Company has been seeking to enforce the mediation rights afforded to it under the Contract to resolve outstanding Contract issues, and the County has thus far opposed the Company invoking its rights, all in violation of the Contract.

Even in the most trying conditions of a pandemic and well documented national labor shortages, the women and men of the Company work hard every day for the residents of Highlands County. Because of the potential profound ramifications of this process to the community and the Company, the opportunity to have our appeal heard by the Board of County Commissioners would be greatly appreciated.

Respectfully submitted,



Grant J. Smith, Esq.

cc: Highlands County Attorney
Damian Ribar, Division Vice President, Waste Connections of Florida
Kurt Salac, Director of Municipal Business Development and Intergovernmental Affairs
Waste Connections of Florida

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER: **Commissioner Tuck**

SUBJECT/TITLE: **Discussion concerning the Venus Clubhouse and request for direction.**

STATEMENT OF ISSUE

Commissioner Tuck will present on this issue

FISCAL IMPACT

Unknown

Attachments:

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER: **Casey Hartt, Lead Tourism Consultant**

SUBJECT/TITLE: **Request approval of a New Event Tourist Development Tax Grant in the amount up to $90,000 in 2021, up to $90,000 in 2022, and up to $90,000 in 2023 for the SPARTAN Race.**

STATEMENT OF ISSUE

The Tourist Development Council on April 29, 2021, at the regularly scheduled meeting, recommended reimbursing Airstream Ventures, LLC. in the amount up to $90,000 in 2021, up to $90,000 in 2022, & up to $90,000 in 2023 for the SPARTAN Race to cover eligible costs associated with facility rental, production, and marketing for the SPARTAN Race. The expected location for this race is Lake Placid, FL.

RECOMMENDED ACTION

Move to approve the New Event Tourist Development Tax Grant in the amount up to $90,000 in 2021, up to $90,000 in 2022, and up to $90,000 in 2023 for the SPARTAN Race.

FISCAL IMPACT

The fiscal impact will allocate up to $270,000 spent over a 3 year period; up to $90,000 in FY 21/22, up to $90,000 in FY 22/23, and up to $90,000 in FY 23/24 from Fund 152 (Tourist Development Trust), 5305 (Tourist Dev – Marketing and Promotion), and account 53400 (Contractual Services).

Attachments: Airstream Ventures Agreement - 051321.pdf
Spartan-Tough Mudder TDC grant application.pdf
4.29.2021 Draft TDC Min.pdf

HIGHLANDS COUNTY
SPECIAL EVENT/PROJECT GRANT
CONTRACT

CONTRACTOR

NAME: AIRSTREAM VENTURES, LLC.
ADDRESS: 3832-010 BAYMEADOWS RD, #101
JACKSONVILLE, FL 32217
EIN NO: 83-1228981

The Board of County Commissioners of Highlands County, a political subdivision of the State of Florida (hereinafter the COUNTY), hereby provides funding to the CONTRACTOR for the purpose of reimbursement of expenses to **Airstream Ventures, LLC.** as provided in the Funding Application Work attached to this Contract as Attachment A and made a part hereof. Any terms and conditions of this Contract, which vary from those contained in Attachment A, shall have precedence.

CONTRACTOR RESPONSIBILITIES

1. The CONTRACTOR shall be responsible for obtaining all applicable local, state and federal permits.

2. The CONTRACTOR is responsible for all administrative services and represents that it has or will secure at its own expense all necessary personnel. Such personnel shall not be employees of the COUNTY. The CONTRACTOR shall be responsible for the payment of all its FICA and Social Security Taxes.

3. Airstream Ventures, LLC, is working with subcontractor SPARTAN RACE, INC., to facilitate the event and many or all of the reimbursable expenses will be paid by SPARTAN RACE, INC., to the vendors.

INDEPENDENT CONTRACTOR RELATIONSHIP

The CONTRACTOR is, and shall be, in the performance of all work, services and activities an independent contractor, and not an employee, agent, or servant of the COUNTY. All persons engaged in any of the work or services performed by or on behalf of the CONTRACTOR shall at all times, and in all places, be subject to the CONTRACTOR' s sole direction, supervision and control. The CONTRACTOR shall exercise control over the means and manner in which it and its employees and volunteers perform the work and in all respects the CONTRACTOR' s relationship and the relationship of its employees and volunteers to the COUNTY shall be that of an independent contractor and not as employees or agents of the COUNTY.

The CONTRACTOR does not have the power or authority to bind the COUNTY in any promise, agreement or representation.

REPORTS

The CONTRACTOR shall submit monthly status reports to the COUNTY detailing work completed and activities performed.

TERM OF CONTRACT

This Contract is effective on the date of execution and shall remain in effect until January 31,
2024.

NOTICE

Any notice or other written communication, except invoices, between the parties shall be considered delivered when posted by U.S. registered or certified mail, postage prepaid and return receipt requested, or delivered in person to the COUNTY.

COMPENSATION

1. The COUNTY agrees to pay the CONTRACTOR the amount of up to Ninety Thousand Dollars ($90,000) in 2021, Ninety Thousand ($90,000) in 2022, & Ninety Thousand ($90,000) in 2023 for the SPARTAN Race, with room verifications required, from Cost Center 5305 the Marketing and Events -Fund for providing the services described in attached Attachment A. The CONTRACTOR shall submit payment requests and expenditure documentation to the COUNTY, said requests being in detail sufficient for a proper pre-audit and post-audit thereof. The CONTRACTOR and the COUNTY understand and agree that there shall be no reimbursement of funds by the COUNTY for any expenditure made prior to the date of this Agreement or for any expenditure or amount in excess of the amount stated in this paragraph.

2. It is unlawful for COUNTY' s Board of County Commissioners to expend or enter into a contract requiring expenditure in any fiscal year for more than the amount of appropriations in each fund's budget, except as provided in Chapter 129, Florida Statutes, and in no case shall the total appropriations of any budget be exceeded, except as provided in Section 129.06 Florida Statutes. Pursuant to Section 129.07, Florida Statutes, this Contract is expressly made executory for the value of services and materials and other costs to be rendered, incurred or agreed to be paid for in fiscal years after COUNTY's fiscal year ending September 30, 2019.

PROHIBITION AGAINST LOBBYING

The CONTRACTOR is hereby prohibited from using any funds provided by this Contract for the purpose of lobbying the Legislature or a state or county agency.

MANAGEMENT

The COUNTY Project Manager is **Leah Sauls, Development Services Director,** phone number **(863) 402-6653.** All matters shall be directed to the Project Manager for appropriate action or disposition.

GENERAL TERMS AND CONDITIONS

1. The COUNTY may terminate this Contract for its convenience. In this event, the CONTRACTOR shall be compensated for work satisfactorily completed and for irrevocable commitments made.

2. All services shall be performed by the CONTRACTOR to the satisfaction of the COUNTY.

3. The CONTRACTOR shall be notified, in writing, by the COUNTY Project Manager of Contractperformance failures and given fifteen (15) calendar days to provide a written corrective action plan to the COUNTY for review. The COUNTY shall respond, in writing, to the proposed corrective action plan within fifteen (15) calendar days of receipt. I£ the CONTRACTOR and the COUNTY cannot reach agreement on the corrective measures to be taken and the schedule for corrective action, the COUNTY may terminate this Contract in accordance with paragraph 4 of this section.

4. I£ the CONTRACTOR fails to perform in a timely and proper manner, in the judgment of the COUNTY, the COUNTY may terminate this Contract by written notice, specifying the effective time/date.

5. In the event that the CONTRACTOR fails to perform all the services described under the terms of this Contract, the CONTRACTOR shall reimburse the COUNTY all compensation received within thirty (30) calendar days of the receipt of the COUNTY's written request for reimbursement.

6. The parties may at any time, by written order designated to be a change order signed by the CONTRACTOR and the COUNTY, make any change in the work within the general scope of theContract.

7. The CONTRACTOR shall maintain accurate books, records and documents directly pertinent to performance under this Contract and for all expenditures of all funds received under this Contract in accordance with generally accepted accounting principles consistently applied. The CONTRACTOR shall assure that these books, records and documents are available at all reasonable times for inspection, review or audit by COUNTY personnel and other personnel authorized by the COUNTY. The CONTRACTOR shall retain all such books, records and documents for three (3) years after the fiscal years in which payment is made by the COUNTY or until final resolution of matters resulting from any litigation, claim or audit that started prior to the expiration of the three-year record retention period.

8. The CONTRACTOR agrees to indemnify, defend, save and hold harmless the COUNTY from allclaims, demands, liabilities and suits of any nature arising out of, because of, or due to, any negligent act or failure to act by the CONTRACTOR, its agents or employees to the extent permitted by Florida law. The parties agree that one percent of the total compensation to the CONTRACTOR for performance of this Contract is the specific consideration from the COUNTY to the CONTRACTOR for the CONTRACTOR's indemnity agreement.

