TOWN OF LAKE PLACID

Highlands County, Florida

2030 Comprehensive Plan

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Prepared By:

Central Florida Regional Planning Council

TOWN OF LAKE PLACID
2030 COMPREHENSIVE PLAN
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TOWN OF LAKE PLACID

Highlands County, Florida

2030 Comprehensive Plan

Future Land Use Element

TOWN OF LAKE PLACID
FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: TO SUSTAIN THE VIABILITY OF EXISTING AND EMERGING RESIDENTIAL AND COMMERCIAL AREAS AND ACHIEVE AN INTEGRATED LAND USE FABRIC WHICH OFFERS ADEQUATE PUBLIC SERVICES AND HOUSING, EMPLOYMENT, SHOPPING, AND LEISURE OPPORTUNITIES TO RESIDENCES OF LAKE PLACID THROUGH THE PROMOTION OF ORDERLY GROWTH AND DEVELOPMENT THAT ENSURES THE CHARACTER, MAGNITUDE, AND LOCATION OF ALL LAND USES AND FOSTERS A BALANCED NATURAL, PHYSICAL, SOCIAL, AND ECONOMIC ENVIRONMENT.

OBJECTIVE 1: THE TOWN SHALL MANAGE LAND DEVELOPMENT, AND PROMOTE ECONOMIC DEVELOPMENT, THROUGH THE ADOPTED TOWN OF LAKE PLACID COMPREHENSIVE PLAN SPECIFICALLY INCLUDING THE LAKE PLACID REGIONAL PLAN (LPRP).

Policy 1.1: Development and redevelopment shall be consistent with the policies provided in the Future Land Use, Transportation, Infrastructure, Housing, Conservation, Recreation and Open Space, Public School Facilities (if residential development), and the Capital Improvements Elements of the Town of Lake Placid Comprehensive Plan.

OBJECTIVE 2: THE TOWN SHALL MANAGE LAND DEVELOPMENT BY IMPLEMENTING A CONCURRENCY MANAGEMENT SYSTEM.

Policy 2.1: Prior to the issuance of a development order or permit, the Town of Lake Placid shall ensure that the adopted level of service standards for roads, wastewater, solid waste, drainage, potable water, and parks and recreation will be maintained and that public facilities and services needed to support development are available concurrent with the impacts of such development. A development permit shall not be issued if facilities are not available prior to impacts of development.

Policy 2.2: The Town shall evaluate the location and availability of public facilities and utilities during the annual review of the Capital Improvements Element.

Policy 2.3: The Town will review proposed development site plans to ensure that suitable land and/or easements are available for the provision or expansion of utility facilities necessary to support existing and projected development. Land

acquisition and facility expansions shall be incorporated into the Capital Improvements Element.

OBJECTIVE 3: **THE TOWN SHALL CONSERVE EXISTING RESIDENTIAL AND COMMERCIAL AREAS, REMOVE OR MITIGATE THE IMPACTS OF INCOMPATIBLE LAND USES, AND IDENTIFY AND CORRECT OR REMOVE BLIGHTING INFLUENCES.**

Policy 3.1: The Town will support overlay districts which promote innovative development and redevelopment.

OBJECTIVE 4: **THE TOWN SHALL IDENTIFY AND ENCOURAGE THE RECOVERY OF HISTORIC AND CULTURAL RESOURCES AND ENCOURAGE THE PROTECTION OF NATURAL RESOURCES WHEN CONSIDERING DEVELOPMENT PROPOSALS.**

Policy 4.1: The Town shall work with Highlands County and the Florida Department of State, Division of Historic Resources in the identification of historically or archaeologically significant properties.

Policy 4.2: The Town shall designate an interim protection area of 400 feet in radius as the well field protection zone for each public potable water well, until cones of influence can be more accurately determined. This area shall be designated as the Water Well Protection Zone.

OBJECTIVE 5: **FUTURE LAND USE CATEGORIES AND MAP –** To guide future development and redevelopment in Lake Placid, land use categories are defined. These categories outline the character, type, and intensity of land uses permitted in the Town. Each category is defined by a narrative, a designation of permissible densities, and criteria providing the relationship between land uses, the street system, and public facilities. The categories of land use permitted in Lake Placid are listed in Table 5.A.

TABLE 5.A:
Maximum Development Densities/Intensities – Town of Lake Placid, Florida

The distribution of these categories on the Future Land Use Map results in a pattern of development consistent with the goals, objectives, and policies of the comprehensive plan.

Land Use Category	Maximum Development Density/Intensity*
Rural Landscape	1 du/5 ac to 1du/1 ac
Low Estate Residential	1 du/ ac
Low Suburban Residential	2 du/ac
Low Density Residential	3 du/ac*
Medium Density Residential	6 du/ac
County Medium Density Residential	8 du/ac
High Density Residential	12 du/ac, 0.35 FAR
County High Density Residential	12 du/ac
Residential Mixed Use	3 du/ac, 0.35 FAR
County Mixed Use	Established through site specific policies in the FLUE
Downtown Mixed Use	1.00 FAR, 12 du/ac
Residential/Office	2 du/ac, 0.50 FAR
Commercial-General	2 du/ac, 1.00 FAR
Commercial-Intensive / Light Industrial	1.00 FAR
Industrial	1.00 FAR
Public/Semi-Public	Up to 1 du/ ac
Park, Recreation, and Open Space	Not applicable
Conservation	1 du/10 ac; 0.001 FAR

*Please reference Objective 7 – Site Specific Developments – of the Future Land Use Element.

The land immediately surrounding Lake Sirena is an exception to the stated maximum development density. This area has a maximum development density of two (2) dwelling units per acre, due to the existence of severely limited soil conditions; and a minimum setback for buildings and septic tanks from the water body of 75’ is required to protect the water body from potential contamination. Those lots using private septic systems will be inspected every three years and pumped if inspection deems it necessary, per section 10D-6.050, F.A.C.

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

When existing lots of record, prior to the adoption of the Plan, cannot meet the 75', setback from the lake and thereby are rendered undevelopable, single family residences will be allowed to build contingent upon meeting the requirements of the Land Development Regulations.

This land surrounding Lake Sirena will resume its maximum density of 6 du/ac at the point in time when a central wastewater system is installed.

Policy 5.1: RURAL LANDSCAPE

a. **Description:** This land use includes agricultural and horticultural activities, very low density residential development, public parks and schools.

b. **Density:** Residential uses in Rural Landscape areas may be developed to a density of one (1) dwelling unit per five (5) gross acres. A density of one (1) dwelling unit per one (1) acre may be achieved through a Planned Development Approval consistent with the LPRP.

Policy 5.2: LOW ESTATE RESIDENTIAL

a. **Description:** - Low Estate Residential areas are in which residential dwellings shall be limited to detached single-family structures. Non-residential uses permitted within this district area limited to those uses that are compatible and/or support the residential character of the area. The non-residential uses contemplated include: parks, open space and recreational uses, churches, libraries, cemeteries, schools, day-care-centers, family care facilities, and essential services as defined in the Town of Lake Placid Land Development Code (LDC).

b. **Density:** Low Estate Residential areas may be developed to a maximum density of one (1) dwelling unit per gross acre.

Policy 5.3: LOW SUBURBAN RESIDENTIAL

a. **Description:** Low Suburban Residential areas are similar to Low Estate Residential areas, but allow a slightly greater density of development. Residential housing types include conventional and modular constructed single family homes on permanent foundation. Other small scale, low traffic generating uses such as group homes, foster care facilities, public schools, other public and semi-public and recreational uses on a limited basis may locate in Low Suburban Residential areas, consistent with the scale and character of the

neighborhood so long as an adequate transition is provided adjacent to residential property.

b. **Density:** Low Suburban Residential areas may be developed to a maximum density of two (2) dwelling units per gross acre.

Policy 5.4: LOW DENSITY RESIDENTIAL

a. **Description:** Low Density Residential areas are in which single family homes are the predominant land use. Other small scale, low traffic generating uses may locate in low density residential areas, consistent with the scale and character of the neighborhood. Public parks and schools may be integrated into these areas, so long as an adequate transition is provided adjacent to residential property.

b. **Density:** Low Density Residential areas may be developed to a maximum density of three (3) dwelling units per gross acre.

Policy 5.5: MEDIUM DENSITY RESIDENTIAL

a. **Description:** Medium Density Residential areas share the same basic character as Low Density Residential areas, but allow a slightly greater density of development. Single family detached homes are the predominant land use in these areas. Limited business activities such as home occupations, in addition to parks, public schools, and community facilities, may be integrated into the neighborhood, but only under controlled conditions.

b. **Density:** Medium Density Residential areas may be developed to a maximum density of six (6) dwelling units per acre.

Policy 5.6: COUNTY MEDIUM DENSITY RESIDENTIAL

a. **Description:** The County Medium Density Residential Future Land Use designation is provided in areas where Highlands County has applied this designation and those areas have been annexed into the Town. The Town then recognized this land use as a suitable land use for the areas.

b. Housing types range from single-family detached neighborhoods to attached housing complexes, such as duplexes, which offer both ownership and rental opportunities. Non-residential uses such parks, public schools, and community facilities, may be integrated into the land use.

c. **Density:** County Medium Density Residential areas may be developed to a maximum density of eight (8) dwelling units per acre.

Policy 5.7: HIGH DENSITY RESIDENTIAL

a. **Description:** High Density Residential areas provide for a variety of housing types as well as residential densities. High Density Residential encourages accessibility to work, shopping and recreation space. Housing types are typically duplexes and apartment structures; single family dwellings on small lots are also permitted. Certain types of commercial, institutional, and public uses may locate in this future land use category if they do not detract from the residential character of the area. Public schools may be integrated into these areas, so long as an adequate buffering is provided adjacent to residential property.

b. **Density and Intensity:** High Density Residential areas may be developed to a maximum density of twelve (12) dwelling units per gross acre.

Non-residential uses in High Density Residential areas may be developed to a maximum floor area ratio (FAR) of 0.35. Non-residential uses shall not exceed 25 percent of the High Density Residential Land Use area.

Policy 5.8: COUNTY HIGH DENSITY RESIDENTIAL

a. **Description:** The County High Density Residential Future Land Use designation is provided in areas where Highlands County has applied this designation and those areas have been annexed into the Town. The Town then recognized this land use as a suitable land use for those areas.

Housing types include attached multiple-family housing projects, although small lot subdivisions are achievable at the low end of this density range. Prime candidates for development at this density are infill properties situated in close proximity to shopping and employment centers, the intersections of arterial or collector roads, and similarly developed sites. Non-residential uses such parks, public schools, and community facilities, may be integrated into the land use.

b. **Density and Intensity:** County High Density Residential areas may be developed to a maximum density of twelve (12) dwelling units per gross acre except that *Assisted Living Facilities* shall be allowed a maximum of 30 units per acre.

Policy 5.9: RESIDENTIAL MIXED USE

a. **Description:** Residential Mixed Use is intended to accommodate and provide flexibility for development of multiple uses within a residential setting.

b. **Density and Intensity:** Development within this category would be allowed to be no more than three (3) gross dwelling units per acre. Development within the Residential Mixed Use shall be approved through the Planned Development process as set forth by the Town's LDRs.

Intensity/density standards for all uses within this category are set forth in the Intensity/Density Table below:

Percent Aggregate Land Use Mix Within the Mixed Use Future Land Use Map Category

Land Uses in Mixed Use	Minimum % Land Use Mix	Maximum % Land Use Mix	Maximum Density/ Intensity
Residential	45%	59%	3 gross du/ac
Commercial/ Non-residential[1]	10%	15%	.35 FAR
Open Space	40%	53%	.25 FAR

Policy 5.10: RESIDENTIAL/OFFICE

a. **Description:** Residential/Office areas contain apartments, Townhouses, and attached single family homes, as well as low intensity businesses. Public schools may be integrated into these areas, so long as an adequate buffering is provided adjacent to residential property. Additional buffering and transitional techniques can be applied when public schools are located adjacent to non-residential uses.

Predominant uses in the Residential/Office areas of Lake Placid are those which provide multifamily housing opportunities, and professional and medical offices. Limited commercial uses and public facilities can also be accommodated under controlled conditions that protect adjacent residential neighborhoods.

b. **Density or Intensity:** Residential uses in Residential/Office areas may be developed to a maximum density of twelve (12) dwelling units per gross acre.

Non-residential uses in Residential/Office areas may be developed to a maximum FAR of 0.50.

Policy 5.11: COUNTY MIXED USE

a. **Description:** This County Mixed Use Future Land Use designation is provided in areas where Highlands County has applied this designation and those areas have been annexed by the Town. The Town then recognized this land use as a suitable land use for the areas.

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

b. **Density or Intensity:** Development includes approved development orders and Development Agreements in the project portfolios on file at the County Planning Department.

Policy 5.12: DOWNTOWN MIXED USE

a. **Description:** This Downtown Mixed Use Future Land Use designation is to provide for a mix of interconnected residential, commercial, office, institutional, and civic uses within the Town's downtown. The Downtown Mixed Use classification shall encourage pedestrian friendly and transit oriented design and shall be consistent with the densities allowed in the Medium and High Density Future Land Use designations. Through the Town's Land Development Regulations,

the Town shall establish a master plan for the Downtown Mixed Use including but not limited to public parking areas, pedestrian access, architectural standards and signage.

b. **Density or Intensity:** Non-residential uses may be developed at a 1.00 FAR. Residential uses may be developed at densities not to exceed twelve (12) dwelling units per gross acre.

Policy 5.13: COMMERCIAL-GENERAL

a. **Description:** Predominant uses in Commercial-General areas are those which provide specialty or convenience goods for retail sale and medical and professional services.

This land use shall have a substantial non-residential component with a supporting residential component.

b. **Density or Intensity:** Residential uses in the Commercial-General areas may be developed to a maximum intensity of twelve (12) dwelling units per gross acre. Residential uses shall be limited to no more than 50 percent of the Commercial-General future land use category.

Non-residential uses in Commercial-General areas may be developed to a maximum FAR of 1.00.

Policy 5.14: COMMERCIAL-INTENSIVE

a. **Description:** Commercial-Intensive areas are used primarily for businesses which do not require locations with high visibility on heavily traveled or pedestrian streets. Typically, Commercial-Intensive areas provide employment opportunities for residents, as well as light industrial support services and products for other businesses within Lake Placid.

Predominant uses include light manufacturing, storage, and retail and wholesale businesses. Residential uses are incompatible, and therefore, are not permitted.

b. **Density or Intensity:** Non-residential uses in Residential/Office areas may be developed to a maximum FAR of 1.00.

Policy 5.15: PUBLIC/SEMI-PUBLIC

a. **Description:** Activities in Public/Semi-Public areas provide major community service functions. They vary greatly in scale, character, and site location needs. Efficiency and economy in operation will guide site selection and development decisions.

b. **Density or Intensity:** Non-residential uses in the Public/Semi-Public areas may be developed to a maximum FAR of 1.00. Residential uses in the Public/Semi-Public may be developed to a maximum intensity of one (1) dwelling unit per gross acre.

Policy 5.16: PARKS, RECREATION, AND OPEN SPACE

a. **Description:** Parks, Recreation and Open Space areas contain major public parks and recreation facilities located within the corporate limits of Lake Placid.

b. **Density or Intensity:** A residence for a park ranger or caretaker is permissible at one unit per ten acres. The Floor Area Ratio for non-residential uses which may allow support uses such as an education facility or trail head is 0.25.

Policy 5.17: CONSERVATION

a. **Description:** The primary function of the Conservation areas are to protect natural resources, lake water quality, and groundwater quality. The Conservation future land use category includes public or private lands committed to conservation purposes. Recreation land uses such as boat docks, trails, parks, and public recreational areas are permissible, provided that land disturbance is minimized during construction; and provided that the activity will not degrade or harm the natural resource.

b. **Density or Intensity:** Residential development within Conservation shall not exceed one unit per ten acres and will be permitted upon confirmation by the developer that all required permits from the Florida Department of Environmental Protection and/or the Southwest Florida Water Management District or other applicable permits have been obtained.

A residence for a park ranger or caretaker is permissible at one unit per ten acres. The Floor Area Ratio for non-residential uses which may allow support uses such as a ranger station or trail head is 0.001.

OBJECTIVE 6: LAKE PLACID REGIONAL PLAN (LPRP)

The LPRP shall be a planning tool to guide transition of the Lake Placid area into a planned urban community which should include the annexation of properties into the Town to ensure development has public infrastructure.

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

The LPRP serves as an intergovernmental coordination mechanism to provide consistency between Highlands County's adopted Future Land Use Objective 12.

Policy 6.1: The LPRP shall be geographically described as including the lands on the Lake Wales Ridge bounded approximately by the State Road 70 corridor to the south, and near Lakes Apthorpe and Francis to the north (the "Overlay Area") as shown in the Future Land Use Map Series. Major platted subdivisions are not included in the LPRP, but are considered for their potential affect on the Overlay Area roadway network.

Policy 6.2: The LPRP contains the planning areas of:

A. The **North Area** consisting of the unplatted lands north of the US 27 railroad underpass, between Leisure Lakes and Highlands Park Estates, including the Paul Business Campus.

B. The **East Area** consisting of unplatted lands east of US 27, south of the Railroad underpass, north of CR 29, and west of Highlands Park Estates.

C. The **West Area** consisting of the unplatted lands west of US 27, south and east of Lake June, north of Lake Placid, and east of Placid Lakes.

D. The **South Area** consisting of the SR 8 Sub-Area and the unplatted lands south of the intersection of CR 29 and US 27, west of Lake Huntley (but south of CR 29), west of Lake Grassy and west of the lands platted as Sun 'n Lakes, north of SR 70 Industrial-Commercial Area.

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

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

Policy 6.3: Designation of properties within the LPRP does not change land use or grant entitlements.

OBJECTIVE 6.1: INTERGOVERNMENTAL COORDINATION

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

Policy 6.1.1: Joint Planning Area Inter-Local Agreement

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

Policy 6.1.2: Scheduled Review

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

OBJECTIVE 6.2: MUNICIPAL SERVICES

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

Policy 6.2.1: Annexation of Lands Developed for Urban Use

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

in the Joint Planning Area Interlocal Agreement between the Town and the County.

Policy 6.2.2: Infrastructure

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

OBJECTIVE 6.3: SUSTAINABLE GROWTH PRINCIPLES

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

Policy 6.3.1: Character

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

Policy 6.3.2: Urbanization

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

Policy 6.3.3: Town of Lake Placid

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

Policy 6.3.4: US Highway 27

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

Policy 6.3.5: Multi-use Transportation Corridors

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

Policy 6.3.6: Mixed Uses

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

Policy 6.3.7: Community Centers

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

Policy 6.3.8: Environmental Coordination

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

Policy 6.3.9: Aquifer Protection

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

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

Policy 6.3.10: Lake Protection

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

OBJECTIVE 6.4: AGRICULTURE AND URBAN FORM

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

Policy 6.4.1: Agricultural Lands

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

Policy 6.4.2: Clustering

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

Policy 6.4.3: Infrastructure

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

Policy 6.4.4: Agriculture

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

OBJECTIVE 6.5: DEVELOPMENT PRINCIPLES

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

Policy 6.5.1: Definitions

The following definitions apply to the LPRP.

A. ***Flex Space*** is defined as land which may be used for a variety of light assemblage, fabrication, storage, light industrial, office space, and support commercial uses.

B. ***Green Space*** is defined as land and/or water area with its surface open to the sky, that serves conservation and urban shaping functions and may provide recreational opportunities. Green space includes conservation and preservation areas, open space, parks, multi use paths, pedestrian and bicycle circulation systems, recreational uses, manmade water bodies, water management areas, required buffers, private yards and setbacks, landscaped areas, the landscaped median portions of public roads, and community gathering places such as pools and tennis courts. Parking areas and other impervious surface areas shall not be considered as green space or open space.

C. ***Gross Density*** is defined as the density of residential dwelling units per acre calculated on the total fee owned acres before uncompensated extraction.

D. ***Net Density*** is defined as the residential density on the lot or parcel for development considering the actual boundary of the developable piece of property or parcel within a larger developable area. Public rights of way would not be included. Internal private roads would be included.

E. ***Open Space*** is defined as undeveloped lands suitable for passive recreation or conservation uses.

F. ***Residential*** is defined as and includes a variety of market units. The residential products may be for rental or home ownership opportunities and may include fee simple or condominium style development. Residential types include, but are not limited to: single-family, multi-family, garden units, townhouses, estate homes, group housing and nursing homes.

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

Policy 6.5.2: Planned Development (PD)

A. **Density** - Density and land use or other vested rights vested shall continue to be vested or property owners may select to utilize the standards within the LPRP through the PD process. All other parts of the LPRP apply to all development. The LPRP does not establish density in platted or developed lands.

B. **Planned Development Process Required -** All development within the Overlay Area shall be accomplished using the PD process. There shall be no land use change, plat, rezone or subdivision without a PD. The PD may be created at the same time or after land use change, provided however that development may proceed using zoning or land use existing at the time of the adoption of this policy without a PD, at the landowner's option.

C. **Planning Framework** – The LPRP establishes the framework for development of the Overlay Area. In some cases, it establishes minimum criteria for development. However, the LPRP does not establish all development parameters needed for the Overlay Area. The PD process shall apply reasonable development standards based upon the site and surrounding lands which may go beyond minimum standards within the LPRP policies.

Policy 6.5.3: Density

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

A. **Density -** New development (undeveloped lands) in the Overlay Area shall have a gross density of up to three (3) residential dwelling units per acre. Existing residential platted or otherwise developed lands apply to redevelop said platted lands at the densities herein addressed.

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

1. **Legislative Approval -** Transfer and clustering of density is not an automatic right. The PD process shall be used to assure that transfer and clustering of density remains reasonable and within the vision of the Overlay Area. The Joint Planning Area Interlocal Agreement shall detail how sending and receiving zones work from the County to the Town of Lake Placid. The Land Development Regulations shall be modified to establish the methods for sending and receiving transferred density.

2. **Land Standards Compatibility with Surrounding Development -** Consideration shall be given to the surrounding uses when transferring or clustering density. Appropriate safeguards shall be applied in the PD process to protect surrounding land uses.

3. **Environmental lands -** Transfer and clustering of density should be used to encourage the dedication to public use, ownership, and protection of environmentally significant lands. The clustering of development to protect environmentally significant lands shall be required in accordance with requirements of the Conservation Element.

4. **Net density -** Within the three (3) units per gross acre, individual parcels ranging in size may be developed at a residential density of up to and including twelve (12) units per net acre.

5. **Density transfer -** Subject to the provisions of this policy, density may be transferred only within an area identified within a Planning Area identified in Policy 12.2 of the LPRP. For example, density may be transferred within the South Area, but not from the South Area to any other part of the Overlay Area. Density may be transferred from the SR 8 Sub-Area to the balance of the South Area. Density may not be clustered to or transferred to the SR 8 Sub-Area.

6. **Protection of clustered and transferred density** - When density is transferred or clustered, the land relieved of density shall be encumbered by an easement or conservation easement, and PD prohibiting the reimposition of density forever. Such instruments may prohibit any development of the restricted area or reduce density of a defined area.

7. **Lakes -** When considering the transfer and clustering of density to lake areas, additional safeguards for the lake and existing riparian owners, such as preservation of shore line, height restriction, open space, setbacks, and lake size should be required in the PD.

8. **Developed or Platted Lands -** Density may not be clustered or transferred to or from developed or platted lands.

Policy 6.5.4: Building Height

A. **Building Height -** Tall buildings are not a right. The appropriateness of a tall building (site, architecture, height) shall be determined through the PD process.

B. **Enforcement -** The final development shall be documented by a PD development order and a deed restriction, condominium covenant, or easement.

Policy 6.5.5: Big Box Stores

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

A. Architectural standards which eliminate the box look.

B. Significant Landscape standards which complement the building and green parking areas.

C. Setbacks which block the building from public view.

D. Parcel size which accommodates the larger setbacks.

E. Parking standards.

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

OBJECTIVE 6.6: PLANNING AREAS

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

Policy 6.6.1: North Area Plan

A. **Public Services Site** - A 10 acre site for public services at a mutually agreed location (Fire, EMS, Police, Sheriff), shall be conveyed to the government providing the services. The Site shall have reasonable access to US Highway 27. Construction of the facilities shall be the responsibility of the respective government.

B. **School Site -** An elementary school site of 25 acres shall be designed into the overall development plan of the North Area Plan. The land will be provided at the time of development approval with credit towards school impact fees. The actual construction of the school will be the responsibility of the school district.

C. **Water and Wastewater Treatment Facilities** - Water and wastewater treatment facilities shall be provided by a regional municipal system, effective upon the execution of an agreement between the County and the Town of Lake Placid outlining the details of the utility service area and service provisions. This agreement shall be executed by October 1, 2011. The development and financing of such shall be agreed by the local government and the respective developers during the PD process.

D. **Traffic Circulation Systems (Within Developments) -** T*raffic* circulation system *within developments* shall be designed utilizing a network system that will be open to the public. The network may incorporate a curvilinear design pattern, grid system, and traffic

circles where appropriate. The design of the circulation system shall encourage internal capture of road trips, thereby preserving capacity on the existing exterior arterials. Within the development parcels of the North Area, gated communities will be permitted. Ownership of the arterial, collector and local roadway system may be held by an appropriate governmental entity, community development district, master homeowners association, or a combination thereof.

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

F. **Paths -** Bicycle and sidewalk systems shall be developed along both sides of the main internal collector system with additional sidewalks and bike paths designed throughout the community to create a pedestrian/bicycle friendly system.

Policy 6.6.2: South Area Plan

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

Public Services Site - A 10 acre site for public services (Fire, EMS, Police, Sheriff), shall be conveyed to the government providing the services. The Site shall have reasonable access to US Highway 27. Construction of the facilities shall be the responsibility of the respective government.

A. **Elementary School Site** - An elementary school site of 25 acres shall be designed into the overall development plan of the South Area Plan. The land will be provided at the time of development approval with credit towards school impact fees based upon the value of the land. The actual construction of the school shall be the responsibility of the school district. The location of the site shall be determined at the adoption of the PD.

B. **Traffic Circulation Systems (Within Developments)** - Traffic circulation system within developments shall be designed utilizing a network system that will be open to the public. The network may incorporate a curvilinear design pattern, grid system, and traffic circles where appropriate. The design of the circulation system shall encourage internal capture of road trips, thereby preserving

capacity on the existing exterior arterials. Within the development parcels of the South Area, gated communities will be permitted. Ownership of the arterial, collector and local roadway system may be held by an appropriate governmental entity, community development district, master homeowners association, or a combination thereof.