9. The CONTRACTOR covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner or degree with the performance of services required.

10. The CONTRACTOR warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONTRACTOR to solicit or secure this Contract and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for the CONTRACTOR any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Contract. For the breach or violation of this provision, the COUNTY shall have the right to terminate this Contract without liability and, at its discretion, to deduct from the Contract price, or otherwise recover, the full amount of such fee, commission, percentage, gift or consideration.

11. The COUNTY reserves the right to unilaterally cancel this Contract for refusal by the CONTRACTOR to allow public access to all documents, papers, letters or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the CONTRACTOR in conjunction with this Contract.

12. This Contract shall not be subject to transfer, assignment, sale or other disposition which would have the effect of substituting the CONTRACTOR's performance with that of another.

13. The CONTRACTOR represents to the best of its knowledge that all of its employees are treated equally during hiring and employment without regard to race, color, religion, handicap, sex, age or national origin.

CHOICE OF LAW/FORUM

The parties hereby agree that any and all actions or disputes arising out of this Contract shall be governed by the laws of the State of Florida, and any such actions shall be brought in Highlands County, Florida.

SEVERABILITY

In the event one or more provisions of this Contract are declared invalid, the balance of this Contract shall remain in full force and effect.

PUBLIC ENTITY CRIMES

The CONTRACTOR affirmatively represents that it is aware of the prohibitions stated in Section 287.133(2)(a), Florida Statutes, and affirmatively represents that it has not been placed on the convicted vendor list or been convicted of a public entity crime.

DISCRIMINATORY VENDOR LIST

The CONTRACTOR affirmatively states that it is aware of the prohibitions found in Section 287.134(2) (a), Florida Statutes, and affirmatively represents that it has not been placed on the discriminatory vendor list referred to therein.

EMPLOYMENT ELIGIBILITY VERIFICATION

Pursuant to Florida Statutes, Section 448.095, and in the event performance of this Agreement is or will be funded using state or federal funds, the CONTRACTOR must comply with the Employment Eligibility Verification Program ("E-Verify Program") developed by the federal government to verify the eligibility individuals to work in the United States and 48 CFR 52.222-54 (as amended) is incorporated herein by reference. If applicable, in accordance with Subpart 22.18 ofthe Federal Acquisition Register, the CONTRACTOR shall be registered with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. In addition, the CONTRACTOR shall require any and all subcontractors performing work in accordance with this Agreement to register with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. Any such subcontractor shall provide an affidavit to the CONTRACTOR stating that the subcontractor does not employ, contract with or subcontract with any ineligible individuals and the CONTRACTOR must keep a copy of said affidavit for the duration of this Agreement. Violation of this section is subject to immediate termination of this Agreement by the COUNTY without regard to any notice otherwise required herein. In the event the COUNTY incurs costs as a result of the CONTRACTOR's breach of this provision, any and all such costs shall be paid by the CONTRACTOR immediately upon receipt of notice of the same from the COUNTY. Information on registration for and use of the E-Verify Program may be obtained at the Department of Homeland Security website: http://www.dhs.gov/E- Verify.

PAYMENTS AFTER CONTRACT TERMINATION FOR CAUSE

Upon the occurrence of any event of default, all obligations on the part of the COUNTY to makeany further payments of funds to this Contract shall if the COUNTY so elects, terminate, but the COUNTY may make any payments or parts of payments after the happening of any event of default without hereby waiving the right to exercise any remedy which it may have without becoming liable to make any further payment.

PUBLIC RECORDS COMPLIANCE

A. Pursuant to Florida Statutes, Section 119.070I:

IF YOU HAVE QUESTIONS REGARDING THE APPLICATION OF FLORIDA STATUTES, CHAPTER 119, TO YOUR DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE COUNTY'S CUSTODIAN OF PUBLIC RECORDS:

COUNTY CLERK: GLORIA RYBINSKI
COUNTY PUBLIC INFORMATION OFFICER
600 SOUTH COMMERCE AVENUE
SEBRING, FLORIDA 33870
TELEPHONE NUMBER: (863) 402-6836
HCBCCrecords@highlandsfl.gov

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

1. Keep and maintain public records required by the COUNTY to perform the services set forth herein.
2. Upon request from the COUNTY's custodian of public records, provide the COUNTY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Florida Statutes, Chapter 119, or as otherwise provided by law.
3. Ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of the contract term and following completion of the contract if the CONTRACTOR does not transfer the records to the COUNTY.
4. Upon completion of the contract, transfer, at no cost, to the COUNTY all public records in possession of the CONTRACTOR or keep and maintain public records required by the COUNTY to perform the services set forth herein. If the CONTRACTOR transfers all public records to the COUNTY upon completion of the contract, the CONTRACTOR shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the CONTRACTOR keeps and maintains public records upon completion of the contract, the CONTRACTOR shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the COUNTY, upon request from the COUNTY's custodian of public records, in a format that is compatible with the information technology systems of the COUNTY.

Remainder of this page intentionally left blank

ENTIRE AGREEMENT

It is hereby understood and agreed that this Contract states the entire agreement and that the parties are not bound by any stipulations, representations, agreements or promises, oral or otherwise, not printed in this Contract.

DATED this _____ day of May, 2021.

AIRSTREAM VENTURES, LLC.

_____
Print Name: _____

ATTEST:

By: _____
Print Name:_____

HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS

By:_____
Scott A. Kirouac, Chairman

ATTEST:

_____
Jerome Kaszubowski, Clerk

G:\COUNTY\Tourist Development Council\Airstream Ventures Agreement - 051321.docx

VISIT
Sebring
AVON PARK & LAKE PLACID, FL
TDC Grant Application
December 17-18, 2021
BUSINESS . ENTERTAINMENT
Airstream Ventures
SPORTS . EST 2018
SPARTAN
TOUGH MUDDER

Airstream Ventures
BUSINESS . ENTERTAINMENT . SPORTS

April 29, 2021

Highlands County Tourism Development Council
Attn: Chantel Brutus
501 S. Commerce Ave., Suite 3
Sebring, FL 33870

Dear Highlands County Tourism Development Council,

We are excited to present this request for New Event Grant Funding to bring SPARTAN and Tough Mudder together for the first time ever.

SPARTAN is the premier obstacle course race tour in the country and has recently acquired Tough Mudder, another obstacle course race tour with a different set of challenges. The event in December will be the first time BOTH events will be held at the same facility.

Alone, each event would bring in more than 5,000 competitors for the weekend. Combined, this event will generate close to 15,000 entries and create another large demand weekend that will require every potential outlet for housing possible.

Enclosed is the New Event Grant Funding application and supporting documents that outline the program around the event, the marketing of the event, and the marketing of the destination through their channels and outlets.

We look forward to working with you on this and are excited to bring this major opportunity to Highlands County. Thank you for your consideration of this proposal.

Joel Lamp
Senior Director of Tourism
Airstream Ventures

SPARTAN™ TOUGH MUDDER

HIGHLANDS COUNTY TDC
NEW EVENT FUNDING REQUEST APPLICATION

Amount Requested from TDC: $90,000 for 2021, $90,000 for 2022, & $90,000 for 2023.

General Information

Name of Applicant: SPARTAN
Name of Event: SPARTAN Race
Contact person: Joel Lamp (Airstream Ventures)
Contact person e-mail: joel@airstreamventures.com
Complete address of Applicant: 1630 Emerson St.; Jacksonville, FL 32207
Cell phone: 904-304-2067

Applicant's Chief Official/Tournament Director: Cherie Bortnick
Title: Director of Business Development
Cell phone: 909-260-7778
Email: cherieb@spartan.com

Has Event ever received funding from the TDC? No

Amount Applicant is requesting for the Event/Project: $ 90,000 for 3 years. 2021-2023

Intended use of funds: Rental fees, event expenses, marketing

Details about the Applicants

Airstream Ventures is a destination sports & marketing company that serves as the sports commission for several destinations, as well as with event rights holders on finding locations for their events. Opening in 2018, the team at Airstream Ventures has more than 40 years of experience in recruiting, hosting, and creating sports and entertainments that deliver an economic impact and lasting marketing opportunities.

Inspired by the warrior society of ancient Sparta, founder Joe De Sena set out to create a community of Spartans who push and inspire each other. Spartan obstacle courses seek to manufacture adversity, which then trains your body and mind to overcome obstacles on the course and in your everyday lives. Spartans develop a resilient spirit, a capable body and mind, all supported and driven by an incredible community. After our first obstacle course race in 2010, Spartan has grown to 250+ annual events across 42+ countries.

Schedule of the Event

Friday – Downtown welcome party

Saturday/Sunday – Races all day, starting at 8 a.m.

Event Specific Information

Event/Project name: SPARTAN Race
Type of event or project: Obstacle Course Race
Dates of Event: Dec. 17-18, 2021; TBD in 2022 and 2023
Location of Event: Skipper OR Dark Hammock Legacy Ranch

Number of days: 2 Hours: 8 on Friday and Saturday

Participant Information

Projected number of out-of-town participants: 15,000 Out of state: 8,000 In-state: 7,000

Projected number of spectators per day: 1,200 Out of state: 250 In-state: 950

Projected number of media, staff, officials: 40 Out of state: 35 In-state: 5

Is this an elimination tournament? No

What is the GUARANTEED MINIMUM NUMBER OF PAID ROOM NIGHTS the Event will bring to Highlands County? 4,000

Provide the previous year's event information, (if applicable): Inaugural year/event

Revenue	Number	Final
TDC grant		$ 90,000
Total		**$ 90,000**

Expenses !	Estimate
Facility Rental	$ 50,000
Course Production*	$ 15,000
Marketing	$ 25,000
Total	**$ 90,000.00**

*Rentals include equipment to build the course and any other materials necessary to create the environment for a SPARTAN event

Grant Application Checklist

Please initial next to each item and fill in the blanks below. This list must accompany your grant application.

Initials

__JL__ This application is being submitted at least four months (120 days) prior to the event start.
Date of Event: Dec. 17, 2021
Date of Application: April 29, 2021

__JL__ I understand that the reimbursement request must be completed and submitted to the Tourism Office with all back up and supporting material no later than 60 days after the event ends, which will be on Feb. 17, 2022 (date 60 days after event ends).

__JL__ I will obtain the signatures of the organization's President & Secretary on the proposed grant contract. (date one week after the application is submitted to and accepted by the Tourism Office)

__JL__ I understand that the "Visit Sebring" logo must appear in any print advertisements that are funded by the TDC. For digital ads, the "Visit Sebring" logo must either be featured on the advertisement or on website/landing page linked to the ad or the ad must link to the TDC's website.

__JL__ I have included an IRS W-9 Form and a copy of the Florida Division of Corporations form with the application.

__JL__ I understand that someone representing this grant application must be available at the TDC meeting when it considers the application for funding or the application will not be considered.

__JL__ I understand that no expenses incurred before the TDC recommends approval of the grant application will be reimbursed under any circumstances. I also understand that no funding has been approved until the Board of County Commissioners (BOCC) approves execution of the Grant Contract and that no expenditures will be reimbursed if the BOCC does not approve execution of the Grant Contract.

__JL__ I understand that reimbursements following the event will only be made for itemized, authorized expenses approved by the BOCC in the fully executed Grant Contract.

__JL__ Each reimbursement request must include copies of paid invoices, screenshots of digital ads, copies of the ad/tear sheets, invoice for reimbursement amount to the Highlands County Board of County Commissioners, copy of front and back of cleared checks paying for advertising, and outreach figures identifying the number of people your ad reached outside Highlands County and inside Highlands County.

__JL__ Reimbursement will only be provided at a rate of $20/verified room night.

__JL__ The funds Applicant receives will ONLY be used in accordance with the eligible and ineligible uses of funds. (page 7)

__JL__ Applicant understands that it is required to submit a Room Block Report/Room Night Certification Form in order to track the amount of rooms the Event produces in order to receive funding.

__JL__ Applicant has included a list of its current Officers and/or Board members (if applicable) with the application.

__JL__ Applicant's W-9 tax form is included with the application.

__JL__ Applicant has included a detailed Marketing Plan for the Event.

__JL__ As an authorized representative of Applicant, the person submitting this documentation acknowledges that he/she is also the person required to execute the contract and prepare the Post-Event Analysis for the Event within 60 days after completion of event, as well as receive payment. The authorized representative of the Applicant also acknowledges that the representative is required to submit documentation of the authorization provided by the Applicant to the representative that confirms the representative's authority to act on behalf of the Applicant, such as a corporate resolution or a copy of a record from the State of Florida Division of Corporations that lists the person submitting the Application as an officer who has statutory authority to represent and bind the Applicant.

__JL__ Applicant acknowledges that any material made or received by Highlands County in connection with Applicant's request for Program funding is a public record and subject to public inspection unless there is a legislatively created exemption that makes it confidential and not subject to disclosure. Applicant acknowledges that it cannot dictate to Highlands County what material is open to public inspection or the circumstances under which material is deemed confidential.

__JL__ Applicant understands that as a requirement to receiving funding, Applicant will execute a release to permit Highlands County to photo and/or record the Event and Applicant must make Event invitees aware of this and make the signing of a release a requirement to participate in the Event.

__JL__ Applicant understands that all funds received are subject to audit by the Highlands County Clerk of the Court – Internal Auditor or other representative as Highlands County may designate.

SMART Objective Worksheet

Definition	Objective
Specific • What do I want to accomplish with this event? Why? • What is the desired result?	**Specific** Highlands County would be hosting the first SPARTAN/Tough Mudder combined event – bringing two of the largest brands in obstacle course racing to the market. The event will bring 15,000 people to the area for the weekend of racing, creating a second major event weekend in 2020.
Measurable • How will you quantify (numerically or descriptively) success? • How will you measure progress?	**Measurable** Success will be measured by several indicators: - Number of registrations - Number of hotel room nights generated SPARTAN will be measuring the registrations through their website.
Achievable • What skills are needed? • What resources are necessary? • What factors impact goal achievement? • Does the goal require the right amount of effort?	**Achievable** Having built their brand of racing over the years in a worldwide phenomenon, SPARTAN looks for destinations that are willing partners to host their events. They have the skills, resources, and knowledge to create these one of a kind experiences for their participants.
Relevant • Is the goal aligned with the overall mission or strategy to increase economic activity in Highlands County?	**Relevant** As part of the sports tourism strategy focused on racing, this is a dynamic event that will create a large economic impact throughout the county.
Time-bound • How much time will be available to complete this SMART Objective? • Is the deadline realistic?	**Time-bound** At the time of submission of this application there is eight months to organize, promote and execute the event which based on experience is sufficient time to meet deadlines.

Highlands County Tourist Development Council
Highlands County Government Center Boardroom
Regular Meeting
April 29, 2021 @ 8:15 a.m.

Draft Regular Meeting

1. The meeting was called to order at 8:15 a.m. by Christine Hatfield.

Roll Call

Council Members Present:

Commissioner Chris Campbell
Vicki Pontius
Mark Stewart
Maria Sutherland
Christine Hatfield
Cindy Garren
John Story

Council Members Absent:
Bill Brantley
Diane Rydecki

Also, Present:

Leah Sauls, Development Services Director
Casey Hartt, Lead Marketing Consultant
Chantel Brutus, Tourist Development Administrative Assistant
Joel Lamp, Airstream Ventures, LLC.
Daniel Andrews, Heartland Triathlon
Cliff Woods
Tenille Drury-Smith, Sebring Chamber
Paige Cavell, Sebring Chamber
Gaylin Thomas, HCA
Becka Kampman, Heartland Triathlon
Laura Andrews, Heartland Triathlon
Don Elwell, Heartland Triathlon
Cherie Bortnick, SPARTAN

Christine Hatfield and Chantel Brutus established that a quorum was present, and the meeting was properly noticed. Christine Hatfield also introduced John Story from Sebring International Raceway as the new attractions member for the TDC.

2. Acceptance of TDC Meeting Minutes of January 28, 2021.

Ms. Hatfield inquired if there were any comments or changes to the minutes of January 28, 2021. Ms. Sutherland made a motion, seconded by Ms. Pontius to approve the meeting minutes. Upon roll call the Council voted aye. The motion passed.

3. Financial and Office Reports

Ms. Hatfield presented the Monthly Expenditure and Revenue Reports year to date ending January 30, 2021, which makes a total up to date of $344,695.65.

Ms. Garren made a motion, seconded by Mr. Sutherland, to approve the financial reports as presented. Upon roll call the Council voted aye. The motion passed.

4. Marketing & Budget Update

A. Marketing & Budget Update

Ms. Hartt presented the Marketing & Budget report. Ms. Hartt reported that while advertising allocations were reduced this year due to COVID impacting 2019-2020 collections, the TDC is has focused on making sure digital promotions continue and more engagement on the Visit Sebring website is created via interactive, user generated content and 360 photos. The TDC is also focusing on digital via several mobile passports via a tech platform called Bandwango. The 2020-2021 budget is focused on bringing more sporting events to the area and allocating TDC funds to make that possible. The TDC has also applied for and received multiple Florida Sports grants to help with funding these events.

B. Internal Communications Update

Ms. Hartt presented the update on the Internal Communications Campaign, which has resulted in 10 community presentations to date. In addition, TDC has done some local media outreach and has been invited to contribute a monthly "Tourism Talks column in the Highlands News Sun plus send information to the local radio station and make guest appearances.