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

D. **Paths** - Bicycle and sidewalk systems shall be developed along both sides of the internal arterial and collector system with additional sidewalks and bike paths designed throughout the community to create a pedestrian/bicycle friendly system.

E. **SR 8 Improvement** - Development of the South Area and SR 8 Sub-Area shall require the four-laning of SR 8 and improvements to the intersection with US Highway 27. The developers of the South Area and SR 8 Sub-Area shall provide the necessary right-of-way adjacent to their property and shall pay their proportionate share of these improvements (if they impact SR 8). Impact fee credits and concurrency credits shall be given according to law.

F. **Water and Wastewater Treatment Facilities** - Water and Wastewater treatment facilities shall ultimately be a private, regional, county or municipal system. The development and financing of such shall be agreed by the local government and the respective developers during the PD process.

G. **Water and Wastewater Treatment Facilities** - Water and wastewater treatment facilities shall be provided by a regional municipal system, effective upon the execution of an agreement between the County and the Town of Lake Placid outlining the details of the utility service area and service provisions. This agreement shall be executed by October 1, 2011. The development and financing of such shall be agreed by the local government and the respective developers during the PD process.

Policy 6.6.3: East Area Plan

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

Policy 6.6.4: West Area Plan

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

Policy 6.6.5: SR 70 Commercial-Industrial Corridor Area

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

OBJECTIVE 6.7: INFRASTRUCTURE AND ENVIRONMENTAL PROVISIONS

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

Policy 6.7.1: Transportation

A. **Transportation Contributions -** The rights of way shown on the Corridor Protection Plan and Map, and related paths shall be conveyed to the County, if a County road, or to the Town of Lake Placid, if a Town road, at development between final plat approval and first certificate of occupancy, and without cost to either government. Provided however, the landowner shall be entitled to all development credits and impact fee credits available according to law for the said rights of ways.

B. **Corridor Protection Plan and Map -** A Draft Corridor Protection Plan and Map shall be adopted as part of the adoption of the LPRP. The purpose of the Corridor Protection Plan and Map is to protect rights of way of the roads included in the Overlay Area. The Corridor Protection Plan shall provide corridor capacity consistent with Policy 8.2 of the Transportation Element for development through build out. Amendment of the Corridor Protection Plan

and Map shall be required as a part of each large scale Comprehensive Plan amendment. The traffic corridor shall be on the south side of the Lost Lake Property, unless the landowner requests otherwise.

C. **Trails and Paths -** Existing road rights-of-way (major collectors and minor collectors) shall be expanded where possible. New rights-of-way shall be acquired when possible, and shall at a minimum, consist of 20 feet in width, of which a minimum of 8 feet in width shall serve as a paved multi-use path. Alternatively, developers may provide public use easements on private land to accomplish reasonable public multi-use paths. Golf carts shall be restricted to designated roadways and pathways.

D. **Right of Way Landscaping -** Rights-of-way shall, when possible, be acquired to accommodate landscaping (primarily Florida Friendly and native trees and plants). Landscaping should divide the multi-purpose paths from the roads when possible and provide well-landscaped transportation corridors.

E. **US Highway 27 Access Management** - The management of access to United States Highway 27 is of critical concern.

1. **Frontage and Backage Roads -** Excepting non-commercial segments, frontage or backage roads along US Highway 27 shall be required. Every parcel along US Highway 27 should not be granted direct access to US Highway 27 but shall be required to access through frontage or backage roads. Access points on US Highway 27 shall be kept to a minimum. To accommodate development of land where frontage or backage roads have not been developed, a Corridor Protection Plan shall be developed with the affected owners; temporary access to US Highway 27 shall be allowed upon the recorded condition that it shall be removed at the owners expense when the frontage or backage road is developed; and a cost recovery system regarding the pioneering of frontage/backage road should be implemented. Where feasible, the use of backage roads is preferred to the use of frontage roads for commercial uses to encourage the provision of parking on the rear of the parcel and the orientation of the principal structure to the adjacent roadway. All requirements of State Roads shall be coordinated with the Florida Department of Transportation.

2. **Alternate Access -** Parcels which front on US Highway 27 and front on roads intersecting US Highway 27, shall not be granted a driveway onto US Highway 27. They must use the intersecting road for access to US Highway 27.

3. A**ccess based on future division -** To facilitate the requirement for backage roads, divisions of parcels along US Highway 27 after the adoption of the LPRP should not be recognized for the purpose of requiring direct access onto US Highway 27. Subdivision of land on US Highway 27 after the adoption of the LPRP should be required to provide shared access to facilitate a common access roadway for subdivided parcels. The access must be shared with the parcels adjacent to the land which was divided, as well as the parcels internally created.

4. **Connection of Frontage and Backage Roads** - The connection of frontage and backage roads shall be at least 200 feet back from the road served (a "jug-handle" connection). The minimum right of way shall be based upon the transportation need in the vicinity and the need for water management facilities.

5. **Linked Parking -** Linked parking should be required, unless the properties are linked with frontage or backage roads. Provisions should be made to prohibit one neighbor from abusing the parking of another which may include closing the link if reasonable protections cannot be assured. A master parking arrangement shall be entered to address maintenance cost and cross access easements and may address deviation from parking requirements.

F. **US Highway 27 Right of Way Protection -** The Town of Lake Placid, Highlands County and the Florida Department of Transportation should identify and begin securing the right-of-way needed to expand US Highway 27 to a six (6) lane highway through the Overlay Area. Right -of-way acquisition should be accomplished by dedication at the time of Comprehensive Plan amendment, plat, zoning change or other development order or by purchase where necessary.

G. **Roundabouts and Traffic Circles** - Roundabouts and traffic circles should be considered where appropriate.

H. **Road System improvements.**

1. **Right of Way -** Right of way contributions shall be conveyed at or before final plat or site plan or PD adoption as appropriate and shall be based upon the adopted Corridor Protection Plan provided that the plans are based upon the relevant areas through build out. If the right of way contribution is not made with the PD, then the PD shall state the location and dedication date or event.

2. **Road Improvements -** Off site road improvements shall be made according to the Town of Lake Placid and County Concurrency Management Systems.

I. **Driveways -** Private driveways for new platted lots on an existing collector or arterial road and new collector and arterial roads shall be prohibited. Driveways in proposed developments shall be serviced by internal (private or public) community roadways. All parking spaces shall be accessed by a driveway and shall not have direct access to collectors and arterial roads.

J. **Residential Drives on Major and Minor Collectors -** Residential drives shall not be allowed on major or minor collectors, however, an exception may be made where this policy prevents the reasonable use of land. This exception should not be used to simply increase density. Parcels divided after the effective date of the LPRP may not rely upon this exemption to gain additional curb cuts or driveways. Where existing conditions require exception, individual drives shall be discouraged in favor of combined drives.

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

1. Parking requirements may be increased if parking study shows that a specific use requires additional parking.

2. Change in use should be allowed only if the owner provides parking for the new use.

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

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

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

Policy 6.7.2: Parks, Green Space, and Open Space

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

1. Parks intended to serve the general Lake Placid area citizenry shall be 10.0 acres of developed park per 1,000 population.

2. Storm water retention areas for the development (wet and dry) may be considered as *part* of the required Park, upon a showing that both uses will work on the same land).

B. **Payment in Lieu of Parks** - Developers may contribute money to the government having jurisdiction, equal to the value of the number of developed park acres required; or in the alternative, acquire and convey to the government park acreage (equal in value to the required developed park acreage) in lieu of Community Parks. Payment in lieu should rarely be applied to neighborhood parks (for example, in the small development). The government's advance approval of the payment in lieu of park land or the park

acreage to be conveyed is required. The acres contributed or the payment in lieu shall both include the cost of improving the land to become functional park land (land cost, clearing, engineering, construction and management fee, shall be included in the payment). Payment in lieu of parks shall only be done through the PD Ordinance process. Payments in lieu of parks in the Overlay Area shall be spent in the Overlay Area. The government is encouraged to obtain park land as soon as is reasonably possible.

C. **Green Space, Open Space, and Maximum Lot Coverage**

1. Green space within the Overlay Area shall be at least 30% for new residential development. In order to encourage redevelopment, green space requirements may be reduced and shall be determined at time of PD.

2. Maximum lot coverage shall be 40% in the multi family parcels (that percentage may increase/decrease with height of building – taller buildings should have more open space). Lot coverage includes the building footprint, impervious parking spaces, roads, and other impervious surfaces. Pools, tennis courts, and similar amenities are considered green space and not lot coverage.

3. Open space shall be at least 10% of the Green Space.

4. Green space requirements should increase to 40% if residential development is proposed for four (4) or more stories in height to encourage the use of structured parking, and to mitigate building height. This additional green space should be in the area of the taller building.

Policy 6.7.3: Signs

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

Policy 6.7.4: Community Landscape Plan

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

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

B. **Invasive Exotic Plant Control –** A landscape regulation of the Town of Lake Placid shall require the elimination of invasive exotic species listed as Category I Plants in *INVASIVE PLANT SPECIES OF THE ARCHBOLD BIOLOGICAL STATION AND THE PRESERVE*, October 2003, by Jeff Hutchinson from public and private lands.

C. **Landscape Maintenance -** Where landscaping is required by the Land Development Regulations, maintenance provisions shall be included to an enforceable standard (by development order, PD, or deed restriction).

Policy 6.7.5: Environmental Resource Policy

A. **Environmental Resources** - The Lake Placid area includes many natural lakes, significant Lake Wales Ridge lands, and aquifer recharge areas. These resources shall be managed and protected.

B. **Natural Lakes -**Development around the natural lakes shall include environmental buffers as required in the Conservation Element and the Land Development Regulations to protect the lake shoreline and estuaries. Untreated road, residential, commercial, and agricultural run-off into the natural lakes shall be prohibited.

C. **Lake Placid Portion of the Lake Wales Ridge -** The LPRP shall provide for the continued acquisition, preservation and enhancement for restricted public use of the preserved and managed lands areas of the Lake Placid portion of the Lake Wales Ridge and encourage the acquisition of out parcels for use in mitigation in the development of other lands.

D. **Public Use of Preserved Lands -** Low impact public use of the preserved environmental areas shall be developed and monitored by a standing committee.

E. **Aquifer Protection -** Most of the Overlay Area consists of an aquifer recharge area. The aquifer recharge area shall be protected.

F. **Central Wastewater –** Central wastewater is required on most development and is specifically addressed in paragraphs G and H.

G. **Reuse Lines -** New development shall install reuse lines (including reuse supply lines), unless there is evidence that the subject plant will not have the reuse capacity to serve the subject development.

H. **Right of Way and Common Area Priority -** Landscaped rights of way and common areas shall be given priority for reuse water.

Policy 6.7.6: Water and Wastewater Systems.

A. **Wastewater Required on Lots less than Net Three-Quarters of an Acre -** All new developments with lots less than three fourths of an acre net fee ownership per dwelling unit (about 1 acre gross) shall be served by central wastewater.

B. **On-Site Wastewater Disposal System Permitted on Lots Greater than Net Three-Quarters of an Acre (not on lakefront) in New Developments -** Lots three fourths of an acre in new developments (net fee ownership), may use traditional on-site wastewater disposal systems; provided that the system and drain field are not within 300 feet of a lake or stream.

C. **New Waterfront Construction within 300 Feet of a Water Body -** All new wastewater systems within 300 feet of a water body on lots of record prior to the effective date of the LPRP or lots qualified under paragraph B above shall be installed as far as possible from the ordinary high water mark of a surface water bodies (lake and streams) but in no case less than 75 feet.

D. **New Construction to Accommodate Wastewater Hook-up -** New construction on existing lots of record shall be configured to facilitate the conversion of on-site wastewater disposal systems to central collection systems with mandatory connection (by deed restriction requiring payment of the related charges) when central wastewater is available.

E. **Central Wastewater Hook-up Mandatory -** Whenever connection to a central wastewater system is not allowed by the operator; is unavailable at the time of construction; or whenever connection points to an interceptor are more than one-quarter mile from the property boundary (lot or new subdivision), the respective government shall require connection to a central wastewater treatment system within 365 days of written notice of availability.

Phased installation may be used in a development. Deed restrictions shall be recorded to place all owners and buyers on notice of the cost and lien of this requirement and the system development charge.

F. **Potable Water in New Construction -** New construction (existing lots of record and new lots) shall be required to connect to public potable water when the capacity and lines are available.

G. Water and Wastewater Treatment service shall be provided by a regional municipal system, effective upon the execution of an agreement between the County and the Town of Lake Placid outlining the details of the utility service area and service provisions. This agreement shall be executed by October 1, 2011.

Policy 6.7.7: Electric Utilities

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

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

OBJECTIVE 7: SITE SPECIFIC DEVELOPMENTS.

SITE SPECIFIC DEVELOPMENTS: DEVELOPMENTS POSSESSING SPECIFIC ATTRIBUTES RAISING SPECIFIC ISSUES REQUIRING SPECIFIC SOLUTIONS ARE INDIVIDUALLY PROVIDED FOR BY THIS PLAN:

Policy 7.1: Development in conjunction with **Comprehensive Plan Amendment 04-01** shall be limited to a total of 375 residential dwelling units. This amendment is generally on the north and west shore of Lake Rachard and more specifically described as the legal description provided in the Administrative Section of the Comprehensive Plan.

Policy 7.2: Development in conjunction with **Comprehensive Plan Amendment Cycle II 05-02-001** shall be limited to a total of 230 residential dwelling units. This amendment is generally located on the west shore of Lake Sirena and is more specifically described as the legal description provided in the Administrative Section of the Comprehensive Plan:

Policy 7.3: Development in conjunction with **Comprehensive Plan Amendment Cycle II 05-02-002** shall be limited to either a total of 82 single family residential dwelling

units or a total of 105 townhouses. This amendment is generally located on the north shore of Lake Huntley and is more specifically described as the legal description provided in the Administrative Section of the Comprehensive Plan:

Policy 7.4: New density limits for Low Density and Low Medium Density Future Land Use categories adopted in **Map Amendment Cycle 05-02-1** shall be effective for all subsequent Map Amendments but shall not apply to **Map Amendments in Cycle 05-02-1.**

Policy 7.5: **LPCP.06.015LS:** Approximately 17.75 acres in Northwest Quarter of Section 31, Township 36 South, Range 30 East, generally located east of Main Street and north of Roy Pendarvis Road designated "Medium Density Residential" on the Future Land Use Map, shall be developed as follows:

a. Developer shall enter into a Capacity Agreement with Town for the provision of potable water and wastewater service to the subject property, whereby Developer shall commit to fund the applicable System Development fees, in the amount determined by the applicable changes pursuant to Chapter 135 for potable water and wastewater, concurrent with Town's construction of the infrastructure necessitated by the development of the subject property. Appropriate credit will be given for portion of wastewater reserved but balance has to be prepared. This commitment shall be secured by financial assurances provided by the Applicant to the Town guaranteeing payment of said fees, including but not limited to letters of irrevocable credit or bonds. The condition shall be implemented by a developer agreement to be completed prior to the adoption of the Comprehensive Plan on December 11, 2006.

b. Provide current Park and Recreation level of service. Applicant shall receive credit towards its Park and Recreation level of service requirement for the 15' asphalt multi use path applicant is required to dedicate and construct. The Town shall support and join in applicant's request for County transportation and recreation impact fee credits.

c. Provide a letter to the Highlands County School Board detailing its proposed Plan Amendment and obtain a letter from the School Board acknowledging the information and concurrency situation.

d. Revised traffic studies will need to be submitted by the applicant consistent with a methodology to be approved by Town Council, which should be prepared based upon Highlands County's adopted

methodology. It will be submitted as an amended analysis after data transmittal.

e. Dedication of the necessary amount of right-of-way along Heartland Boulevard that it will have a total right-of-way of 125 feet which includes a multi use path of at least 15 feet and construct it to Town standards. The Town will strongly support and join in applicant's request for County transportation impact fee credits commensurate with the value of the dedicated lands.

f. Provide for appropriate interconnectivity between the residential and commercial parcel to the east that received Town Council approval last month for Small Scale Plan Amendment and Rezone of 5.505 acres to Commercial General (CG) and C-1 zoning district.

g. Provide a letter from the Town's Public Works director that the Town will be able to provide a service to collect and dispose solid waste generated at this proposed development.

h. Prior to development, the property must be rezoned to a PD overlay

i. By the adoption hearing, the applicant shall provide staff the cost estimates for all conditions related to public facilities contained in the Comprehensive Plan conditions or that will be in the PD Development Order. This information will then be used to develop both a "cost feasible" Capital Improvements Plan and amendments to the Comprehensive Plan's Capital Improvement Element.

j. The owner agrees to and shall rezone entire property by a PD Zoning District Overlay within one year. Said PD Zoning District Overlay/Development Order DO shall comply with and implement, and shall include detailed zoning district conditions that include permitted uses, setbacks and all other zoning conditions consistent with the underlying zoning district and future land use designation. The DO shall include a homeowner association.

k. The owner agrees the Town shall not be limited to or obligated to grant 10 units per acre.

l. The owner agrees to a proportionate share on total number of units for cost of traffic light at Heartland Boulevard and U.S. 27.

m. The owner agrees to proportionate share on total number of units for four-lane road on Heartland Boulevard, from Main Avenue to U.S. Highway 27.

n. Construct a ten-foot asphalt multi-use path to Town standards, not a fifteen-foot multi-use path as earlier discussed.

Policy 7.6: **LPCP.06.017LS**: Approximately 12.85 acres located in a portion of the North Half of the Southwest Quarter of Section 31, Township 36 South, Range 30 East, generally located west of the Publix Shopping Center, east of Hillcrest Street, and between Dal Hall Boulevard and Roy Pendarivis Road designated "Medium Density Residential: on the Future Land Use Map, shall be developed as follows:

a. Developer shall enter into a Capacity Agreement with Town for the provision of potable water and wastewater service to the subject property, whereby Developer shall commit to fund the applicable System Development fees, in the amount determined by the applicable changes pursuant to Chapter 135 for potable water and wastewater, concurrent with Town's construction of the infrastructure necessitated by the development of the subject property. Appropriate credit will be given for portion of wastewater reserved but balance has to be prepaid. This commitment shall be secured by financial assurances provided by the Applicant to the Town guaranteeing payment of said fees, including but not limited to letters of irrevocable credit or bonds. The condition shall be implemented by a developer agreement to be completed prior to the adoption of the Comprehensive Plan on December 11, 2006.

b. Provide current Park and Recreation LOS. The Community Park LOS should be outside the development's boundaries.

c. Provide a letter to the Highlands County School Board detailing its proposed Plan Amendments and project proposal and obtain a letter from the School Board acknowledging the information and concurrency situation.

d. Provide right of way or an easement for a multi use path of at least 15 feet and construct it to Town standards.

e. Revised traffic studies will need to be submitted by the applicant consistent with a methodology to be approved by Town Council, which should be prepared based upon Highlands County's adopted methodology.

f. Provide a letter from the Town's Public Works director that the Town will be able to provide a service to collect and dispose solid waste generated at this proposed development.

g. Provide documentation that no historic sites are located on the project site.

h. Applicant restrict site to no more than 10 dwelling units per acre.

i. A PD Ordinance/Development Order (DO) shall be developed to implement and coordinate with the conditions contained in the Comprehensive Plan amendment. This DO shall include detailed zoning district conditions that include permitted uses, setbacks, site specific restrictions and all other zoning conditions, preferably based on an existing district.

j. By adoption hearing, the applicant shall provide staff the cost estimates for all conditions related to public facilities contained in the Comprehensive Plan conditions related to public facilities contained in the Comprehensive Plan conditions or that will be in the PD Development Order. This information will then be used to develop both a "cost feasible" Capital Improvements Plan and amendments to the Comprehensive Plan's Capital Improvement Element.

k. The developer agrees to proportionate share on total number of units for cost of traffic light at Heartland Boulevard and U.S. 27, and four lane of Heartland Boulevard.

l. Additional right-of-way to total 80 feet of right-of-way on Hill Crest Street.

Policy 7.7: **LPCP.07.001LS: A**pproximately 375.07 acres are located in a portion of the North half of the Northwest Quarter of Section 1, Township 37, Range 29 Southwest, and a portion of the Southeast Quarter of Section 2, Township 37, Range 29 Southeast, generally west of the Lake Placid High School, south of West Interlake Boulevard between Catfish Creek Road and Tangerine Drive and west of Lake Sirena designated "Medium Density Residential" on the Future Land Use Map, shall be developed as follows:

i. Developer shall enter into a Capacity Agreement with the Town for the surrender of certain water rights to the Town; the provision by the Town of potable water and wastewater service to the Development; and the Developer's payment of the System Development. The Agreement shall be

secured by letter of credit or other means as approved by the Town Attorney at the time the plat is presented.

ii. The residential property shall be capped at 942 residential units.

iii. The commercial property shall be capped at 20% FAR, plus any other governmental use, school board use or public use capped.

iv. The zoning for this project will be a PD overlay and will be made a part of this Comprehensive Plan Amendment.

v. Property shall be served by municipal water and wastewater.

vi. The applicant shall provide staff with a CIE for the property.

Policy 7.8: **LPCP.07.002LS:** Approximately 55.01 acres are located in a portion of North half of the Northeast Quarter of Section 2, Township 37, Range 29 East, generally south of West Interlake Boulevard and West of Catfish Creek Road designated "Low Estate Residential" on the Future Land Use Map, shall be developed as follows:

a. Developer shall enter into a Capacity Agreement with the Town for the surrender of certain water rights to the Town; the provision by the Town of potable water and wastewater service to the Development; and the Developer's payment of the System Development. The Agreement shall be secured by Bond or Certificate of Deposit approved by the Town Attorney.

b. Provide sufficient right-of-way along Catfish Creek Road to total a minimum of 100 feet of right-of-way (but to contribute only their one-half), unless the road designation has been reduced prior to the preliminary plat.

c. Development not to exceed 55 units.

d. Provide external community park and recreation LOS. The community park LOS should be outside the development's boundaries. The developer can offer in lieu to the Town for construction of a community park to satisfy the external community park and recreation LOS requirement.

e. Install central wastewater collection lines within the project site at time of development from existing wastewater lines and agree to hook up when available.

f. The zoning for this project will be a PD overlay and will be made part of this Comprehensive Plan Amendment.

Policy 7.9: **LPCP.07.003LS:** Approximately 57.5 acres are located in a portion of North half of the Northeast Quarter of Section 6, Township 31, Range 30 East, generally east of US 27 and north of Aaron Road designated "Commercial-General and Low Medium Density Residential" on the Future Land Use Map, shall be developed as follows:

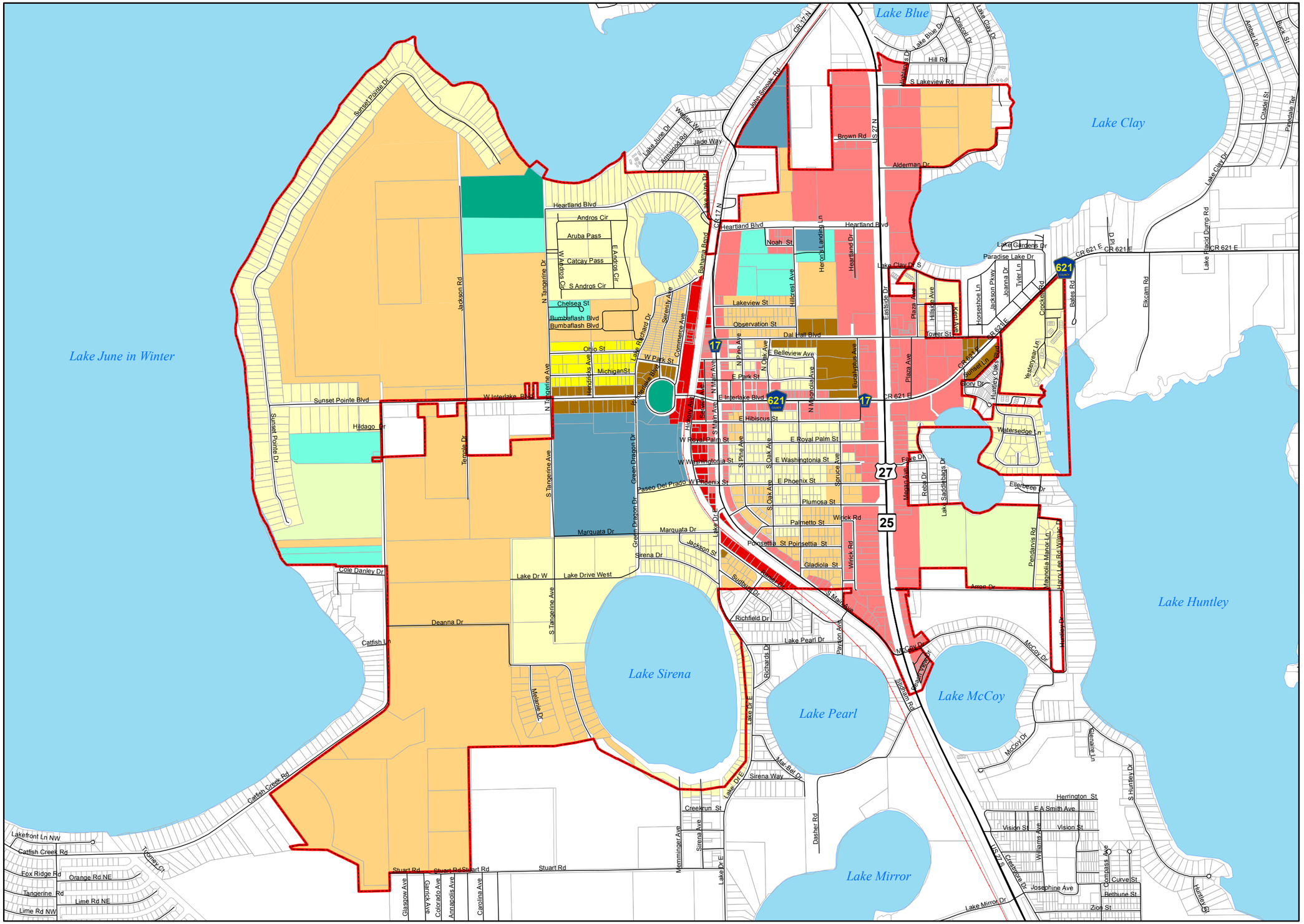
a. Developer shall enter into a Capacity Agreement with the Town for the surrender of certain water rights to the Town; the provision by the Town of potable water and wastewater service to the Development; and the Developer's payment of the System Development. The Agreement shall be secured by Bond or Certificate of Deposit approved by the Town Attorney.

b. The residential property shall be capped at 157 residential units.