Prior to COVID, TDC had been doing stakeholder meetings and plans to re-convene those meetings this summer.

C. Sports Event Recap

Mr. Lamp presented a sports event recap on Pro Watercross and Minor League Golf Tour (MLGT). Pro Watercross brought in an estimate economic impact of $174,623.74 with an estimated 180 room nights. The TDC contributed $25,000 for TV segments focusing on destination marketing for the area. MLGT brought in an estimated 90 room nights with an estimated $16.886.02. The TDC did not fund the MLGT event.

D. Soda Fest Recap

Ms. Drury-Smith presented the Sebring Soda Fest Recap. The Soda Fest brought in an estimated 33% of attendees from out of county with a total of 5,000-6,000 total attendees for the event. The Soda Fest consisted of 14 food trucks, 38 vendors and 140 NPO volunteers. Given that we are still dealing with a pandemic, the Festival was well received and well attended.

5. Items for Voting

A. SPARTAN Race (Dec 17-18, 2021), presented by Airstream Ventures.
New Event Grant requesting $90,000 for 3 years in 2021, 2022, and 2023.

Cherie Bortnick with SPARTAN presented the SPARTAN Race New Event Grant Request Application.

The SPARTAN event which would bring huge economic impact to the County and around 15,000 participants with around 4,000 room nights. The New Event Grant approves funding for year #1 only: $20,000 based on scoring; no room night verifications. Opportunity for an additional $20/room night reimbursement based on verified rooms. Max funding for year #2 & #3: $10,000 based on scoring; no room night verifications. Opportunity for an additional $20/room night reimbursement based on verified rooms.

Ms. Garren made a motion, seconded by Ms. Sutherland, to approve up to $90,000 in funding for 3 years for the SPARTAN Race. Upon roll call, all Council members on the call voted aye. The motion passed.

B. Citrus Golf Trail Open Golf Tournament (Nov 30- Dec 5, 2021) presented by Airstream Ventures.
New Event Grant requesting $35,000.

Joel Lamp presented the Citrus Golf Trail (CGT) Open Golf Tournament New Event Grant Request application.

Mr. Lamp requested that, if he has the opportunity, the TDC provide him the flexibility of using the CGT grant of $35,000 to help bring the PGA Mayflower Classic to Highlands County instead of the CGT Open and use the PGA Tour as a marketing event for the CGT Open 2022. The New Event Grant approves funding for year #1 only: $20,000 based on scoring; no room night verifications. Opportunity for an additional $20/room night reimbursement based on verified rooms. Max funding for year #2 & #3: $10,000 based on scoring; no room night verifications. Opportunity for an additional $20/room night reimbursement based on verified rooms.

Mr. Story made a motion, seconded by Mr. Campbell, to approve up to $35,000 in grant funds to the PGA Mayflower Classic instead of 2021 CGT Open, if the opportunity arises, in funding pending a new application submitted with corrected information along with legal and BOCC approval. Upon roll call, all Council members on the call voted aye. The motion passed.

C. Minor League Golf Tour Visit Sebring Classic Golf Tournament (Nov 1-3, 2021)
presented by Airstream Ventures. New Event Grant requesting $10,000

Mr. Lamp presented the Minor League Golf Tour Visit Sebring Classic Golf Tournament requesting $10,000, but upon TDC scoring of new events, the event only qualifies for 75 percent of funding making the grant funds $7,500. The New Event Grant approves funding for year #1 only: $20,000 based on scoring; no room night verifications. Opportunity for an additional $20/room night reimbursement based on verified rooms. Max funding for year #2 & #3: $10,000 based on scoring; no room night verifications. Opportunity for an additional $20/room night reimbursement based on verified rooms.

Ms. Garren made a motion, seconded by Ms. Pontius, to approve up to $7,500 in funding for the Minor League Golf Tour Visit Sebring Classic. Upon roll call, all Council members on the call voted aye. The motion passed

D. Bono Bilt Wrestling Date Change from May 14-16, 2021 to July 16-18, 2021

Mr. Lamp presented the request to change the Bono Built date changes from May 14-16, 2021 to July 16-18, 2021 due to another wrestling event nearby also having a tournament on the same weekend and not wanting to compete for participants and spectators.

Ms. Pontius made a motion, seconded by Ms. Sutherland, to approve date changes for the Bono Bilt Wrestling Tournament. Upon roll call, all Council members on the call voted aye. The motion passed.

E. TDC Proposed Budget Amendment

Ms. Hartt reported that the TDC collected more funds in 2019-2020 than was anticipated. She presented the proposed budget amendment allowing an extra $25,000 to be used in the general marketing funds and that the TDC not use the $85,000 in Contingency Funds they thought they would need for the current fiscal year.

Ms. Pontius made a motion, seconded by Ms. Sutherland, to approve the Budget Amendment of $25,000 and not use the TDC's $85,000 in Contingency Funds at this time. Upon roll call, all Council members on the call voted aye. The motion passed.

6. Old Business/Discussion

A. Fishing Tournament Facility Status Update

Chantel Brutus reported that both Windy Point and Lake Istokpoga Park Grant contracts are fully executed and approved. Work should begin as soon as the departments are able.

B. TDC Member Vacancy for Accommodation Interest Position

Ms. Rydecki applied to keep her position on the TDC and members agreed. The were no other applications for the position.

C. Heartland Triathlon Request

After some discussion, the Board agreed to allow Mr. Andrews to modify his grant application changing his TDC funded reimbursable expenses from marketing to MOT needs and costs. Mr. Andrews must submit a revised application and the application must be approved by legal and the BOCC.

The TDC decided to vote on this this request.

Ms. Pontius made a motion, seconded by Mr. Stewart, to approve the Heartland Triathlon expense modification from marketing to MOT expenses pending a revised application and legal and BOCC approval. Upon roll call, all Council members on the call voted aye. The motion passed.

7. Public Input

8. Board Member Roundtable

The TDC asked that there be a list of events that the TDC is funding with an amount to be included in each agenda.

9. Upcoming Meeting

A. TDC Board: August 5, 2021 @ 8:15 a.m., Government Center, Boardroom

9. Adjournment

Ms. Hatfield adjourned the meeting at 10:43 a.m.

For all backup documents, please contact Highlands County Public Information Office 863-402-6500.

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER: **Casey Hartt, Lead Tourism Consultant**

SUBJECT/TITLE: **Request approval of the Amended Change Order form to remove marketing and advertising expenses as an allowable reimbursement from the Sports Event - Tourist Development Tax Grant: 2021 Heartland Triathlon, and instead allow reimbursement for Maintenances of Traffic (MOT) expenses.**

STATEMENT OF ISSUE

The Tourist Development Council on April 29, 2021, at the regularly scheduled meeting, recommended allowing Heartland Triathlon to re-apply and change their reimbursable expenses up to $10,000 from marketing to Maintenances of Traffic (MOT) needs and costs pending legal and BOCC approval. Upon further legal review, a Change Order form will be needed to amend the Heartland Triathlon event grant.

RECOMMENDED ACTION

Move to approve the Amended Change Order form to remove marketing and advertising expenses as an allowable reimbursement from the Sports Event - Tourist Development Tax Grant: 2021 Heartland Triathlon, and instead allow reimbursement for Maintenances of Traffic (MOT) expenses.

FISCAL IMPACT

This approval will allocate up to $10,000 total in fiscal year 20-21 from Fund 152 (Tourist Development Trust), cost center 5305 (Tourist Dev – Marketing and Promotion), and account 53400 (Contractual Services).

Attachments: Heartland Tri Amendment 2021.pdf
Revised Heartland Tri Sports Grant 4.29.21.pdf
4.29.2021 Draft TDC Min.pdf

HIGHLANDS COUNTY
SPECIAL EVENT/PROJECT GRANT
AMENDMENT TO CONTRACT DATED
DECEMBER 1, 2020

CONTRACTOR

NAME: HEARTLAND TRIATHLON, INC
ADDRESS: 204 S RIDGEWOOD DR., SEBRING, FL 33870
EIN NO: 82-3022887

Pursuant to paragraph 6 of the of the Contract between The Board of County Commissioners of Highlands County, a political subdivision of the State of Florida (hereinafter the COUNTY), and **HEARTLAND TRIATHLON, INC.,** dated December 1, 2020, the Contract is hereby amended as follows:

The scope of reimbursable expenses as described in Exhibit "A" of the original Contract is hereby replaced with the scope of reimbursable expenses described in revised Exhibit "A" attached to this amendment, for the purpose of including as eligible reimbursable expenses for MOT Plan Engineering and MOT Traffic/Public Safety Plan Implementation.

All other terms and conditions remain.

DATED this 11th day of May 2021.

Heartland Triathlon, Inc., A for profit organization.

By: _____
Daniel Andews, President

ATTEST:

By: _____
Laura Andrews, Secretary

HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS

By: _____
, Chairman

ATTEST:

_____
By:
, Clerk

G:\COUNTY\Tourist Development Council\Grant Contracts\TDC Contract Blank-082520.doc

Applicant's room night guarantee is not satisfied or documented with this Room Night Certification Form. This SIGNED form must be completed and returned before final payment is delivered to Applicant.

APPLICATION GENERAL INSTRUCTIONS
The application **must be completely filled out**. "Not Applicable" or "N/A" should be marked, as appropriate.

Copies of the following items should be attached to your application:

- List of Applicant's current Officers and/or Board members (if applicable)
- Applicant's W-9 tax form for post-Event payment
- Overall & detailed marketing plan for the Event

Please note: All final paperwork as outlined in the application must be submitted to the TDC **within 60 days of the conclusion of the Event/Project**. The request for reimbursement will be considered incomplete until all of the required forms are submitted to the TDC.

HIGHLANDS COUNTY TDC SPORTS EVENT FUNDING REQUEST APPLICATION

Amount Requested from TDC: $__10,000_____

I. General Information

- Name of Applicant: Heartland Triathlon Inc.
- Name of Event: Heartland Triathlon
- Contact person: Daniel Andrews
- Contact person e-mail: director@heartlandtri.com
- Complete address of Applicant: 204 South Ridgewood Dr., Sebring, FL 33870
  Cell phone: 863-381-2650
- Applicant's Chief Official/Tournament Director: Daniel Andrews
  Title: Pres.,/Race Director
  Address if different from above:
  Cell phone: 863-381-2650
  Email: director@heartlandtri.com
- Has Event ever received funding from the TDC? Yes X No
  >If yes – list years and amounts: 2017 $5,000 and 2018 $5,000
- Amount Applicant is requesting for the Event/Project: $ 10,000
- Intended use of funds: MOT plan Engineering, public/traffi safety implementation and swim caps(Refer to page 7 – Eligible and Ineligible Uses of Funds)

II. Details about Applicant (describe your business or organization): Local For Profit

Corporation existing to manage the Heartland Triathlon

III. Schedule of Event/Project: June 12-13, 2021

IV. Event/Project Specific Information

- Event/Project name: Heartland Triathlon
- Type of event or project: Youth, Sprint and Olympic Triathlon
- Dates of Event/Project: June 12-13, 2021
- Location of Event/Project: Jack Stroup Civic Center
- Number of days: 2 Hours: 18 hours
- Projected number of out of town participants:
  Out of state: 80 In-state: 920

- Projected number of spectators per day:
  Out of state: 100 In-state: 1500

- Projected number of media, staff, officials:
  Out of state: 0 In-state: 15

- Event/Project promoter (if other than Applicant):
  Name of promoter: SAME as APPLICANT
  Company name:
  Contact name:
  Address:
  Phone:
  Email:
  Website:

- Is this an elimination tournament (circle one) Yes or No X

11. Admission Price (if applicable)
Admission* N/C
Participation* $50-$160

*Direct: The # of overnight attendees, including the participants and the spectators
*Admission: Used when the event is ticketed, providing metrics on the exact number of visitors
*Participation: Typically used for amateur events and calculates the total number of visitors as a function of the number of participants

12. What is the GUARANTEED MINIMUM NUMBER OF PAID ROOM NIGHTS the Event will bring to Highlands County? (This is the minimum number of rooms that must be captured by the Event/Project and documented by submitting the Room Night Certification Form within 60 days of the conclusion of the Event/Project. The TDC reserves the right to reduce the reimbursement amount should the Event/Project fail to meet this minimum room night guarantee.): 700

13. Provide the previous year's event information, (if applicable):

Previous Event or Project: Heartland Triathlon
Date: June 13-14, 2020
Location: **Postponed due to COVID**

Total Room Nights:
Contact Name/Phone:
Funding amount awarded:
Economic Impact (If available):

EVENT BUDGET SUMMARY

EVENT INCOME

Visit Sebring cannot be the sole source of income. Please list all Event income sources, types and amounts, including grants, sponsorships, registration fees, and in-kind services provided from public agencies, such as Police Department, Fire Rescue, etc. Please designate hard dollars versus in-kind.

Income Source & Type (i.e. Publix Sponsorship or Attendee Registration Fees)	**Income Amount** (or In-Kind Amount)
Please see attached	
	136,000
Visit Sebring/TDC Funding Request	$ 10,000
TOTAL INCOME ALL SOURCES	$ 146,000

EVENT EXPENSES

Provide an itemized summary indicating the intended use of TDC funds at the bottom of this page. Please be as detailed as possible, including intended media outlets, promotional materials, etc. and the dollar amount that will be expended (tentatively) for each category. This chart will reflect the total amount of the grant you have requested. Use additional sheets if necessary.

Expense Type (Event Officials, Security, Signage, Insurance, etc.)	**Expense Amount**
Please see attached	
	$
TOTAL EVENT EXPENSES	$ 135,530
Intended Use of Tourist Development Tax Funds (provide details)	**Amount**
MOT Plan Engineering	3,000
MOT Traffic/Public Safety Plan Implementation	3,600
Visit Sebring branded swim caps	3,400
TOTAL TDC EXPENSES	$ 10,000

Grant Application Checklist

Please initial next to each item and fill in the blanks below. This list must accompany your grant application.

Initials

___DA_ This application is being submitted at least four months (120 days) prior to the event start.

Date of Event: ____June 12-13, 2021_____
Date of Application: ____October 8, 2020, Ammended April 30, 2021

__DA__ I understand that the reimbursement request must be completed and submitted to the Tourism Office with all back up and supporting material no later than 60 days after the event ends, which will be on _____August 13, 2021_____ (date 60 days after event ends).

__DA__ I will obtain the signatures of the organization's President & Secretary on the proposed grant contract by _____October 15,2020 (date one week after the application is submitted to and accepted by the Tourism Office)

__DA__ I understand that the "Visit Sebring" logo must appear in any print advertisements that are funded by the TDC. For digital ads, the "Visit Sebring" logo must either be featured on the advertisement or on website/landing page linked to the ad or the ad must link to the TDC's website.

___DA_ I have included an IRS W-9 Form and a copy of the Florida Division of Corporations form with the application.

__DA__ I understand that someone representing this grant application must be available at the TDC meeting when it considers the application for funding or the application will not be considered.

__DA__ I understand that no expenses incurred before the TDC recommends approval of the grant application will be reimbursed under any circumstances. I also understand that no funding has been approved until the Board of County Commissioners (BOCC) approves execution of the Grant Contract and that no expenditures will be reimbursed if the BOCC does not approve execution of the Grant Contract.

__DA__ I understand that reimbursements following the event will only be made for itemized, authorized expenses approved by the BOCC in the fully executed Grant Contract.

__DA__ Each reimbursement request must include copies of paid invoices, screenshots of digital ads, copies of the ad/tear sheets, invoice for reimbursement amount to the Highlands County Board of County Commissioners, copy of front and back of cleared checks paying for advertising, and outreach figures identifying the number of people your ad reached outside Highlands County and inside Highlands County.

__DA_____Reimbursement will only be provided at a rate of $20/verified room night.

___DA_____ The funds Applicant receives will ONLY be used in accordance with the eligible and ineligible uses of funds. (page 7)

___DA_____ Applicant understands that it is required to submit a Room Block Report/Room Night Certification Form in order to track the amount of rooms the Event produces in order to receive funding. (page 9)

___DA___ Applicant has included a list of its current Officers and/or Board members (if applicable) with the application.

___DA_____ Applicant's W-9 tax form is included with the application.

___DA___ Applicant has included a detailed Marketing Plan for the Event.

___DA_____ As an authorized representative of Applicant, the person submitting this documentation acknowledges that he/she is also the person required to execute the contract and prepare the Post-Event Analysis for the Event within 60 days after completion of event, as well as receive payment. The authorized representative of the Applicant also acknowledges that the representative is required to submit documentation of the authorization provided by the Applicant to the representative that confirms the representative's authority to act on behalf of the Applicant, such as a corporate resolution or a copy of a record from the State of Florida Division of Corporations that lists the person submitting the Application as an officer who has statutory authority to represent and bind the Applicant.

___DA_____ Applicant acknowledges that any material made or received by Highlands County in connection with Applicant's request for Program funding is a public record and subject to public inspection unless there is a legislatively created exemption that makes it confidential and not subject to disclosure. Applicant acknowledges that it cannot dictate to Highlands County what material is open to public inspection or the circumstances under which material is deemed confidential.

___DA_____ Applicant understands that as a requirement to receiving funding, Applicant will execute a release to permit Highlands County to photo and/or record the Event and Applicant must make Event invitees aware of this and make the signing of a release a requirement to participate in the Event.