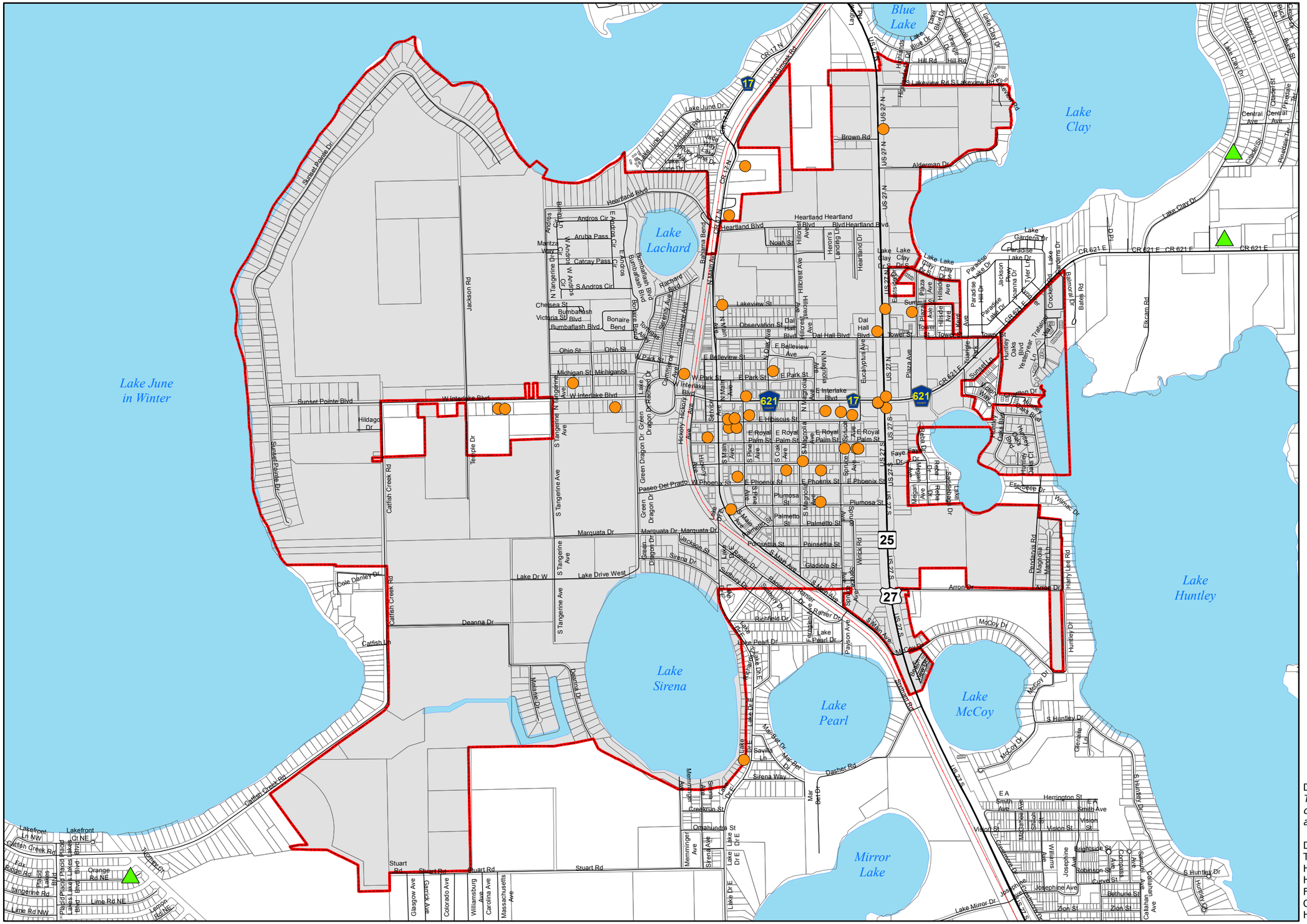
c. Commercial property shall be restricted to 153,000 square feet commercial use.

d. The zoning for this project will be a PD overlay and will be made a part of this Comprehensive Plan Amendment.

TOWN OF LAKE PLACID - ADOPTED 2030 FUTURE LAND USE


Lake Blue
Lake Clay
Lake June in Winter
Lake Sirena
Lake Pearl
Lake McCoy
Lake Huntley
Lake Mirror
Heartland Blvd
Andros Cir
Aruba Pass
Catcay Pass
S Andros Cir
Chelsea St
Bumbaflash Blvd
Ohio St
MichiganSt
Sunset Pointe Blvd
Hildago Dr
Sunset Pointe Dr
Jackson Rd
N Tangerine Dr
S Tangerine Ave
W Interlake Blvd
E Interlake Blvd
E Park St
W Park St
E Belleview Ave
E Hibiscus St
W Royal Palm St
E Royal Palm St
W Washingtonia St
E Washingtonia St
E Phoenix St
W Phoenix St
Paseo Del Prado
Plumosa St
Palmetto St
Poinsettia St
Gladiola St
Marquata Dr
Green Dragon Dr
Lake Dr W
Lake Drive West
Cole Danley Dr
Deanna Dr
Catfish Ln
Catfish Creek Rd
Melanie Dr
Lakefront Ln NW
Fox Ridge Rd
Orange Rd NE
Tangerine Rd
Lime Rd NE
Lime Rd NW
Turney Cir
Stuart Rd
Glasgow Ave
Gandia Ave
Colorado Ave
Annapolis Ave
Carolina Ave
Memminger Ave
Sirena Ave
Creekrun St
Sirena Way
Mar-Bel Dr
Richfield Dr
Lake Pearl Dr
Richards Dr
Sudburn Dr
Lake Dr E
Dasher Rd
Lakeview St
Observation St
Dal Hall Blvd
Noah St
Hillcrest Ave
Heron Landing Ln
Eastside Dr
Plaza Ave
Hillside Ave
Tower St
Eucalyptus Ave
N Pine Ave
N Oak Ave
N Magnolia Ave
N Main Ave
S Main Ave
S Pine Ave
S Oak Ave
Spruce Ave
Hibiscus St
Wirick Rd
Brown Rd
Alderman Dr
S Lakeview Rd
Hill Rd
Lake Blue Dr
Chascal Dr
Lake Clay Dr
Lake Clay Dr S
Lake Gardens Dr
Paradise Lake Dr
Horseshoe Ln
Jackson Pkwy
Joanna Dr
Tyler Ln
Crockett Rd
Bates Rd
Elkcam Rd
Lake Placid Dump Rd
CR 621 E
Yesteryear Ln
Sunset Ln
Glory Dr
Watersedge Ln
Fore Dr
Megan Ave
Reba Dr
Lake Saddlebags Dr
Ellerbee Dr
Pendarvis Rd
Magnolia Manor Ln
Harry Lee Rd
Wilmer Dr
Arron Dr
McCoy Dr
Huntley Dr
Bienaire Ln
S Huntley Dr
Herrington St
E A Smith Ave
Vision St
Williams Ave
Comass Ave
Curve St
Bethune St
Zion St
Josephine Ave
Creekmore Dr
US 27 S
Lake Mirror Dr
Huntley St
Amber Ln
Berry St
Clarel St
Pineledge Ter
John Snook Rd
CR 17 N
US 27 N
Wheelers Way
Jade Way
Lake June Dr
Atowood Rd
Bahama Bend
Serenity Ave
Commerce Ave
Lake Richard Dr
Hendricks Ave
Hibiscus Ave
Sunset Ln
Temple Dr
Jackson St
Rendell Dr
S Main Ave
Lake Dr E
Lake Dr E
Stuart Rd
Stuart Rd
Stuart Rd

TOWN OF LAKE PLACID - HISTORIC RESOURCES MAP



TOWN OF LAKE PLACID
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Fax: (863) 699-3749

CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
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(863) 534-7130 - SUNCOM 515-2025
Fax (863) 534-7138 - Toll Free (800) 297-8041
www.cfrpc.org

Date Adopted:
January 14, 2013

DISCLAIMER:
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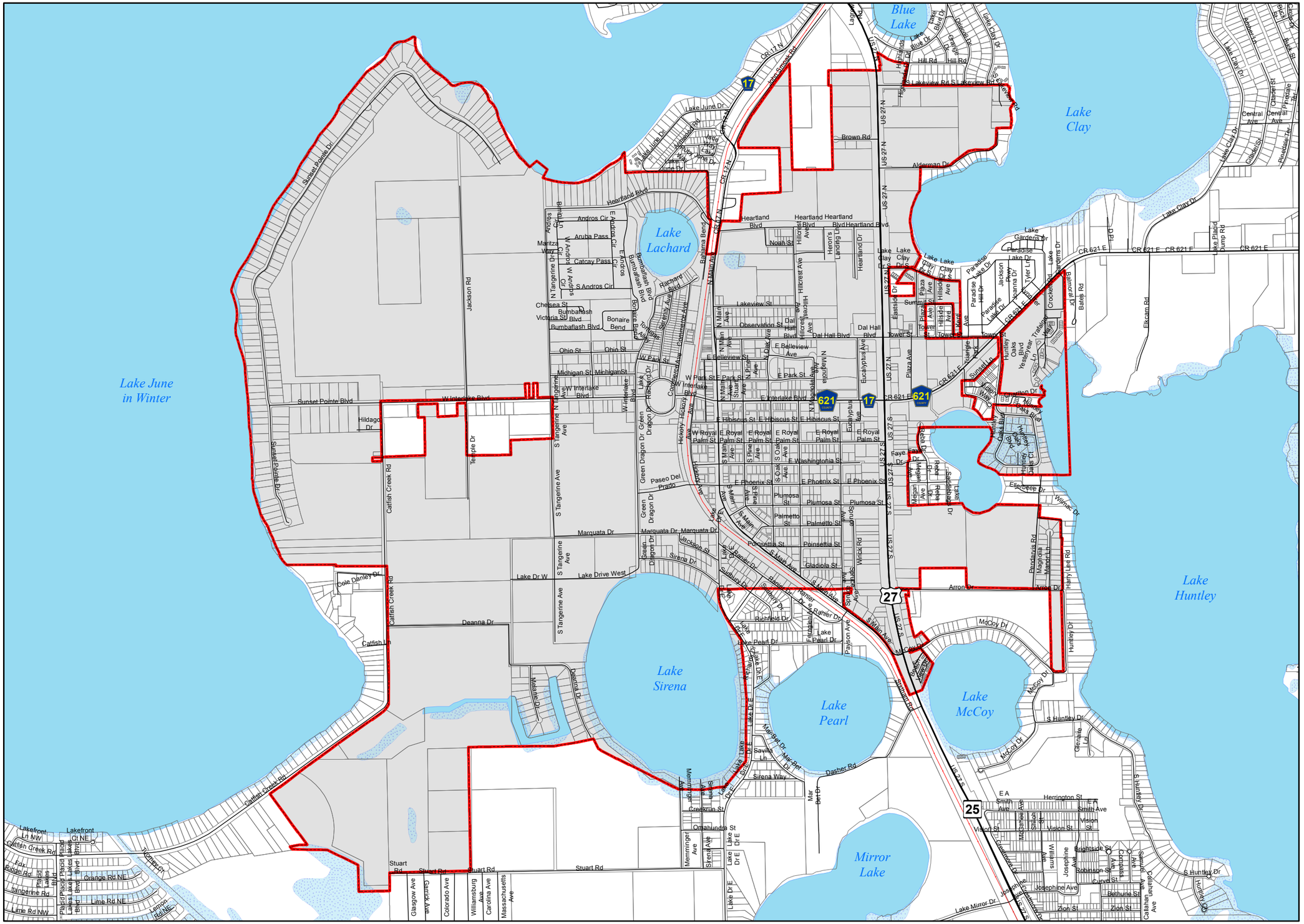
Data Sources:
Town of Lake Placid
Highlands County BoCC
Highlands County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council
Historic Data: Bureau of Archaeological Research

Path: D:\Projects\Highlands\LakePlacid\Maps2013\LakePlacid_HISTORIC.mxd Date: 6/17/2013

TOWN OF LAKE PLACID - WETLANDS MAP



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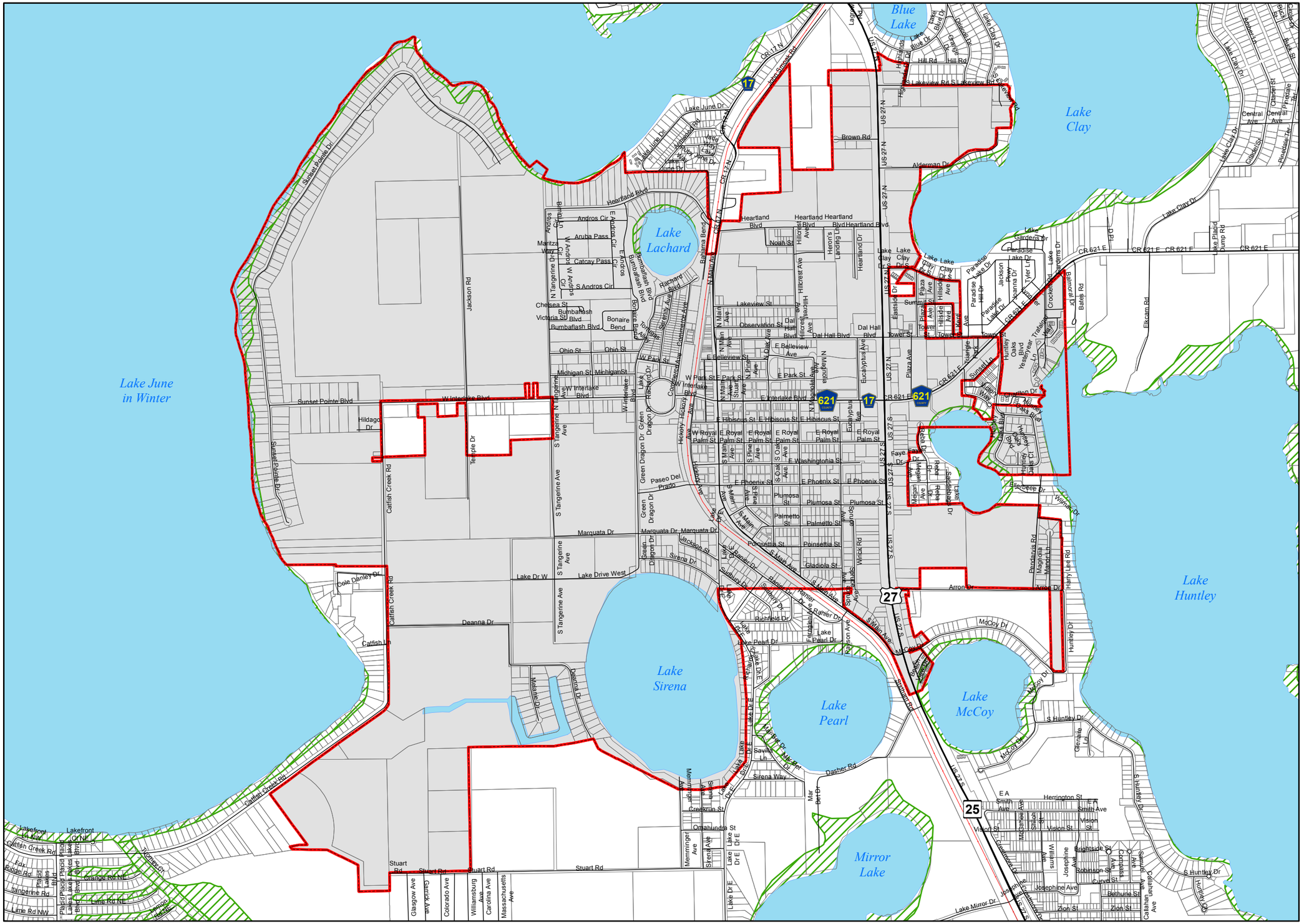
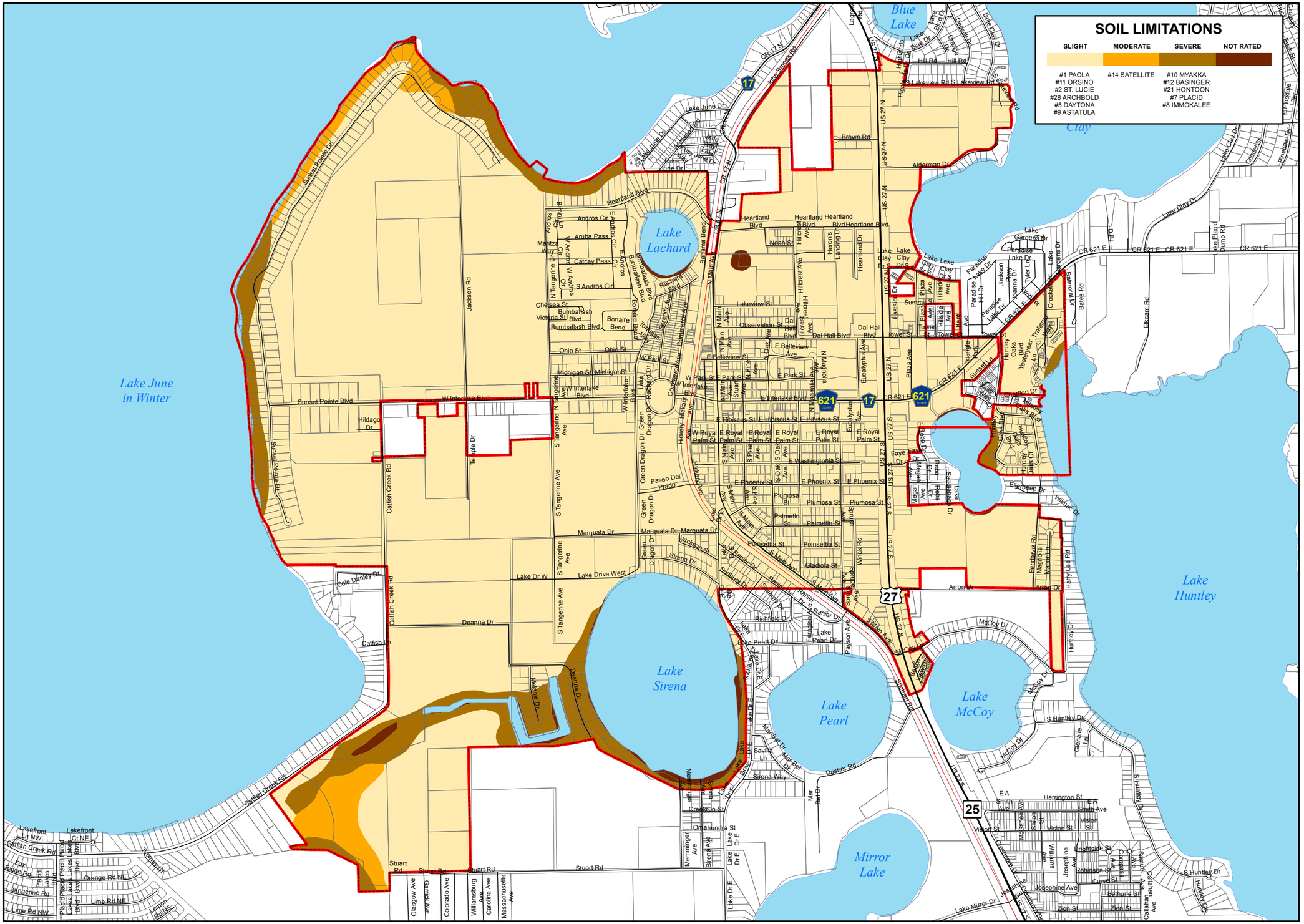
Highlands County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council
Wetlands: US Fish & Wildlife Service – National Wetlands Inventory

Path: D:\Projects\Highlands\LakePlacid\Maps2013\LakePlacid_Wetlands.mxd Date: 6/17/2013

TOWN OF LAKE PLACID - FLOODPLAINS MAP


Lake June in Winter
Lake Lachard
Blue Lake
Lake Clay
Lake Sirena
Lake Pearl
Lake McCoy
Lake Huntley
Mirror Lake
Jackson Rd
Catfish Creek Rd
Sunset Pointe Blvd
Heartland Blvd
Lake June Dr
Brown Rd
Aldermen Dr
Lake Clay Dr
Lake Drive West
Lake Dr W
Deanna Dr
Marquata Dr
Stuart Rd
Lake Mirror Dr
Dasher Rd
McCoy Dr
Arron Dr
Richfield Dr
Lake Pearl Dr
Sirena Way
Paseo Del Prado
Green Dragon Dr
Lake Placid Jump Rd
Elkcam Rd
Harry Lee Rd
Huntley Dr
S Huntley Dr
Lakefront Dr NW
Lakefront Dr NE
Tangerine Rd
Lime Rd NW
Lime Rd NE
Orange Rd NE
Glasgow Ave
Colorado Ave
Williamsburg Ave
Carolina Ave
Massachusetts Ave
Memminger Ave
Lake Dr E
Lake Dr E
Lake Dr E

TOWN OF LAKE PLACID - SOILS MAP



Legend

- Major Roads
- Local Roads
- Railway
- Parcels
- Lake Placid Town Limits
- Water Bodies

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1:18,000
1 inch = 1,500 feet

0 1,500 3,000
Feet

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Town of Lake Placid
Highlands County BoCC
Highlands County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council
Florida Water Management Districts

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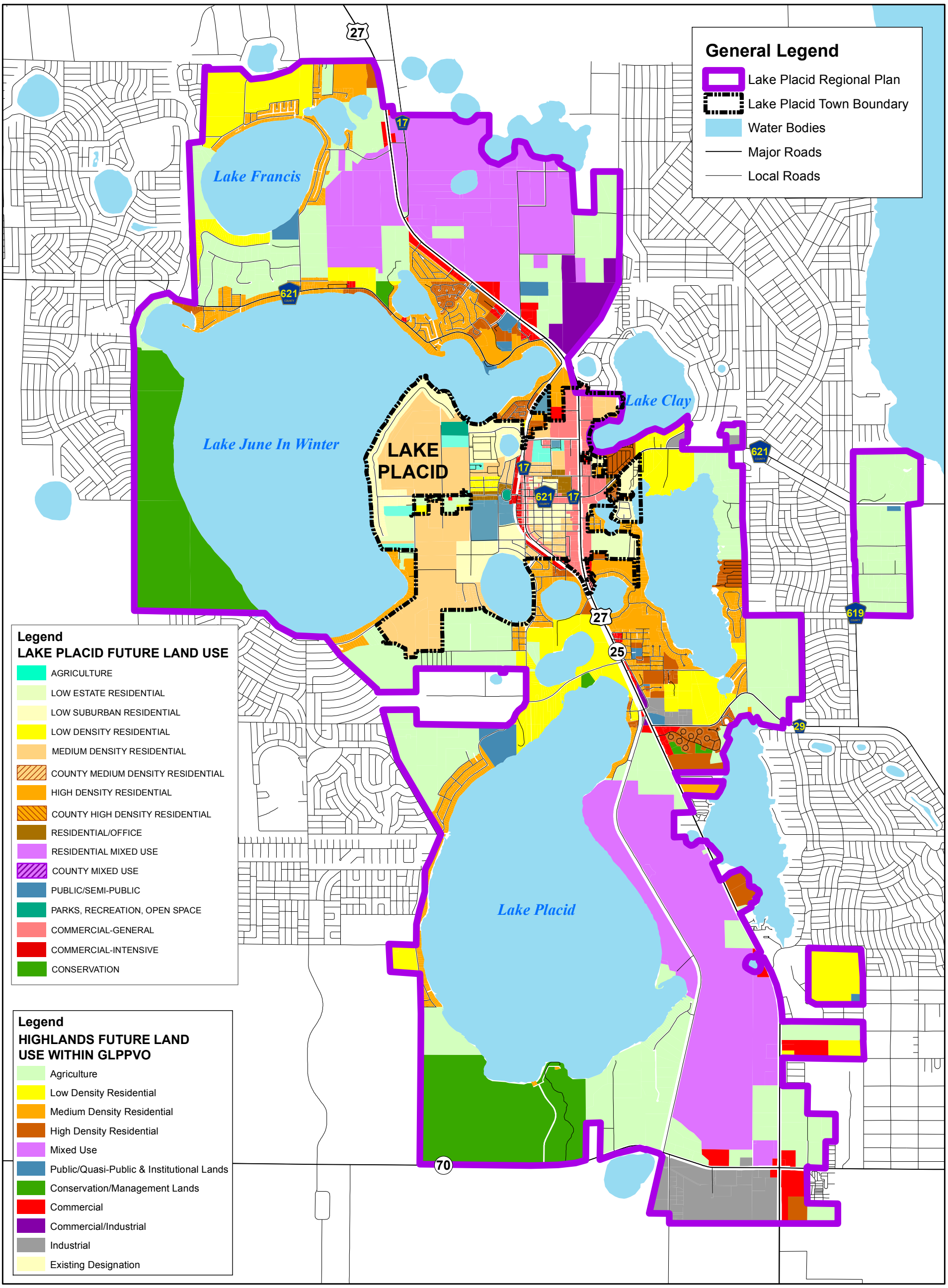
Lake Placid Regional Plan
Town of Lake Placid 2030 Future Land Use Map



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Highlands County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council

Date Adopted:
January 14, 2013

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TOWN OF LAKE PLACID

Highlands County, Florida

2030 Comprehensive Plan

Traffic Circulation Element

TOWN OF LAKE PLACID
TRANSPORTATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: **PROVIDE A SAFE, EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM, WHICH SERVES THE CURRENT AND PROJECTED NEEDS FOR RESIDENTS AND VISITORS OF LAKE PLACID.**

OBJECTIVE 1: **THE TOWN SHALL NOT ISSUE A FINAL DEVELOPMENT ORDER FOR ANY DEVELOPMENT WHICH EXCEEDS THE EXISTING CAPACITY OF TRANSPORTATION FACILITIES. EXISTING CAPACITY IS DEFINED AS EXISTING DEVELOPMENT AND THE CAPACITY RESERVED TO SERVE DEVELOPMENT FOR WHICH FINAL DEVELOPMENT ORDERS HAVE BEEN ISSUED.**

Policy 1.1: The Town shall maintain a minimum level of service standard of "C" for arterial and collector road segments for peak hour traffic flow except as otherwise stated in the Town's Technical Standards Manual or as provided in the LPRP.