___DA_____ Applicant understands that all funds received are subject to audit by the Highlands County Clerk of the Court – Internal Auditor or other representative as Highlands County may designate.

___DA_____ Applicant understands that this event may require a Highlands County Special Event Permit, and it is up to the applicant to complete that permit request and pay the required permit fee.

Authorized Agent: ____*Daniel F. Andrews*_____

Title: _____*President*_____ *Date:* _____*4/30/2021*_____

Authorized Agent Signature: _____

CERTIFICATION OF APPLICANT

Applicant has reviewed this Application for Funds from the Tourist Development Council. Applicant is in full agreement with the information contained herein. To the best of Applicant's knowledge, the information contained in this Application and its attachments is accurate and complete.

Applicant Name: Daniel Andrews

_____

Date: April 30, 2021_____

By: _____

(Signature)

Its: President

(Title)

State: ____Florida_____ County: __Highlands_____

Before me this day personally appeared __Daniel Andrews___(name) as _____President Heartland Triathlon_____(title) of _____(applicant) to me well known or produced identification _____(type of ID) and who executed the foregoing instrument, and who acknowledged that he/she did so freely and voluntarily for the uses and purposes herein expressed.

Witness my hand and seal (date) 04/30/21

My Commission expires (date) 05/10/2024

Signature of Notary _____

BELEN JUAREZ
MY COMMISSION # GG 985820
EXPIRES: May 10, 2024
Bonded Thru Notary Public Underwriters

2021 Budget

Income		
	Athletes	104,000.00
	Sponsors	32,000.00
Total Income		136,000.00
Expenses		
	Awards	6,250.00
	Advertising	10,400.00
	Competitor Shirts	9,500.00
	Competitor SWAG	26,500.00
	Timing/Scoring	6,200.00
	Public Safety	7,500.00
	Ice	2,500.00
	Portolets	3,500.00
	Food	4,050.00
	Sound System	1,950.00
	Fencing	1,650.00
	Life Guards	2,100.00
	Bibs	1,100.00
	Photographer	1,250.00
	Website	1,500.00
	Volunteer Contributions	10,500.00
	City/County PD/FD/PW	15,000.00
	MOT Plan/Implementation	15,000.00
	Rent	2,500.00
	USAT	780.00
	Swim Caps	3,400.00
	Volunteer Shirts	1,650.00
	Leader Shirts	750.00
Total Expense		135,530.00
Net Income		470.00

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Heartland Triathlon Inc

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☑ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

204 South Ridgewood Dr.

6 City, state, and ZIP code

Sebring, FL 33870

Requester's name and address (optional)

Highlands County BOCC
600 South Commerce Ave.
Sebring, FL 33870

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

8	2	–	3	0	2	2	8	8	7

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** ▶ | **Date** ▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

2020 FLORIDA PROFIT CORPORATION ANNUAL REPORT

FILED
Feb 25, 2020
Secretary of State
9313978406CC

DOCUMENT# P17000080845

Entity Name: HEARTLAND TRIATHLON INC

Current Principal Place of Business:

204 SOUTH RIDGEWOOD DR.
SEBRING, FL 33870

Current Mailing Address:

204 SOUTH RIDGEWOOD DR.
SEBRING, FL 33870 US

FEI Number: 82-3022887

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ANDREWS, DANIEL F
204 SOUTH RIDGEWOOD DR.
SEBRING, FL 33870 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DANIEL ANDREWS 02/25/2020

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	P	Title	VP
Name	ANDREWS, DAN	Name	ANDREWS, LAURA
Address	204 S RIDGEWOOD DR	Address	204 S RIDGEWOOD DR
City-State-Zip:	SEBRING FL 33870	City-State-Zip:	SEBRING FL 33870

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DANIEL ANDREWS PRESIDENT 02/25/2020

Electronic Signature of Signing Officer/Director Detail — Date

Sunbiz.org Division of Corporations

Detail by Entity Name

Florida Profit Corporation
HEARTLAND TRIATHLON INC

Filing Information

Document Number	P17000080845
FEI/EIN Number	82-3022887
Date Filed	10/06/2017
Effective Date	10/06/2017
State	FL
Status	ACTIVE

Principal Address

204 South Ridgewood Dr.
SEBRING, FL 33870

Changed: 02/07/2019

Mailing Address

204 South Ridgewood Dr.
SEBRING, FL 33870

Changed: 02/07/2019

Registered Agent Name & Address

Andrews, Daniel F
204 South Ridgewood Dr.
SEBRING, FL 33870

Name Changed: 02/07/2019

Address Changed: 02/07/2019

Officer/Director Detail

Name & Address

Title P

ANDREWS, DAN
204 S RIDGEWOOD DR
SEBRING, FL 33870

Title VP

ANDREWS, LAURA
204 S RIDGEWOOD DR
SEBRING, FL 33870

Annual Reports

Report Year	Filed Date
2018	08/09/2018
2019	02/07/2019
2020	02/25/2020

Document Images

02/25/2020 -- ANNUAL REPORT	View image in PDF format
02/07/2019 -- ANNUAL REPORT	View image in PDF format
08/09/2018 -- ANNUAL REPORT	View image in PDF format
10/06/2017 -- Domestic Profit	View image in PDF format

Highlands County Tourist Development Council
Highlands County Government Center Boardroom
Regular Meeting
April 29, 2021 @ 8:15 a.m.

Draft Regular Meeting

1. The meeting was called to order at 8:15 a.m. by Christine Hatfield.

Roll Call

Council Members Present:

Commissioner Chris Campbell
Vicki Pontius
Mark Stewart
Maria Sutherland
Christine Hatfield
Cindy Garren
John Story

Council Members Absent:
Bill Brantley
Diane Rydecki

Also, Present:

Leah Sauls, Development Services Director
Casey Hartt, Lead Marketing Consultant
Chantel Brutus, Tourist Development Administrative Assistant
Joel Lamp, Airstream Ventures, LLC.
Daniel Andrews, Heartland Triathlon
Cliff Woods
Tenille Drury-Smith, Sebring Chamber
Paige Cavell, Sebring Chamber
Gaylin Thomas, HCA
Becka Kampman, Heartland Triathlon
Laura Andrews, Heartland Triathlon
Don Elwell, Heartland Triathlon
Cherie Bortnick, SPARTAN

Christine Hatfield and Chantel Brutus established that a quorum was present, and the meeting was properly noticed. Christine Hatfield also introduced John Story from Sebring International Raceway as the new attractions member for the TDC.

2. Acceptance of TDC Meeting Minutes of January 28, 2021.

Ms. Hatfield inquired if there were any comments or changes to the minutes of January 28, 2021. Ms. Sutherland made a motion, seconded by Ms. Pontius to approve the meeting minutes. Upon roll call the Council voted aye. The motion passed.

3. Financial and Office Reports

Ms. Hatfield presented the Monthly Expenditure and Revenue Reports year to date ending January 30, 2021, which makes a total up to date of $344,695.65.

Ms. Garren made a motion, seconded by Mr. Sutherland, to approve the financial reports as presented. Upon roll call the Council voted aye. The motion passed.

4. Marketing & Budget Update

A. Marketing & Budget Update

Ms. Hartt presented the Marketing & Budget report. Ms. Hartt reported that while advertising allocations were reduced this year due to COVID impacting 2019-2020 collections, the TDC is has focused on making sure digital promotions continue and more engagement on the Visit Sebring website is created via interactive, user generated content and 360 photos. The TDC is also focusing on digital via several mobile passports via a tech platform called Bandwango. The 2020-2021 budget is focused on bringing more sporting events to the area and allocating TDC funds to make that possible. The TDC has also applied for and received multiple Florida Sports grants to help with funding these events.

B. Internal Communications Update

Ms. Hartt presented the update on the Internal Communications Campaign, which has resulted in 10 community presentations to date. In addition, TDC has done some local media outreach and has been invited to contribute a monthly "Tourism Talks column in the Highlands News Sun plus send information to the local radio station and make guest appearances.

Prior to COVID, TDC had been doing stakeholder meetings and plans to re-convene those meetings this summer.

C. Sports Event Recap

Mr. Lamp presented a sports event recap on Pro Watercross and Minor League Golf Tour (MLGT). Pro Watercross brought in an estimate economic impact of $174,623.74 with an estimated 180 room nights. The TDC contributed $25,000 for TV segments focusing on destination marketing for the area. MLGT brought in an estimated 90 room nights with an estimated $16.886.02. The TDC did not fund the MLGT event.

D. Soda Fest Recap

Ms. Drury-Smith presented the Sebring Soda Fest Recap. The Soda Fest brought in an estimated 33% of attendees from out of county with a total of 5,000-6,000 total attendees for the event. The Soda Fest consisted of 14 food trucks, 38 vendors and 140 NPO volunteers. Given that we are still dealing with a pandemic, the Festival was well received and well attended.

5. Items for Voting

A. SPARTAN Race (Dec 17-18, 2021), presented by Airstream Ventures.
New Event Grant requesting $90,000 for 3 years in 2021, 2022, and 2023.

Cherie Bortnick with SPARTAN presented the SPARTAN Race New Event Grant Request Application.

The SPARTAN event which would bring huge economic impact to the County and around 15,000 participants with around 4,000 room nights. The New Event Grant approves funding for year #1 only: $20,000 based on scoring; no room night verifications. Opportunity for an additional $20/room night reimbursement based on verified rooms. Max funding for year #2 & #3: $10,000 based on scoring; no room night verifications. Opportunity for an additional $20/room night reimbursement based on verified rooms.

Ms. Garren made a motion, seconded by Ms. Sutherland, to approve up to $90,000 in funding for 3 years for the SPARTAN Race. Upon roll call, all Council members on the call voted aye. The motion passed.

B. Citrus Golf Trail Open Golf Tournament (Nov 30- Dec 5, 2021) presented by Airstream Ventures.
New Event Grant requesting $35,000.

Joel Lamp presented the Citrus Golf Trail (CGT) Open Golf Tournament New Event Grant Request application.

Mr. Lamp requested that, if he has the opportunity, the TDC provide him the flexibility of using the CGT grant of $35,000 to help bring the PGA Mayflower Classic to Highlands County instead of the CGT Open and use the PGA Tour as a marketing event for the CGT Open 2022. The New Event Grant approves funding for year #1 only: $20,000 based on scoring; no room night verifications. Opportunity for an additional $20/room night reimbursement based on verified rooms. Max funding for year #2 & #3: $10,000 based on scoring; no room night verifications. Opportunity for an additional $20/room night reimbursement based on verified rooms.

Mr. Story made a motion, seconded by Mr. Campbell, to approve up to $35,000 in grant funds to the PGA Mayflower Classic instead of 2021 CGT Open, if the opportunity arises, in funding pending a new application submitted with corrected information along with legal and BOCC approval. Upon roll call, all Council members on the call voted aye. The motion passed.

C. Minor League Golf Tour Visit Sebring Classic Golf Tournament (Nov 1-3, 2021)
presented by Airstream Ventures. New Event Grant requesting $10,000

Mr. Lamp presented the Minor League Golf Tour Visit Sebring Classic Golf Tournament requesting $10,000, but upon TDC scoring of new events, the event only qualifies for 75 percent of funding making the grant funds $7,500. The New Event Grant approves funding for year #1 only: $20,000 based on scoring; no room night verifications. Opportunity for an additional $20/room night reimbursement based on verified rooms. Max funding for year #2 & #3: $10,000 based on scoring; no room night verifications. Opportunity for an additional $20/room night reimbursement based on verified rooms.

Ms. Garren made a motion, seconded by Ms. Pontius, to approve up to $7,500 in funding for the Minor League Golf Tour Visit Sebring Classic. Upon roll call, all Council members on the call voted aye. The motion passed

D. Bono Bilt Wrestling Date Change from May 14-16, 2021 to July 16-18, 2021

Mr. Lamp presented the request to change the Bono Built date changes from May 14-16, 2021 to July 16-18, 2021 due to another wrestling event nearby also having a tournament on the same weekend and not wanting to compete for participants and spectators.

Ms. Pontius made a motion, seconded by Ms. Sutherland, to approve date changes for the Bono Bilt Wrestling Tournament. Upon roll call, all Council members on the call voted aye. The motion passed.

E. TDC Proposed Budget Amendment

Ms. Hartt reported that the TDC collected more funds in 2019-2020 than was anticipated. She presented the proposed budget amendment allowing an extra $25,000 to be used in the general marketing funds and that the TDC not use the $85,000 in Contingency Funds they thought they would need for the current fiscal year.

Ms. Pontius made a motion, seconded by Ms. Sutherland, to approve the Budget Amendment of $25,000 and not use the TDC's $85,000 in Contingency Funds at this time. Upon roll call, all Council members on the call voted aye. The motion passed.

6. Old Business/Discussion

A. Fishing Tournament Facility Status Update

Chantel Brutus reported that both Windy Point and Lake Istokpoga Park Grant contracts are fully executed and approved. Work should begin as soon as the departments are able.

B. TDC Member Vacancy for Accommodation Interest Position

Ms. Rydecki applied to keep her position on the TDC and members agreed. The were no other applications for the position.

C. Heartland Triathlon Request

After some discussion, the Board agreed to allow Mr. Andrews to modify his grant application changing his TDC funded reimbursable expenses from marketing to MOT needs and costs. Mr. Andrews must submit a revised application and the application must be approved by legal and the BOCC.

The TDC decided to vote on this this request.

Ms. Pontius made a motion, seconded by Mr. Stewart, to approve the Heartland Triathlon expense modification from marketing to MOT expenses pending a revised application and legal and BOCC approval. Upon roll call, all Council members on the call voted aye. The motion passed.

7. Public Input

8. Board Member Roundtable

The TDC asked that there be a list of events that the TDC is funding with an amount to be included in each agenda.

9. Upcoming Meeting

A. TDC Board: August 5, 2021 @ 8:15 a.m., Government Center, Boardroom

9. Adjournment

Ms. Hatfield adjourned the meeting at 10:43 a.m.

For all backup documents, please contact Highlands County Public Information Office 863-402-6500.

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER: **Sherry Sutphen, County Attorney**

SUBJECT/TITLE: **County Attorney Status Report**

STATEMENT OF ISSUE

Attached is a copy of the pending items on the County Attorney File Log as of May 13, 2021.

RECOMMENDED ACTION

None. This is being provided for informational purposes.

FISCAL IMPACT

There is no fiscal impact

Attachments: COUNTY ATTORNEY LOG.pdf

County Attorney Log

	Commissioner Priority	RECEIVED FROM	REQUEST	STATUS
1	Priority 5	Clinton Howerton	Solid Waste Contract	Under review
2	Priority 8	Clinton Howerton	Review Somervale Downs Right-of-way dedications	Assigned – SS-waiting on additional information
3	Priority 8	Dawn Ritter	Review IMWID Easements and Agreements	Assigned-SS/Drafts prepared/mtgs. set
4	Priority 2	Board	M-CORES/Broadband Resolution	Pending
5	Priority 4	Rachel Barry	Review revisions to Lien Satisfaction Policy	Assigned-MR/draft prepared
6	Priority 4	Rebecca Cable	Review revisions to Personnel Manual	Assigned-MR/Under review
7	Priority 4	Marc Bashoor	Review Fire Assessment Resolution	Assigned – SS/Under review
8	Priority 4	Valerie Fleeger	Review request for a street light procedure	Additional information needed
9	Priority 8	Clinton Howerton	Prepare Deed re: property on Kenilworth	Assigned SS/Under review
10	Priority 4	Melony Culpepper	Review e-mail regarding legal lots of record	Assigned-SS/Under review
11	Priority 8	Jonathan Harrison	Review e-mail regarding right-of-way maintenance	Assigned-SS/under review
12	Priority 4	Gloria Rybinski	Review e-mail from Sun N Lake and prepare Ordinance	Assigned-SS/draft prepared
13	Priority 4	Mar Bashoor	Review Smoke Alarm Release	Assigned-MR/meeting set
14	Priority 4	Meghan DiGiacomo	Review Economic Development pending legal items for review	Assigned – SS/under review
15	Priority 4	Gigie Simeon with AT&T	Request to review revised Brighton Tower Contract with AT&T	Assigned-MR/Under review

16	Priority 4	Ginger Svendsen	Review Use Agreement for Football Organization	Assigned-MR/Under review
17	Priority 4	Cynthia Acevedo	Review E-mail regarding amendment to Ounce of Prevention Contract	Assigned-MR/Under review
18	Priority 4	Karen Lepera	Review e-mails regarding shed relocation	Assigned-MR/under review
19	Priority 4	Lori DeLoach	Request to prepare amendment to Xerox contract	Assigned-MR/draft prepared
20	Priority 4	Rachel Barry	Review Ordinance for FLUM Amendment CPA-21-587SS	Assigned-SS/under review
21	Priority 4	Chantel Brutus	Review e-mail regarding extending Lunker Louie Contract	Assigned-MR/under review

STATUS NOTES

Assigned – will be followed by initials of attorney
Under Review – being worked on by attorney
Additional Information Needed – information being sought
Meeting Scheduled or Needed – meeting scheduled or coordination underway
Pending – newly provided without sufficient time to assign or perform cursory review
Blank – lacking information and detail when added to log

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021 9:00 AM

PRESENTER: **Clinton Howerton, Jr., P.E.**

SUBJECT/TITLE: **Presentation on Septage Disposal Options in Highlands County**

STATEMENT OF ISSUE

Report on septage disposal options in Highlands County. Will include presentation by City of Avon Park to describe their facility and the steps being taken to expand capacity and increase reliability.