Policy 1.2: The Town shall ensure that concurrency will be satisfied for all proposed development and redevelopment prior to the issuance of a development order or permit.

OBJECTIVE 2: **THE TOWN SHALL CONTINUE TO COORDINATE TRAFFIC CIRCULATION POLICIES AND PLANS WITH THE FUTURE LAND USE ELEMENT AND MAP, AND CONSIDER CROSS-JURISDICTIONAL TRANSPORTATION IMPACTS.**

Policy 2.1: The Town shall participate in the efforts of a regional metropolitan transportation planning organization, should one be established for the region.

Policy 2.2: The Town shall implement a multi-modal transportation system as provided in Objective 6 of the Future Land Use Element.

OBJECTIVE 3: **THE TOWN SHALL MANAGE LAND DEVELOPMENT TO ENSURE THE PROTECTION OF EXISTING AND FUTURE RIGHTS-OF-WAY FROM BUILDING ENCROACHMENT AND THE MANAGEMENT OF ACCESS ALONG ARTERIAL ROADWAYS.**

Policy 3.1: The Town shall coordinate site plan review criteria with the Florida Department of Transportation (FDOT), Central Florida Regional Planning Council (CFRPC), and Highlands County to manage access along U.S. 27.

Policy 3.2: U.S. 27 corridor management shall be consistent with the Lake Placid Regional Plan (LPRP) as provided for in Objective 6 of the Future Land Use Element.

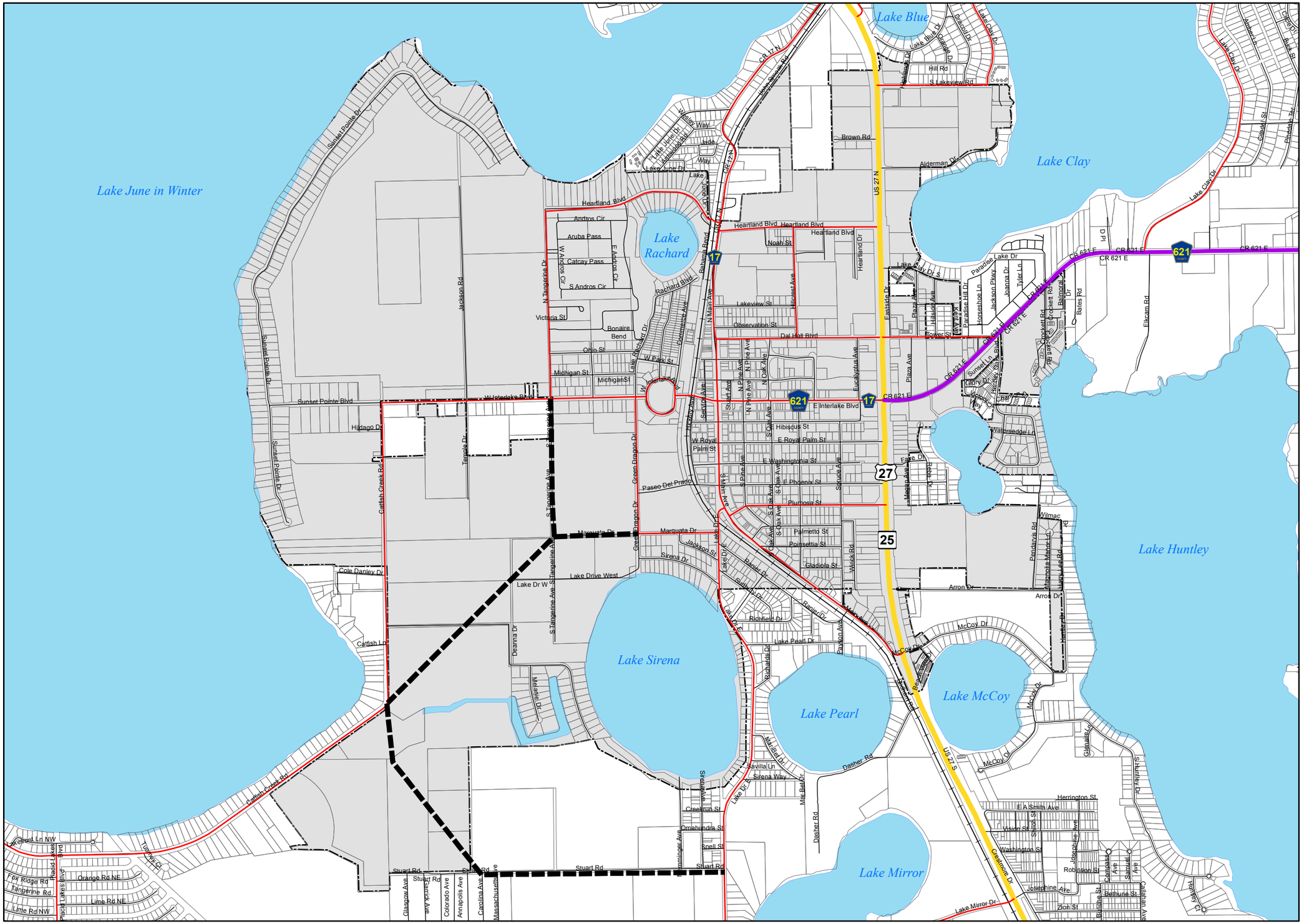
OBJECTIVE 4: THE TOWN SHALL PROVIDE FOR A MULTI- MODAL TRANSPORTATION SYSTEM.

.

Policy 4.1: The Town shall plan and provide strategies for the use of bicycles and walking within all FLUM designated land use categories including defined blueways on the lakes within the Town as described in the LPRP as provided for in Objective 6 of the Future Land Use Element.

Policy 4.2: The Town shall maintain and enhance the Trails and Path Master Plan and land development regulations requiring new development to construct multi-use trails along roadways identified on the Trails and Path Plan Map.

TOWN OF LAKE PLACID - 2030 FUTURE NUMBER OF LANES MAP



Legend

- COUNTY ROAD SYMBOL
- STATE ROAD SYMBOL
- U.S. HWY ROAD SYMBOL
- PROPOSED ROADS
- MAJOR ROADS
- SMALL ROADS
- RAILROADS
- TOWN BOUNDARIES
- WATER BODIES

Number of Lanes

- 6 Lanes Divided
- 4 Lanes Undivided
- 4 Lanes Divided
- 2 Lanes Undivided/Divided

N W E S

1:18,000
1 inch = 1,500 feet

0 1,500 3,000
Feet

TOWN OF LAKE PLACID
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January 14, 2013

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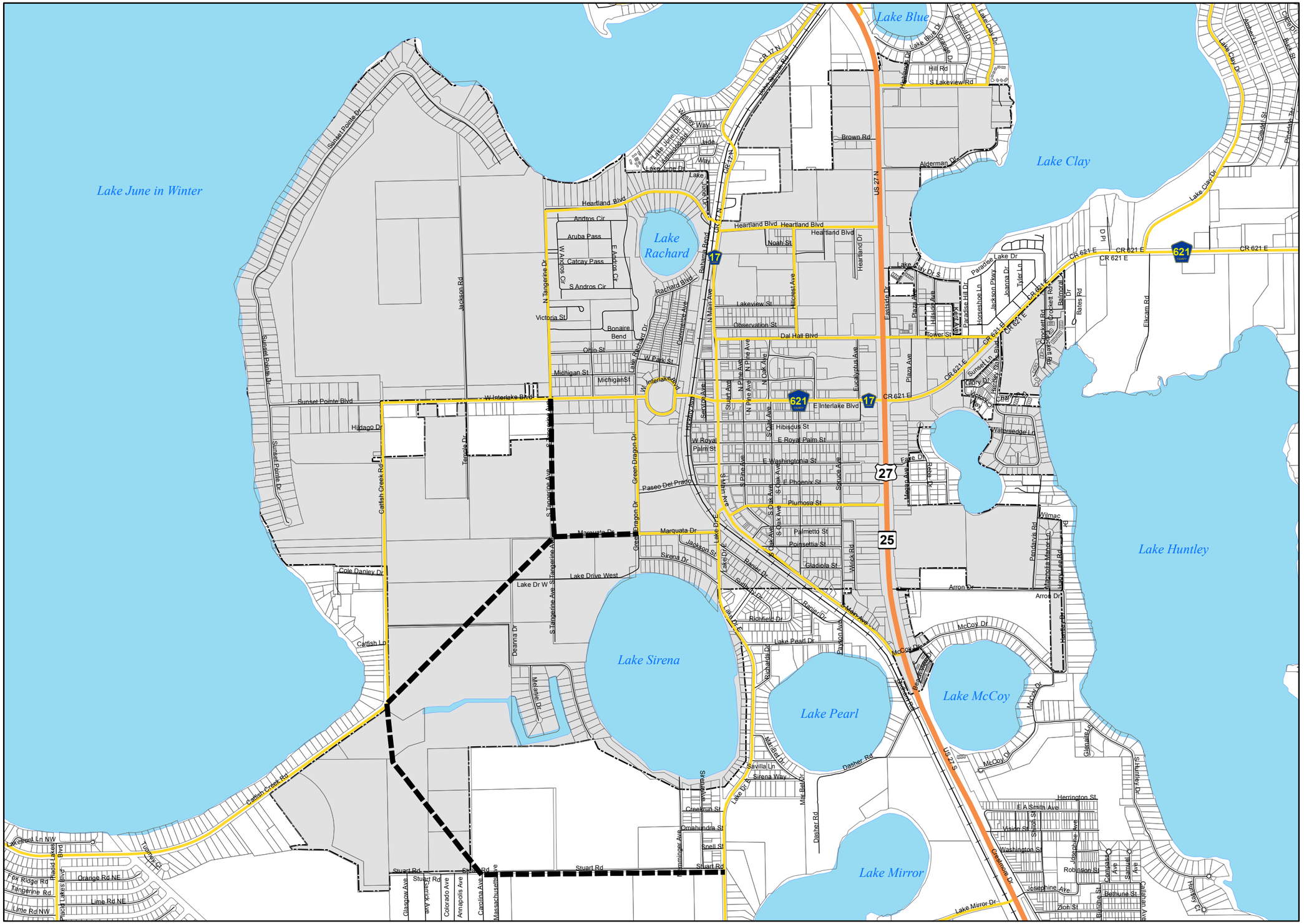
Highlands County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council

Path: D:\Projects\Highlands\LakePlacid\Maps2013\LakePlacid_Future_Num_of_Lanes.mxd Date: 6/17/2013

TOWN OF LAKE PLACID - 2030 FUTURE LEVEL-OF-SERVICE MAP



Legend

- COUNTY ROAD SYMBOL
- STATE ROAD SYMBOL
- U.S. HWY ROAD SYMBOL
- PROPOSED ROADS
- MAJOR ROADS
- SMALL ROADS
- RAILROADS
- TOWN BOUNDARIES
- WATER BODIES

SIS FACILITIES LEVEL OF SERVICE (LOS)

- SIS LOS C

COUNTY ROADS LEVEL OF SERVICE (LOS)

- C

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Feet

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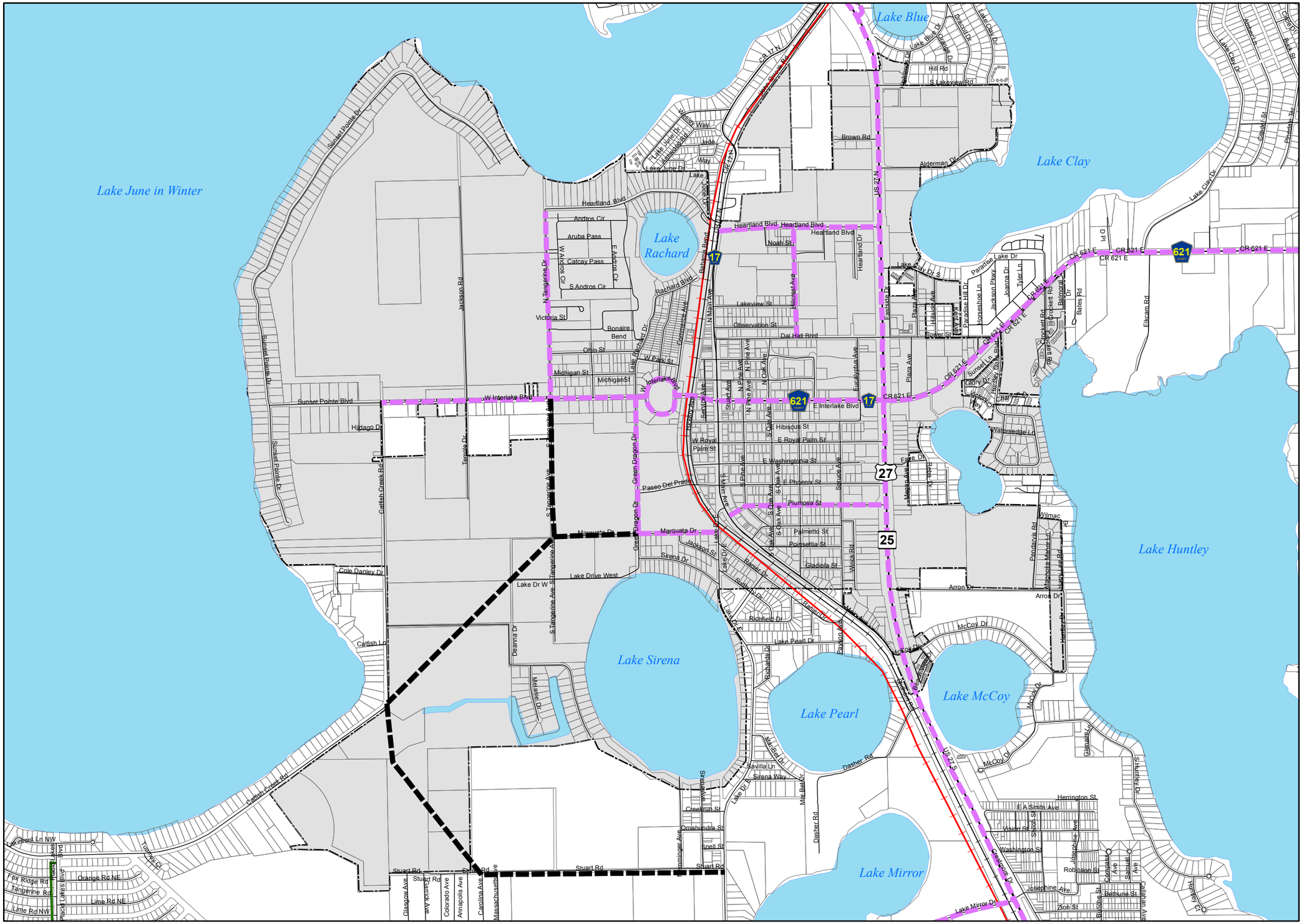
Path: D:\Projects\Highlands\LakePlacid\Maps2013\LakePlacid_Future_LOS.mxd Date: 6/17/2013

TOWN OF LAKE PLACID - 2030 FUTURE TRAFFIC CIRCULATION MAP



Legend

- Proposed Road Improvements
- Proposed Roads
- Highlands Trails (includes Biking, Connector, Equestrian, Hiking, Multi-Use, Paddling)
- Railroads
- COUNTY ROAD SYMBOL
- STATE ROAD SYMBOL
- U.S. HWY ROAD SYMBOL
- MAJOR ROADS
- SMALL ROADS
- TOWN BOUNDARIES
- WATER BODIES

N W E S

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0 1,500 3,000
Feet

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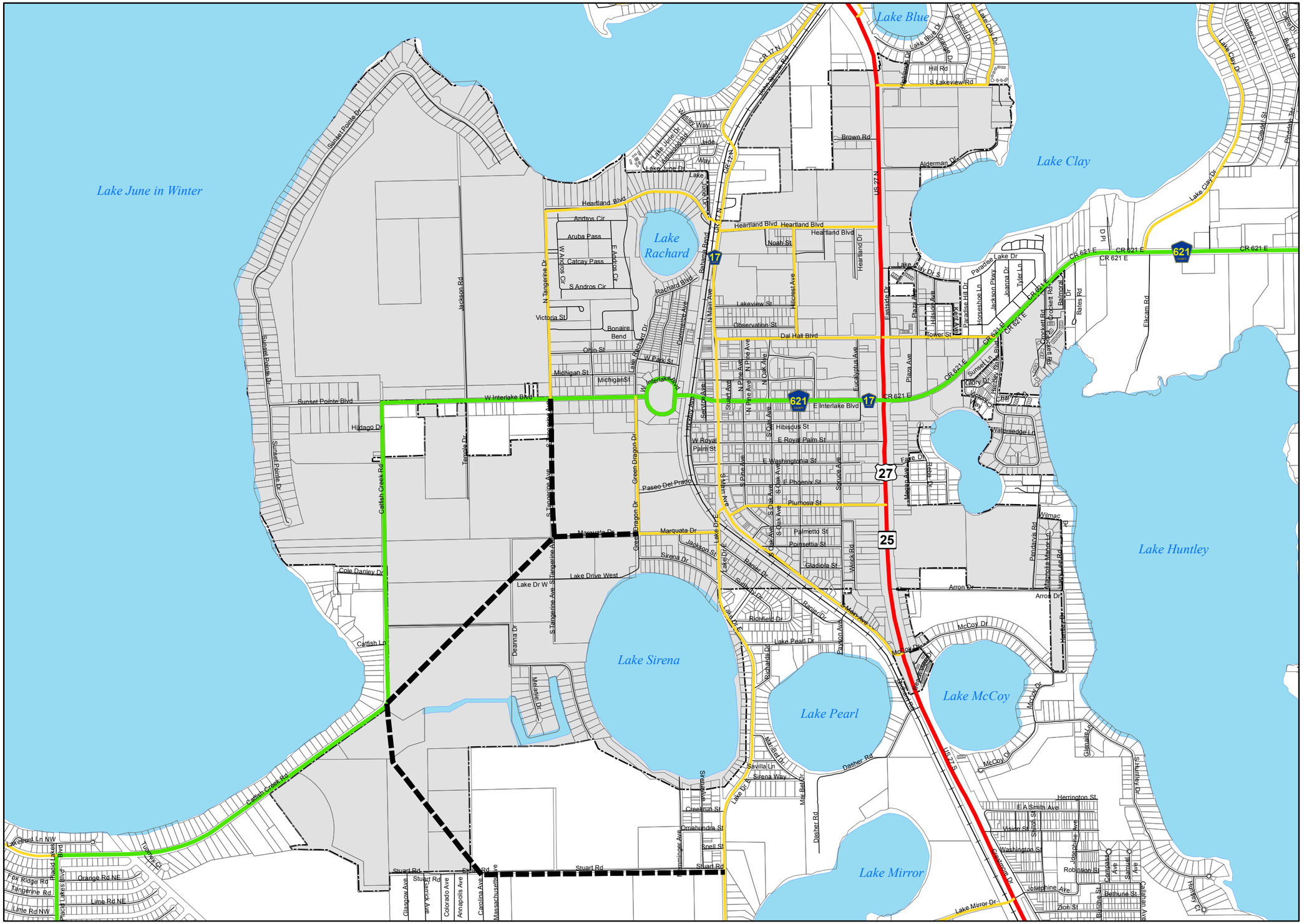
Path: D:\Projects\Highlands\LakePlacid\Maps2013\LakePlacid_Future_Traffic_Circ.mxd Date: 6/17/2013

TOWN OF LAKE PLACID - 2030 FUTURE FUNCTIONAL CLASSIFICATION MAP



Legend

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- PROPOSED ROADS
- MAJOR ROADS
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- TOWN BOUNDARIES
- WATER BODIES

FUNCTIONAL CLASSIFICATION

- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector

N W E S

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0 1,500 3,000
Feet

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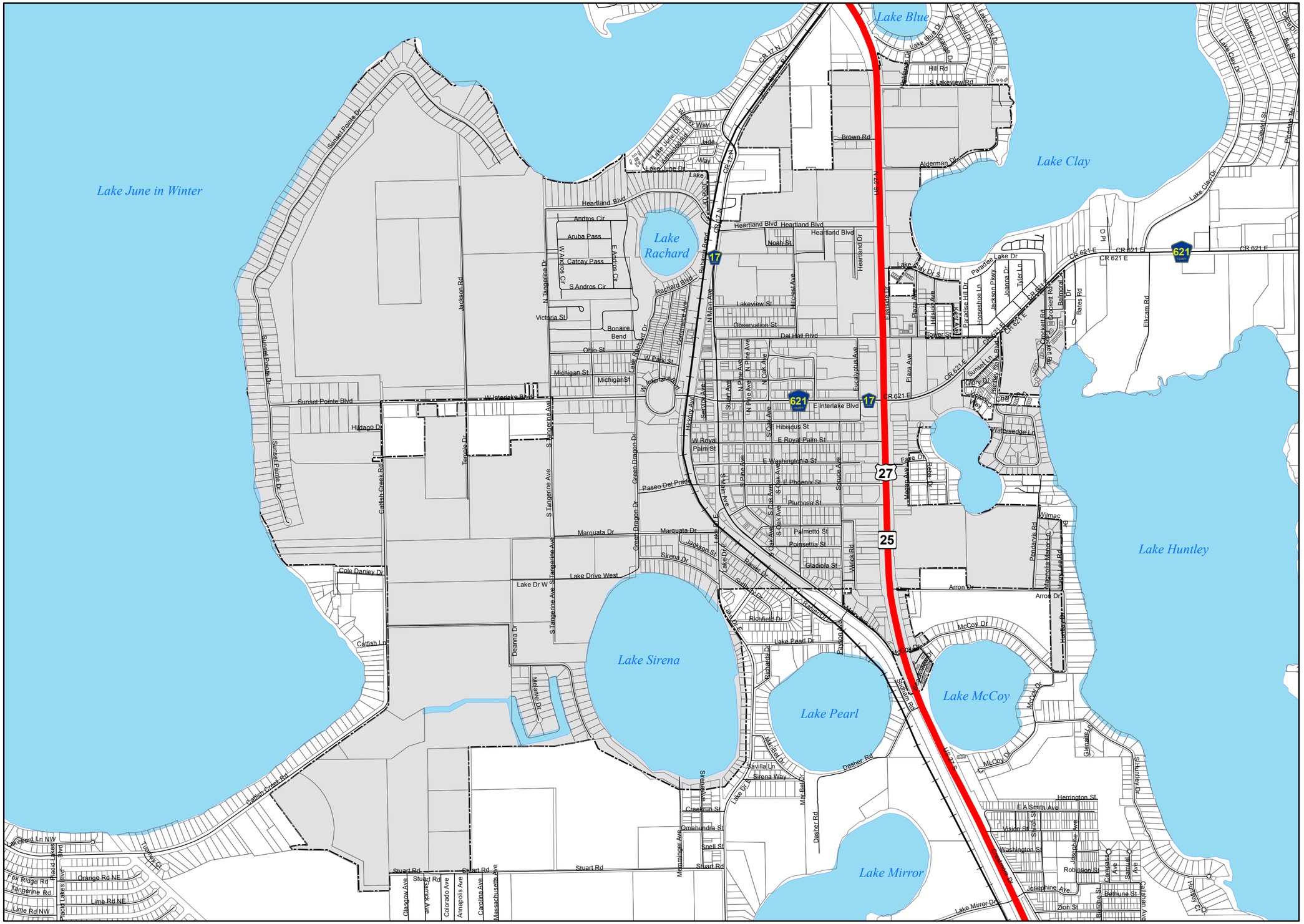
TOWN OF LAKE PLACID - EVACUATION ROUTES MAP


Lake June in Winter
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Lake Sirena
Lake Pearl
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US 27 N
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Melanie Dr
Sirena Dr
Lake Pearl Dr
Richfield Dr
Richard Dr
Savilla Ln
Sirena Way
Mid Bed Dr
Dasher Rd
Stuart Rd
Meininger Ave
Creek Run St
Omahundra St
Snell St
Sirena Way
Lake Dr E
Lake Dr S
Lake Dr N
Lake June Dr
Lake June Dr E
Lake June Dr W
Lake Rachard Dr
Rachard Blvd
Andros Cir
Aruba Pass
Catcay Pass
S Andros Cir
W Andros Cir
E Andros Cir
Victoria St
Bonaire Bend
Ohio St
Michigan St
W Park St
W Interlake Blvd
Hidalgo Dr
Tangelo Dr
Hibiscus St
E Royal Palm St
W Royal Palm St
E Washington St
E Phoenix St
Plumosa St
Palmetto St
Poinsettia St
Gladiola St
Noah St
Lakeview St
Observation St
Dal Hall Blvd
Hillcrest Ave
Heartland Dr
Eastside Dr
Eucalyptus Ave
Plaza Ave
Lake Clay Dr S
Lake Clay Dr
Hill Rd
S Lakeview Rd
Brown Rd
Alderman Dr
Paradise Lake Dr
Paradise Hill Dr
Horseshoe Ln
Jackson Pkwy
Joanna Dr
Tyler Ln
Crockett Rd
Balmoral Dr
Bates Rd
Elkcam Rd
Sunset Ln
Glory Dr
Valley View Blvd
Wahrsedge Ln
Fate Dr
Mega Ave
Wilmac Rd
Pandavia Rd
Magnolia Manor Ln
Arron Dr
McCoy Dr
Dasher Rd
Herrington St
E A Smith Ave
Vision St
Washington St
Robinson St
Josephine Ave
Zion St
Bethune St
Canada Ave
Samuel Ave
Gallahan Ave
Huntley Dr
Lake Mirror Dr
Lake Mirror Blvd
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Lime Rd NE
Lime Rd NW
Tangerine Rd
Fox Ridge Rd
Heard Lakes Blvd
Placid Lakes Blvd
Tolver Cir
Kawai Ln NW
Glasgow Ave
Colorado Ave
Annapolis Ave
Carolina Ave
Massachusetts Ave
Sebring Ave
Hickory Ave
Oak Ave
Pine Ave
Spruce Ave
Shell Ave
Sunset Pointe Dr
Sunset Pointe Ln
Tangelo Dr
Hidalgo Dr
Green Dragon Dr
Lake Clay Dr
Clifford St
Arthur Ln
Crete Dr
Bluff St
Pinedale Ter
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Lake Blue Dr
Orchid Dr
Cypress Dr
Wellington Dr
Lake June Dr
Lake Rachard Dr
Lake Dr
Lake Dr E
Lake Dr S
Lake Dr N
Lake Dr W

TOWN OF LAKE PLACID

Highlands County, Florida

2030 Comprehensive Plan

Housing Element

TOWN OF LAKE PLACID
HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: PROVIDE SAFE, SANITARY AND DESIRABLE HOUSING FOR THE PRESENT AND FUTURE OF THE TOWN.

OBJECTIVE 1: THE TOWN SHALL USE THE FUTURE LAND USE MAP AS A GUIDE FOR DEVELOPMENT; AND SHALL IMPLEMENT THE PLAN'S DENSITIES/INTENSITIES TO ENSURE THAT VACANT LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT IS AVAILABLE TO ACCOMMODATE LAKE PLACID'S PRESENT AND FUTURE POPULATION.

Policy 1.1: The adopted Future Land Use Map shall identify suitable, undeveloped land in existing neighborhoods as eligible for residential development consistent with the Future Land Use Categories.

OBJECTIVE 2: THE TOWN SHALL IMPLEMENT A NEIGHBORHOOD CONSERVATION PROGRAM.

Policy 2.1: The Neighborhood Conservation Program shall include provisions to provide:

a. Improved structural quality of existing units;

b. Identification and improvement or removal of incompatible land uses and blighting influences; and

c. Removal of units not worthy of rehabilitation.

Policy 2.2: The Town shall continue to implement the Florida Building Code when reviewing and approving housing construction and rehabilitation.

Policy 2.3: The Town shall utilize a code enforcement program to ensure the conservation and stabilization of existing neighborhoods. The program shall encourage the rehabilitation or removal of all substandard housing units.

Policy 2.4: On an on-going basis, and in conjunction with Highlands County, the Town shall identify and prepare applications for federal and state assistance to support neighborhood conservation.

OBJECTIVE 3: **THE TOWN SHALL PROVIDE ADEQUATE SITES FOR LOW, VERY LOW, AND MODERATE INCOME FAMILIES MANUFACTURED HOUSING, AND MOBILE HOMES OR HOUSING FOR SPECIAL NEEDS GROUPS IN RESIDENTIAL LAND USE CATEGORIES, CONSISTENT WITH LOCAL, STATE AND FEDERAL REGULATIONS.**

Policy 3.1: The Town shall promote, when there is found to be a demand, a program to promote or assist in the development of safe and affordable housing to meet special needs housing.

Policy 3.2: The Town shall provide adequate sites for low, very low, and moderate income housing, and manufactured and mobile homes consistent with local, state, and federal regulations.

Policy 3.3: On an ongoing basis, and in conjunction with Highlands County, the Town shall identify federal and state funding sources for the rehabilitation and construction of housing for low and moderate income households.

OBJECTIVE 4: **THE TOWN SHALL SEEK TO IDENTIFY AND PROTECT HISTORIC AND CULTURAL RESOURCES, AND DEVELOP A PROGRAM TO GUIDE REHABILITATION ACTIVITIES.**

Policy 4.1: The Town shall coordinate with Highlands County to prevent the demolition of buildings identified as being, historically significant, if any.

OBJECTIVE 5: **THE TOWN SHALL PERMIT GROUP HOMES AND FOSTER CARE FACILITIES LICENSED OR FUNDED BY THE STATE OF FLORIDA IN RESIDENTIAL LAND USE CATEGORIES.**

OBJECTIVE 6: **UNIFORM AND EQUITABLE TREATMENT SHALL BE PROVIDED FOR PERSONS AND BUSINESS DISPLACED BY STATE AND LOCAL GOVERNMENT PROGRAMS CONSISTENT WITH S.421.55, F.S.**

TOWN OF LAKE PLACID

Highlands County, Florida

2030 Comprehensive Plan

Infrastructure Element

TOWN OF LAKE PLACID
INFRASTRUCTURE: POTABLE WATER, SANITARY SEWER, SOLID WASTE, STORMWATER, AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: THE TOWN SHALL PROVIDE A REGIONAL WASTEWATER COLLECTION, TREATMENT AND REUSE SYSTEM.

OBJECTIVE 1:

Policy 1.1: The following central wastewater level of service is 130 gallons per day per capita.

OBJECTIVE 2: THE TOWN SHALL APPROVE APPLICATIONS FOR NEW DEVELOPMENT AND REDEVELOPMENT ONLY IF THE NECESSARY PUBLIC FACILITIES ARE PROVIDED CONCURRENT WITH IMPACTS OF DEVELOPMENT AS STATED IN THE CONCURRENCY MANAGEMENT SYSTEM SECTION.

Policy 2.1: The Town shall require all new development in the sanitary sewer service area to connect to the Town's central wastewater system unless exempted by the LPRP Policy 6.7.6 of the Future Land Use Element.

OBJECTIVE 3: THE TOWN SHALL ESTABLISH A DEVELOPMENT REVIEW PROGRAM TO ENSURE THAT THE SEPTIC SYSTEMS WHICH SERVE EXISTING AND NEW DEVELOPMENT OUTSIDE OF THE SANITARY SEWER SERVICE AREA ARE APPROPRIATELY INSTALLED AND ADEQUATELY MAINTAINED.

Policy 3.1: The Town shall require all proposed development and redevelopment to demonstrate compliance with applicable state, county and local wastewater disposal and treatment regulations.

Policy 3.2: The Town should consider implementing a septic tank identification, inspection and maintenance program.

Policy 3.3: Existing homes and businesses shall be required to connect to a central wastewater system when available unless exempt by the LPRP Policy 6.7.6 of the Future Land Use Element.

GOAL 2: SOLID WASTE: PROVIDE AN EFFICIENT SOLID WASTE COLLECTION AND DISPOSAL PROGRAM FOR THE TOWN.

OBJECTIVE 4: THE TOWN SHALL ENSURE THAT A SOLID WASTE COLLECTION AND DISPOSAL SERVICE TO MEET OR EXCEED THE ADOPTED LEVEL OF SERVICE STANDARDS IS PROVIDED FOR THE TOWN.

Policy 4.1: The Town shall ensure the collection and disposal of up to 6.6 pounds per person per day of solid waste.

GOAL 3: STORMWATER: PROVIDE STORMWATER TREATMENT TO ENSURE REASONABLE PROTECTION FROM FLOODING AND PREVENT DEGRADATION OF RECEIVING WATER BODIES.

OBJECTIVE 5: THE TOWN SHALL MAINTAIN A STORMWATER SYSTEM TO MEET OR EXCEED THE ADOPTED LEVEL OF SERVICE STANDARDS FOR ALL NEW DEVELOPMENT AND REDEVELOPMENT WITHIN THE TOWN.

Policy 5.1: Stormwater management systems within the Town shall meet the minimum design standard (level of service) as required by the rules and guidelines of the SWFWMD unless otherwise provided by the LDRs or specific development approvals.

Policy 5.2: In managing the stormwater system, areas with flooding problems will be inventoried and evaluated.

Policy 5.3: The Town shall require development or redevelopment proposals to be consistent with requirements of the National Flood Insurance Program.

GOAL 4: POTABLE WATER: PROVIDE AN EFFICIENT WATER TREATMENT AND DISTRIBUTION SYSTEM WHICH SUPPORTS URBAN GROWTH CONSISTENT WITH THE LPRP.

OBJECTIVE 6: THE TOWN SHALL PROVIDE A REGIONAL POTABLE WATER SYSTEM TO SUPPORT DEVELOPMENT CONSISTENT WITH THE LPRP OBJECTIVE 6 OF THE FUTURE LAND USE ELEMENT.

Policy 6.1: The Town shall provide the level~~s~~ of service of 148 gallons per capita per day for potable water.

Policy 6.2: Capital and operating expenses of the regional utility shall be borne by its users.

OBJECTIVE 7: THE TOWN SHALL IMPLEMENT PROGRAMS TO REDUCE WATER DEMAND ON A PER CONNECTION BASIS OF THOSE SERVED BY LAKE PLACID'S REGIONAL WATER SYSTEM.

Policy 7.1: The Town shall participate in the dissemination of information and material, provided by the Southwest Water Management District, regarding water conservation programs and techniques.

Policy 7.2: The Town shall continue to use water meters to monitor water use and encourage conservation.

GOAL 5: NATURAL GROUNDWATER AQUIFER RECHARGE: THE FUNCTIONS OF NATURAL AQUIFER RECHARGE AREAS SHALL BE MAINTAINED AND PROTECTED TO ENSURE AN ADEQUATE SUPPLY OF CLEAN FRESH WATER.

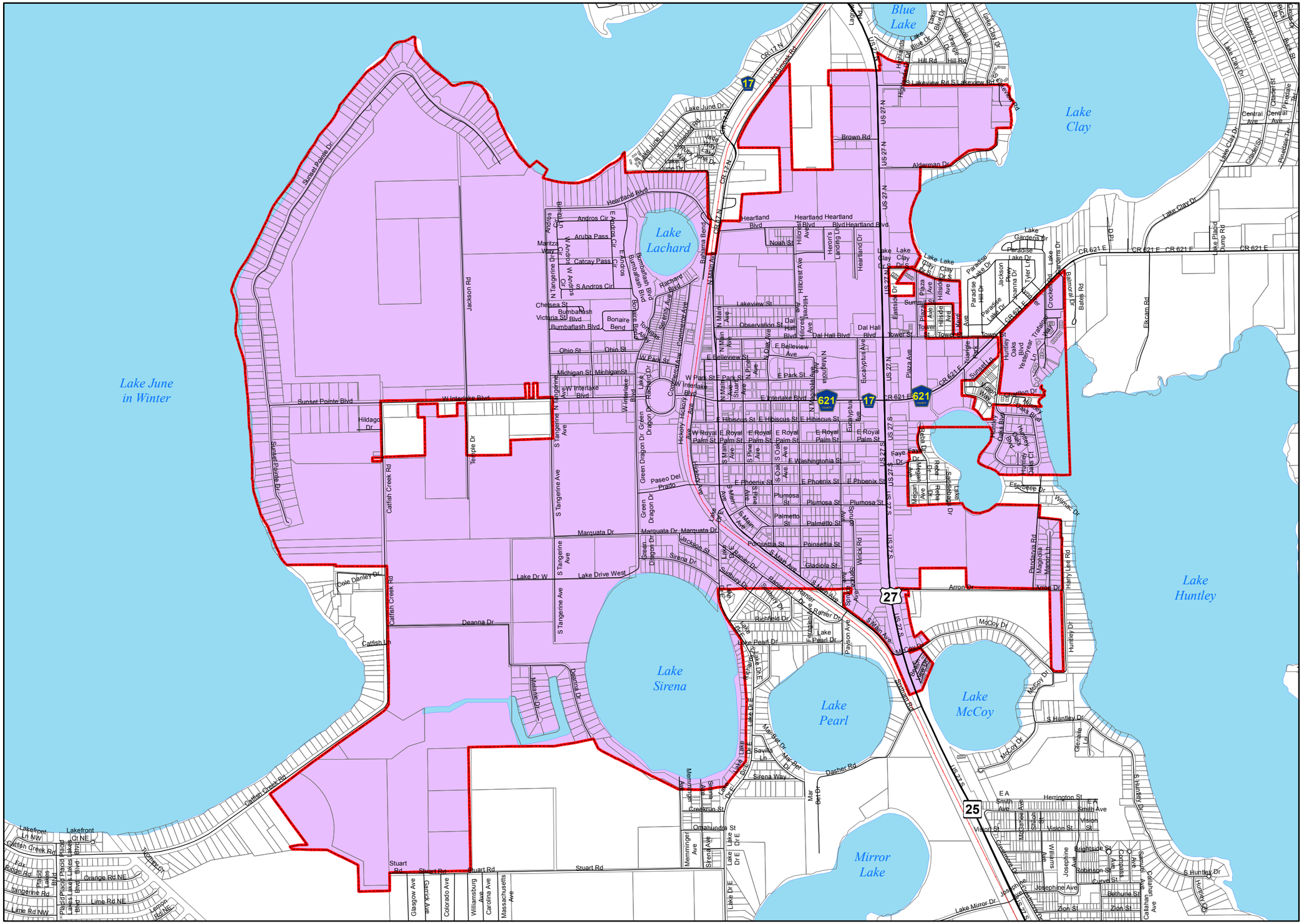
OBJECTIVE 8: THE TOWN SHALL CONTINUE TO IDENTIFY AND ADOPT PROGRAMS TO PROTECT PRIME GROUNDWATER AQUIFER RECHARGE AREAS.

Policy 8.1: The Town shall continue to coordinate with the Southwest Florida Water Management District and/or Highlands County to include Lake Placid in studies which seek to identify specific areas of prime groundwater aquifer recharge (within the high recharge area) to the surficial aquifer located within the community.

Policy 8.2: All new development and redevelopment within the "high recharge" area shall be consistent with the LPRP Objective 6 of the Future Land Use Element.

Policy 8.3: The Town's Land Development Regulations will support applicable development policies for retention and detention areas and methods to increase aquifer recharge.

TOWN OF LAKE PLACID - FLORIDAN AQUIFER RECHARGE AREAS MAP



Legend

- Major Roads
- Local Roads
- Railway
- Parcels
- Lake Placid Town Limits
- Water Bodies
- RECHARGE/LESS THAN 1

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W E
S

1:18,000
1 inch = 1,500 feet

0 1,500 3,000
Feet

TOWN OF LAKE PLACID
311 W. Interlake Blvd.
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www.cfrpc.org

Date Adopted:
January 14, 2013

DISCLAIMER:
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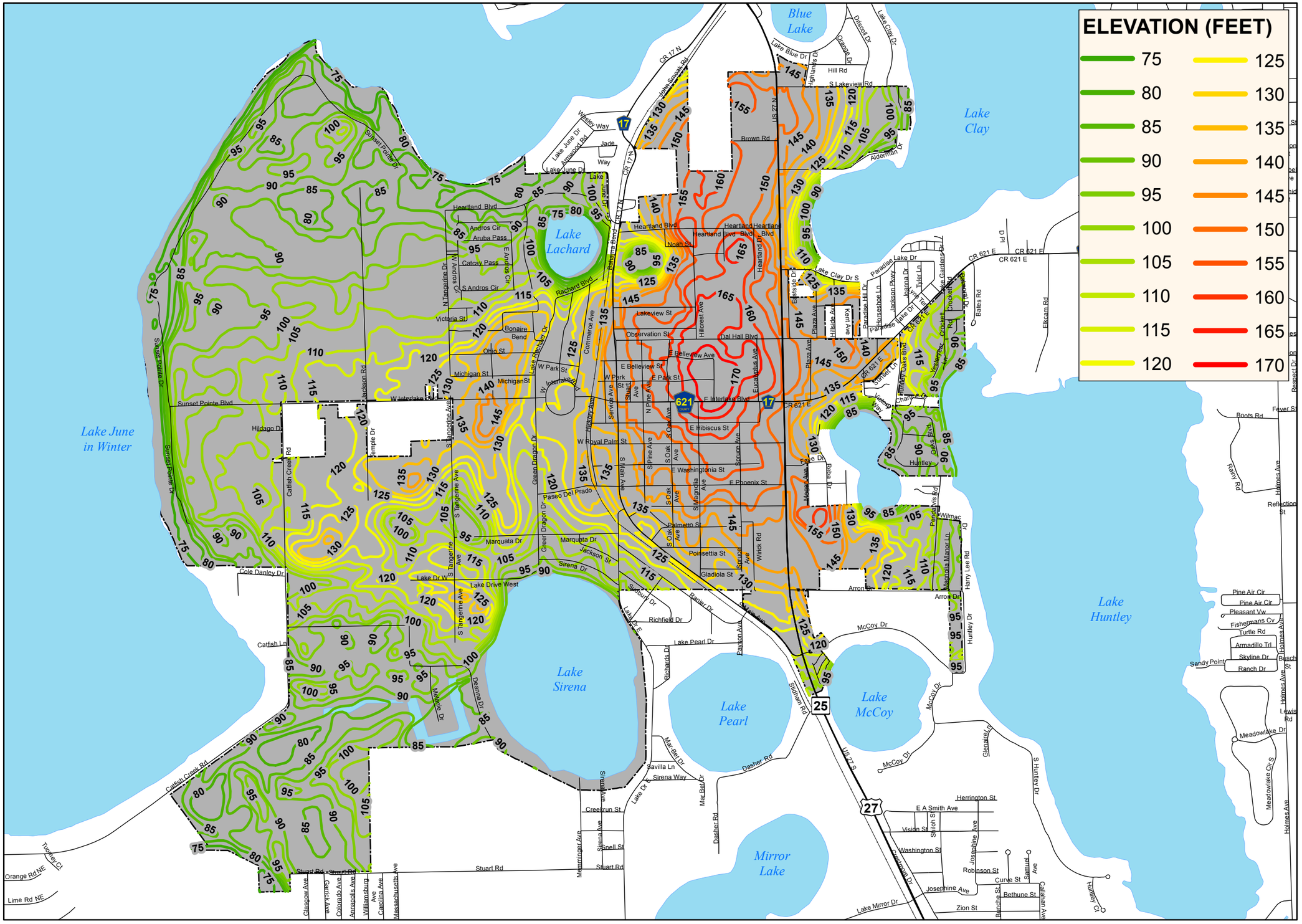
Data Sources:
Town of Lake Placid
Highlands County BoCC
Highlands County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council
Florida Water Management Districts

Path: D:\Projects\Highlands\LakePlacid\Maps2013\LakePlacid_Recharge.mxd Date: 6/17/2013

TOWN OF LAKE PLACID - GENERALIZED TOPOGRAPHY MAP



Legend

- Major Roads
- Local Roads
- Railroads
- Parcels
- Lake Placid Town Limits
- Water Bodies

ELEVATION (FEET)

75, 80, 85, 90, 95, 100, 105, 110, 115, 120, 125, 130, 135, 140, 145, 150, 155, 160, 165, 170

N W E S

1:18,000
1 inch = 1,500 feet

0 1,500 3,000
Feet

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Florida Department of Transportation
Central Florida Regional Planning Council
Topography Data: Florida Water Management Districts & USGS, FGDL

Path: D:\Projects\Highlands\LakePlacid\Maps2013\LakePlacid_TOPO.mxd Date: 6/17/2013

TOWN OF LAKE PLACID

Highlands County, Florida

2030 Comprehensive Plan

Conservation Element

TOWN OF LAKE PLACID
CONSERVATION ELEMENT

GOALS OBJECTIVES AND POLICIES

GOAL 1: CONSERVE LAKE PLACID'S NATURAL RESOURCES AND PROTECT THE ENVIRONMENT FOR THE ENJOYMENT OF PRESENT AND FUTURE RESIDENTS.

OBJECTIVE 1: THE TOWN SHALL PROTECT THE AIR QUALITY, THE QUALITY AND QUANTITY OF GROUNDWATER AND SURFACE WATER BODIES, SOILS FROM IMPROPER USE OR CONTAMINATION, NATIVE VEGETATIVE COMMUNITIES OR HABITATS, AND THOSE LANDS CONSIDERED ENVIRONMENTALLY SENSITIVE.

Policy 1.1: The Town shall adopt landscaping regulations for development and redevelopment.

Policy 1.2: The Town shall implement a mechanism to ensure that new and existing point sources of air pollution are in compliance with and receive operating permits from the Florida Department of Environmental Protection.

Policy 1.3: The Town shall protect lake front land by the following:

a. erosion control by requiring re-vegetation schemes in new development and redevelopment project plans;

b. retention/detention to control the quality and quantity of surface water run-off;

c. Limiting the area of impervious surfaces; and,

d. Designating areas for public access and use.

Policy 1.4: The Town may cooperate with a water resource educational program for consumers to discourage waste and to encourage water conservation which encourages and promotes the use of innovative alternative technologies to augment water supply. These programs should be implemented through public school systems, public information campaigns, and technical assistance programs.

Policy 1.5: The Town shall continue to coordinate with SWFWMD to conduct water conservation programs and develop an emergency water conservation plan.

Policy 1.6: The Town will encourage residents and businesses to reduce potable water consumption through adoption of rate schedule that rewards water conservation.

Policy 1.7: The Town will work toward upgrading the drainage system to include stormwater treatment for water quality, where technically and financially feasible.

Policy 1.8: The Town shall continue to implement the development review process that requires identification of environmentally sensitive flora and fauna on lands to be developed as regulated by the State and Federal government.

OBJECTIVE 2: THE TOWN SHALL REVIEW THE RESOURCE PROTECTION REGULATIONS AND ACTIVITIES OF HIGHLANDS COUNTY, THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

Policy 2.1: The Town shall ensure that development orders are not issued until compliance with local resource protection regulations has been demonstrated.

Policy 2.2: The Town shall support the voluntary water conservation programs and the mandatory water use restrictions established by the Southwest Florida Water Management District.

TOWN OF LAKE PLACID

Highlands County, Florida

2030 Comprehensive Plan

Recreation and Open Space Element

TOWN OF LAKE PLACID

RECREATION AND OPEN SPACE ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: PROVIDE ADEQUATE AND APPROPRIATELY LOCATED RECREATIONAL FACILITIES, PARKS AND OPEN SPACE FOR ALL RESIDENTS IN LAKE PLACID.

OBJECTIVE 1: THE TOWN SHALL MANAGE LAND DEVELOPMENT TO ENSURE THAT THE DEMAND ON RECREATIONAL FACILITIES AND OPEN SPACE CREATED BY PREVIOUSLY ISSUED DEVELOPMENT ORDERS OR FUTURE DEVELOPMENT DOES NOT EXCEED THE ADOPTED LEVEL OF SERVICE STANDARDS.

Policy 1.1: The Town shall continue to provide public parks at levels which meet or exceed 10 acres per 1,000 population.

Policy 1.2: The provision of parks, green space and open space shall be consistent with the LPRP provided as Objective 6 of the Future Land Use Element.

Policy 1.3: The Town shall conduct a recreational facility inventory and adopt a maintenance and replacement schedule to ensure the correction of existing deficiencies and the adequate provision of facilities.

Policy 1.4: No public parks, recreational facilities, nor open spaces shall be diverted to other uses except in cases of overriding public interest. In such situations, effective mitigation techniques shall be identified and implemented.

OBJECTIVE 2: THE TOWN SHALL COORDINATE PUBLIC AND PRIVATE RESOURCES TO CORRECT EXISTING DEFICIENCIES AND MEET THE EXISTING AND PROJECTED POPULATION'S DEMAND FOR PARKS, RECREATIONAL FACILITIES, AND OPEN SPACE.

Policy 2.1: The Town shall seek an agreement with the Highlands County School Board to allow a greater degree of public access to school properties and recreational facilities.

Policy 2.2: The Town shall, in cooperation with Highlands County, investigate the use of the Florida Recreation Development Assistance Program, Land and Water

Conservation Fund, and other sources of grant funding which may be available for the parks and recreational facilities in the Town of Lake Placid.

Policy 2.3: The Town shall implement a signage program to recognize the assistance of non-profit groups have provided in the maintenance and beautification of various open spaces and recreation areas.

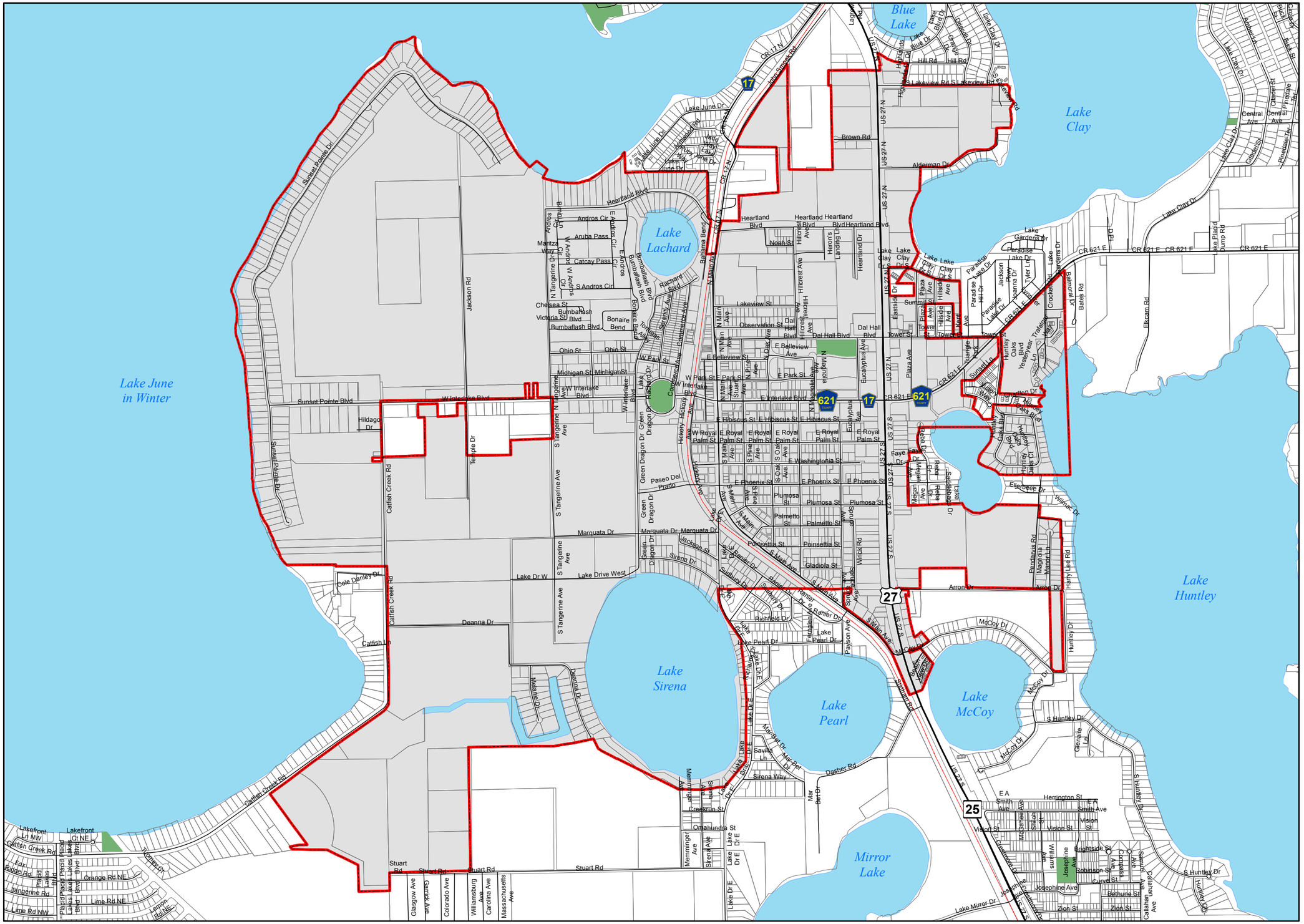
OBJECTIVE 3: THE TOWN SHALL CONTINUE TO IMPLEMENT PROGRAMS TO ENSURE THAT EXISTING AND FUTURE RECREATIONAL FACILITIES, SITES, AND TOWN-OWNED LAKE FRONT AREAS ARE ACCESSIBLE TO ALL RESIDENTS OF LAKE PLACID.

Policy 3.1: The Town shall request in writing that the reconstruction and maintenance of Tangerine Drive as a County major collector road be included in Highland County's schedule of road improvements. Tangerine Drive is a main access road that serves a regional park, schools, and other community facilities.

Policy 3.2: The Town shall adopt design criteria to ensure that parks, open spaces, and recreational facilities are accessible for the elderly, the handicapped, and other with special mobility needs.

Policy 3.3: The Town will endeavor to provide a safe multi-use trail system for the town residents as a means of alternate transportation or meeting recreation needs. This system shall connect with easily identified landmarks where people naturally congregate; a map of the overall trail shall be available with destinations points of interest and connection to the County trail system.

TOWN OF LAKE PLACID - PARK AND RECREATION FACILITIES MAP



Legend

- Major Roads
- Local Roads
- Railway
- Parcels
- Lake Placid Town Limits
- Water Bodies
- Parks

N
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S

1:18,000
1 inch = 1,500 feet

0 1,500 3,000
Feet

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January 14, 2013

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Town of Lake Placid
Highlands County BoCC
Highlands County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council

Path: D:\Projects\Highlands\LakePlacid\Maps2013\LakePlacid_Parks.mxd Date: 6/17/2013

TOWN OF LAKE PLACID

Highlands County, Florida

2030 Comprehensive Plan

Intergovernmental Coordination Element

TOWN OF LAKE PLACID
INTERGOVERNMENTAL COORDINATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: ESTABLISH AND MAINTAIN RELATIONSHIPS WITH APPROPRIATE GOVERNMENTAL ENTITIES TO ENSURE THAT PLANNING AND DEVELOPMENT ARE COORDINATED AND THAT RESOURCES ARE USED ECONOMICALLY AND EFFICIENTLY.

OBJECTIVE 1: THE TOWN SHALL ESTABLISH COORDINATION MECHANISMS TO EVALUATE AND ADDRESS THE EFFECTS OF PUBLIC AND PRIVATE DEVELOPMENT GOVERNED BY THE PLANS OF HIGHLANDS COUNTY, THE HIGHLANDS COUNTY SCHOOL BOARD, THE CENTRAL FLORIDA REGIONAL PLANNING COUNCIL, THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, THE FLORIDA DEPARTMENT OF TRANSPORTATION, AND OTHER AGENCIES WHICH PROVIDE SERVICES OR OPERATE OR MAINTAIN FACILITIES WITHIN LAKE PLACID.

Policy 1.1: The Town shall make copies of the Comprehensive Plan, Plan drafts, and Plan Amendments available for review and comment by Highlands County, the Central Florida Regional Planning Council, and other governmental entities which express an interest.

Policy 1.2: The Town shall continue to coordinate with Highlands County to ensure that the Town is provided with a copy of the Highlands County Comprehensive Plan and future Plan Amendments.

Policy 1.3: The Town shall identify specific inconsistencies and/or conflicts between the Highlands County Comprehensive Plan and the Lake Placid Comprehensive Plan, and recommend corrective action. The Regional Planning Council's informal mediation process shall be used in resolving difficult issues.

Policy 1.4: The Town shall continue to implement an annexation procedure (consistent with Chapter 171, F.S.) to address at a minimum the timing and location of annexations; Comprehensive Plan Amendments required due to annexations; and the implementation of Future Land Use Categories and Land Development Regulations.

Policy 1.5: The Town will forward notice of proposed Future Land Use Element policies related to hurricane shelters and evacuation routes, as well as map amendments resulting in an increase in population, to the Central Florida Regional Planning Council (CFRPC), and the Highlands County Emergency Management

Department to determine hurricane shelter space availability and the effect of increased evacuating populations on evacuation clearance times and routes. The Town shall continue to coordinate with the Highlands County Emergency Management Department to locate hurricane shelters and evacuation routes in the Town.

Policy 1.6: The Town will coordinate with the Heartland 2060 Vision to ensure the Town's interests are represented.

OBJECTIVE 2: **THE TOWN SHALL COORDINATE LEVEL OF SERVICE STANDARDS AND ENSURE CONSISTENCY WITH NEIGHBORING JURISDICTIONS, PUBLIC FACILITIES OPERATED BY HIGHLANDS COUNTY, AND WITH THE PLANS OF OTHER STATE AND REGIONAL AGENCIES WHICH OPERATE OR MAINTAIN FACILITIES WITHIN LAKE PLACID. THE TOWN SHALL OWN AND OPERATE A REGIONAL POTABLE WATER, WASTEWATER TREATMENT AND RECLAIMED WATER FACILITIES AS A REGIONAL PROVIDER.**

Policy 2.1: The Town shall review with representatives of Highlands County on an annual basis the adopted level of service standards established for Town facilities which serve areas outside of the Town limits.

Policy 2.2: The Town shall use, if necessary, the conflict resolution mechanisms of the Central Florida Regional Planning Council when level of service issues cannot be resolved by the Town and affected public parties.

Policy 2.3: The Town of Lake Placid shall develop a procedure to communicate with the Highlands County School Board, Central Florida Regional Planning Council, Southwest Florida Water Management District, Department of Economic Opportunity, Department of Environmental Protection, Department of Natural Resources, Department of Health and Rehabilitative Services, and other State and Federal agencies regarding projects that fall within these jurisdictions or are multi-jurisdictional in nature.

Policy 2.4: The Town and the Florida Department of Transportation shall review the existing transportation access management plan with the intent of restricting and/or limiting access points along U.S. 27, within the conceptual Town limits.

Policy 2.5: The Town shall use the Central Florida Regional Planning Council's dispute resolution process when necessary to mediate the resolution of conflicts with other local governments and regional agencies. The Town may use alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by Section 163.3177, F.S., or other non-judicial approaches.

GOAL 2: PROMOTE AND OPTIMIZE INTERGOVERNMENTAL COOPERATION FOR EFFECTIVE FUTURE PLANNING AND DEVELOPMENT OF THE PUBLIC SCHOOL SYSTEM.

OBJECTIVE 3: INTERGOVERNMENTAL COORDINATION.

TOWN OF LAKE PLACID (LAKE PLACID), THE SCHOOL BOARD OF HIGHLANDS COUNTY, HIGHLANDS COUNTY'S, AND HIGHLANDS COUNTY'S MUNICIPALITIES WILL, THROUGH THE PROCEDURES ESTABLISHED IN THE "HIGHLANDS COUNTY INTERLOCAL AGREEMENT FOR COORDINATED PLANNING AND SCHOOL CONCURRENCY", MAINTAIN A COLLABORATIVE EFFORT IN THE JOINT PLANNING PROCESS TO EFFECTIVELY IMPLEMENT SCHOOL CONCURRENCY USING ACCURATE AND AGREED UPON SUPPORTING DATA AND ANALYSIS.

Policy 3.1: Implementation of the Interlocal Agreement. Lake Placid shall adhere to the "Highlands County Interlocal Agreement for Coordinated Planning and School Concurrency", as required by Section 1013.33, Florida Statutes, which establishes procedures for, among other things, coordination and sharing of information; planning processes; school siting procedures; site design and development plan review; and school concurrency implementation.

Policy 3.2: Joint Meetings. The governing boards of the School District, the County, and the Municipalities should have a joint workshop meeting once a year at a mutually agreed upon location. The joint sessions will be opportunities for representatives of the County Commission, the City or Town Councils, and the School Board to hear reports, set direction, discuss issues and policy, reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities.

Policy 3.3: Joint Staff Meetings. The Highlands County School Planning Technical Advisory Committee (SPTAC), as established by the "Highlands County Interlocal Agreement for Coordinated Planning and School Concurrency" shall be comprised of one representative from the School Board and County Commission, and one representative from each of the three Cities, along with the Business Operations Director of the School Board of Highlands County. The Committee shall meet at least semi-annually, but more often as necessary, and will hear reports and discuss issues concerning school concurrency.

Policy 3.4: Coordinating of Public School Facilities Planning with Land Use Planning. Lake Placid, through the execution of its adopted Comprehensive Plan and a collaborative planning effort with the School District, shall notify the School

Board of land use applications and development proposals that may affect student enrollment, enrollment projections, or school facilities.

Policy 3.5: School Siting. Staff from Lake Placid, Highlands County and the cities of Avon Park and Sebring will coordinate with, the School District staff in the planning and selection of school sites to be brought before the School Board for consideration. Staff must share and coordinate information related to existing and planned school facilities; proposals for development, redevelopment, or additional development; and infrastructure required to support the school facilities, concurrent with proposed development

Policy 3.6: Amendments to Impact Fees. Lake Placid shall coordinate with the School Board of Highlands County to review and recommend amendments, as necessary, to the school impact fee ordinance, consistent with applicable law.

Policy 3.7: Emergency Preparedness. Lake Placid shall coordinate with local governments and the School Board of Highlands County on emergency preparedness issues which may include consideration of:

a. Design and/or retrofit of public schools as emergency shelters;

b. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes; and

c. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.

TOWN OF LAKE PLACID

Highlands County, Florida

2030 Comprehensive Plan

Capital Improvements Element

TOWN OF LAKE PLACID
CAPITAL IMPROVEMENTS ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: PROVIDE AND MAINTAIN PUBLIC FACILITIES CONCURRENT WITH, OR PRIOR TO, THE IMPACTS OF DEVELOPMENT TO MAINTAIN THE ADOPTED LEVEL OF SERVICE STANDARDS.

OBJECTIVE 1: THE TOWN SHALL IMPLEMENT A CAPITAL FINANCIAL STRATEGY (CFS) BY SCHEDULING AND FUNDING THE CONSTRUCTION OF PUBLIC FACILITIES TO CORRECT EXISTING DEFICIENCIES, SERVE PROJECTED FUTURE GROWTH NEEDS, AND REPLACE OBSOLETE AND WORN-OUT FACILITIES, IN ACCORDANCE WITH A SCHEDULE OF CAPITAL IMPROVEMENTS.

Policy 1.1: The Capital Improvements Element, Schedule of Capital Improvements, and 10-Year Capital Financial Strategy (CFS) shall be reviewed on an annual basis and modified, as necessary, consistent with s.163.3177(3) and s.163.3187(2), Florida Statutes.

Policy 1.2: Each fiscal year the Town shall include in the appropriations of its annual budget all the projects listed in the Schedule of Capital Improvements for expenditure during the appropriate fiscal year.

Policy 1.3: All projects proposed to be added to the Schedule of Capital Improvements shall be evaluated with criteria that consider:

a. the elimination of public hazards;

b. the elimination of mitigation of existing facility capacity deficits;

c. the need to repair or replace existing capital facilities;

d. the impact on the Town's annual budget;

e. relationship to future growth patterns depicted on the Future Land Use Map;

f. the accommodation of new development and redevelopment; and

g. the implementation of programs and practices addressed in other elements of the Comprehensive Plan.

Policy 1.4: A plan amendment shall be required to eliminate, defer, or delay a project if the improvement has been relied on in the issuance of a development order.

Policy 1.5: The Town's Capital Improvements Element shall be reviewed annually and updated as necessary to reflect proportionate fair-share contributions.

Policy 1.6: The Town is responsible for ensuring the financial feasibility of all capital improvements in the adopted Capital Improvements Element.

Policy 1.7: The Town shall have a 10 Year Capital Financial Strategy. The years 1 through 5 years should be financially feasible. Years 6 through 10 shall have potential revenues.

OBJECTIVE 2: **THE TOWN SHALL COORDINATE THE LAND USE DECISIONS AND AVAILABLE OR PROJECTED FISCAL RESOURCES WITH A SCHEDULE OF CAPITAL IMPROVEMENTS WHICH MAINTAINS ADOPTED LEVEL OF SERVICE STANDARDS AND MEETS THE EXISTING OR FUTURE FACILITY NEEDS.**

Policy 2.1: The minimum level of service standards for public facilities shall be as follows:

a. Arterial and collector road segments - The Town shall maintain a minimum level of service of "C" for arterial and collector road segments for peak hour traffic flow except as otherwise stated in the Town's Technical Standards Manual or as provided in the LPRP.

b. Wastewater - The Town shall provide a level of service of 130 gallons per capita per day for existing and future development in the sanitary sewer service area.

c. Solid waste - The Town shall provide a service to collect and dispose of 6.6 pounds per person per day of solid waste.

d. Stormwater management systems within the Town shall meet the minimum design standard (level of service) as required by the rules and guidelines of the SWFWMD unless otherwise provided by the LDRs or specific development approvals.

e. Potable water - The Town shall provide a level of service of 148 gallons per capita per day.

f. Public Parks – The Town shall provide 10 acres per 1,000 residents.

Policy 2.2: The Town shall coordinate the location and timing of public facilities construction with the plans of state agencies, Highlands County, the Florida Department of Transportation, and the Southwest Florida Water Management District.

OBJECTIVE 3: THE SCHEDULE OF CAPITAL IMPROVEMENTS SHALL DEMONSTRATE THE TOWN'S ABILITY TO PROVIDE PUBLIC FACILITIES TO MEET THE NEEDS OF THE EXISTING AND PROJECTED FUTURE POPULATION.

Policy 3.1: The timing and costs of facilities identified in the Schedule of Capital Improvements and CFS shall reflect realistic estimates of currently available funding sources.

Policy 3.2: The Town shall not accept financing for public improvements if the terms of repayment exceed the projected life of the improvement.

Policy 3.3: Total debt service for general obligation debt shall not exceed 500% of net operating revenues.

Policy 3.4: The Town shall continue to implement development review procedures which require new development to fund a proportionate amount of the public facility costs required to support the impacts of such development.

Policy 3.5: The Town shall continue to coordinate with Highlands County regarding the County's impact fee program.

OBJECTIVE 4: THE TOWN SHALL ENSURE THAT THE DEMAND ON PUBLIC FACILITIES CREATED BY PREVIOUSLY ISSUED DEVELOPMENT ORDERS FOR FUTURE DEVELOPMENT DOES NOT EXCEED THE TOWN'S OR SERVICE PROVIDER'S ABILITY TO FUND AND PROVIDE THE NECESSARY PUBLIC FACILITIES, SERVICES, AND SUITABLE LAND FOR UTILITIES, AS STATED IN THE CONCURRENCY MANAGEMENT SYSTEM SECTION.

Policy 4.1: The Town shall ensure that concurrency requirements will be satisfied prior to the issuance of permits for development and redevelopment, acknowledging that payment of impact fees or infrastructure improvements in lieu of impact fees as specified in the Town's Land Development Regulations.

GOAL 2: PROVIDE FOR A FINANCIALLY FEASIBLE SCHEDULE OF CAPITAL IMPROVEMENTS FOR PUBLIC SCHOOL FACILITIES.

OBJECTIVE 5: **CAPITAL IMPROVEMENTS PLANNING FOR PUBLIC SCHOOL.**

ENSURE THAT EXISTING DEFICIENCIES AND FUTURE NEEDS ARE ADDRESSED CONSISTENT WITH THE ADOPTED LOS STANDARDS FOR PUBLIC SCHOOLS.

Policy 5.1: School Board of Highlands County Financially Feasible Five Year Capital Improvement Program. The Town of Lake Placid (Lake Placid) hereby incorporates by reference the School Board of Highlands County Financially Feasible Capital Improvement Program as found in the Data Inventory & Analysis of this Element and as included in the School Board of Highlands County's currently adopted School District Five Year Facilities Work Program for the years 2011/2012 through 2015/2015 as adopted by the School Board of Highlands County on September 7, 2010, authored by the School Board of Highlands County, that includes school capacity sufficient to meet anticipated student demands projected by the County, in consultation with the School Board's projections of student enrollment based on the adopted LOS standards for public schools.

Policy 5.2: Adopted Level of Service Standard for Highlands County Public Schools. The LOS is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The LOS standard is the maximum level of school utilization that will be permitted in the Highlands County School District. The LOS shall be established for all school types within the Highlands County School District as: 100% of permanent FISH capacity.

Policy 5.3: Annual Updates to the Capital Improvements Program for Public School Facilities. Lake Placid, in coordination with the School Board of Highlands County, Highlands County and municipalities, shall annually update its tracking of public school facilities capital improvements by using the adopted School Board of Highlands County's Five-Year District Work Plan including the School Board's financially feasible Capital Improvement Program to ensure maintenance of a financially feasible capital improvements program and to ensure that LOS standards will continue to be achieved and maintained during the five (5) year planning period. Annual plan amendments shall include the addition of a new fifth year to the Five Year Schedule of Capital Improvements, updating of the financially feasible public schools capital facilities program, coordinating the program with the 5-year district facilities work plan, with the plans for other local governments, and, as necessary, updates to the concurrency service area maps. The annual Program amendments shall ensure that the capital improvements program continues to be financially feasible and that the level of service standards will continue to be achieved and maintained.

OBJECTIVE 6: **FUNDING SOURCES AND FACILITIES PROVISION.**

SUPPORT SUPPLEMENTAL AND ALTERNATIVE SOURCES FOR SCHOOL CAPITAL FUNDING.

Policy 6.1: Alternative Funding Strategies. Lake Placid will coordinate with the School Board of Highlands County in its efforts to research and support alternative funding for school capital needs, including, but not limited to, capacity enhancement agreements, educational benefit units, and Community Development Districts.

Policy 6.2: Public/Private Partnerships. Lake Placid will coordinate with the School Board of Highlands County to encourage the private sector to identify and implement creative solutions, such as joint use facilities and alternative design, as well as requiring land dedication and requiring adequate school facilities in residential developments.

Policy 6.3: Support for Creative Partnerships. Lake Placid shall support the School Board of Highlands County by giving consideration for development approvals when property owners provide donation of site(s), reservation or sale of school sites at pre-development prices, construction of new facilities or renovations to existing facilities, and providing transportation alternatives.

TOWN OF LAKE PLACID

Highlands County, Florida

2030 Comprehensive Plan

Public Schools Facilities Element

TOWN OF LAKE PLACID
PUBLIC SCHOOLS FACILITIES ELEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL 1: PROVIDE AND MAINTAIN HIGH QUALITY EDUCATION AND FACILITIES

OBJECTIVE 1.A: ENHANCE COMMUNITY/NEIGHBORHOOD DESIGN.

PROMOTE THE NEIGHBORHOOD CONCEPT IN NEW DEVELOPMENTS OR REDEVELOPMENT BY REQUIRING, WHERE FEASIBLE, THE JOINT PLANNING OF SCHOOLS AND PUBLIC FACILITIES, JOINT USES AND PARTNERSHIPS.

Policy 1.A1: Co-location of Facilities. Lake Placid shall require, where feasible, the location of parks, recreation and community facilities in new and existing communities in conjunction with school sites.

Policy 1.A2: Joint Use Agreements: Lake Placid and the School Board of Highlands County shall, where feasible, enter into agreements for joint-use facilities, to include but not be limited to, schools, community centers, libraries and parks.

Policy 1.A3: Coordination of Co-location Opportunities: Upon notice from the School Board of Highlands County that it is considering contracting for a school site, Lake Placid shall promptly notify the School Board of Highlands County of the County's interest, if any, in joint acquisition or co-location for other public facilities.

Policy 1.A4: Public/Private Partnerships: Lake Placid will coordinate with the School Board of Highlands County to encourage the business community and other private organizations to coordinate with the County and the School Board of Highlands County to jointly fund and design community-based services and facilities (i.e. recreational facilities) in conjunction with existing and proposed school sites.

Policy 1.A5: Connectivity of Public Schools and Facilities: Lake Placid shall, where feasible, require interconnectivity of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks.

OBJECTIVE 1.B: STANDARDS FOR LOCATIONS OF SCHOOLS.

ENSURE SECURITY AND SAFETY OF CHILDREN BY LOCATING COMPATIBLE USES ADJACENT TO SCHOOLS, REQUIRING SIDEWALKS OR MULTIUSE TRAILS WITHIN COMMUNITIES ADJACENT TO SCHOOLS, AND CONNECTING

COMMUNITIES WHERE SCHOOLS EXIST OR ARE PLANNED, AND COORDINATING WITH THE SCHOOL BOARD OF HIGHLANDS COUNTY ON SIGNAGE, BUS STOPS, AND IMPROVEMENT TO COMMUNITY DEVELOPMENT AREAS.

Policy 1.B1: Compatibility of Use: Lake Placid shall review development proposals for compatibility of land uses adjacent to existing schools and future school sites.

Policy 1.B2: School Accessibility: Lake Placid shall coordinate with the School Board of Highlands County to require that both existing school facilities and proposed school sites are accessible from and integrated into a planned system of sidewalks, bike trails, and bikeways, and shall continue to enforce the access management guidelines set forth in the Land Development Code.

Policy 1.B3: Pedestrian Access: Lake Placid shall require interconnected pedestrian access between neighborhoods for both new and re-development projects to allow direct access to school sites and bus drop-off locations, when feasible.

Policy 1.B4: Bus Shelter and Turnarounds: Lake Placid shall, in cooperation with the School Board of Highlands County, develop and adopt design standards for school bus stops and turnarounds in new developments and re-development projects.

OBJECTIVE 1.C: SCHOOL SITING STANDARDS.

IMPLEMENT SITING STANDARDS FOR SCHOOL PLANNING AND CONSTRUCTION CONSISTENT WITH THE SCHOOL SITING QUESTIONNAIRE, AS AMENDED FROM TIME TO TIME.

Policy 1.C1: Joint Site Identification: Lake Placid shall continue to coordinate with the School Board of Highlands County in its efforts to identify new school sites and locations through the Development Review Process and the School Siting Questionnaire.

Policy 1.C2: Location of Elementary and Middle Schools: Lake Placid shall require where feasible the location of new elementary and middle schools, unless otherwise required, internal or adjacent to residential neighborhoods.

Policy 1.C3: Location of High Schools: Lake Placid shall coordinate with the School Board of Highlands County to identify the locations for new high schools on the periphery of residential neighborhoods, where access to collector roads or higher is available.

Policy 1.C4: Pedestrian Friendly Schools: Lake Placid shall support and coordinate with the School Board of Highlands County efforts to locate new schools within reasonable walking distance of residential neighborhoods served by the school.

Policy 1.C5: Location of Administrative Services: Lake Placid shall when appropriate, coordinate with the School Board of Highlands County in locating appropriate

school services, such as administrative offices, in alternative locations, such as but not limited to commercial plazas, shopping malls and community centers.

Policy 1.C6: School Site Identification Requirements: Lake Placid shall coordinate with the School Board of Highlands County to review and update site identification requirements to insure that areas suitable for future school sites are identified prior to changes in urban service lines, land use, zoning or approval of projects generating new students.

Policy 1.C7: Planning Studies: Lake Placid shall coordinate with the School Board of Highlands County to include procedures and standards for school siting as part of area wide planning studies.

Policy 1.C8: Coordinated Property Use Opportunities: Highlands County and other Local Governments, after preliminary consensus by the SPTAC for potential school site location, shall collaborate with the School Board of Highlands County to evaluate the potential use of property dedicated to Highlands County, surplus County property, or property proposed for conveyance as a school site.

OBJECTIVE 1.D: EXPEDITED SCHOOL SITING PROCESSES.

TO CREATE A FRAMEWORK FOR SITING OF SCHOOLS THAT IS STREAMLINED AND WITHIN PROJECTED NEEDS.

Policy 1.D1: School Siting: Lake Placid shall provide the School Board with information relevant to the extent to which a proposed school site or expansion can meet the requirements of the Town of Lake Placid Land Development Code, the Comprehensive Plan, and any other applicable adopted Town rules and regulations.

Policy 1.D2: Review Process: Lake Placid shall coordinate with the School Board of Highlands County to establish formal procedures for expeditious review and coordination of plans for school sites.

OBJECTIVE 1.E: FACILITIES COORDINATION WITH THE SCHOOL BOARD OF HIGHLANDS COUNTY.

TO COORDINATE WITH SCHOOL PROVIDERS IN THE RESPONSIBILITY TO PLAN, CONSTRUCT, AND OPEN SCHOOL FACILITIES WHICH ARE COORDINATED IN TIME AND LOCATION, CONCURRENT WITH BOTH NEED AND NECESSARY SERVICES AND INFRASTRUCTURE, AND TO ENSURE COMPATIBILITY WITH THE COMPREHENSIVE PLAN.

Policy 1.E1: School Locations: Lake Placid shall permit the location of schools within agricultural Future Land Use categories only upon demonstrated need consistent with the following criteria. In the planning, siting, land acquisition, and development of the facility, evaluation shall include consideration of:

a. The student population density of the area, such as sufficient student population of the existing rural communities;

b. Public safety.

Policy 1E.2: Evaluation of Potential New or Expanded School Sites: Lake Placid shall allow schools in all Future Land Use categories proximate to urban residential areas consistent with the following school siting standards, to the extent practicable:

a. Compatibility of the school site with present and projected uses of adjacent property;

b. Whether adequate public facilities and services to support the proposed school are available, or will be available, concurrent with the impacts of the school;

c. Whether there are significant environmental constraints that would preclude a public school on the site;

d. Whether there will be adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by Highlands County or any local government, as a locally significant historic or archaeological resource;

e. Whether the proposed location is within a velocity flood zone or floodway;

f. Whether the proposed location lies within the area regulated by Section 333.03(3), Florida Statutes, regarding the construction of public education facilities in the vicinity of an airport;

g. Whether the location of a proposed elementary school site or K-8 school site is proximate to and within walking distance of the residential and urban neighborhoods they will serve;

h. Whether the location of a proposed middle school or high school site is conveniently located to the residential and urban community(s) they are intended to serve, with access to major roads;

i. Whether the location of a proposed school site will provide logical focal points for community activities, such as parks, recreational facilities, libraries, and community centers, including opportunities for shared use and co-location of community facilities;

j. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization; and whether the high school site is outside the Urban Area;

k. Site acquisition and development cost;

l. Whether the proposed site has safe access to and from the school site by pedestrians and vehicles;

m. Whether the proposed site is sufficiently sized to accommodate the required parking, circulation and queing of vehicles onsite;

n. Whether the proposed site is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;

o. Whether the proposed location is or is not in conflict with local government stormwater management plans or watershed management plans;

p. School sites should not be acquired, reserved or accepted by donation in the following locations:

    1. Immediately adjacent to water treatment plants or wastewater treatment plants. This provision is not intended to preclude the joint use of public property where adequate separation between facilities can be achieved;

    2. Within one-quarter mile of active landfills.

q. The current and projected levels of service by Concurrency Service Area, including development approvals issued by the County and cities based on school capacity in a contiguous Concurrency Service Area;

Policy 1.E3: Interlocal Agreement for Coordination of Planning Activities among Highlands County, the Municipalities, and the School Board of Highlands County: Highlands County shall implement the Interlocal Agreement for Coordinated Planning and School Concurrency, as amended from time to time.

Policy 1.E4: School Development Standards: Lake Placid shall require the development of school sites to be consistent with the following standards:

a. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property.

b. The site must contain at least the minimum net buildable acreage necessary to meet the needs of the anticipated educational facility—20 acres for elementary schools, 40 acres for middle schools, and 60 acres for high schools, or as determined by the School Board of Highlands County.

c. Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district and Comprehensive Plan for the school site zoning district and land use categories.

d. All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district.

e. Access to school sites shall be governed by the Town's adopted Land Development Code and Florida Department of Transportation's access management regulations, including installation by the School Board of Highlands County of all access-related improvement required by such regulations and consistent with the Florida Statutes. All school sites shall be connected to the existing network by paved roads.

f. Compliance with the Town's Right-of-Way standards contained in the adopted Comprehensive Plan.

g. The site shall be required to connect to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings.

h. Development of the site shall be consistent with applicable wetland policies contained within the adopted Comprehensive Plan and Land Development Code.

i. Development of the site shall comply with the Land Development Code of Lake Placid.

GOAL 2: IMPLEMENT SCHOOL CONCURRENCY MANAGEMENT

OBJECTIVE 2.A: LEVEL OF SERVICE STANDARDS.

ENSURE ADEQUATE SCHOOL FACILITY CAPACITY CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS.

Policy 2.A1: Adopted Level of Service Standards for Highlands County Schools: The Level of Service (LOS) is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The LOS

standard is the maximum level of school utilization that will be permitted in the Highlands County School District as 100% of permanent FISH capacity.

Policy 2.A2: Applicability of the Adopted Level of Service Standard: The adopted LOS standard shall become applicable to Lake Placid no later than December 1, 2008.

Policy 2.A3: Implementation of the Adopted Level of Service: The adopted LOS standard shall apply to all Highlands County Public Schools for the purpose of implementing school concurrency.

Policy 2.A4: Five-Year Schedule of Capital Improvements: The LOS standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the School District of Highlands County Five-Year Capital Improvement~~s~~ Schedule, which shall be reviewed, updated, and adopted annually thus ensuring those projects necessary to address existing standards.

Policy 2.A5: Amending the Adopted Level of Service: Potential amendments to the adopted LOS shall be considered annually, but no later than the second amendment cycle scheduled by the Town Council. The Initiating Party shall provide a memorandum to all involved parties including the School Board of Highlands County, Highlands County Government and Municipalities, that includes a description of the proposed amendment, a statement regarding the impact of the proposed amendment on the Lake Placid Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment is financially feasible and may be achieved and maintained over the five years of the School District of Highlands County Five Year Capital Improvement Schedule, as adopted into the Capital Improvements Elements of Highlands County and its Municipalities. All proposed amendments shall be reviewed by the School Planning Technical Advisory Committee (SPTAC) which will provide an approval or a denial. If there is then a consensus to amend the adopted LOS, it shall be accomplished through an amendment to the Interlocal Agreement and the adoption of amendments to the Highlands County's and each Municipalities Comprehensive Plan. The amended LOS shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed.

Policy 2.A6: Annual Updates: Annual plan amendments shall include the addition of a new fifth year to the School District of Highlands County's Five-Year Capital Improvement Schedule, updating the School District Five-Year District Facilities Work Program and coordinating the Program with the plans for Highlands County Government and Municipalities. As needed, updates to the concurrency service area map shall be adopted. The annual plan amendments shall ensure the School District Five-Year District Facilities Work Program continues to be financially feasible and the LOS standards will continue to be achieved and maintained.

OBJECTIVE 2.B: HIGHLANDS COUNTY PUBLIC SCHOOL FACILITIES CONCURRENCY SERVICE AREAS.

HIGHLANDS COUNTY SHALL ADOPT SCHOOL CONCURRENCY SERVICE AREAS AS ESTABLISHED BY THE SCHOOL BOARD, WITHIN WHICH A DETERMINATION CAN BE MADE AS TO WHETHER THERE IS ADEQUATE SCHOOL CAPACITY AVAILABLE BASED ON THE ADOPTED LEVEL OF SERVICE STANDARDS, AND A PROPER ANALYSIS CAN BE CONDUCTED TO EXAMINE THE AVAILABILITY OF CAPACITY IN ADJACENT CONCURRENCY SERVICE AREAS IF CAPACITY IS NOT AVAILABLE IN THE PRIMARY CONCURRENCY SERVICE AREAS.

Policy 2.B1: Adopted Concurrency Service Areas: Highlands County's Concurrency Service Areas (CSAs) shall be measured and applied to be the same as the school attendance zones adopted by the School Board. CSA maps, as amended from time to time, are incorporated herein and attached hereto as Appendix "A".

Policy 2.B2: Amending the Adopted Concurrency Service Areas: Amendment of adopted CSAs shall submit to the following process: The Initiating Party shall provide a memorandum to all involved parties—(the School Board, Highlands County, and Municipalities)—that includes a description of the proposed amendment, a statement regarding the impact of the proposed amendment on the Lake Placid Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment is financially feasible and can be achieved and maintained over the five years of the School District of Highlands County's Five-Year Capital Improvement Schedule from the School District Five-Year District Facilities Work Program, subject to evaluation and confirmation by the School Board of Highlands County. All proposed amendments shall be reviewed by the SPTAC If there is then a consensus to amend the adopted CSA(s), it shall be accomplished through the rule-making process of the School Board of Highlands County pursuant to Chapter 120 of the Florida Statutes. Following the change by the School Board, an amendment to this Element shall occur, as necessary, to include the updated CSA(s). The amended CSA(s) shall not be effective until the effective date of the amendment to this Element.

Policy 2.B3: Concurrency Service Area Requirements: The School Board shall demonstrate, in the adopted school attendance zones, and therefore in the adopted CSAs, that adopted LOS standards will be achieved and maintained each year of the School District of Highlands County Five-Year Capital Improvement Schedule from the School District Five-Year District Facilities Work Program, and that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs and other relevant factors. The School District shall take into account in the school attendance zones the extent to which development approvals have been issued by Local Governments based on the availability of school capacity in a CSA contiguous to the CSA in which the development approval was issued.

OBJECTIVE 2.C: SCHOOL DISTRICT OF HIGHLANDS COUNTY FIVE-YEAR CAPITAL IMPROVEMENTS SCHEDULE.

ENSURE THE INCLUSION OF SCHOOL DISTRICT OF HIGHLANDS COUNTY FIVE-YEAR CAPITAL IMPROVEMENTS SCHEDULE IN THOSE PROJECTS NECESSARY TO ADDRESS EXISTING DEFICIENCIES, AND TO MEET FUTURE NEEDS BASED UPON ACHIEVING AND MAINTAINING THE ADOPTED LEVEL OF SERVICE STANDARDS FOR EACH YEAR OF SCHOOL DISTRICT OF HIGHLANDS COUNTY FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE.

Policy 2.C1: Annual Updates to the School District Five-Year District Facilities Work Program: Highlands County, in coordination with the School Board of Highlands County and the Municipalities, shall annually update its tracking of public school facilities capital improvements by using the adopted School District Five-Year District Work Program including the School District of Highlands County Five-Year Capital Improvement Schedule which shall serve as the five year schedule of capital improvements required in the Capital Improvements Element. Annual amendments to the School District Five-Year District Facilities Work Program shall include the addition of a new fifth year to the School District of Highlands County Five-Year Capital Improvements Schedule, updating of the financially feasible public schools capital facilities program, and coordinating the Program with the plans for other local governments. The annual plan amendments shall ensure that the School District Five-Year District Facilities Work Program continues to be financially feasible and that the LOS standards will continue to be achieved and maintained

Policy 2.C2: Joint Staff Meetings: The Highlands County School Planning Technical Advisory Committee (SPTAC), as established by the "Highlands County Interlocal Agreement for Coordinated Planning and School Concurrency" shall meet at least semi-annually, but more often as necessary, and will hear reports and discuss issues concerning school concurrency, consistent with Chapter 163, Florida Statutes.

OBJECTIVE 2.D: SCHOOL CONCURRENCY MANAGEMENT PROCESS.

COOPERATE WITH THE SCHOOL BOARD OF HIGHLANDS COUNTY TO IMPLEMENT CAPACITY DETERMINATION PROTOCOLS FOR USE IN EVALUATION OF PUBLIC SCHOOL CONCURRENCY.

Policy 2.D1: Evaluation of School Capacity: Lake Placid shall recognize school capacity assessments conducted by the School District. The School Board shall determine whether adequate school capacity exists for a proposed development, based on adopted LOS standards, CSAs, and other standards stipulated in the "Highlands County Interlocal Agreement for Coordinated Planning and School Concurrency."

Policy 2.D2: Determination of Concurrency: The School Board of Highlands County shall conduct a concurrency review that includes findings and recommendations of whether there is adequate school capacity to accommodate the proposed development for each type of school within the affected CSA consistent with the LOS standard. The School District shall issue a concurrency determination based on the findings and recommendations of this review, which the Town shall use in evaluating development proposals. Lake Placid shall withhold issuance of any site specific development orders (orders for preliminary plat, site plan approval or the functional equivalent for planned development or flexible unit development or the equivalent) for new residential units until the School District has verified that there is sufficient capacity in the school system to accommodate the proposed development or a concurrency agreement is adopted.

Policy 2.D3: Level of Service Availability: The Town shall not deny a subdivision plat or site plan (or functional equivalent) based solely on the failure to achieve and maintain the adopted LOS for public school capacity where: 1. Adequate school facilities will be in place or under actual construction within three (3) years after the issuance of the subdivision plat or site plan (or functional equivalent); 2. Adequate school facilities are available in an adjacent CSA and the capacity impacts of development can be shifted to that area through, for example, redistricting; or, 3. The developer executes a legally binding development agreement to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent).

Policy 2.D4: Timing of Impact of Submitted Projects: Timing of Project's Impact. If the School District determines that adequate capacity will not be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, adequate facilities are not available in an adjacent CSA, and mitigation is not an acceptable alternative, the School District shall issue a School Concurrency Determination stating, in detail, why the proposed development is not in compliance with school concurrency requirements, and the Town will not accept or process a development application. If the School District determines that adequate capacity does not exist, but the School Board and the Town find proportionate share or other mitigation is appropriate and feasible following the conclusion of the mitigation negotiation, then the School Board, the Town, and the developer shall enter into an enforceable and binding agreement pursuant to the "Highlands County Interlocal Agreement for Coordinated Planning and School Concurrency."

OBJECTIVE 2.E: PROPORTIONATE SHARE MITIGATION.

COORDINATE WITH THE SCHOOL DISTRICT TO ESTABLISH PROPORTIONATE SHARE MITIGATION ALTERNATIVES THAT ARE FINANCIALLY FEASIBLE AND

WILL ACHIEVE AND MAINTAIN THE ADOPTED LEVEL OF SERVICE STANDARD CONSISTENT WITH THE ADOPTED SCHOOL DISTRICT OF HIGHLANDS COUNTY FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE.

Policy 2.E1: Offsetting the Impacts of New Development: The School Board and Highlands County may determine that proportionate share mitigation to offset the impacts of a proposed development is required where the adopted LOS standards would otherwise be exceeded. The following options or combination thereof may be utilized to satisfy such mitigation requirements:

a. Payment of calculated proportionate share mitigation fees in accordance with Policy *2.E.5* herein

b. Contribution of land;

c. Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits;

d. Donation of buildings for use as a primary or alternative learning facility;

e. Renovation of existing buildings for use as learning facilities;

f. Construction of permanent student stations or core capacity; or

g. Construction of a school in advance of the time set forth in the School District Five-Year District Facilities Work Program.

The School District will maintain the adopted LOS standards and assume operational responsibility through incorporation of the mitigation plan in the School District of Highlands County Five-Year Capital Improvement Schedule adopted by the School District Five-year District Facilities Work Program adopted by the School Board.

Policy 2.E2: Permanent Capacity Mitigation: Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School District of Highlands County Five-Year District Facilities Work Program. Consideration may be given by the School Board to place an additional improvement required for mitigation in the School District of Highlands County Five-Year District Facilities Work Program. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted LOS standards or identified as an amendment to the adopted School District of Highlands County Five-Year District Facilities Work Program. Portable classrooms will not be accepted as mitigation.

Policy 2.E3: Use of Capacity of Contiguous Concurrency Service Areas: Mitigation shall not be required when the adopted LOS cannot be met in a particular CSA, if the School

District determines that the needed capacity for the development is available in one or more contiguous CSA(s) and the impacts of the development on school capacity can be shifted to that CSA.

Policy 2.E4: Execution of Public School Facilities Development Agreements: Mitigation shall be directed to projects on the School District of Highlands County Five-Year District Facilities Work Program that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the Town, and the applicant executed prior to the issuance of the subdivision plat, site plan, or functional equivalent. If the School Board and Town accepts the mitigation plan following the ninety-day (90) negotiation period, the School Board shall add the improvement required for mitigation to the School District of Highlands County Five-Year District Facilities Work Program. This development agreement shall include developer/landowner's commitment to continuing renewal of the development agreement upon its expiration.

Policy 2.E5: Determination of Required Mitigation: The applicant's total proportionate-share mitigation obligation to resolve a capacity deficiency shall be based on the following formula, for each school level: determine the number of new students stations required to serve the new development by multiplying the number of dwelling units in the proposed development, by unit type, by the student generation rate, by type of dwelling unit and by school type. Then multiple the number of new student stations required to serve the new development by the average cost per student station. The average cost per student station shall include school facility development costs and land costs. The applicant's proportionate-share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value. The process to determine proportionate share mitigation obligation shall be as follows:

Summary of Concurrency Evaluation & Proportionate Share Mitigation	
Step 1:	Determine the number of students to be generated by the development
	Number of Dwelling Units in the proposed development (by unit type)
Multiplied By	Student Generation Rate (by type of DU and by School Type)
Equals	Number Students Stations needed to serve the proposed development
Step 2:	Comparing the available capacity to the number of student stations calculated in Step 1 to access the need for mitigation
	Available Capacity (see §5.5.3 (b) of this agreement)

Minus	The Number of new Students needed to accommodate the proposed development
Equals	The shortfall (negative number) or surplus (positive number) of capacity to serve the development
Step 3:	Evaluating the available capacity in contiguous service areas
	If Step 2 results in a negative number, repeat that step for one or more contiguous service areas. If this step results in a negative number, then proceed to step 4 to calculate the proportionate share mitigation.
Step 4:	Calculating proportionate share mitigation
	Needed additional Student Stations from Step 3
Multiplied By	Average cost per Student Station
Equals	Proportionate Share Mitigation Obligation

GOAL 3: DEVELOPMENT COORDINATION

OBJECTIVE 3.A: STRATEGIES FOR COORDINATION WITH DEVELOPMENT.

REQUIRE WHERE FEASIBLE THAT DEVELOPERS OF NEW AND REVITALIZED NEIGHBORHOODS PROVIDE SAFE, WELL-CONNECTED ACCESS AND TO ADDRESS CAPACITY NEEDS FOR SCHOOLS.

Policy 3.A1: Conveyance of School Sites: Lake Placid shall address conveyance of land for school sites when determined to be needed by the School Board of Highlands County to address the impact of residential dwelling units on the School District, and said conveyance shall occur within 90 days of approval of a rezoning or, where a rezoning is not required, prior to preliminary plan approval.

Policy 3.A2: Density Transfer: Lake Placid shall, consistent with this Comprehensive Plan, allow for the transfer of the entitled density of a school site onto existing developable areas of the parent site proposed for residential development or redevelopment.

Policy 3.A3: Consideration in Lieu of School Site Donation: Where conveyance of minimum-sized school sites is not feasible or appropriate, alternatives shall be considered. Alternatives may include, but are not limited to the following or any combination of such:

a. Conveyance to the District School Board of buildings or land for use as a primary or alternative learning facility or recreational area;

b. Conveyance of land;

c. Funding of renovations of existing buildings that address the capacity needs of the School District;

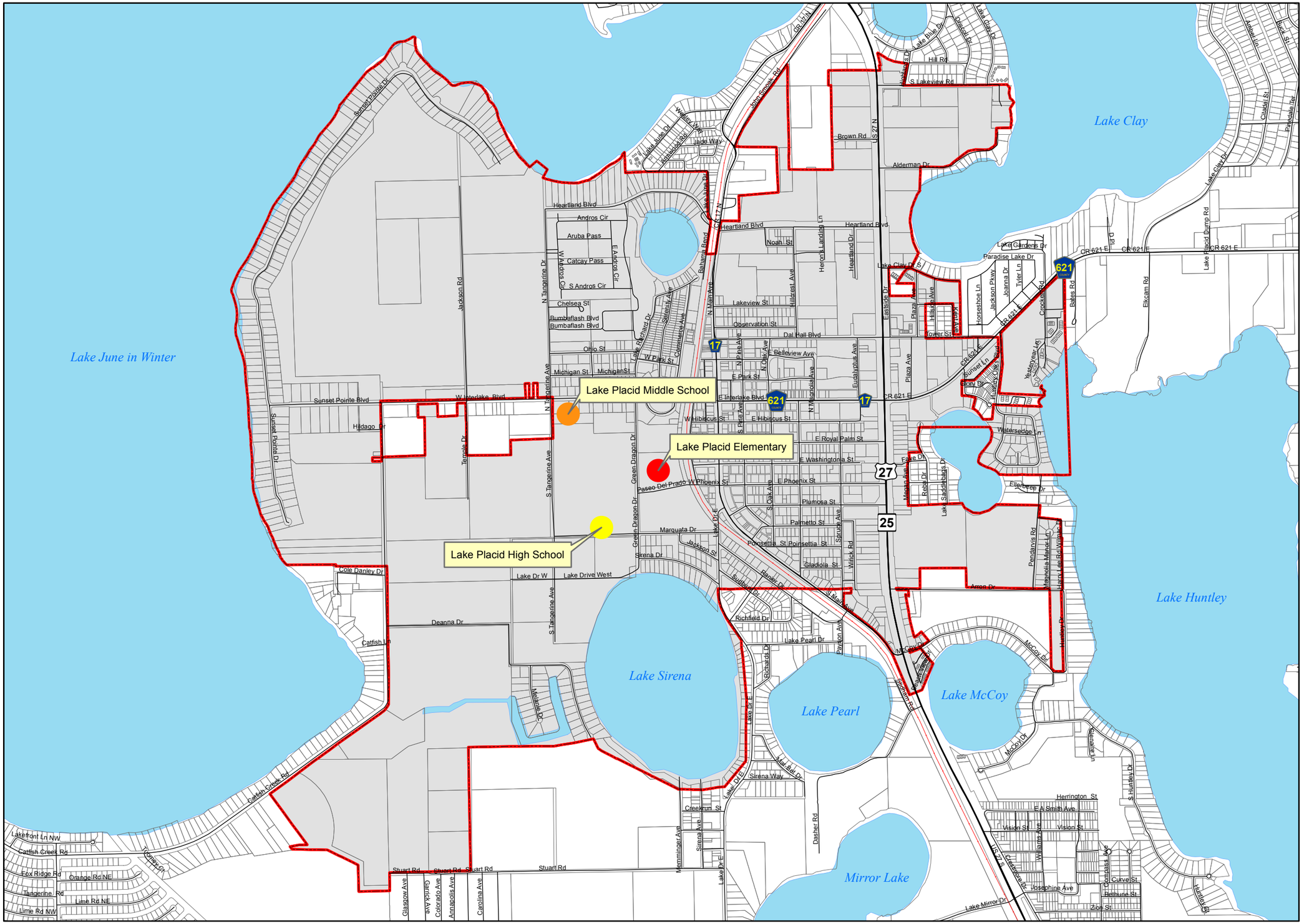
d. Construction of permanent student stations or core capacity.

Policy 3.A4: A developer shall receive credit for school impact fees paid to the County for land, buildings, permanent student stations or core capacity donated and buildings renovated pursuant to *Policy 3.A3* of this Objective, and accepted by the School Board of Highlands County based upon amounts agreed upon by the developer, the School Board, Highlands County, and Lake Placid in proportion to the total amount due for the development's Public Scholl Facilities Element Impact. If the total impact for schools is prepaid through the developer's proportionate share mitigation, no impact fees for schools shall be due for residential dwelling units constructed within the approved development.

Policy 3.A5: Connectivity to Schools: Lake Placid shall require that new and redevelopment residential projects construct the sidewalks, trails, and bikeways, consistent with this Comprehensive Plan, that are necessary to connect school to sidewalks, trails and bikeways systems.

APPENDIX "A" - CONCURRENCY SERVICE AREA MAPS
As may be amended from time to time

TOWN OF LAKE PLACID - SCHOOL DISTRICT FACILITIES - PUBLIC SCHOOLS MAP



Legend

- Elementary Schools
- Middle Schools
- High Schools
- Major Roads
- Local Roads
- Railway
- Parcels
- Lake Placid Town Limits
- Water Bodies

N
W E
S

1:18,000
1 inch = 1,500 feet

0 1,500 3,000
Feet

TOWN OF LAKE PLACID
311 W. Interlake Blvd.
Lake Placid, Florida 33852
Phone: (863) 699-3747
Fax: (863) 699-3749

CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
555 East Church Street, Bartow, FL 33830-3931
P.O. Box 2089, Bartow, FL 33831-2089
(863) 534-7130 - SUNCOM 515-2025
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Date Adopted:
January 14, 2013

DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:
Town of Lake Placid
Highlands County BoCC
Highlands County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council
Highlands County School Board

Path: D:\Projects\Highlands\LakePlacid\Maps2013\LakePlacid_SCHOOLS.mxd Date: 6/17/2013

TOWN OF LAKE PLACID

Highlands County, Florida

2030 Comprehensive Plan

Technical Support Document

Definitions and Acronyms

DEFINITIONS

~A~

ADJUSTED FOR FAMILY SIZE – Means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, than the base income eligibility determined as provided in the definitions of very-low-income persons, low-income persons, or moderate-income persons based upon a formula as established by the United States Department of Housing and Urban Development.

ADJUSTED GROSS INCOME – Means all wages, assets, regular cash or non-cash contributions or gifts from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s. 62 of the Internal Revenue Code.

AFFORDABLE – Means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households as indicated in the definitions of very-low-income persons, low-income persons, or moderate-income persons.

AFFORDABLE HOUSING – Means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in Section 420.0004, F.S. Affordable housing definitions that are prescribed by other affordable housing programs administered by either the United States Department of Housing and Urban Development or the State of Florida may be used by local governments if such programs are implemented by the local government to provide affordable housing.

AGRICULTURAL USES – Means activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture areas, groves, confined feeding operations, specialty farms, and silviculture areas.

AIRPORT CLEAR ZONE – Means a designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations.

AIRPORT FACILITY – Means any area of land or water improved, maintained or operated by a governmental agency for the landing and take-off of aircraft, or privately owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for

airport buildings, or other airport facilities or rights-of-way.

AIRPORT – NOISE CONTOUR – A line connecting points of similar day night average sound levels measured from a specific noise source.

AIRPORT OBSTRUCTION – Means any structure, object of natural growth, existing condition, or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or which otherwise increases the risk of danger to aircraft operations.

AMENDMENT: Any action of a local government which has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan element or map or map series, including an action affecting a prior plan or plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation or makes corrections, updates and modification of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in subsection 163.3177(3)(b), F.S., and corrections, updates or modifications of current costs in other elements, as provided in subsection 163.3187(2), F.S.

ANNEXTION – The adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality. [*Source: s. 171.031, F.S.*]

ARTERIAL ROAD – Means a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high, operating speed. In addition, every United States numbered highway is an arterial road.

ASSISTED LIVING FACILITY (ALF) – Assisted Living Facility, hereinafter referred to as "*facility*", or "*AL*", means any building or buildings, section of a building, or distinct part of a building, residence, private home, boarding home, home for the aged, or other place, whether operated for profit or not, which undertakes through its ownership or management to provide, for a period exceeding 24 hours, housing, food service, and one or more personal services for four or more adults, not related to the owner or administrator by blood or marriage, who require such services; or to provide extended congregate care, limited nursing services, or limited mental health services, when specifically licensed to do so pursuant to s.400.407, F.S., unless the facility is licensed as an adult family-care home. A facility offering personal services, extended congregate care, limited nursing services, or limited mental health services for fewer than four adults is within the meaning of this definition if it formally or informally advertises to or solicits the public for residents or referrals and holds itself out to the public to be an establishment which regularly provides such services, unless the facility is licensed as an adult family-care home.

~ B ~

BEST MANAGEMENT PRACTICES (BMPs) – A practice or combination of those practices currently determined to be the most effective and practicable (including technological, economical, and institutional considerations) means to achieve goals. BMPs can either be adopted requirements or voluntary practices and procedures.

BICYCLE and PEDESTRIAN WAYS – Means any road, path, or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

BLIGHTED AREAS: Developed areas which have deteriorated through neglect or abandonment and which could benefit the community if redeveloped.

BLUEWAYS – Blueways are small boat and paddling routes that combine recreation and environmental awareness and allow users to travel to designated stops along the way for rest, overnight stays, and/or enjoyment of land-based attractions in the vicinity.

BUFFER: An area or strip of land established to separate and protect one type of land use from another with which it is incompatible. A buffer area typically is landscaped and contains vegetative plantings, berms, and/or walls or fences to create a visual and/or sound barrier between the two incompatible uses.

BUILDING: A structure created to shelter any form of human activity. This may refer to a house, barn, garage, church, hotel, packing house, or similar structure. Buildings may refer to a historically or architecturally-related complex, such as a house or jail, or a barn.

BUSINESS – Means all gainful private sector activity. Includes commerce, industry, agriculture, construction, tourism, recreation sport, medical practice, retail trades and services, and any other such undertakings contributing to the economic base of the Town of Lake Placid.

~ C ~

CANAL – Means any manmade waterway used for the purposes of drainage, irrigation, or transportation which collects and then diverts or directs the flow of surface water or groundwater. A ditch is not a canal. [*Source: Modified from FDOT Glossary of Transportation Terms, 1992*]

CAPITAL BUDGET – Means the portion of Town's budget which reflects capital improvements that are scheduled for a given fiscal year.

CAPITAL IMPROVEMENT – Means physical assets constructed or purchased to provide, improve, or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this Comprehensive Plan physical assets which have been identified as "*existing needs*" or "*projected needs*" in the Plan Elements shall be considered capital improvements.

CERTIFICATE OF CONCURRENCY: A certificate which constitutes proof that public facilities and services are or will be available, consistent with the adopted LOS set forth in the CIE and shall specify the public facilities and services which are to be constructed, timing of, and responsibility for construction. Certification of Concurrency shall cause the reservation of capacity in the public facilities and services which are or will be available, until the Certification of Concurrency is utilized, amended or expires.

CLUSTER DEVELOPMENT: A development pattern - for residential, commercial, industrial, institutional, or combinations of such uses - in which the uses are grouped or "clustered" through a density transfer, rather than spread evenly throughout a parcel as a conventional lot-by-lot development.

CLUSTERING: The grouping together of structures and infrastructure on a portion of a development site.

COLLECTOR ROAD – Means a roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

COMMERCIAL NODE – Means a collection of commercial uses typically located at the intersection of two thoroughfare roadways.

COMMERCIAL USES – Means activities within land areas which are predominantly connected with the sale, rental, and distribution of products or the performance of services.

COMPREHENSIVE PLAN – Means any Elements or portions thereof prepared, adopted, or amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, as amended. [*Source: modified from Chapter 380.031, F.S.*]

CONCURRENCY – Means that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

CONCURRENCY MANAGEMENT SYSTEM – Means the procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

CONE OF INFLUENCE – Means an area around one or more major water-wells, the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.

CONSERVATION USES – Means activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

CULTURAL RESOURCE(S) – For purposes of this Comprehensive Plan, means any natural or manmade artifact, structure, or site which conveys knowledge about the history, prehistory, or culture of the Town of Lake Placid and/or Highlands County.

CUTTHROATGRASS SEEP – Means any area of land supporting cutthroatgrass (*Panicum abscissum Swallen*) as the dominant species.

~ D ~

DEMOLITION: The complete or constructive removal of any or part or whole of a building or structure upon any site when same will not be relocated intact to a new site.

DENSITY: An objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre. "Density Control" is a limitation on the occupancy of land, and is generally implemented through zoning. Specific methods include use restrictions, such as single or multiple family dwellings, minimum lot size requirements, floor area ratio, setback or yard requirements, minimum house.

DEVELOPER – Means any person, including a governmental agency, undertaking any development as defined in this Definitions Section. [*Source: modified from Chapter 380.031, F.S.*]

DEVELOPMENT – Shall mean the exact definition included in Chapter 380.04, F.S.:

"(1) The term "development" means the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.

(2) The following activities or uses shall be taken for the purposes of this chapter to involve "development", as defined in this section:

(a) A reconstruction, alteration of the size, or material change in the external appearance of a structure on land;

(b) A change in the intensity of the use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land;

(c) Alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any "coastal construction" as defined in ss 161.021;

(d) Commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land;

(e) Demolition of a structure;

(f) Clearing of land as an adjunct of construction; and,

(g) Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

(3) The following operations or uses shall not be taken for the purpose of this chapter to involve "development" as defined in this section:

(a) Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad track, if the work is carried out on land within the boundaries of the right-of-way;

(b) Work of any utility and other persons engaged in the distribution or transmission of gas or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, power lines, poles, tracks, or the like;

(c) Work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure;

(d) The use of the structure or land devoted to dwelling uses for any purpose customarily incidental to enjoyment of the dwelling;

(e) The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products; raising livestock; or for other agricultural purposes;

(f) A change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class;

(g) A change in the ownership or form of ownership of any parcel or structure; and,

(h) The creation or termination of rights of access, riparian rights, easements, covenants concerning development of land, or other rights in land.

(4) "Development" as designated in an ordinance, rule, or development permit includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, "development" refers to the act of developing or to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development, reference to particular operations is not intended to limit the generality of subsection (1)."

DEVELOPMENT AGREEMENT: An agreement entered into between the City and a developer, corporation or other legal entity in connection with the approval of a development order pursuant to the requirements of s. 163.3220 – 163.3243, F.S., or an agreement on a development order issued pursuant to Chapter 380, F.S.

DEVELOPMENT OF REGIONAL IMPACT – Large-scale developments that are likely to have regional effects beyond the local government jurisdiction in which they are located.

DEVELOPMENT ORDER/PERMIT – Means any order or approval by the Town of Lake Placid or Highlands County that grants, denies, or grants with conditions an application for a development permit, including but not limited to any building permit, zoning action or permit, plat approval, certification, variance, or other action having the effect of permitting new development, redevelopment, or ongoing development. [*Source: modified from Chapter 380.031, F.S.*]

DEVELOPMENT, SMALL SCALE – (a/k/a small scale plan amendment) Means those development proposals or activities which meet the statutory criteria of Section 163.3187(1), F.S.

DITCH – Means a long, narrow, shallow trench or furrow that has been dug in the ground for irrigation, drainage, or boundary line purposes. [*Source: Modified from FDOT Glossary of Transportation Terms, 1992*]

DRAINAGE BASIN – Means the area defined by topographic boundaries which contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

DRAINAGE FACILITIES – Means a system of man-made structures designed to collect, convey, hold, divert, retain, or discharge stormwater, and includes stormwater, sewers, canals, detention structures, and retention structures.

DWELLING UNIT: A structure in which occupants live and eat separately from anyone else, and have direct access to the outside (e.g. to a hallway or street) of the unit.

~ E ~

ECONOMIC BASE – The structure of the local economy in terms of industries, employers, employment trends and projections, demographic trends and projections, and business conditions.

EDUCATIONAL USES – Means activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities, or parking.

ENSURE – Provide the resources for achieving a set goal, objective, or policy**.**

ESSENTIAL NATURAL HABITAT – Land or water bodies that, through the provision of breeding or feeding habitat, are necessary to the survival of endangered or threatened plant and animal species, or species of special concern, as determined by the Florida Fish and Wildlife Conservation Commission or the U.S. Fish and Wildlife Service.

EXTREMELY-LOW-INCOME PERSONS - One or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state. The Florida Housing Finance Corporation may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.

~ F ~

FAIR HOUSING LAND DEVELOPMENT REGULATIONS – An Ordinance adopted by a jurisdiction in keeping with the laws of the United States of America and the spirit of the Constitution of the State of Florida, to promote through fair, orderly, and lawful procedure, the opportunity for each person so desiring to obtain housing of such person's choice without regard to race, color, ancestry, national origin, religion, sex, marital status, familial status, handicap or age, and, to that end, to prohibit discrimination in housing by any person.

FINANCIAL FEASIBILITY - Sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of a 5-year capital improvement schedule for financing capital improvements, such as ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees, and developer contributions, which are adequate to fund the projected costs of the capital improvements identified in the comprehensive plan

necessary to ensure that adopted level-of-service standards are achieved and maintained within the period covered by the 5-year schedule of capital improvements. A comprehensive plan shall be deemed financially feasible for transportation and school facilities throughout the planning period addressed by the capital improvements schedule if it can be demonstrated that the level-of-service standards will be achieved and maintained by the end of the planning period even if in a particular year such improvements are not concurrent as required by s. 163.3180, F.S.

FINDINGS – For purposes of this Comprehensive Plan, means the factual and legal basis upon which decisions are made in accordance with Comprehensive Plan objectives and policies.

FIREWISE COMMUNITIES – The national Firewise Communities program is a multi-agency effort designed to reach beyond the fire service by involving homeowners, community leaders, planners, developers, and others in the effort to protect people, property, and natural resources from the risk of wildland fire - before a fire starts. The Firewise Communities approach emphasizes community responsibility for planning in the design of a safe community as well as effective emergency response, and individual responsibility for safer home construction and design, landscaping, and maintenance.

FLOODPLAIN – For purposes of this Comprehensive Plan, means the area calculated to be inundated or the actual area that is inundated during a 100-year storm event, as generally identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

FLOOR AREA RATIO – Floor Area Ratio is used to measure the intensity of site development and represents the mathematical formula of dividing the building area (measured in square feet) by 43,560 (number of square feet in an acre) to generate a ratio (expressed in a percentage) of building space: land area.

FLORIDA WATER STAR^{SM} – Florida Water Star^{SM} is a voluntary certification program for new and existing residential and commercial developments that encourages water efficiency in household appliances, plumbing fixtures, irrigation systems and landscapes.

~ G ~

GENERAL LANES - Intrastate roadway lanes not exclusively designated by the Florida Department of Transportation for long distance, high speed travel. In urbanized areas, general lanes include high occupancy vehicle lanes not physically separated from other travel lanes.

GOAL – Means the long-term end toward which programs or activities are ultimately directed.

GOVERNMENTAL AGENCY – Means:

A. The United States or any department, commission, agency, or other instrumentality thereof;

B. This state or any department, commission, agency, or other instrumentality thereof;

C. Any local government, as defined in this ~~chapter~~ section, or any department, commission, agency, or other instrumentality thereof; and,

D. Any school board or other special district, authority, or other governmental entity. [*Source: Chapter 380.031, F.S.*]

GREEN BUILDING TECHNIQUES – The practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and deconstruction. This practice expands and complements the classical building design concerns of economy, utility, durability, and comfort. This is also known as also known as green construction or sustainable building,

GREEN COMMUNITY DESIGN – Design that embraces ecological considerations, sustainability, recycling, conservation of resources, and cleaner, quieter, and safer domestic environments.

~ H ~

HISTORIC RESOURCES – Means all areas, districts, or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

HURRICANE SHELTER – Means a structure designated by local officials as a place of safe refuge during a storm or hurricane.

~ I ~

INCENTIVE – Any assistance granted to aid in the development or expansion of a non-residential enterprise. This may be in the form of financial grants, loans, coordination of training programs for expanding or relocating firms, or any other mechanisms approved by the Town of Lake Placid Town Council.

INDUSTRIAL DEVELOPMENT AUTHORITY (IDA) – The Highlands County Board of County Commissioners by Resolution, created the Highlands County Industrial Development Authority The Highlands County Industrial Development Authority and the

Economic Development Commission for Highlands County, Inc. - function as one and the same in representing the public and private sectors in a partnership engaged in economic development activities in Highlands County.

INDUSTRIAL USES – Means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

INFILL – Means a land use strategy to encourage the utilization of existing infrastructure for the orderly development of isolated or skipped-over properties within the urbanized areas of the Town. "*Infill Development*" means the improvement and building up of such properties for the most suitable density and/or intensity or type of land use that is compatible with surrounding development patterns and infrastructure capacities.

INFRASTRUCTURE – Means those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwards; revetments; causeways; marinas; navigation channels; bridges, and roadways.

~ J ~

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~ L ~

LAND – Means the earth, water, and air above, below, or on the surface, and includes any improvements or structures customarily regarded as land. [*Source: Chapter 380.031, F.S.*]

LAND USE – Means the development that has occurred or is designated to occur on a property by the Future Land Use map series. [*Source: modified from Chapter 380.031, F.S.*]

LEED – The Leadership in Energy and Environmental Design (LEED) Green Building Rating System, which was developed by the U.S. Green Building Council (USGBC), provides a suite of standards for environmentally sustainable construction.

LEVEL OF SERVICE – Means an indicator of the extent or degree of service provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

LIMITED ACCESS FACILITY/ROAD – Means a roadway especially designed for through

traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.

LOCAL ROAD – Means a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

LOT OF RECORD – Means a lot which is part of a subdivision recorded in the office of the Clerk of the Circuit Court, or a lot or parcel described by metes and bounds, the description of which is recorded.

LOT – A "*lot*" is a parcel of land of at least sufficient size to meet the minimum requirements for use, coverage, and area and to provide such yard and open space as is herein required. Such lot shall have frontage on an improved public road or street where required by the terms of this chapter and may consist of:

A. A single lot of record;

B. A portion of a lot of record;

C. A combination of complete lots of record; of complete lots of record and portions of lots of record; or of portions of lots of record;

D. A parcel described by metes and bounds;

Provided that in no case of division or combination shall any residual lot or parcel which does not meet the requirements of this Plan. Includes the words "*plot*" or "*parcel*".

LOW IMPACT DESIGN PRINCIPLES – Low Impact Design (LID) is an approach to land development or re-development that works with nature to manage stormwater as close to its source as possible to reduce the impact of built areas and promote the natural movement of water within an ecosystem or watershed. LID employs principles such as preserving and recreating natural features, minimizing impervious surfaces to create functional and appealing site drainage which treats stormwater as a resource rather than a waste product. Practices that can be used to adhere to these principles include bio-retention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements.

LOW IMPACT DEVELOPMENT – A comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds.

LOW-INCOME FAMILY(IES)/HOUSEHOLDS – Means "*lower income families*" as defined under the federal Section 8 Assisted Housing Program, or families whose annual income does not exceed 80 percent of the median income for Highlands County. The term

"*families*" includes "*households*".

LOW INCOME PERSONS/HOUSEHOLDS – One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

LOW-INCOME OR MODERATE-INCOME PERSONS – Means families and persons who cannot afford, as defined by federal law, to pay the amounts at which private enterprise is providing a substantial supply of decent, safe, and sanitary housing and fall within income limitations set by the agency in its rules.

LOW-INCOME PERSONS – Means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

~ M ~

MANUFACTURED HOME – Means a mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act. [*Source: Section 320.01, Florida Statutes*]

MAJOR PUBLIC FACILITY – Means any publicly owned facility of more than local significance. [*Source: Chapter 380.031, F.S.*]

MAJOR TRIP GENERATORS or ATTRACTORS – Means concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.

MINERALS – Means all solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

MINING – Means the commercial extraction of minerals, ores, and organic matter from their natural location by excavation, including any associated processing and storage of these raw materials.

MOBILE HOME –Means a structure, transportable in one or more sections, which is 8 body

feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. For tax purposes, the length of a mobile home is the distance from the exterior of the wall nearest to the drawbar and coupling mechanism to the exterior of the wall at the opposite end of the home where such walls enclose living or other interior space. Such distance includes expandable rooms, but excludes bay windows, porches, drawbars, couplings, hitches, wall and roof extensions, or other attachments that do not enclose interior space. In the event that the mobile home owner has no proof of the length of the drawbar, coupling, or hitch, then the tax collector may in his or her discretion either inspect the home to determine the actual length or may assume 4 feet to be the length of the drawbar, coupling, or hitch. [*Source: Section 320.01, Florida Statutes*]

MODERATE INCOME PERSONS/HOUSEHOLDS – "*Moderate-income persons*" means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

MODERATE-INCOME PERSONS – Means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

MULTI-MODAL TRANSPORTATION SYSTEM – A Multi-Modal Transportation System is a system that incorporates the movements of people and goods with connections using two or more modes. These modes include air, car, rail, boat, public transit, and non-motorized transportation.

~ N ~

NATURAL DRAINAGE FEATURES – Means the naturally occurring features of an area which accommodates the flow of stormwater, such as streams, rivers, lakes and wetlands. [*Source: Rule 9J-5, FAC*]

NATURAL PRESERVATION SITES – Means areas designated for conservation purposes which are operated by contractual agreement with or are managed by a federal, state, regional, or local government or non-profit agency, such as: national or state parks; lands purchased for conservation purposes with public funds, such as under the Save Our Rivers, Preservation 2000, or Highlands County Conservation Trust Fund programs; and,

lands used for sanctuaries, natural systems research and education, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters.

NONCONFORMING – In the context of this Comprehensive Plan, means that the physical features or use of a particular property which existed prior to the Comprehensive Plan's effective date of adoption do not conform to the requirements or standards established by the policies of the Comprehensive Plan.

NONPOINT SOURCE POLLUTION: Any source of water pollution that is not a point source.

~ O ~

OBJECTIVE – Means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

OVERLAY – An overlay district places a set of requirements or relaxes a set of requirements imposed by the underlying zoning district. An overlay designation is not a separate district classification. It is attached to an existing district designation and identifies an area subject to supplemental regulations.

OPEN SPACE(S) – Means undeveloped lands suitable for passive recreation or conservation uses.

~ P ~

PARCEL OF LAND – Means any quantity of land capable of being described with such definitiveness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit, or which has been used or developed as a unit. [*Source: Chapter 380.031, F.S.*]

PERFORMANCE-BASED TREATMENT SYSTEMS – A specialized on-site sewage treatment and disposal system designed by a professional engineer with a background in wastewater engineering, registered in the State of Florida, using the appropriate application of sound engineering principles to achieve specified levels of $CBOD_5$ (carbonaceous biochemical oxygen demand 5 Day Incubation), TSS (total suspended solids), TN (total nitrogen), TP (total phosphorus), and fecal coliform found in domestic sewage waste, to a specific and measurable established performance standard. The term also includes innovative systems.

PERSON – Means an individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity. [*Source: Chapter 380.031, F.S.*]

PLANNED DEVELOPMENT **–** A planned development district mixes different types of housing with compatible commercial uses, shopping centers, office parks, and other mixed use developments.

PLANNING PERIOD – Planning Period means the period of time covered by the Comprehensive Plan.

POLICY – Means the way in which programs and activities are conducted to achieve an identified goal.

POLLUTION – Means the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

POTABLE WATER FACILITIES – Means a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

PUBLIC FACILITIES – Means transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities, and public health systems or facilities.

PUBLIC RECREATION SITES – Means sites owned or leased on a long-term basis by a federal, State, regional, or local government agency for purposes of recreational use.

PUBLIC SERVICES – Means any administrative, entitlement, protective, maintenance, or utility provided by the Town of Lake Placid to the general public.

PUBLIC TRANSIT_- Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

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RECREATION FACILITY – Means a component of a recreation site used by the public such as a trail, court, athletic field, or swimming pool.

RECREATION, ACTIVE – Means leisure-time activities, usually of a formal nature and often performed with other people, requiring equipment and taking place at prescribed places, sites, or fields. Such activities include swimming, tennis, and other court games, baseball and other field sports such as football and soccer, track, and playground activities.

RECREATION, PASSIVE – Means activities that involve relatively inactive or less energetic activities, such as walking, sitting, picnicking, card games, chess, checkers, and similar table games, and nature walks and observation.

RECREATIONAL USES – Means activities within areas where recreation occurs.

REGULATION – Means a principle, rule, or law, currently implemented in the Town of Lake Placid or Highlands County, that is designed to govern or control behavior.

RELOCATION HOUSING – Means those dwellings which are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced.

RESIDENTIAL USES – Means activities within land areas used predominantly for housing.

RIGHT-OF-WAY – Means land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

ROADWAY FUNCTIONAL CLASSIFICATION – Means the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major, or minor levels. Those levels may be further grouped into urban and rural categories.

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SEASONAL POPULATION – Means part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors.

SERVICES – Means the programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social, and other programs necessary to support the

programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law.

SHORELINE OR SHORE – Means the interface of land and water and, as used in the coastal management element requirements, is limited to oceanic and estuarine interfaces.

SOLID WASTE – Means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

SOLID WASTE FACILITIES – Means structures or systems designed for the collection, processing, or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

STORMWATER – Means the flow of water which results from a rainfall event.

STORMWATER FACILITIES – Means manmade structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities, and retention facilities.

STRUCTURE – Means anything constructed, installed, or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. "*Structure*" also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs. [*Source: Chapter 380.031, F.S.*]

SUB-STANDARD – Means:

A. Any unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants;

B. A unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or

C. A unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value.

STANDARD HOUSING CODE – A municipal ordinance (sometimes a state statute) that sets standards for the construction, rehabilitation, and maintenance of buildings.

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TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) – Traditional Neighborhood Development (TND), or Neotraditional Planning, is a New Urbanist approach to designing municipalities, towns, and neighborhoods. Traditional, or Neotraditional, planners, developers, architects, and designers try to reduce traffic and eliminate sprawl. Homes, shops, businesses, theaters, schools, parks, and other important services are placed within easy walking distance.

TRANSPORTATION DISADVANTAGED – Means those individuals who because of physical or mental disability, income status, or age are unable to transport themselves to or purchase transportation and are, therefore dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities.

TRANSPORTATION MANAGEMENT SYSTEM STRATEGIES – Strategies that provide money saving multimodal solutions that relieve congestion, optimize infrastructure investments, promote travel options, and reduce greenhouse gas emissions.

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URBAN INFILL: The economic use of vacant land, or restoration or rehabilitation of existing structures or infrastructure, in already urbanized areas where water, sewer, and other public services are in place, that maintains the continuity of the original community fabric.

URBAN LAND USE – Means those land use designations on the Future Land Use Map where urban density and intensity of development is allowed; i.e., land uses with 4 du/acre or higher, commercial, commercial/industrial and industrial.

URBAN REDEVELOPMENT: Rehabilitation of impoverished urban neighborhoods by large-scale renovation or reconstruction of housing and public works.

URBAN SPRAWL: Urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity of low-density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) The creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or (c) The creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patters:

leapfrog or scattered development; ribbon or strip commercial or other development; or large expanses of predominantly low-intensity, low-density, or single-use development.

URBAN ZONING – Means those implementing zoning districts allowed within the urban land use designations.

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VEGETATIVE COMMUNITIES – Means ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation, and animals.

VIEWSHED – Indicates the entire area an individual can see from a given point.

VERY-LOW-INCOME PERSONS/FAMILY – Means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

VESTED RIGHT: A right is vested when it has become absolute and fixed and cannot be defeated or denied by subsequent conditions or change in regulations, unless it is taken and paid for. There is no vested right to an existing zoning classification or to have zoning remain the same forever. However, once development has been started or has been completed, there is a right to maintain that particular use regardless of the classification given the property. In order for a nonconforming use to earn the right to continue when the zoning is changed, the right must have vested before the change. If the right to complete the development was not vested, it may not be built, no nonconforming use will be established, and the new regulations will have to be complied with.

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WASTEWATER FACILITIES – Means structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

WATER-DEPENDENT USES – Means activities which can be carried out only on, in or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or

water supply.

WATER-RELATED USES – Means activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses. [*Source: Rule 9J-5, FAC*]

WATER SERVICE AREA – The geographical service area that identifies where a Water Service provider currently provides direct water service and plans to provide new water service.

WATERSHED – An area of land that drains downslope to the lowest point. The water moves through a network of drainage pathways, both underground and on the surface. Generally, these pathways converge into streams and rivers, which become progressively larger as the water moves on downstream, eventually reaching an estuary and the ocean. Other terms used interchangeably with watershed include drainage basin or catchment basin.

WELLHEAD PROTECTION AREA – Means an area designated by local government to provide land use protection for the groundwater source for a potable water wellfield, as defined in this chapter, including the surface and subsurface area surrounding the wellfield. Differing levels of protection may be established within the wellhead protection area commensurate with the capacity of the well and an evaluation of the risk to human health and the environment. Wellhead protection areas shall be delineated using professionally accepted methodologies based on the best available data and taking into account any zones of contribution described in existing data.

WETLAND –Means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils.

Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce, or persist in aquatic environments or anaerobic soil conditions.

Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps, and other similar areas.

Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. [*Source: Florida Statutes, 373.019 (17)*]

WORKFORCE HOUSING – Housing that is affordable to those households whose occupants earn between 60 and 150 percent of an area's median income.

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ACRONYMS

BMP(s)	Best Management Practice(s)
CBDG	Community Development Block Grant – Federal
CIE	Capital Improvements Element
CFS	Capital Financial Strategy
CO	Certificate of Occupancy
CORPS	Corps of Engineers – Federal
CR #	County Road #
CFRPC	Central Florida Regional Planning Council
DACS	Department of Agriculture and Consumer Services – State
DEO	Department of Economic Opportunity – State
DEP	Department of Environmental Protection – State
DO	Development Order
DOT	Department of Transportation – State
DRI(s)	Development(s) of Regional Impact
D.U.(s)	Dwelling Unit(s)
EDB	Ethylene Dibromide
EPA	Environmental Protection Agency – Federal
FAC	Florida Administrative Code
FDCA	Florida Department of Community Affairs
FDEP	Florida Department of Environmental Protection
FDHRS	Florida Department of Health and Rehabilitative Services
FDOT	Florida Department of Transportation
FEFM	Federal Emergency Flood Management
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Maps of the National Flood Insurance Program
F.S. or FS	Florida Statutes
FLUE	Future Land Use Element
gpcd	gallons per capita per day
gpm	gallons per minute
GLPPVO	Greater Lake Placid Planned Vision Overlay

HCSB	Highlands County School Board
HRS	Florida Department of Health and Rehabilitative Services
HRWUCA	Highlands Ridge Water Use Caution Area
HSE	Housing Element
HUD	Federal Department of Housing and Urban Development
ICE	Intergovernmental Coordination Element
IFAS	Institute of Flood and Agriculture Services – State
INF	Infrastructure Element
KRRMP	Kissimmee River Resource Management Plan
lbs.	pounds
LDR(s)	Land Development Regulation(s)
LEED	Leadership in Energy and Environmental Design
LID	Low Impact Development
LOS	Level of Service
LPA	Local Planning Agency pursuant to Chapter 163, FS (see PZC)
Manuf.	Manufactured
MCL	maximum contamination level
MSA	Metropolitan Statistical Area
PL	Public Law – Federal
PZC	Planning and Zoning Commission – Highlands County (designated as the LPA)
Pop.	Population
PUD(s)	Planned Unit Development(s)
QWIP	Quality of Water Improvement Project – Water Management Districts
Res.	Residential
ROE	Recreation/Open Space Element
ROW(s)	Right(s) of Way
RPC	Regional Planning Council
RV	Recreational Vehicle
SFWMD	South Florida Water Management District
SR #	State Road #
SWFWMD	Southwest Florida Water Management District
TCE	Traffic Circulation Element
TDR(s)	Transfer of Development Right(s)
US	United States
USDA	United States Department of Agriculture
US SCS	United States Soil Conservation Service
WMD(s)	Water Management District(s)
WSFWP	Water Supply Facilities Work Plan
WUCA(s)	Water Use Caution Area(s)

Chapter 163, Part II, FS Florida's Community Planning Act ("Act"), empowers and mandates the Town of Lake Placid, Florida, to plan for future development and growth and to adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the Town.

Chapter 380, FS	Florida's Local Land and Water Management Act, (includes DRI procedures)