RECOMMENDED ACTION

Provide direction to staff if there are any actions requested by the Board

FISCAL IMPACT

No fiscal impact

Attachments:

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER: **Clinton Howerton Jr., P.E., County Engineer**

SUBJECT/TITLE: **Consideration of Options for Tire Buy Back Events**

STATEMENT OF ISSUE

Staff will be reporting on the past tire buy back events and options to consider for future tire buy back events.

Tire buy back events were initiated in FY 15/16 with a Fall and Spring event to fight against the illegal dumping of tires throughout Highlands County and continued in FY 16/17 with semi-annual events. Lessons learned with each event led to improvements with the event process, rules, and enforcement. In FY 17/18 one single event was budgeted and was held in the Spring but enforcement issues, rule and law violations, and large amounts of non-targeted tires seemed to grow with each event. Single events were budgeted in FY 18/19 and FY 19/20 but no events were held due in part to the events such as Hurricane Irma and associated recovery efforts. In FY 20/21 (current year) no event was budgeted due to budget restraints.

Staff has recommendations for different options to the tire buy back concept that could redirect the process back to focusing on removal of illegally dumped tires though out the county which was the real reason behind the tire buy back events.

RECOMMENDED ACTION

There is currently no budgeted item for a tire buy back event. If the Commission would like an event, please direct staff to either prepare a budget amendment to conduct the tire buy back event this fiscal year or add to a future budget.

FISCAL IMPACT

Currently Fund 401 Solid Waste has no funding for a tire buyback event budgeted for FY 20/21.

Attachments:

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER: **Randy Vosburg, County Administrator**

SUBJECT/TITLE: **Commissioner's Priorities and the Project Status Report**

STATEMENT OF ISSUE

Attached are the copies of the Commissioner's Priorities and Project Status Report as of May 11th, 2021.

RECOMMENDED ACTION

This information is being provided for informational purposes

FISCAL IMPACT

No Fiscal Impact.

Attachments: Status - Commissioner's Priorities (FINAL) 5.18.2021.pdf
Status - Project Updates (FINAL) 5.18.2021.pdf

TOP (THREE HOLE PUNCH)

#	Assigned	Priority	Status	Next Action	Date of Next Action
Priority 1	Leah Sauls	Sell Highlands Regional & use funds for endowment for non-profits	Waiting on Highlands Regional/HCA Leadership to prepare written notification of their desire to buy the hospital facility and include their evaluation of what the facility is worth. Staff are working with legal counsel to determine the best path forward for how funds will be used after the sale of the facility. Still waiting on letter from CEO. Hospital has rebranded and is now HCA Florida Highlands Hospital.	Communications continues, awaiting letter from HCA leadership. Intend to find a specialized appraiser that both parties agree to use. Map a plan for funds after the sale of the facility. Next hospital district meeting is scheduled for May 27 at 1:15 pm.	27-May-21
Priority 2	Leah Sauls	Develop a plan of action for utility extensions	Opened a Task Order for the amount of $25,000 out of the 19-20 economic development budget with Kimley-Horn for ongoing general engineering, environmental and planning services for utilities (water & sewer) county-wide with hopes to continue services into ongoing years. Have spent the first $25,000. Have additional $25,000 set aside in current fiscal year budget (20-21) to continue services. Utility line maps have been compiled by Kimley-Horn into GIS format which has been shared with County GIS Team. We have applied for and been awarded a grant for an additional $25,000 from Enterprise Florida. This is a reimbursable grant that will go to this project.	Kimley-Horn provided suggested next steps/deliverables with pricing included for ongoing efforts and implementation. Working our way down the list; within the bounds of funding. Kimley Horn is still trying to piece together all of the paper maps from Sebring. Applied for rural toolkit grant and received approval. Next deliverables will include finishing draw down tests for Sun N Lake and City of Sebring and hydraulic modeling for Lake Placid, Spring Lake, and Sun N' Lake.	Ongoing
Priority 3	Laurie Hurner/Tanya Cannady	Build reserves to 3.5 Months and plan for a millage reduction	Continuing to monitor the current COVID-19 situation and the immediate and anticipated financial impacts. OMB engaged PFM to assist with future revenue estimations. A hiring and spending freeze has been implemented. Directors continue to be fiscally responsible during the budget process.	Continue to monitor the impacts of COVID and to be fiscally responsible with spending, while maintaining County services.	Ongoing
Priority 4	Laurie Hurner	Work to streamline County bureaucracy to protect & grow economy; encourage economic development to focus on grants to retain & expand existing businesses, also keep an eye on new opportunities	1st draft submitted to County Administrator for review and comment.	Review with County Administrator.	TBD
Priority 5	Clinton Howerton	Recycling Program	Work to improve recycling efficiency from residents. Evaluating alternative options to meet State mandated goals.	Additional public education efforts have begun, including videos, mailouts, and meetings. Next action may include discussion of modifications to program to reduce contamination.	Ongoing
Priority 6	Clinton Howerton	Septage Processing	Staff working with potential treatment providers in the area to identify improvements needed to have additional disposal options. AP seeking treatment plant upgrades to improve reliability and increase treatment volume.	Provide Report to BOCC on findings.	18-May-21
Priority 7	TBD	Annexation/ Interlocals with Municipalities	To approve an agreement with municipalities to combine maintenance of pedestrian pathways and thoroughfares with annexations so there is a clear responsibility for future repairs and improvements. To bring roadways that are annexed by state on both sides of the street to Board to remove from Countywide Maintenance list	TBD	Ongoing
Priority 8	Clinton Howerton/ Jonathan Harrison	Countywide Drainage Issues	Engineering and Road and Bridge Department working together to identify needs and goals.	Generate a list of areas with concerns and estimated costs	Ongoing

#	Departments	Project - Pending Items List	Status	Next Action	Date of Next Action
1	Engineering	Sebring Parkway Phase IIA	Construction began 10/12/2020 - On Schedule	Construction Final Completion	09/01/22
2	Engineering	Sebring Parkway Phase IIB	Construction began 10/12/2020 - On Schedule	Construction Final Completion	09/01/22
3	Engineering - Road & Bridge	Lacey Hills Improvement Projects	No change	Included in Carter Creek Watershed Study area. Awaiting results from study.	Pending funding
4	Engineering - Road & Bridge	Evaluation of Sebring Falls drainage issues	No change	Included in Sebring Watershed Study. Awaiting results from study.	Pending funding
5	Engineering - Road & Bridge	Memorial Drive Culvert Replacement and Extension	Dewatering design/permitting underway.	Complete re-design and construct 2021	Ongoing
6	Engineering	Heron St. Roadway Improvements - Project #18007	90% Plans submitted to FDOT	Receive and address comments from FDOT and finalize plans	4/30/2021
7	Engineering	W. Stryker Rd. Roadway Improvements - Project #18008	90% Plans submitted to FDOT	Receive and address comments from FDOT and finalize plans	4/30/2021
8	Engineering	CR 623 Improvements - Project #18009 (Kenilworth Blvd)	BID documents sent to FDOT for final approval	Final approval of bid docs then advertise for bid.	5/15/2021
9	Economic Development	Econ. Dev. Strategic Plan Progress Update	Implementing Strategic Plan Initiatives	Still working on ESF 18 functions (lighter), pushing out information relating to the new stimulus packages and resources for businesses. Working with multiple industrial prospects doing due diligence on property acquisition and project viability. Also continuing to work with marketing firm to create content and implement marketing/communications plan - Industry infographics are complete. Applied for and received two rural development grants through Enterprise Florida and DEO. Working to further build out the HCED website with new marketing videos, clips, infographics and other data. Looking into infrastructure grant opportunities for strategic site development. Midway through Broadband Feasibility Study and in beginning stages of working with CFRPC to apply for Tech. Assistance Grant to fund Highlands County Retail Study.	Ongoing
10	Community Programs	Homeless Roundtable Update	Samaritan's Touch Care Center has identified a building for the resource center and overnight shelter. Funding will need to be raised to lease the building and perform the remodel.	Homeless Taskforce Meeting	Ongoing
11	Legislative Affairs & Grants	Broadband/ Highspeed Internet	Board passed resolution in support of State broadband initiatives.	To monitor Office of Broadband and State initiatives	Ongoing

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER: **County Administrator Randy Vosburg**

SUBJECT/TITLE: **COVID-19 update**

Attachments:

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST:

PRESENTER:

SUBJECT/TITLE: **Pipeline and gas update**

Attachments:

HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM

DATE OF ACTION REQUEST: May 18, 2021

PRESENTER:

SUBJECT/TITLE: Board payables from May 18 through May 31, 2021

Attachments: