

City of Sebring



Comprehensive Plan

Adopted October 19, 2010

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FUTURE LAND USE ELEMENT

The Organization of this Element is as follows:

GOAL # 1: High Quality Living Environment

- Objective 1: Growth Management Strategy & Land Use Classifications
- Objective 2: New Development and Required Public Facilities
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- Objective 4: Identity and quality of the City
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- Objective 6: Special/Resource Management Plans
- Objective 7: Discourage Sprawl/Coordination with Other Jurisdictions
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- Objective 9: Land & Comp Plan Categories for Schools
- Objective 10: Hazard Mitigation
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- Objective 12: Amendment and Application Requirements

GOAL # 2: Sustainable and attractive Downtown for the entire community

- Objectives 13 -18: CRA & Downtown
- Objective 19: Development Agreements
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GOAL 1: ENSURE A HIGH QUALITY LIVING ENVIRONMENT THROUGH NEW AND REDEVELOPED COMPATIBLE LAND USES THAT WILL MAXIMIZE ECONOMIC DEVELOPMENT AND MAXIMIZE NATURAL AND MANMADE RESOURCES WHILE MEETING THE NEEDS OF THE CITY'S CITIZENS. THE 2030 PLANNING PERIOD TO BE THE PLANNING TIMEFRAME FOR THIS COMPREHENSIVE PLAN AND ALL ITS ELEMENTS.

OBJECTIVE FLUE 1: Development within the City shall be managed through the application of Comprehensive Plan Goals, Objectives and Policies and implementation of Land Use Categories in Policy 1.1.

Policy 1.1 – Comprehensive Plan Categories: The following Land Use Categories are hereby adopted with intensities and densities that:

- Establish compatible types of land uses;
- provide sufficient acreage to meet future growth;
- consider the suitability of land for development and redevelopment;
- recognize existing land uses;
- reflect the availability of public utility and facility capacities at adopted levels-of-service; and
- provide guidance in preparing and reviewing future requests for rezoning.

A. Recreational Use (Rec): Land preserved for parks, open space, passive and active recreational uses. Accessory uses for supporting maintenance and supporting minor retail are allowed and limited to food and souvenir vending, administrative facilities, public use facilities such as restrooms and picnic areas, and similar uses. Accessory use may not exceed 10% of the Recreational area and a maximum Floor Area Ratio of 0.25. *Open space includes undeveloped lands suitable for passive recreation or conservation uses.* Public and utility uses are allowed as accessory to the permitted uses in the category. *(Amendment underlined adopted by Tuscan Village Settlement Ordinance # 1250, Nov. 6, 2007) (Amendment in italics adopted by DMUR Ordinance 1260 adopted Feb. 16, 2010).*

B. Conservation (Con): Public or private lands which, due to natural or environmental constraints including but not limited to wetlands, floodplains, water management lands, and endangered species habitat. No residential development is allowed. Non-residential development allows the construction of facilities for conservation educational which are designed to complement the conservation educational purposes the area being conserved and located and accessed on uplands lands as to not affect or minimize any negative effect on the environment. These uses are limited to one story and a maximum intensity of 0.25 FAR. Maximum impervious surface shall be limited to uses supporting conservation educational facilities and shall occupy an area of no greater than 5% of the conservation land use area. *(Amendment adopted by Tuscan Village Settlement Ordinance # 1250, Nov. 6, 2007).* Public and utility uses are allowed as accessory to the permitted uses in the category.

C. Public Use (P): Lands designated for public buildings, school buildings, public lands and private service structures. Public and utility uses are allowed as accessory to the permitted uses in the category.

- D. Low Density Residential (LDRes):** Up to and including 5 dwellings per acre and maximum impervious surface ratio 0.70 with a maximum building height of 35 feet. This classification is mainly for single family development, small scale multi-family development up to 4 attached units, and other types of residential structures, such as group homes for elderly care as part of multi-use, master planned community, a planned development or mixed use development approved by the City Council. Public and utility uses are allowed as accessory to the permitted uses in the category.
- E. Medium Density Residential (MDR):** 5 up to 12 dwellings per acre and a maximum impervious surface ratio of 0.70 with a maximum building height of 50 feet. This classification is mainly for single family development and multi-family development up to 12 dwelling units per acre and other types of residential structures, such as group homes for elderly care as part of multi-use, master planned community, a planned development, or mixed use development approved by the City Council. Club houses and supporting accessory uses and structures are allowed up to 5 % of the area and shall not exceed the maximum impervious surface ratio of 0.70. Public and utility uses are allowed as accessory to the permitted uses in the category.
- F. High Density Residential (HDR):** 10 to 40 dwellings per acre and a maximum impervious surface ratio of 0.70 with a maximum building height of 50 feet. Club houses and supporting neighborhood commercial is allowed up to 5 % of the area and shall not exceed the maximum impervious surface ratio of 0.70. Within the Downtown Sebring CRA impervious surface ratio may be allowed up to 1.0 when it meets the design criteria of the CRA. Any development with a density exceeding 20 dwellings per acre must be approved either through the PD rezoning process except the density may be up to 40 dwelling units per acre when approved by the City Council as part of a PD in conjunction with an approved Development Agreement. Public and utility uses are allowed as accessory to the permitted uses in the category.
- G. Mixed Use (Multifamily Residential/Commercial) (MXU):** The City desires to create standards for mixed uses development and therefore creates the following minimum standards for Mixed Use Development. Mixed uses must meet the criteria of this plan. Non-residential mixed use development may not exceed the impervious ratio 0.70, residential with multi-family not to exceed 12 dwelling units per acre with approval up to 20 dwelling units per acre through the PD or Mixed Use District rezoning process, and the maximum building height is fifty feet.
1. Commercial mixed uses shall allow up to 100% office, retail, industrial, or other commercial. Up to 20% residential either second story or apartment buildings. Multi-family is limited to 30% of the gross land area
 2. Single Family mixed use may be up to 80% single family and contain up to 30% commercial or multifamily.

3. Public Uses that maximize the use of existing public facilities, that are based on the benefits received by existing and future residents, and that are fiscally sound and cost effective techniques for financing public facilities are allowed in all Mixed Use categories with a maximum impervious ratio of 0.70;
4. Industrial-mixed use may be up to ninety (90) percent with a minimum of eighty (80) percent industrial and up to twenty (20) percent commercial.

H. Commercial (Comm): Office and commercial activities and uses and all residential, recreation, and public uses and light manufacturing, wholesale, and warehouse uses are when the impacts of similar to commercial or office uses with a maximum impervious surface ratio of 0.70 except within the Downtown Sebring CRA where impervious surface ratio may be allowed up to 1.0. Maximum building height shall be 50 feet except the height may be up to 100 feet when approved by the City Council as part of a PD in conjunction with an approved Development Agreement. Multi-family is allowed and may not exceed 20 dwelling units per acre except the density may be up to 40 dwelling units per acre when approved by the City Council as part of a PD in conjunction with an approved Development Agreement. Public and utility uses are allowed as accessory to the permitted uses in the category.

I. Neighborhood Commercial (NC): Offices and small scale commercial uses supporting the local neighborhood with a maximum impervious surface ratio of 70%. The maximum building height shall be 50 feet. This classification is intended for small retail and service oriented businesses and offices. Public and utility uses are allowed as accessory to the permitted uses in the category.

J. Industrial (In): This classification is intended for industrial and warehousing activities, more intensive commercial uses, wholesale, and retail with a maximum impervious surface ratio of 70%. The maximum building height shall be 50 feet except the height may be up to 100 feet when approved by the City Council as part of a PD in conjunction with an approved Development Agreement. No residential development shall be permitted within this classification. Public and utility uses are allowed as accessory to the permitted uses in the category.

K. Agriculture (Ag): Land utilized for agricultural purposes such as farming, pasture, silviculture, and similar uses with a maximum impervious surface ratio of 0.20 Single family homes are allowed at one dwelling per acre. Maximum building height shall be 50 feet. Public and utility uses are allowed as accessory to the permitted uses in the category.

L. Downtown Mixed Use Redevelopment (DMUR): This is a mixed-use redevelopment land use classification for the Sebring downtown area. This land use category is designed to encourage an energy efficient, compact, and environmentally friendly mix of residential, retail, commercial, medical, office, public, recreational, institutional use

development and redevelopment. In order to encourage higher density in the urban core, this designation may allow densities up to 40 units per acre upon the review and approval of the Community Redevelopment Agency and the Sebring City Council. The Downtown Mixed Use designation allows all uses permitted within the existing Mixed- Use Future Land Use designation and shall incorporate the intensities set within the mixed-use designation. Any development above 12 dwellings per acre must be approved either through the PD or Mixed Use rezoning process. Additional controls for the Downtown Mixed Use Redevelopment designation can be found under Future Land Use Element Objectives 13 - 18. *(Policy 1.1 (L) adopted by DMUR Ordinance # 1290, Feb 16, 2010)* The maximum impervious surface ratio is 0.70. Within the Downtown Sebring CRA impervious surface ratio may be allowed up to 1.0 when it meets the design criteria of the CRA. The maximum building height shall be 50 feet except the height may be up to 100 feet when approved by the City Council as part of a PD in conjunction with an approved Development Agreement. *Public and utility uses are allowed as accessory to the permitted uses in the category.*

M. Historic Preservation Overlay District and Overlay Site (HPD/HPS):

This is an overlay land use category that recognizes only those sites and district adopted pursuant to the City of Sebring Historic Preservation Ordinance (Ordinance # 824) and subsequent action by the Sebring City Council. Properties in this category must be designated with one of the other Comprehensive Plan categories. Uses and regulations of both categories will apply in both the base Comprehensive Plan category and the Historic Preservation Overlay.

N. Other Uses Allowed:

1. The uses noted within a land use category are not intended to be an exhaustive listing. A comprehensive listing will be identified for each zoning district that implements each land use classification as part of the zoning code update pursuant to the requirements of this plan. The uses listed below may be allowed as accessory uses or as special type of discretionary permit such as conditional use permit or special use permit.
2. Many uses may be compatible and consistent with the land use category that, if standing alone, would not be appropriate for that area. However, compatibility, consistency, or appropriateness is a relative term that varies from neighborhood to neighborhood. Many factors need to be considered when determining whether a proposed development would be capable of existing in harmony with an existing neighborhood or area. Specific factors to be considered include but are not limited to use; intensity; density; be of a scale compatible with the surrounding areas, building size, mass, bulk, height and orientation; lot coverage and size/configuration; architecture; screening; buffers; setbacks; signage; lighting; traffic circulation patterns; loading area locations; operating hours; noise; and odor. Greatest care is required when determining the effect of a proposed development in areas that

border other land use classifications and within land use classifications that permit mixed uses. Certain neighborhood or community serving uses shall be allowed provided the uses are consistent with the Comprehensive Plan and Land Development Regulations and allowed in the applicable zoning district. Such uses may include: public, light or low impact utilities; community centers; park and recreation facilities; child or adult day care facilities; schools; government offices that are secondary or branch offices to the main office; group homes/congregate living facilities, and nursing homes; public safety facilities operated by a public entity; places of religious assembly; and low impact solid waste management facilities.

O. High-Density Mixed Use-Development (HDMUR): This high-density, mixed-use redevelopment land use classification is available as a site-specific category to support innovative design in development and redevelopment. This land use category is designed to encourage an energy efficient, compact, and environmentally friendly mix of residential and non-residential development and redevelopment. To encourage higher density in the City's downtown, this designation may allow densities up to 117 dwelling units per acre upon the review and approval by the Community Redevelopment Agency and the Sebring City Council. Any development proposed under this land use category must be approved either through the Planned Development rezoning process. The maximum floor area ratio is 6.0. Up to 25 percent of the development may be composed of nonresidential uses that are complimentary to the primary residential use. Building height shall not exceed 100 feet and must be specified in conditions of the Planned Development zoning.

Site-Specific Conditions for 139 North Ridgewood Drive (Parcel ID# S-29-34-29-070-0480-0050)

The following conditions apply to the subject property:

- 1) The maximum residential density on the site 117 dwelling units per acre.
- 2) The maximum building height shall be specified in the Planned Development and shall not exceed 60 feet.
- 3) Up to 25 percent of the project may consist of nonresidential uses that are complimentary to the primary use.
- 4) The maximum floor area ratio allowable shall be 6.0.

Policy 1.2: Site Specific Future Land Use Map Amendment Conditions.

Notwithstanding the maximum density or intensity that would otherwise be permitted by the applicable Future Land Use Map Category, amendments to the Future Land Use Map pertaining to the sites listed in Attachment "A" have additional conditions and limitations on development that have been approved by the City and are applicable to those sites.

Policy 1.3: The Official Future Land Use Map, which is also shown on the Official Zoning Atlas, is available at the City offices and shall govern the use of land in the City of Sebring. Figure FLUE-1 in this Policy Document is not official and has been included for information purposes only. The policies of this Element and other Elements of this Plan shall govern the land use categories included on the Official Future Land Use Map. The Official Land Use Map Series shall include the following maps:

- Future Land Use Element Map FLUE-1 “Future Land Use Map”
- Energy Conservation Areas Map
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Policy 1.4: Conceptual Areas outside City Limits: Areas shown and assigned future land use categories in the Official Future Land Use Map Series which are not within the City's jurisdiction are only conceptual and do not assign any legally binding land uses to areas not within the City. Should these areas be annexed, a Plan amendment will be required to officially designate them on the Future Land Use Map Series. All annexations by the City of Sebring shall be undertaken in accordance with Florida Statutes.

OBJECTIVE FLUE 2 - NEW DEVELOPMENT & REQUIRED PUBLIC FACILITIES:

All development orders shall coordinate with the appropriate topography and soil conditions, and require that services, utilities and facilities necessary to support project are committed pursuant to the applicable State of Florida rules or in place prior to the certificate of occupancy or completion being issued, pursuant to the adopted LOS standards of this Plan.

Policy 2.1: All Development Orders shall coordinate future land uses with the appropriate topography and soil conditions, and the availability of facilities and services, protect natural resources and historic resources; and not create or add to urban sprawl.

Policy 2.1: All developmental areas and permits for future development and redevelopment shall be issued only if public facilities necessary to meet level of service standards adopted as part of the Capital Improvements Element are available concurrently with the impacts of the proposed development. The City shall ensure facilities that provide utility service are authorized at the same time as land uses which require those facilities are authorized.

Policy 2.2: Sanitary Sewer System Required: Existing and new development shall connect to sanitary sewer system and water facilities as they become available, with the exception that septic tanks can be replaced

pursuant to INF Policy 3.7. Provision of sanitary sewer to lakefront property shall be high priority.

Policy 2.3: Future siting of public facilities and services shall consider maximizing efficiency, while minimizing costs.

Policy 2.4: Ensure that new medium and high density residential development has direct access to collector roads so that high volumes of traffic do not pass through other residential neighborhoods, provided at the developer's capital cost

Policy 2.5: All new septic tanks shall meet the soils survey analysis and requirements of the Florida Administrative Code and Florida Statutes as implemented by the Highlands County Health Department.

OBJECTIVE FLUE 2A – MILITARY COORDINATION: In compliance with Chapter 163.3177(6)(a), Florida Statutes, the City of Sebring shall cooperate with the Avon Park Air Force Range (APAFR) to encourage compatible land use, help prevent incompatible encroachment, and facilitate APAFR's continued presence as a military installation.

Policy 2A.1: **Coordination with the Avon Park air Force Range:** The City shall transmit to the APAFR commanding officer copies of proposed changes to the comprehensive plan, plan amendments, and proposed changes to development regulations which, if approved, would affect the intensity, density, or use of the land, adjacent to or in close proximity to the APAFR. At the request of the APAFR commanding officer, the City shall transmit to the commanding officer copies of applications for development orders requesting a variance or waiver from height or lighting restrictions or noise attenuation reduction requirements in land being in the zone of influence of the APAFR. The APAFR commanding officer will be requested to provide input pursuant to § 163.3175 Florida Statutes and the City Council, City Planning and Zoning Board, or staff shall consider the input and comments, as applicable.

Policy 2A.2: **Development Regulations to protect the Avon Park Air Force Range:** The City Council, during the planning period shall:

- A. Consider adoption of Development Regulations to implement the standards and recommendations of the Joint Land Use Study (JLUS); the Air Installation Compatible Use Zone (AICUZ), and the Avon Park Air Force Range JLUS Noise Study when those studies are completed and adopted by the appropriate Department of Defense agency; and
- B. Adopt requirements that Personal Wireless Facilities and other telecommunications towers above 50 feet to have written evidence of approval or no impact from the appropriate local Department of Defense officials and Federal Aviation Administration.
- C. Consider adoption of Development of Defense to establish Military Influence Planning Areas (MIPAs) that will serve as overlay districts, within which growth management policies and regulatory techniques shall guide land use activities and construction in a manner

compatible with the long-term viability of airports and military installations and the protection of public health and safety. For Avon Park Air Force Range, the MIPA boundaries shall encompass the MIPA III delineated in the Avon Park Air Force Range JLUS and Air Installation Compatible Use zones (AICUZ) or Range Air Installation Compatible Use Zones (RAICUZ) and noise zones adopted by the military installation.

Policy 2A.3: The City shall appoint the APAFR base commanding officer to serve as an ex-officio member on the City's Planning and Zoning Board.

OBJECTIVE FLUE 3 - LAND DEVELOPMENT REGULATIONS: The City shall enforce its Land Development Regulations (LDRs) for 100 % of all Development Orders, maintain the LDRs to protect natural resources, protect existing and future residential uses, ensure that future growth is coordinated with the availability of facilities and services, all encouraging the use of innovative LDRs, including the PD.

Policy 3.1: The City's LDRs shall implement the policies of this Comprehensive Plan pertaining to land development, subdivision regulation, land use categories, compatibility of adjacent land uses, open space, potable wellfields, signage, stormwater management, safe and efficient on-site traffic flow, concurrency, and needed vehicle parking.

Policy 3.2: The LDRs shall ensure all development is consistent with neighborhood and historical character and protect viable and stable neighborhoods and commercial areas from uses not in keeping with their established character.

Policy 3.3: The LDRs shall contain design standards to control and minimize the negative impacts of any new strip commercial development.

Policy 3.4: The LDRs shall prohibit development of new single family homes in all commercial zones.

Policy 3.5: Where existing single family homes are made nonconforming by this plan, such uses shall be allowed to continue repairs and maintenance to existing buildings. However, these uses shall be subject to specific regulations in the Land Development Regulations.

Policy 3.6: Continue to allow housing for special needs groups, including group homes, and foster care facilities, in residential neighborhoods and shall encourage and promote inclusion of residential care facilities, institutional uses and public facilities as a permitted conditional use or planned development in areas where infrastructure and traffic levels of service are adequate and where the use is compatible with surrounding uses

Policy 3.7: All new residential subdivisions, multi-family development,

commercial, industrial, and mixed-use development shall undergo the site plan review process to ensure all of the requirements of the LDRs are met, including drainage, stormwater management, buffering requirements from adjacent uses, provision of adequate traffic flow and parking and appropriate site design provisions consistent with the character and development pattern of the district.

Policy 3.8: The City shall preserve the quality and character of residential neighborhoods, consistent with the Housing Element. Options may be created in the LDRs for cluster housing, density incentives and restrictions, and the appropriate buffer and service requirements

Policy 3.9: The City shall ensure through adoption of the LDRs that densities of new residential developments and intensities of new commercial developments are consistent with the capacity of transportation systems and available infrastructure

Policy 3.10: Residential areas and commercial uses shall be buffered from major transportation arteries and from incompatible uses by including buffer standards to minimize those impacts from collector and arterial streets, and incompatible uses. The City may utilize low-and-medium density residential units to buffer single family detached units from intensive commercial uses where buffer provisions are inadequate.

Policy 3.11: The City shall encourage high density development in proximity to large employment and retail centers to provide residential proximity to employment, with provisions for alternative modes of transportation, including pedestrians and bicycle facilities.

OBJECTIVE FLUE 4 - IDENTITY AND QUALITY OF THE CITY: To ensure that new development reinforces or improves the identity and quality of the City, and incompatible uses inconsistent with the community's character and future land uses are eliminated or reduced.

Policy 4.1: The City may promote unity and maintenance of public signs to ensure a quality image and the safety of the citizenry by improving public signage and including sign requirements within development regulations, especially for site plan review areas and special districts.

Policy 4.2: The City may use its streetscape program to reinforce the City's identity and give direction to its residents and visitors by including:

- a. design standards for streetscape master plan for arterial and collector road within development regulations.
- b. appropriate funding in budget for streetscape improvement program.
- c. design standards for streetscape in subdivision regulations and road construction regulations, consistent with Traffic Circulation and Future Land Use Elements of Comprehensive Plan.

Policy 4.3: The City may develop regulations and standards for

underground utility placement and sign spacing.

Policy 4.4: The City may provide guidance in quality development in its design and buffering of public facilities within development and include appropriate funding in budget to beautify and buffer sanitary sewer and water facilities.

Policy 4.5: New development may incorporate, to the extent practical and feasible, energy efficient site design techniques and land development practices into their project design so as to reduce the long-term energy commitments of the project.

OBJECTIVE FLUE 5 - PROTECTING THE BUILT AND NATURAL ENVIRONMENT:

The City shall require that all future development activities protect natural and historical resources by directing future development and redevelopment activities to appropriate areas, as depicted on the Future Land Use Map and in coordination with areas designated in the Community Redevelopment Area and at the same time, allowing innovative development regulations to maintain quality during development.

Policy 5.1 - **Natural Resource Extraction:** Lands suitable for providing fill material, limerock, sand mining, and other natural resource extraction materials shall comply with the following standards in order to provide adequate protection for the City's natural resources, protect areas containing identified natural resources from incompatible urban development, and insure that natural resource extraction operations (mining, including sand, limerock, and fill dirt) minimize or eliminate adverse effects on surrounding land use and natural resources:

- A. New natural resource extraction, including all mining (sand, limerock, and fill dirt operations) shall have an Industrial or Agriculture Comprehensive Plan Category and a PD zoning district, and shall obtain a Special Use Permit (a Special Use Permit is heard at public hearing by the Planning and Zoning Board with their recommendation going to the City Council for consideration of approval at public hearing), in accordance with the City of Sebring LDRs.
- B. Natural resource extraction activities (and industrial uses which are ancillary to natural resource extraction) may be permitted in areas indicated on the Future Land Use Map as Industrial and Agriculture, provided they have adequate fire protection, transportation facilities, wastewater treatment and water supply, solid waste provision, and provided further that they have no significant adverse effects such as dust and noise on surrounding land uses and natural resources.
- C. Applications for natural resource extraction permits for new or expanding areas must include:
 1. an environmental assessment which will include (but not be limited to) consideration of air emissions, impact on environmental and natural resources, effect on nearby land uses, degradation of water quality, depletion of water quantity, drainage, fire and safety, noise, odor, visual impacts, transportation including access roads, sewage disposal, and solid waste disposal.

2. a reclamation plan which provides assurance of implementation. Reclamation plans in or near important lakes and other groundwater resource areas must be designed to minimize the possibility of contamination of the groundwater during mining and after completion of the reclamation and must comply with all applicable State of Florida and Water Management District requirements.
- D. Natural resource extraction operations intending to withdraw groundwater for any purpose must provide a monitoring system to measure groundwater impacts.

Policy 5.2: The City shall require performance or other appropriate standards be met for industrial uses in the commercial/industrial zone to ensure a minimal impact on air and water quality standards.

Policy 5.3: All proposed development in flood-plain areas shall conform to the adopted FEMA floodplain ordinance.

Policy 5.4: The City shall protect historically significant properties pursuant to the objectives and policies of the Comprehensive Plan, including the use of the Historic Preservation Overlay District and Overlay Site (HPD/HPS), the adopted Historic Preservation ordinance and the LDRs and encourage and allow innovative techniques for new development to protect historic and natural resources.

Policy 5.5: The City shall encourage the establishment of conservation easements and preservation areas for new development containing endangered, threatened or species of special concern, or archaeological resources through establishment of a minimum 25 foot buffet requirement from such environmentally sensitive lands in the LDRs. The regulations shall provide for a buffer of adequate size and density where site or species- specific information reveals that buffer is required for species to remain viable.

Policy 5.6: The City shall enforce regulations, which restrict disturbance of wetlands by development activity, including setbacks, prohibitions on dredge and fill activity, and limitations on vegetation clearing.

Policy 5.7: The City shall continue to enforce the tree LDRs and consider adoption of Xeric uplands (scrub protection) LDRs for the protection of native species and elimination of undesirable, aggressive exotic species.

Policy 5.8 - **Well Field Protection:** The City shall enforce well-field protection pursuant to Infrastructure Policy 4.6, limiting new development (in the Zone of Exclusion) within 200 feet of potable water wells to recreational use and one single family dwelling unit per parcel, tract, or lot that may be entirely or partially within the *Zone of Exclusion*, provided that the parcel, tract, or lot was created on or before March 23, 1926 or legally platted pursuant to the Sebring Code of Ordinances prior to the effective date of Ordinance # 1305 and provided that the residence cannot feasibly or

practicably be located outside this zone, and requiring all Development Orders issued within the Wellhead Protection Zone (200 to 500 feet from the protected wellhead) to meet the protection criteria included in this INF Policy 4.6.

Policy 5.9: The City shall continue to designate open space and natural areas within the City in order to meet or exceed the Level of Service designated in this Plan.

Policy 5.10: The conservation and rehabilitation of substandard housing of historical significance shall be in accordance with the standards of the Division of Historic Resources and the City's Historic Preservation ordinance, as adopted.

Policy 5.11: The City shall protect the private non-profit and publically owned area along the south and southwest shore of Lake Jackson either through the application of State of Florida and federal regulations or by applying WFC wetlands-floodplain conservation zoning

Policy 5.12: The LDRs shall include a site plan review checklist to ensure all appropriate permits are obtained, and all provisions relating to flood protection, tree protection, historical building protection and wetlands protection are adhered to.

OBJECTIVE FLUE 6 – SPECIAL/RESOURCE MANAGEMENT PLANS:

All Development Orders where appropriate shall provide resource management plans or other special plans required by Florida Statue and this Plan.

Policy 6.1: The City shall maintain coordination with all agencies having natural resource management plans, including the Department of Environmental Protection and Florida Fish and Wildlife Conservation Commission, which may have aquatic weed and fishery programs, and Southwest Florida Water Management District which may nominate Lake Jackson to the Surface Water Improvement and Management (SWIM) program.

Policy 6.2: The City shall coordinate with Highlands County, the Department of Community Affairs and the Central Florida Regional Planning Council regarding any resource management plans initiated by those agencies.

Policy 6.3: The City shall continue to evaluate its commitments to provide water supply over the short and long-term planning periods and identify necessary water supply facility enhancements and has included that information in the Water Supply Plan. *(Policy 6.3 adopted by Viscaya / Wolf Creek Settlement Ordinance # 1256, Dec. 18, 2007)*

OBJECTIVE FLUE 7 - DISCOURAGE SPRAWL, COORDINATE ANNEXATONS & COORDINATE WITH OTHER JURISDICTIONS:

All Development orders that impact unincorporated Highlands County and/or adjoining cities shall be noticed to the appropriate jurisdiction, shall not adversely impact any Level of Service, nor contribute to urban sprawl and to ensure that the City shall coordinate annexation issues, future land uses and potential conflict

between local governments on issues regarding the future use of land.

Policy 7.1: The City shall ensure annexation does not contribute to urban sprawl, including retaining the existing City policy that those areas provided with City services annex as soon as the land is contiguous; and maximizes of services within the City prior to extension of services outside the City to discourage leap-frog development and that it benefits the City of Sebring and its residents.

Policy 7.2: The City shall coordinate with Highlands County in order to control urban sprawl outside the City limits.

Policy 7.3: The City shall continue to implement agreements with Highlands County and other jurisdictions for mutual notification if a proposed development impacts the services or infrastructure of the respective jurisdiction.

Policy 7.4: The City shall coordinate with the School Board of Highlands County (SBHC) to ensure provision of land and infrastructure for future school expansion or new construction.

Policy 7.5: The City and Highlands County shall meet jointly for discussion of issues such as annexation, preventing urban sprawl, comprehensive plan coordination and compatibility of land uses at the City/County border.

Policy 7.6: The City shall provide current information on amendments to its adopted Future Land Use Map to the County, Central Florida Regional Planning Council and other local proposed developments for potential incompatibilities within the City's plan. Sebring should request that those local governments reciprocate by providing similar information to the City.

Policy 7.7: When conflict between the City and adjacent jurisdictions cannot be resolved through normal negotiations, the City will employ the assistance of the Central Florida Regional Planning Council (CFRPC) informal mediation process.

Policy 7.8: The City shall communicate with the Central Florida Regional Planning Council during any proposed Development of Regional Impact.

OBJECTIVE FLUE 8 - REDEVELOPMENT: The City will use CRAs, obtain grants, and enforce ordinances, and use other methods to encourage the redevelopment and renewal of blighted areas.

Policy 8.1: The City will continue to rehabilitate substandard housing, preserve historical structures and the structural and aesthetic integrity of the housing stock, and remove incidences of blight in the City throughout the planning timeframe.

Policy 8.2 - **Financing:** The City shall continue existing tax increment financing, continue to apply for grant funds to improve infrastructure in target areas and community development block grant programs which

have been successful in allocation of grant monies to rehabilitate housing and reduce blight within the City and continue to support the efforts of the Community Redevelopment Agency in acquiring and applying grant funds to improve infrastructure in target areas and continue to seek other grants to encourage the redevelopment and renewal of blighted areas.

Policy 8.3 **Code Compliance:** The City's code compliance enforcement program shall continue to be used to bring structures into compliance with the Housing and Building Codes as amended.

OBJECTIVE FLUE 9 – LAND & COMP PLAN CATEGORIES FOR SCHOOLS: The City of Sebring will allow for additional lands to be converted to school uses so that the School Board of Highlands County (SBHC) may meet the projected needs for schools.

Policy 9.1: The City of Sebring will allow appropriate school facilities in all land use categories except for conservation and industrial categories (in industrial the exceptions will be schools for adult education and child day care as an accessory use to industrial.

Policy 9.2: The City in cooperation with the SBHC will seek to coordinate public facilities, such as parks, libraries, and community centers, with the schools to the extent possible.

OBJECTIVE FLUE 10 - HAZARD MITIGATION: All Development Orders shall be analyzed based upon hazard mitigation reports (9J-5.006(2) (g).

Policy 10.1: Where hazards exist, the City shall require a report and analysis.

Policy 10.2: The City shall base any requirement, limitations, or rejections on an analysis of the hazard mitigation report when applicable.

Policy 10.3: The City shall coordinate with the appropriate state or federal agencies to ensure that establishments which use hazardous materials be regulated so as to limit the potential for harm caused by accidental releases of those materials pursuant to the applicable state and federal regulation.

OBJECTIVE FLUE 12 – AMENDMENT AND APPLICATION REQUIREMENTS: All Future Land Use amendments to the City's Comprehensive Plan shall include an analysis and meet the requirements of Florida Statutes.

Policy 12.1: Prior to the issuance of a building permit, or its functional equivalent, the City shall determine whether it has adequate water supplies, or if utilizing another water provider, consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available, no later than by the issuance of a

Certificate of Occupancy or its functional equivalent. *(Policy 12.1 adopted by Water Supply Plan Ordinance # 1291, Feb 16, 2010)*

Policy 12.2: Population Projections: The City of Sebring shall for all population projections utilize the procedures in Florida Law.

GOAL 2: CREATE A VIBRANT, LONG-TERM SUSTAINABLE AND ATTRACTIVE DOWNTOWN GATHERING PLACE FOR THE ENTIRE COMMUNITY. *.(Goal 2 adopted by DMUR Ordinance # 1290, Feb 16, 2010)*

OBJECTIVE FLUE 13: The city has established a Community Redevelopment Agency (CRA) in order to develop and or redevelop the downtown area. *(Objective 13 adopted by DMUR Ordinance # 1290, Feb 16, 2010)*

Policy 13.1 - Specific Redevelopment Plans: This comprehensive plan encourages redevelopment over the coming years within the designated CRA area. Specific concepts have been developed for this specific area. *(Policy 13.1 adopted by DMUR Ordinance # 1290, Feb 16, 2010)*

Policy 13.2 – Redevelopment: The City shall take positive steps to redevelop areas that are reaching obsolescence or beginning to show blight by designing and implementing public improvements. *(Policy 13.2 adopted by DMUR Ordinance # 1290, Feb 16, 2010)*

Policy 13.3 - Sebring Downtown CRA: The CRA contains commercial and residential areas in the downtown area. A plan was created to guide growth and development in the downtown area as well as encouraging economic revitalization. The City shall implement that plan and any future amendments through its CRA. *(Policy 13.3 adopted by DMUR Ordinance # 1290, Feb 16, 2010)*

Policy 13.4: In order to protect the character of the downtown redevelopment area, the CRA shall review all new development/redevelopment for impact on the Community Redevelopment Area, specifically within the neighborhood in which it is located. *(Policy adopted by DMUR Ordinance # 1290, Feb 16, 2010)*

Policy 13.5: The City has adopted CRA design guidelines and review standards. The City and CRA shall continue to update and enforce those guidelines and standards. *(Policy adopted by DMUR Ordinance # 1290, Feb 16, 2010)*

OBJECTIVE FLUE 14: The City has established a Downtown Mixed-Use Redevelopment future land use designation. The development/redevelopment of the downtown area shall help create a sustainable community through adequate provisions for distinct and interconnected multi- generational neighborhoods, walkable streets, access to parks, facilities and services and a pedestrian friendly street network. *(Objective 14 adopted by DMUR Ordinance # 1290, Feb 16, 2010)*

Policy 14.1: Any new development/redevelopment shall demonstrate consideration of pedestrian and bicycle users and traffic and, where possible, provide comfortable and convenient access to neighborhoods, downtown core, neighborhood shopping, parks, schools and civic uses.

(Policy 14.1 adopted by DMUR Ordinance # 1290, Feb 16, 2010)

Policy 14.2: Open space shall constitute no less than 20% of the gross acreage of the Downtown Mixed-Use Redevelopment area. The term “open space” shall include undeveloped lands suitable for passive recreation or conservation uses. *(Policy 14.2 adopted by DMUR Ordinance # 1290, Feb 16, 2010)*

Policy 14.3: For all development/redevelopment occurring within the bounds of the Community Redevelopment Area, all applicable development regulations and design guidelines shall apply. *(Policy 14.3 adopted by DMUR Ordinance # 1290, Feb 16, 2010)*

OBJECTIVE FLUE 15: Single use in the Downtown Mixed Use Redevelopment area shall be discouraged. *(Objective 15 adopted by DMUR Ordinance # 1290, Feb 16, 2010)*

Policy 15.1: Where feasible, areas for development or redevelopment shall encompass full mixed use in an appropriate traditional or contemporary method of mixing land uses. *(Policy 15.1 adopted by DMUR Ordinance # 1290, Feb 16, 2010)*

OBJECTIVE FLUE 16: The City shall encourage infill, greyfield and energy efficient redevelopment. *(Objective 16 adopted by DMUR Ordinance # 1290, Feb 16, 2010)*

Policy 16.1: The City may evaluate by 2012 and may implement density bonuses, expedited permitting, reduction in impact fees, reduction or elimination of parking requirements and provision of tax incentives for infill, greyfield or other projects which demonstrate higher environmental standards. Higher standards may be achieved through utilization of energy alternatives for functional purposes such as solar hot water heating, green building construction techniques and, where applicable, alternative electric generation and by achieving LEED (Leadership in Energy and Environmental Design), EnergyStar or a similar accreditation. Any alteration to the allowed density or intensity shall be submitted as a comprehensive plan amendment. *(Policy 16.1 adopted by DMUR Ordinance # 1290, Feb 16, 2010)*

Policy 16.2: The Sebring Downtown shall by the end of 2012 be evaluated as a receiving area for Transferring of Development Rights to allow a landowner or developer to purchase development rights from certain properties and transfer those rights to other properties in the Downtown area to achieve higher densities than normally allowed through zoning. Any alteration to the allowed density or intensity shall be submitted as a comprehensive plan amendment. *(Policy 16.2 adopted by DMUR Ordinance # 1290, Feb 16, 2010)*

OBJECTIVE FLUE 17: Sebring recognizes, does and will protect its historic character through its designated historic districts. *(Objective 17 adopted by DMUR Ordinance # 1290, Feb 16, 2010)*

Policy 17.1: The City has established standards for historic districts and properties and shall continue to enforce those standards. *(Policy 17.1 adopted by Ordinance # 1290, Feb 16, 2010)*

Policy 17.2: Development or redevelopment within an established neighborhood or area of historic character shall be compatible with existing development as determined by review of the City and according to applicable design regulations and guidelines of the district. *(Policy 17.2 adopted by DMUR Ordinance # 1290, Feb 16, 2010)*

OBJECTIVE FLUE 18: Promote development and redevelopment aimed at promoting multi modal transportation and minimizing vehicle trips in the downtown area. *(Objective 18 adopted by DMUR Ordinance # 1290, Feb 16, 2010)*

Policy 18.1: By 2012, the City shall evaluate the feasibility of density bonuses, expedited permitting, adjustment in impact fees or mobility fees, modifying parking requirements or providing tax incentives to meet the intent of State statutes. *(Policy 18.1 adopted by DMUR Ordinance # 1290, Feb 16, 2010)*

Policy 18.2: New development/redevelopment proposals should address, as part of the application process, employment, shopping, entertainment and recreational opportunities for the transportation disadvantaged. *(Policy 18.1 adopted by DMUR Ordinance # 1290, Feb 16, 2010)*

OBJECTIVE FLUE 19: All Development Agreements shall be kept on file in a Development Agreement Catalogue in City Hall to promote and facilitate orderly and planned growth and development through the provision of certainty in the development approval process by the City and through corresponding assurances by the developers, and shall include, at minimum, provisions to implement the requirements of the Comprehensive Plan, including: Density/intensity and any conditions attached thereto;

1. Public infrastructure improvements, including, but not limited to, roads, water, sanitary sewer, drainage, parks, municipal and other facilities, required to accommodate the impacts of the proposed development project on such facilities at the City's adopted level of service standards; and Agreement to pay the development project's proportionate share of the costs of public infrastructure improvements to be dedicated, constructed, or financed by the developer of the development project.

OBJECTIVE FLUE 20 – GREENHOUSE GAS REDUCTION, ENERGY EFFICIENCY & CONSERVATION STRATEGIES: The City shall consider implementing greenhouse gas reduction strategies, and energy efficiency and conservation strategies in areas designated on the Future Land Use Map, address land uses, land use patterns, and redevelopment.

Policy 20.1: The City shall adopt Land Development Regulations that allows construction of electric substations within the City.

Policy 20.2: The land development regulations shall allow for use of alternate, renewable sources of energy including the use of solar panels

Policy 20.3: The City shall continue to allow home based businesses to the extent that impacts are compatible with residential areas.

Policy 20.4: The City will strive to reduce greenhouse gas emissions by reducing traffic congestion and air pollution. The City will promote alternative forms of transportation by maintaining its extensive sidewalk system, seeking new bicycle pathways and cooperating with the County for new transit.

Policy 20.5: The City shall cooperate in providing education and encourage residents and business owners to learn about:

- A. home energy reduction strategies;
- B. the cost and environmental effects of automobile idling; and
- C. planting and maintenance of trees and provide public education on the placement of canopy trees and other landscape materials to strategically provide shade and reduce energy consumption.

Policy 20.6: The City shall continue to require open space and pervious surface areas in development and redevelopment.

Policy 20.7: Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.

Policy 20.8: The City shall protect air quality and reduce greenhouse gas emissions by:

- (1) Directing and incentivizing growth toward lands designated for Mixed Development or Higher Intensity PD through incentives such as those identified in Policy FLUE 11.1 and
- (2) Identifying major arterial corridors, such as US 27, appropriate for "Infill and Redevelopment Master Plans."

FLUE GOAL # 3 - LAND USE TIMING CONTROL POLICIES: IT IS THE CITY'S GOAL TO CONTROL THE TIMING AND CONSISTENCY OF GROWTH AND DEVELOPMENT WITHIN SEBRING.

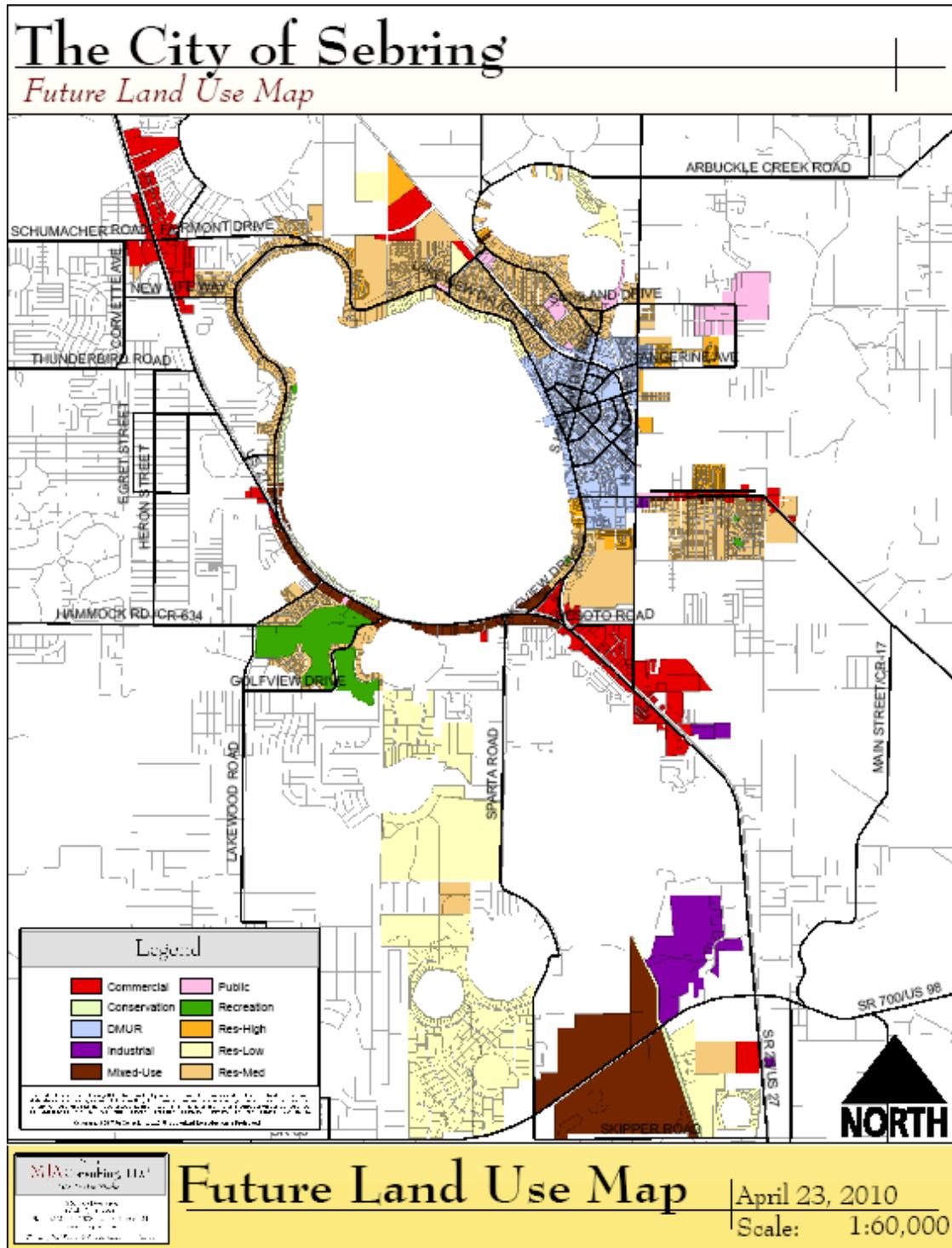
OBJECTIVE FLUE 21 – DEVELOPMENT AGREEMENTS: The City shall require that all developers either abide by the existing future land use restrictions or set more stringent limitations to the intensity and density than the existing Comprehensive Plan designations and provide a written agreement that demonstrates the timing of improvements concurrent with availability and capacity.

Policy 21.1: All Comprehensive Plan Amendment applications over 10 acres shall provide a development agreement with the City at the time of request for a comprehensive plan amendment application and demonstrate that all impacts and related improvement will meet concurrency requirements.

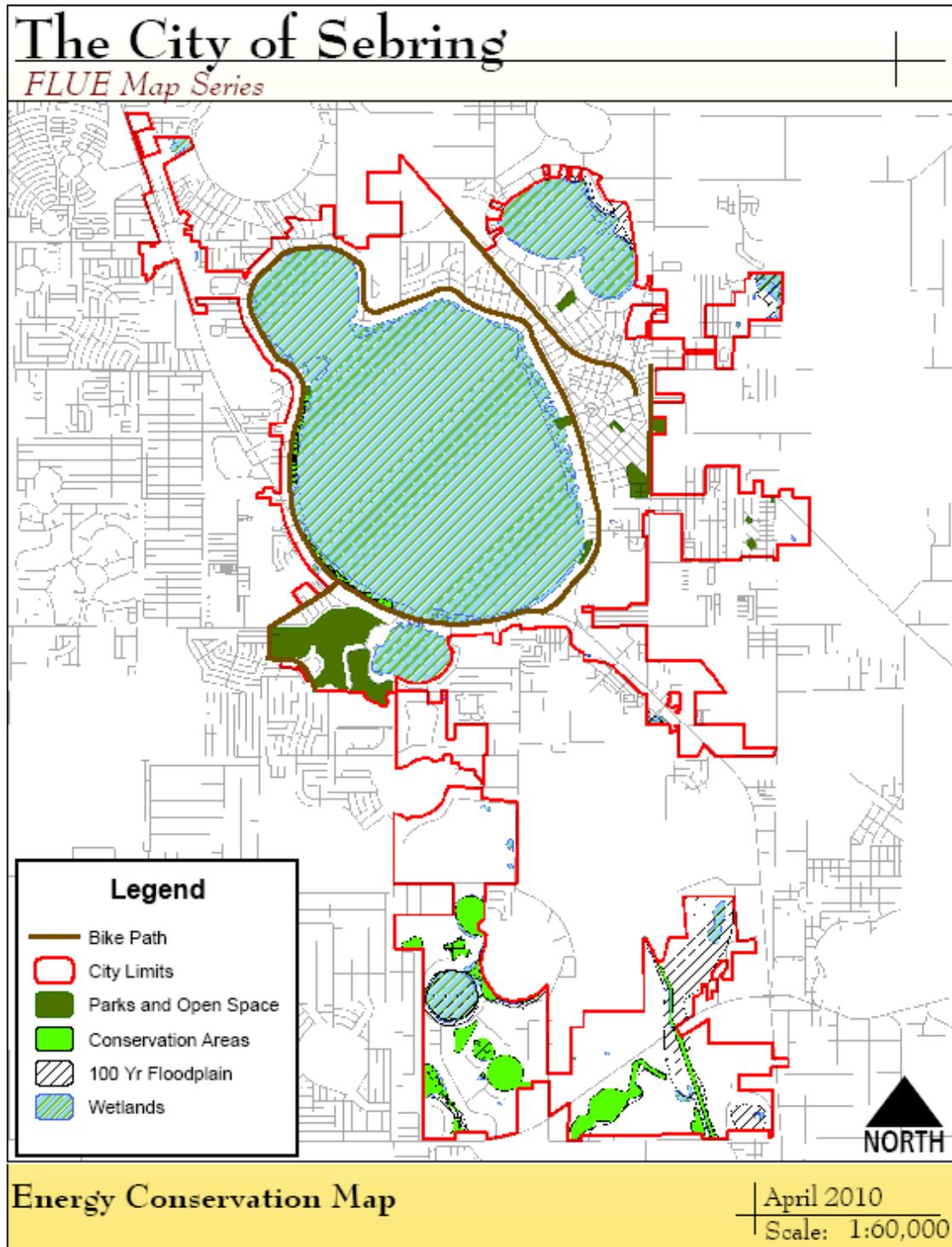
Policy 21.2: Such valid legal agreement shall be deemed apart of the City's Comprehensive Plan and are enforceable as part of this plan in Appendix A.

Policy 21.3: The City shall enforce currency requirement through either constructing improvements the developer constructing improvements or entering into a binding development agreement.

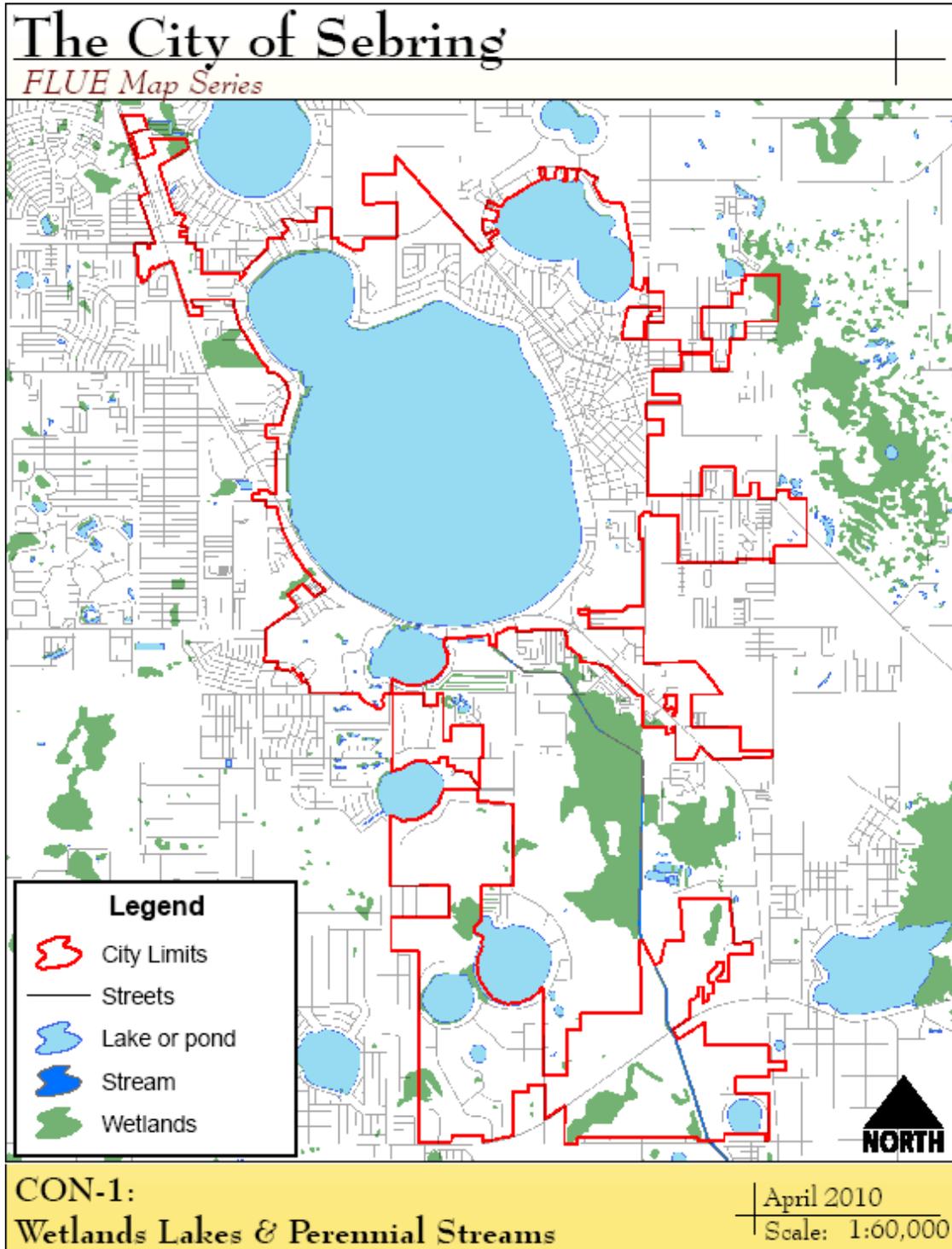
MAP # 1 – FUTURE LAND USE MAP



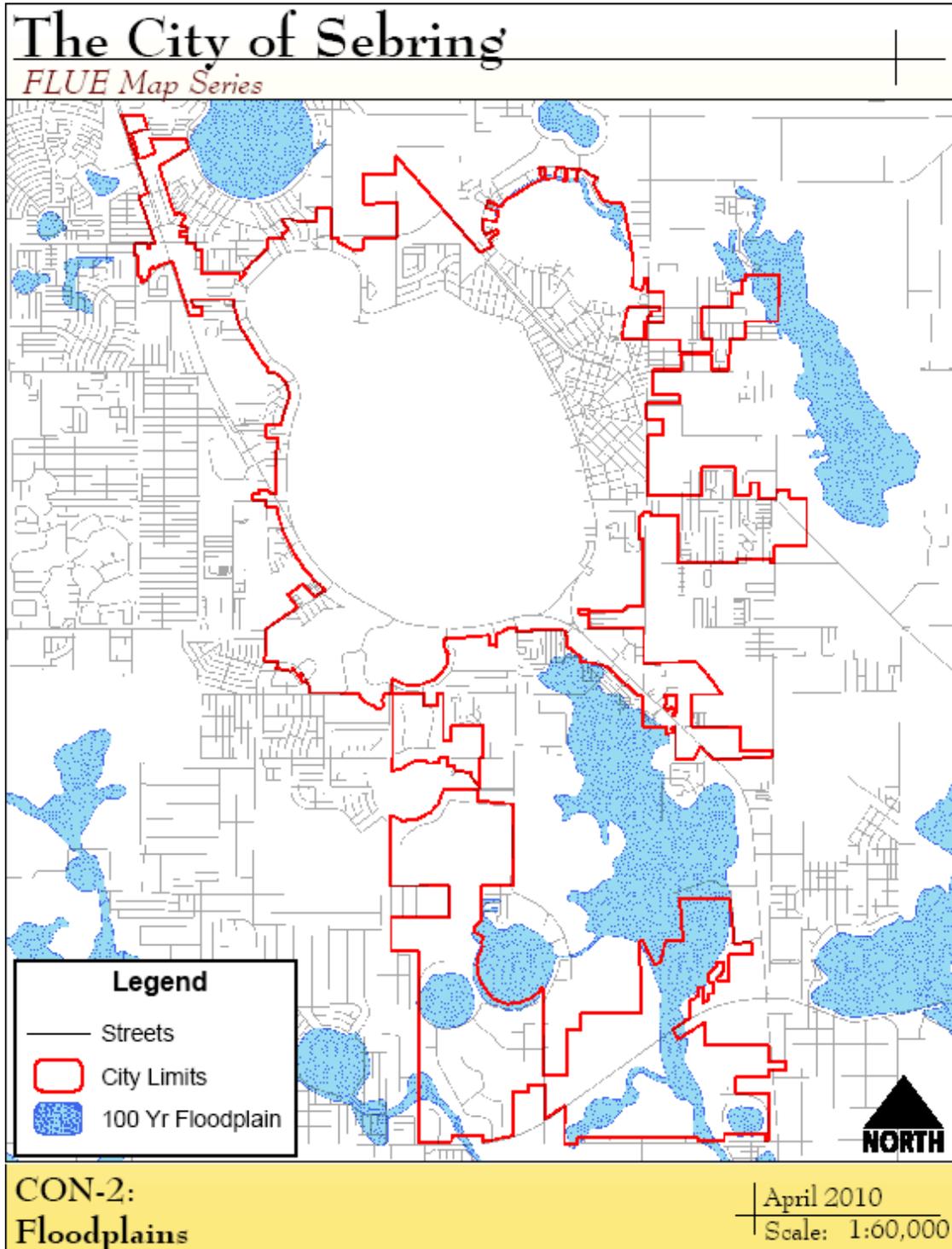
MAP # 2 – ENERGY CONSERVATION MAP



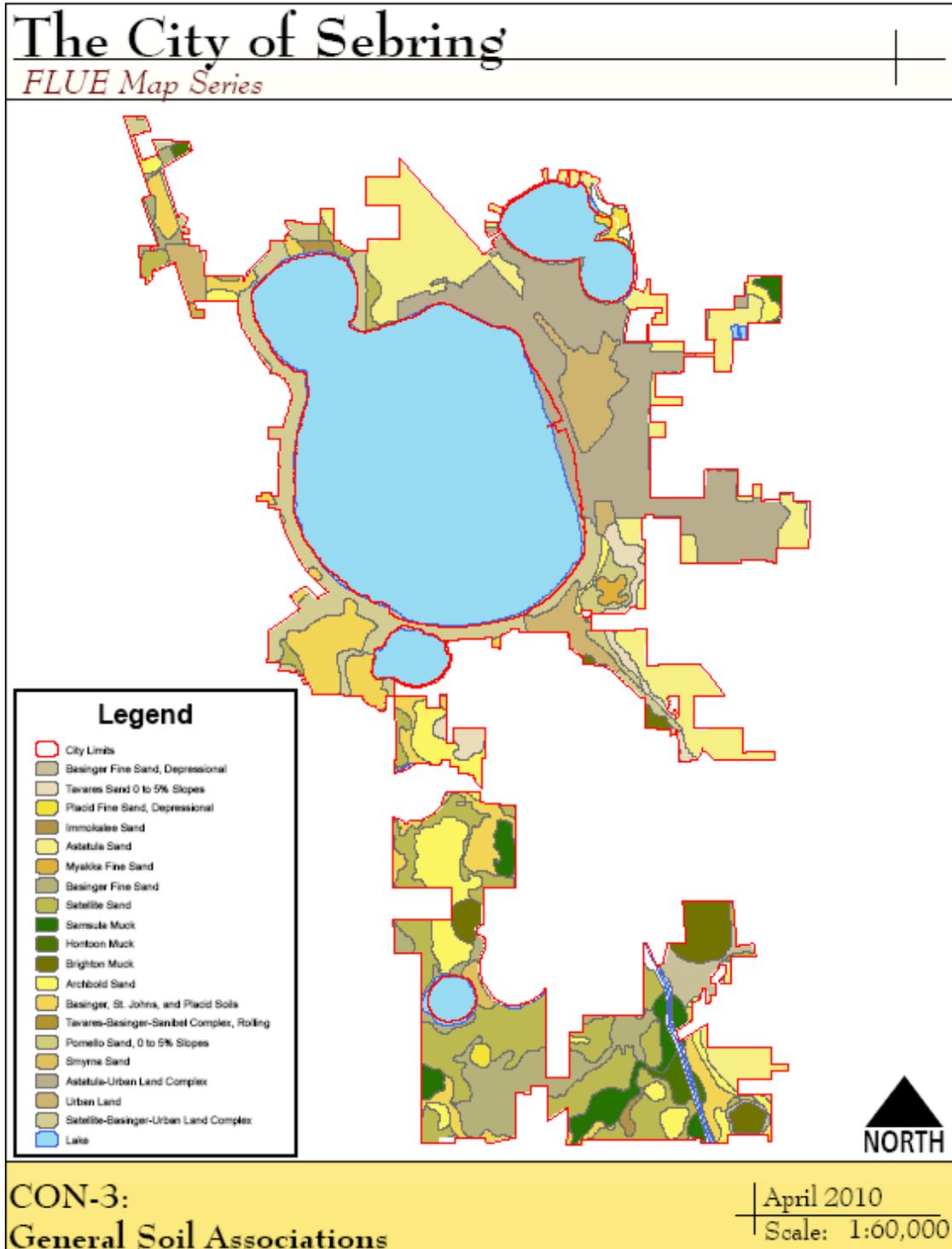
MAP CON-1 – WETLANDS, LAKES, & PERENNIAL STREAMS



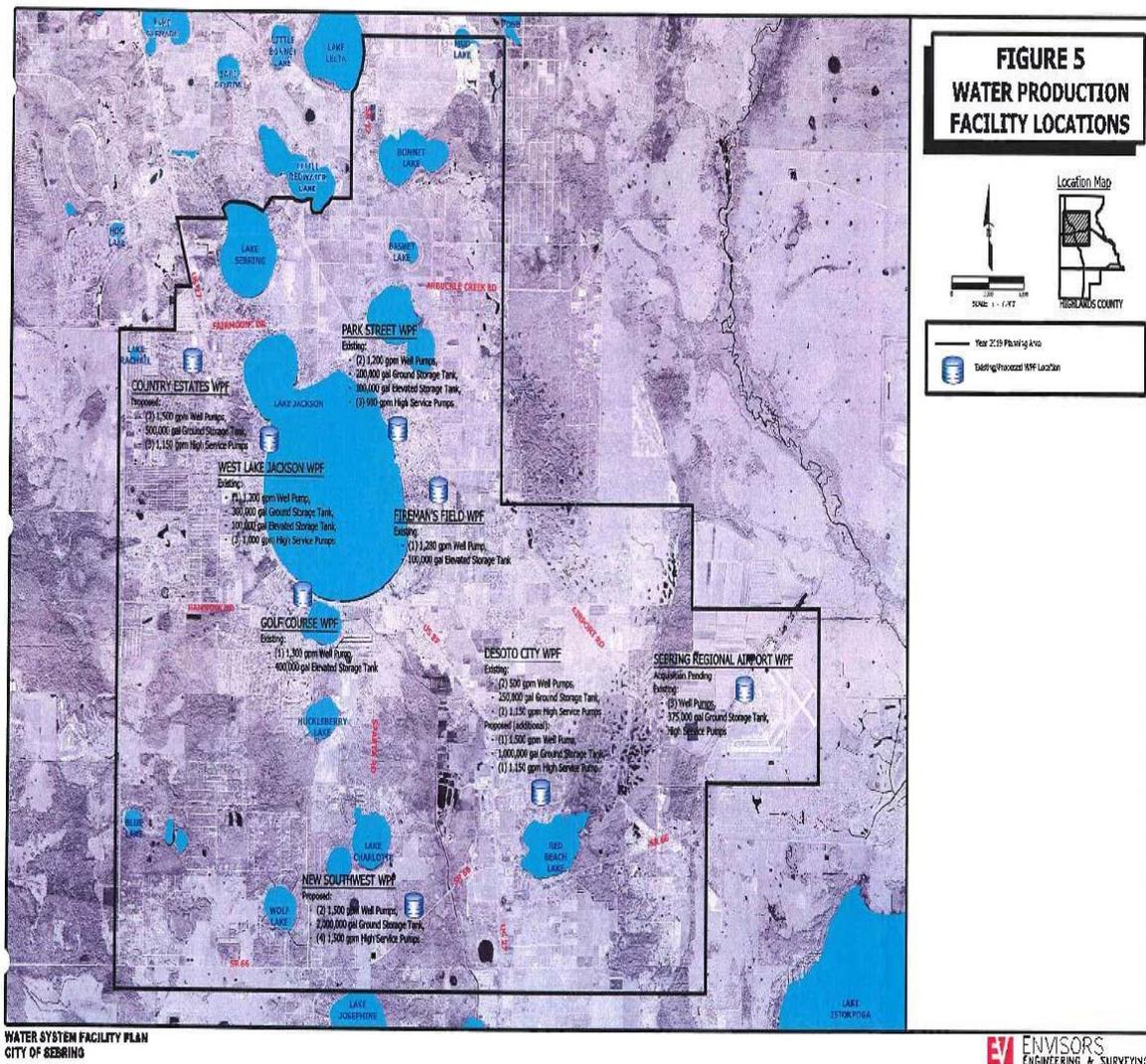
MAP CON-1 – FLOODPLAINS



MAP CON-3 – GENERAL SOIL ASSOCIATIONS



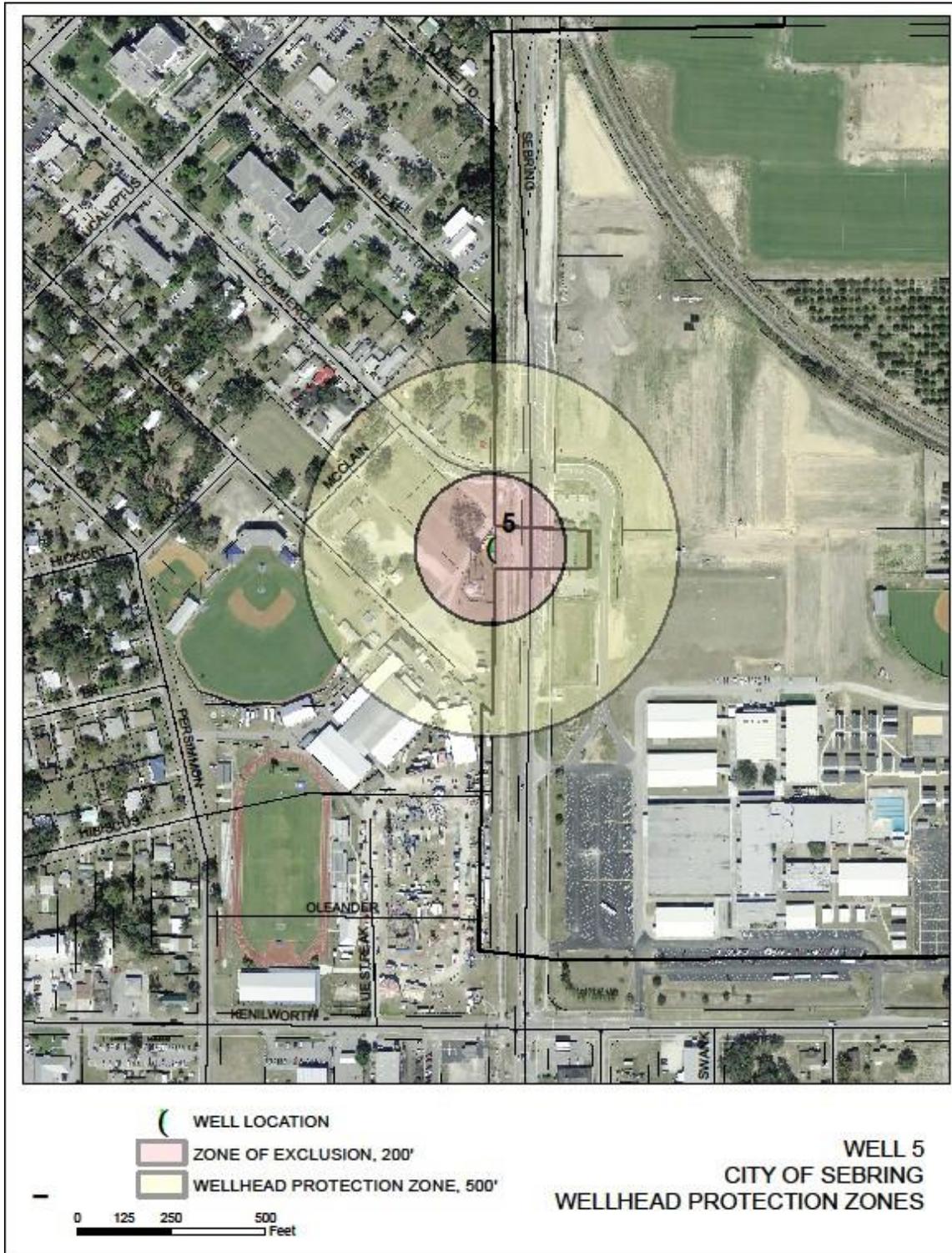
MAP PW-1 – WATER TREATMENT FACILITIES



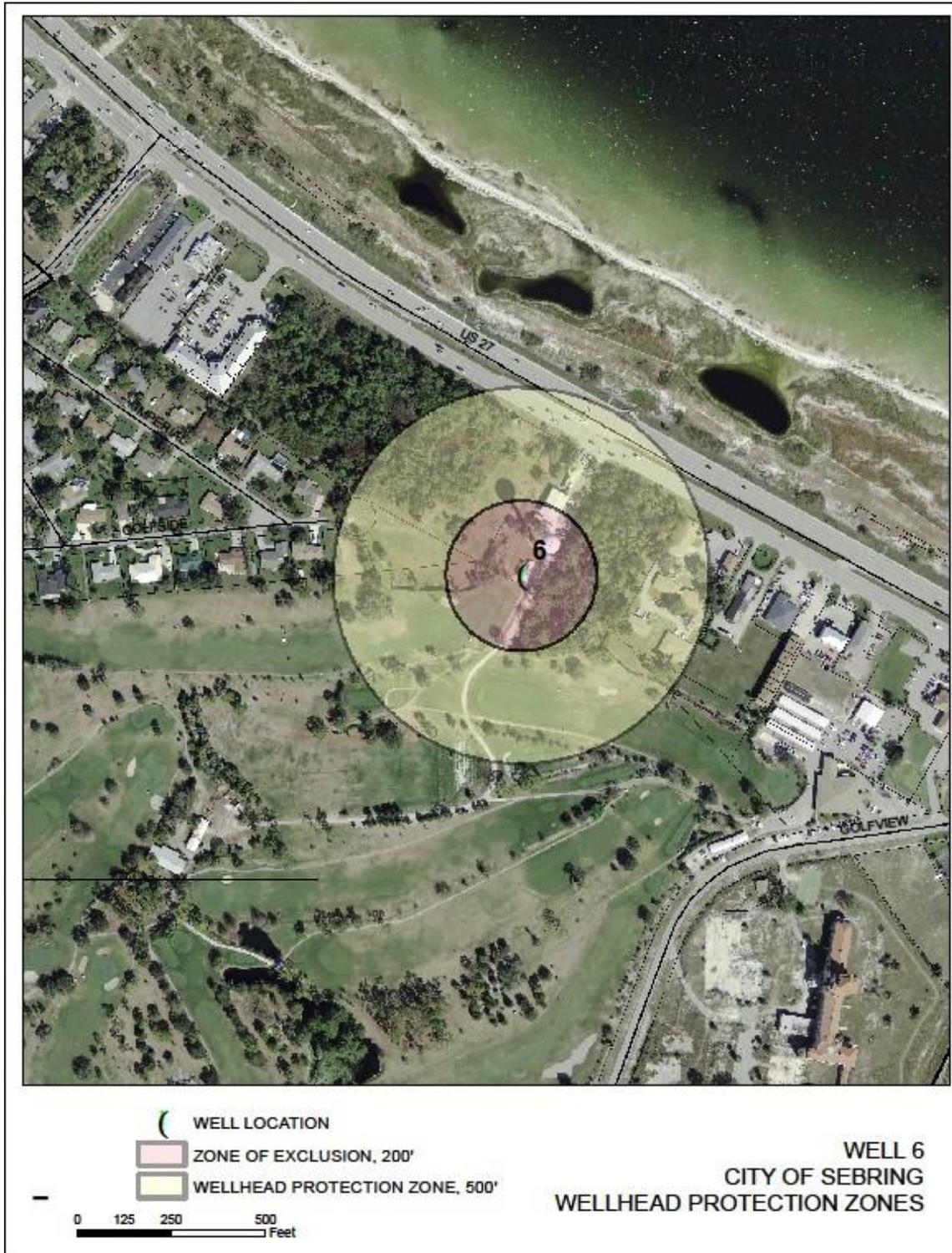
MAP PW 2 - CITY WELLFIELDS # 2 & # 3 (PARK & CYPRESS STREETS)



PW 3 - CITY WELLFIELDS # 5 (FIREMEN'S FIELD)



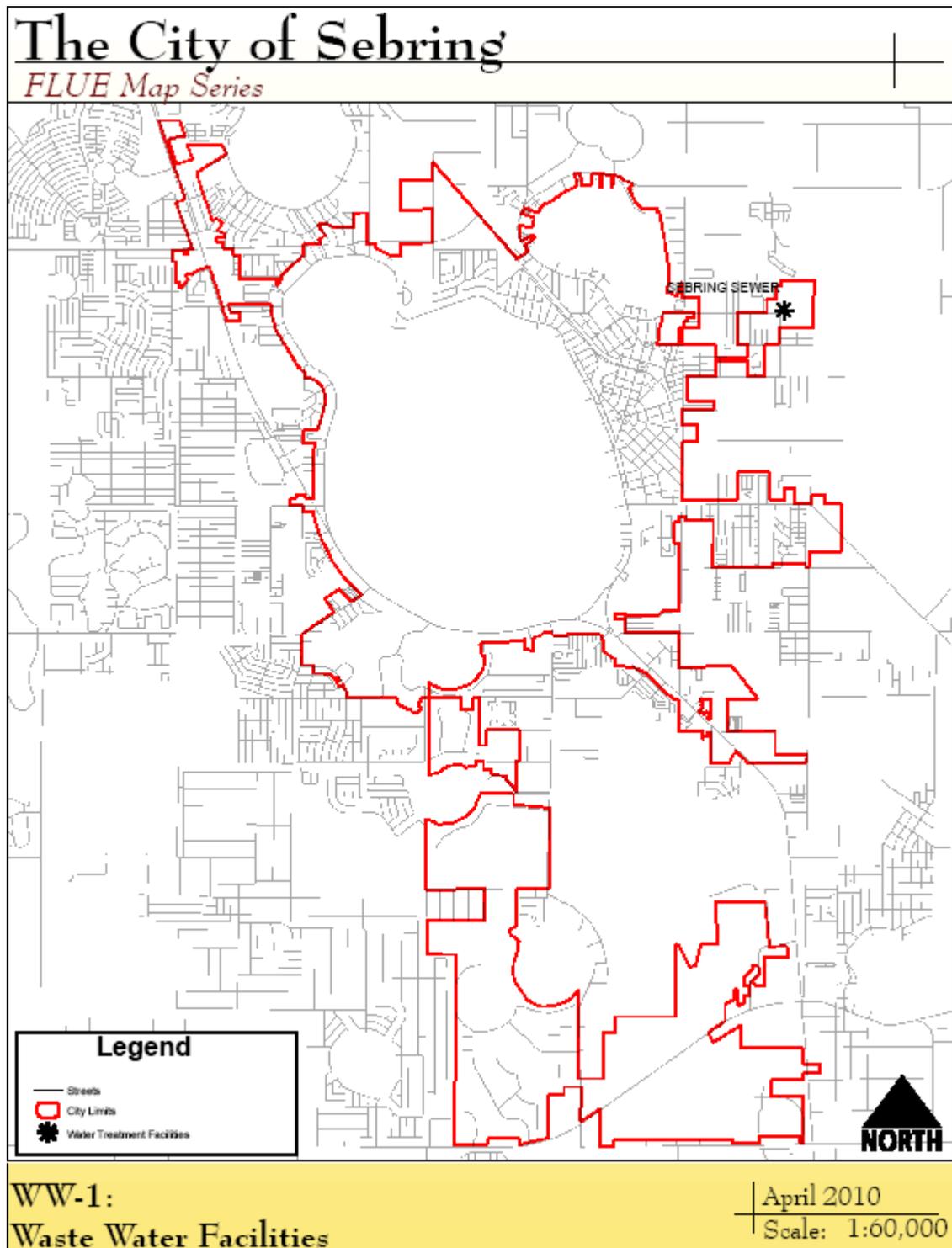
PW 4 - CITY WELLFIELD # 6 (CITY GOLF COURSE)



PW 5 - CITY WELLFIELD # 11 (CITY VETERANS BEACH)



MAP WW-1 – WASTE WATER FACILITIES



END FUTURE LAND USE ELEMENT

CONSERVATION ELEMENT

The Organization of this Element is as follows:

GOAL # 1: Natural Resources

- Objective 1: Air Quality
- Objective 2: Surface Water Quality
- Objective 3: Floodplains
- Objective 4: Land Resources and Energy Conservation
- Objective 5: Soils
- Objective 6: Floral and Faunal Resources
- Objective 7: Hazardous Waste
- Objective 8 Potable Water Resources and Aquifer Recharge Areas:
- Objective 9 – Wetlands
- Objective 10 – Potable Water Supply
- Objective 11 - Water Conservation

GOAL # 2

- Objective 12 - Groundwater Protection

GOAL # 1: TO CONSERVE, MANAGE AND PROTECT NATURAL RESOURCES THROUGH SOUND ENVIRONMENTAL PRACTICES.

OBJECTIVE CE 1 - AIR QUALITY: Maintain existing high standards of ambient air quality within the planning timeframe by reviewing all Development Orders to ensure that it maintains a high standard of ambient air quality.

Policy 1.1: The LDRs shall be amended to require that certain commercial-industrial development which may impact air quality shall undergo the site plan review process, where the following standards shall be enforced:

- A: Any proposed industrial uses will be located in areas deemed to have the least impact on air quality standards.
- B: The applicant shall include documentation that ambient air quality in the City will qualify with all federal and state air quality standards.
- C: The applicant shall use adequate landscaping to promote air quality and reduce noise and view impacts to adjacent property.
- D: Landscape buffers for arterials and collector roads and medians to reduce effects of increased vehicular emissions.

Policy 1.2: Promote the use of alternative modes of transportation where economically feasible, including bicycle paths and walking trails.

Policy 1.3: Cooperate with any local, state, or federal agency programs which monitor or otherwise contribute to maintenance of air quality.

Policy 1.4: To promote air quality and noise abatement and reduce effects of increased vehicular emissions, the City shall maintain the existing tree canopy through implementation of the landscape ordinance’s requirement to plant trees with a goal to increase the City-Wide aerial tree canopy for residential and nonresidential areas by a minimum 5% during the planning period.

OBJECTIVE CE 2 - SURFACE WATER QUALITY: Conserve, appropriately use and protect the quality and quantity of current and projected water sources and waters that flow into estuarine or oceanic waters.

Policy 2.1: The surface waters of the City, including lakes and wetlands, are environmentally sensitive lands requiring protection, through the application of State of Florida regulations that regulate and protect wetlands, lakes, and other surface water bodies, and where the following requirements shall be enforced pursuant to Water Management District Standards:

- A: All future development and redevelopment shall use methods of storm water treatment which meet the standards of the Southwest Water Management District. Single family residential infill of lots in existing subdivisions shall not be required to provide storm water treatment on-site.
- B: Minimum setbacks from the low water control elevation shall be established for habitable structures along the lakes.
- C: Use of conventional septic tanks for new development or redevelopment (to a higher intensity use or a use that has potential for increased septage) on lakefront property characterized by severe soils as defined in the Highlands County Soil Survey shall be prohibited. Aerobic (Class I) treatment systems will be allowed. (m) "Septage" means a mixture of sludge, fatty materials, human feces, and wastewater removed during the pumping of an onsite sewage treatment and disposal system.
- D: A certificate of occupancy or completion for any building may not be issued unless all state and federal permits have been issued.
- E: No hazardous, toxic, chemical, petroleum, nuclear waste or liquid sludge shall be discharged into lakes or wetlands.

Policy 2.2: During the planning period, future improvements to the City's drainage system will include retrofitting for storm water treatment, consistent with Southwest Florida Water Management District permitting requirements, emphasizing those systems that discharge into lakes, considering new LDRs that may include swales and buffered zones around the lakes, and methods to finance such retrofitting, including stormwater impact fees or utility districts.

Policy 2.3: Research funding sources for improvement of existing storm water outfalls or alternative methods of reducing storm water pollution, such as street cleaners.

Policy 2.4: Coordinate with the Highlands County Lakes Manager, County Extension Service, IFAS, the local Audubon Society and other entities for assistance in establishing educational programs for lakefront residents that protect the water quality of the lakes, and discourage use of fertilizers on lakefront lots by providing educational programs on the impacts of the use of fertilizers on lakes.

Policy 2.5: Communicate and cooperate with the Southwest Florida Water Management District regarding opportunities to increase conservation and protection measures for the five Lakes in the City of Sebring when and if any of these lakes are designated under the SWIM program.

OBJECTIVE CE 3: FLOODPLAINS: The City shall continue to enforce the adopted land development regulations to meet current state, regional and local standards for development in floodplains.

Policy 3.1: The City shall continue protecting floodplains by implementing the FEMA model floodplain ordinance and applying that ordinance to the FEMA maps when those maps are made available.

OBJECTIVE CE 4 - LAND RESOURCES AND ENERGY CONSERVATION: The City shall continue to enforce land development regulations and review all site plans to conserve, protect, and appropriately use known mineral resources within the City.

Policy 4.1: The Future Land Use Map and land development regulations shall ensure that natural resource extraction activities will be allowed within City limits pursuant to FLUE Policy 5.1.

Policy 4.2: Within the one year statutory period to amend the LDRs, the City shall consider requiring new development to use of High Efficiency Toilets; High Efficiency Showerheads; High Efficiency Faucets; High Efficiency Clothes Washers; and Dishwashers that are Energy Star rated and WaterSense certified in all new and redeveloped residential projects.

Policy 4.3: During the Planning period, the City shall determine a threshold and criteria for requiring the standards/certification list in Housing Policy 4.1 for development and redevelopment projects, and implement through update to the Land Development Regulations. In addition, the City shall consider pilot incentive programs to encourage green building and development.

OBJECTIVE CE 5 - SOILS: The City shall review all Development Orders to protect and conserve soils and consider adding appropriate standards to the Land Development Regulations.

Policy 5.1: Ensure post-development storm water runoff rates for new development do not exceed pre-development runoff rates, pursuant to the applicable Water Management District rules and regulations.

Policy 5.2: Site plan review of new development should consider loss of pervious surfaces which result in lowering of recharge capabilities and increasing runoff.

Policy 5.3 - **Soil Erosion:** Coordinate with the State DOT, DEP and SWFWMD during review of development orders to ensure that the protection of water bodies, wetlands, natural vegetated buffers, areas of steep slope, shorelines through the use of filter berms, fabric screens or similar methods, hay bales or similar methods during construction to catch and retain sediment from construction sites.

OBJECTIVE CE 6 - FLORAL AND FAUNAL RESOURCES: The City shall require all Development Orders to conserve, appropriately use, and protect habitat for wildlife, including fisheries, floral, faunal species that are designated as endangered, threatened or of special concern status by the Florida Fish and Wildlife Conservation Commission, US Fish and Wildlife

Service and Department of Agriculture through the implementation of the land development regulations to be adopted by the State statutory deadline.

Policy: 6.1: Allow innovative techniques for new development to protect wildlife species, through site design methods which direct development away from wildlife, such as buffering, cluster housing, transfer of development rights, and density bonuses. The land development regulations shall include a checklist to be used during site plan review to ensure natural resources are protected.

Policy 6.2: The private non-profit and publicly owned undeveloped shoreline of south and south west Lake Jackson shall be protected either through the application of State of Florida and federal regulations or by applying the WFC wetlands-floodplain conservation zoning district.

Policy 6.3: Coordinate and cooperate with Federal, State and local agencies in development and enforcement of regulations which pertain to endangered, threatened and species of special concern. This shall be accomplished by: (1) requesting assistance from the Florida Fish and Wildlife Conservation Commission and US Fish and Wildlife Service in developing relocation or preservation measures for proposed developments undergoing the site plan review process in which such species have been identified; (2) incorporating recommendations of those agencies in the development order; (3) encouraging the use of conservation easements; (4) development of LDRs through the site plan review process the use of cluster development; and (5) provision of adequate incentives for adhering to this requirement, such as allowing the species habitat areas to count as the open space requirements

Policy 6.4: The City shall request assistance from Florida Fish and Wildlife Conservation Commission prior to approval of new development in habitat areas and coordinate with the Highlands County Audubon Society, the Nature Conservancy.

Policy: 6.5: The City hereby protects the areas of remaining scrub habitat as environmentally sensitive lands through the application of State of Florida and federal regulations.

Policy: 6.6: Encourage use of native species for landscaping of new development; through land development regulations that require at least 40 percent of the landscaping plants used for new development be native vegetation while prohibiting planting of exotic vegetation as listed by the State of Florida Department of Environmental Protection and Highlands County, including exotic vegetation such as Brazilian Pepper, Melaleuca, Ear Tree and Australian Pine.

Policy: 6.7: Continue to enforce a tree and shrub protection LDRs for the protection of native species, elimination and prohibit exotic vegetation as listed by the State of Florida Department of Environmental Protection and Highlands County, including undesirable, aggressive exotics, such as allowing Brazilian Pepper tree (*Schinus terebinthifolius*), Melaleuca, Ear Tree, and Australian Pine (*Casuarina equisetifolia*) to be removed without a permit and to require maintenance of conservation areas on an annual basis for removal of exotic species.

Policy: 6.8: The City will protect and conserve fisheries through a storm water management study, to be completed during the planning period which addresses elimination of

potential sources of storm water pollution, adoption of setbacks for development from water bodies, limitations on use of septic tanks on the lakes, adoption of regulation of hazardous waste, and through communication with the Florida Fish and Wildlife Conservation Commission, Highlands County and its Lakes Manager, and the public regarding additional management objectives.

OBJECTIVE CE 7 – HAZARDOUS WASTE: All Development Orders shall be review to determine, minimize or eliminate any hazard to environmental quality, potable water supplies, health, safety, and welfare.

Policy 7.1 Cooperate with any state, federal, or local programs concerning hazardous waste.

Policy 7.2: Prior to site approval, and pursuant to applicable State of Florida Department of Environmental Protection or Water Management District standards, of any activity that stores, uses or produces hazardous waste, the responsible party shall:

- A: Develop an emergency response system addressing accidents involving hazardous waste.
- B: Ensure that location of the site will not degrade quality of groundwater or surface water or other natural resources.
- C: Ensure DEP standards for transfer and storage of hazardous waste are implemented.
- D: Coordinate with State, Regional, Water Management District, and County officials to demonstrate that compliance with the requirements will satisfy all regulations and policies.

Policy 7.3: Promote the collection and recycling of hazardous wastes by providing public information on programs such as Amnesty Days and the locations of approved recyclers.

OBJECTIVE CE 8 - POTABLE WATER RESOURCES AND AQUIFER RECHARGE AREAS: All Development Orders shall be reviewed for adverse impacts to potable water resources and aquifer recharge areas. Where there are adverse impacts, such impacts shall be minimized or eliminated. All Development Orders where applicable shall meet the requirements of Florida Statutes in identifying and assessing recharge areas.

Policy 8.1: Promote the feasibility of reuse of water for new public and private sewage treatment facilities and storm water facilities, by pursuing Southwest Florida Water Management District basin board funds, in coordination with Highlands County, for a water conservation program and water reuse feasibility study. The reuse feasibility study would evaluate methods for promoting or requiring water reuse for infrastructure projects.

Policy 8.2: Continue to enforce the adopted WP wellhead protection overlay zone ordinance pursuant to Infrastructure Policy 4.6 and FLUE Policy 5.8 by limiting development within 500 feet of potable water wells.

Policy 8.3: Through site plan review mechanisms, ensure development, other than residential infill of existing platted subdivisions, retains a minimum of 30 percent pervious surface on site, except within the downtown area.

Policy 8.4: Require all native vegetation that is not located in areas requiring their removal and of the landscaping plants used for new development are native vegetation, which reduces irrigations needs.

Policy 8.5: Emergency Conservation: The City shall continue to implement organized procedures to be followed during emergency water supply interruptions.

Policy 8.6: Encourage innovative site design techniques which maintain aquifer recharge capabilities, such as cluster development, pervious pavement, density bonuses for open space and transfer of development rights.

Policy 8.7: Upon completion of the water reuse plan, amend the land development regulations to be consistent with permitting, water reuse requirements, design, or other standards for new development to ensure water conservation measures are implemented.

OBJECTIVE CE 9 - WETLANDS: Wetlands shall be designated conservation areas and appropriate measures adopted to protect wetlands in coordination with the Southwest Florida Water Management District and DEP's with the adopted rules and standards.

Policy 9.1: Future land uses which are incompatible with the protection and conservation of wetlands and wetland functions shall be directed away from wetlands. The type, intensity or density, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions and locations of wetlands are land use factors which shall be considered when directing incompatible land uses away from wetlands. Land uses shall be distributed in a manner that minimizes the effect and impact on wetlands. The protection and conservation of wetlands by the direction of incompatible land uses away from wetlands shall occur in combination with other goals, objectives and policies in the comprehensive plan. Where incompatible land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetlands functions.

Policy 9.2: The City shall require all applicable Development Orders to meet performance standards for development activities in wetlands pursuant to the Southwest Florida Water Management District rules and regulations.

Policy 9.3: Enforce LDRs which restrict disturbance of wetlands by development activity, including requiring setbacks from the wetlands jurisdiction line, prohibitions on dredge and fill and vegetation clearing, and upland buffer areas to ensure adequate vegetation for filtering and stabilization.

OBJECTIVE CE 10 – POTABLE WATER SUPPLY: The City shall take specific steps to protect and enhance the quality and quantity of surface and groundwater sources within its jurisdiction.

Policy 10.1: The City shall strive with all means available to comply with the conservation standards established by SWFWMD and its SWUCA for peer capita, per day consumption and not exceed the City's adopted Level of Service standard of 02 gallons per day per capita. [40D-2, F.A.C.]

Policy 10.2: The City shall establish the following water conservation measures and practices to achieve the conservation standards set forth in Policy 10.1 above.

- A: The City shall require the use of low volume plumbing fixtures for all new construction, to be enforced by the City through building and other appropriate permitting procedures.
- B: The City shall require the use of Florida Friendly landscaping techniques for all new development and redevelopment.
- C: The City shall encourage participation in the Florida Water Star certification program as new development and redevelopment activities occur.
- D: The City shall improve the efficiency of operational methods to enhance water conservation, such as, pressure balancing, waste water reuse, storm water retention for irrigation, and coordination of inter-system connections through interlocal agreements.
- E: The City shall conduct audits of the municipal water system to determine areas that may be in need of repair and may be contributing to increased water consumption through infrastructure deficiencies and prioritize accordingly.

Policy 10.3: The City of Sebring shall continue to maintain and update a Water Supply Facilities Work Plan for at least a ten (10) year planning period for construction of public, private and regional water supply facilities, which are identified as being necessary to serve existing and new development.

Policy 10.4: Development Orders shall not be issued prior to verification of adequate potable water supplies, consistent with adopted level of service standards.

Policy 10.5: The City shall strive with all means available to comply with the conservation standards established by the SFWMD in the Sebring Regional Airport Service Area.

Objective CE 11 - WATER CONSERVATION: The City shall take direct actions to conserve existing potable water resources. *(Objective CE11 adopted by Ordinance # 1291 as part of the Water Supply Plan, Feb 16, 2010)*

Policy 11.1: Periodically undertake a systematic calibration of all major water meters as necessary to eliminate unaccounted water. *(Policy 11.1 adopted by Ordinance # 1291 as part of the Water Supply Plan, Feb 16, 2010)*

Policy 11.2: Periodically evaluate water rate structures to ensure that rates encourage conservation of potable water resources. *(Policy 11.2 adopted by Ordinance # 1291 as part of the Water Supply Plan, Feb 16, 2010)*

Policy 11.3: In order to reduce the amount of unaccounted water, the City shall periodically evaluate and test the potable water distribution system for leaks. *(Policy 11.3 adopted by Ordinance # 1291 as part of the Water Supply Plan, Feb 16, 2010)*

Policy 11.4: The City shall continue its water meter replacement and maintenance program. *(Policy 11.4 adopted by Ordinance # 1291 as part of the Water Supply Plan, Feb 16, 2010)*

Policy 11.5: The City shall coordinate with SWFWMD to enforce water restrictions, and coordinate with Highlands County for enforcement of water restrictions in the

unincorporated portions of the utility service area. *(Policy 11.5 adopted by Ordinance # 1291 as part of the Water Supply Plan, Feb 16, 2010)*

Policy 11.6: Participate in water conservation and protection programs of the Southwest Florida Water Management District. *(Policy 11.6 adopted by Ordinance # 1291 as part of the Water Supply Plan, Feb 16, 2010)*

Policy: 11.7: Enforce state laws requiring low volume plumbing fixtures for new construction through building permit procedures. *(Policy 11.7 adopted by Ordinance # 1291 as part of the Water Supply Plan, Feb 16, 2010)*

GOAL # 2: THE CITY SHALL CONTINUE ITS EFFORTS TO REDUCE THE IMPACT OF WATER USAGE ON NATURAL SYSTEMS INCLUDING AREA LAKES, RIVERS, WETLANDS, AND GROUND WATER SYSTEMS. *(Goal #2 adopted by Ordinance # 1291 as part of the Water Supply Plan, Feb16, 2010)*

OBJECTIVE CE 12 GROUNDWATER PROTECTION: The City shall take steps to reduce the effects of groundwater withdrawals on natural systems. *(Objective CE 12 adopted by Ordinance # 1291 as part of the Water Supply Plan, Feb 16, 2010)*

Policy 12.1: The City shall work with the SWFWMD to study area lakes to determine whether groundwater withdrawals are resulting in abnormal fluctuations in historic or established desirable lake levels. *(Policy 12.1 adopted by Ordinance # 1291 as part of the Water Supply Plan, Feb 16, 2010)*

Policy 12.2: New public water supply wells shall be developed pursuant to the Water Management District standards and the City's Well Protection ordinance to ensure that the well's cone of influence will not adversely affect any lake or major wetland system. *(Policy 12.2 adopted by Ordinance # 1291 as part of the Water Supply Plan, Feb 16, 2010)*

Policy 12.3: When feasible; evaluate existing well sites to determine the possibility of decommissioning wells negatively impacting adjacent lakes or major wetland systems. *(Policy 12.3 adopted by Ordinance# 1291 as part of the Water Supply Plan, Feb 16, 2010)*

HOUSING ELEMENT

The Organization of this Element is as follows:

Goal 1: Quality Neighborhoods and Adequate Housing

Objective 1 - Housing Implementation Program

Objective 2 - LDRS for Adequate Sites for Targeted Households and Uses

Objective 3 - Conservation of Neighborhoods, Housing, and Historic

Objective 4 - Energy Efficiency and Renewable Energy Resources

GOAL 1: PRESERVE AND IMPROVE THE QUALITY OF NEIGHBORHOODS AND PROVIDE A SUFFICIENT SUPPLY AND VARIETY OF AFFORDABLE, DECENT, SAFE, AND SANITARY HOUSING FOR THE PRESENT AND FUTURE RESIDENTS OF THE CITY OF SEBRING.

OBJECTIVE HE 1 - HOUSING IMPLEMENTATION PROGRAM: Continue to assist the private sector in providing sufficient housing units with the appropriate mix of housing types for the projected population, and offer, where feasible programs funding housing renovation or new construction and relocation housing when implementing federal or state housing improvement programs.

Policy 1.1 Ensure that residential land uses accommodate the future population on the Future Land Use Map based on the 2020 population projections.

Policy 1.2: The City's Housing Implementation program shall consist of the following:

- A. Continue to utilize the Community Development Block Grant program, Highlands County's SHIP, HOME, and other Housing programs, and other State, federal and local subsidy programs, and consideration of the use of Tax Increment Financing for the development of housing, for the reduction of blight, and the provision housing for very-low, low, and moderate income households.
- B. Continue to enforce the Housing Code and Building Code to reduce or eliminate substandard housing conditions and enforce other nuisance abatement codes to ensure the viability and integrity of City housing and neighborhoods.
- C. Continue to allow accessory structures on residential lots, subject to LDR standards and conditions.
- D. Coordinate with the County or other housing provider's technical assistance to residents seeking access to grants and loans for housing and neighborhood improvement.

Policy 1.3 Provide the mechanisms to assist residents in seeking and maintaining neighborhood quality.

- A. Enforce LDRs such as density and housing types to help maintain overall property values and to ensure the protection of existing neighborhoods.
- B. Seek out property owners of substandard units and make available information at City Hall and Sebring Public Library for all residents, including low and moderate income

persons, regarding local, state and federal housing programs, financial assistance and general neighborhood improvement aids.

Policy 1.4 Displacement by Government Actions: In the event that actions taken by the City to implement federally funded public projects result in the displacement of persons from their housing, the City shall provide relocation assistance prior to undertaking such actions as required by Section 421.55, Florida Statutes.

OBJECTIVE HE 2 - LDRS FOR ADEQUATE SITES FOR TARGETED HOUSEHOLDS AND

USES: Maintain the Future Land Use Map, Zoning Atlas, and Land Development Regulations to meet the identified or projected needs for the supply of housing and adequate sites for very-low-income, low-income, and moderate-income households, group homes, foster care facilities, households with special needs, mobile and manufactured homes, and rural and farm worker housing. Such uses shall be given expedited review based upon the standards in this Plan.

Policy 2.1: The housing Needs Assessment by the Shimberg Center shall be incorporated as measure for housing assessment needs.

Policy 2.2: The City shall require that all residential Development Orders using the PD or Mixed Use rezoning or site plan review shall be evaluated for the following:

- A: Creation or preservation of affordable housing,
- B: Minimize the need for additional services,
- C: Avoid concentrations of affordable housing.

Policy 2.3: The City shall designate within its jurisdiction sufficient sites at sufficient densities to accommodate the need for affordable housing over the planning timeframe.

Policy 2.4 - Expedited and Streamlined permitting: All Development Orders that address the City's Housing Needs as defined herein shall be given a streamlined and expedited review that address the quality of housing, stabilization of neighborhoods and /or improve historically significant housing, whenever feasible.

Policy 2.5: Land Development Regulations shall implement criteria to guide the location of housing for very-low-income, low-income and moderate-income households, mobile homes, manufactured homes, group homes and foster care facilities, and households with special housing needs including rural and farmworker households. That criteria could include factors such as adequate supporting infrastructure and public facilities, adequate access to transportation facilities, and close proximity to jobs, shopping, and other amenities.

Policy 2.6: Promote involvement, improved coordination and partnerships between the City, the Community Redevelopment Agency and the private sector in determining need for and funding of housing production, through public workshops.

Policy 2.7: The City shall continue to enforce in its City Code adopted Housing and Building Code standards that constitute a conservation, rehabilitation, and demolition program.

Policy 2.8: The City shall continue to implement regulations that meet the principles and criteria consistent with Chapter 419, F.S. guiding the location of group homes and foster care facilities when licensed or funded by the Florida Department of Children and Family Services.

Policy 2.9: Provide information to the private sector on the population's needs, including households with special housing needs.

Policy 2.10: The City shall communicate with Highlands County, the DCA, the FHRS, and the USHUD and other agencies to receive funding of low and moderate income housing production, and other potential opportunities.

Policy 2.11: To expedite review, the City shall incorporate its current effective and timely review process in the land development regulations.

OBJECTIVE HE 3 - CONSERVATION OF NEIGHBORHOODS, HOUSING, AND HISTORIC

SITES: Continue to improve established neighborhoods, identify and when feasible, preserve historically significant housing and conserve the historic, aesthetic, and cultural identity of the City of Sebring by eliminating substandard housing, and rehabilitating or demolishing dilapidated housing, and enforcing housing codes.

Policy 3.1: A program shall be created to improve established neighborhoods such as creating entry ways, a neighborhood ID signage program, and active neighborhood associations, and also by creating a benchmark system to measure neighborhood improvement through such programs as housing valuation, renovation of housing, removal of dilapidated housing, code enforcement, crime reporting, and other measures of community or neighborhood improvement.

Policy 3.2: All significant historical structures, lands, and unique archaeological sites shall continue to be inventoried and those sites and structures meeting the criteria for preservation shall be considered for listing on the list of Historic Sites.

OBJECTIVE HE 4 - ENERGY EFFICIENCY AND RENEWABLE ENERGY RESOURCES: The City will encourage energy efficiency in the design and construction of new housing and the use of renewable energy resources shall be consistent with and rely upon the provisions of Chapter 553, Florida Statutes.

Policy 4.1: During the Planning Period, the City will encourage the private sector to include energy efficiency in existing housing and in the design and construction of new housing and the use of renewable energy resources consistent with and relying upon the provisions of Chapter 553, Florida Statutes through the use of density bonuses and other incentives that will be added to the Land Development Regulations. The encouragement of energy efficient housing includes exploring innovative regulations that promote energy conserving technologies and may include such technology that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, or the Green Building Initiative's Green Globes rating system, or the Florida Green Building Coalition standards, Energy Star buildings, or other nationally recognized, high-performance green building rating system as recognized by the Florida Department of Management Services. LEED Neighborhood Development design shall also be considered.

Policy 4.2: The City shall encourage the provision of pedestrian convenient housing to bring within walking distance most of the activities of daily living, including, dwelling, shopping and working by amending the LDRs within the statutory deadline of one year to allow a mixture of uses and high density residential development in the Downtown CRA and in other areas that would be expected to attract retail businesses through the Mixed Use development rezone process pursuant to FLUE Policy 11.1 or through the PD rezone process. These developments shall have future pedestrian access to mass transit resources as they become available and shall include pedestrian and bicycle facilities.

END HOUSING ELEMENT

INFRASTRUCTURE ELEMENT

(Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element)

The Organization of this Infrastructure Element is as follows:

GOAL 1

LEVEL OF SERVICE

Objective 1: Level of Service Standards

GOAL 2

SANITARY SEWER SUB-ELEMENT

Objective 2: Correction of Deficiencies and Expansion

Objective 3: Maximize Existing Facilities, Expansion

GOAL 3

POTABLE WATER SUPPLY & AQUIFER SUB-ELEMENT

Objective 4: Conservation of Potable Water Resources, Natural Functions of the Aquifer

Objective 4A –Water Supply

Objective 4B – Alternative to Groundwater

Objective 4C: Potable Water Use Reduction

Objective 4D

STORMWATER MANAGEMENT SUB-ELEMENT

Objective 5: Protect Natural Drainage Functions and Features

SOLID WASTE SUB-ELEMENT

Objective 6 – Implement Solid Waste System

GOAL 1: TO PROVIDE ADEQUATE PUBLIC FACILITIES AND/OR SERVICES CONCURRENT TO ACTUAL GROWTH OF THE COMMUNITY, WHILE PROTECTING INVESTMENTS IN AND PROMOTING ORDERLY, COMPACT URBAN GROWTH.

LEVEL OF SERVICE STANDARDS

OBJECTIVE INF 1: Level of service standards shall be set within this plan for all new facilities except within the Sebring Regional Airport Service area, based on the following criteria:

- (A) Average and peak flow design capacity for sanitary sewer facilities;
- (B) Design capacities for solid waste;
- (C) Design storm return frequency for storm water facilities capacity as specified by the Southwest Florida Water Management District;
- (D) Minimum design flow, storage capacity, and pressure for potable water facilities; and
- (E) Water quality standards for storm water discharge as specified by the Southwest Florida Water Management District and the Department of Environmental Protection.

Policy 1.1: The following level of service standards are hereby adopted and shall be used as the basis for determining the availability of facility capacity and demand generated by a new development or redevelopment:

FACILITY/SERVICE AREA	LEVEL OF SERVICE STANDARD
Potable Water Facilities	115 gallons per capita per day
Sanitary Sewer Facilities:	
Harder Hall Corp. Facility	131 gallons per capita per day
All other Sanitary Sewer Facilities	105 gallons per capital per day
Solid Waste Facilities	7 pounds per capita per day

Drainage facilities: The following standards shall apply to all new development or redevelopment:

Water Quantity Design storm: 25-year frequency, 24-hour duration

Storm Water Management Systems:

Storm water-management systems shall be designed to either retain on-site the runoff generated by a 25-year, 24-hour storm or detain and discharge the runoff from a 25-year, 24-hour storm at peak discharge rates which do not exceed pre-development rates.

Water quality treatment shall meet the standards set forth in Florida Statutes and Florida Administrative Code, set by the Water Management Districts, and the Department of Environmental Protection as applicable. To ensure compliance with those requirements, a copy of a valid Water Management District permit or exemption letter shall be presented before building permits or development approvals are granted.

Site-specific conditions may require other design criteria to be satisfied in order to obtain Water Management District construction permits. To ensure compliance with those requirements, a copy of a valid Water Management District permit or exemption letter shall be presented before building permits or development approvals are granted.

Single family development on infill lots of existing single family residential subdivisions shall not be required to manage Storm water onsite, as long as Storm water runoff is accommodated by the City's facilities.

Policy 1.2: Replacement, improvement or expansion of facilities shall be coordinated with adopted level of service standards, and shall incorporated appropriate peak demand coefficients when determining capacity and demand.

Policy 1.3: The City shall ensure Development Orders are not issued which lower level of service standards below adopted standards, in conformance with the concurrency requirements adopted in the-Capital Improvements Element.

Policy 1.4: The City Clerk's Office, Building Department, Public Works Department, Zoning Department, and the Planning Department and Utilities Department shall jointly update facility demand and capacity information as Development Orders or permits are issued.

Policy 1.5: The City shall ensure that new development shares proportionate responsibilities in the provision of facilities and services to meet the needs of that development and maintain adopted level of service standards.

SANITARY SEWER SUB-ELEMENT

GOAL 2: TO PROTECT THE HEALTH OF THE RESIDENTS AND TO PRESERVE THE ENVIRONMENT BY COLLECTING, TREATING AND DISPOSING OF WASTEWATER IN A FASHION THAT IS COST-EFFECTIVE AND THAT ENCOURAGES ORDERLY GROWTH.

OBJECTIVE INF 2 - CORRECTION OF DEFICIENCIES AND EXPANSION: In all cases when and expansion is required or a deficiency is detected, the City shall correct existing deficiencies and increase the capacity of the sanitary sewer system concurrent with development demands by following the adopted Utilities Master Plan.

Policy 2.1: The City shall ensure that Level of Service standards are met for all new Development Orders.

OBJECTIVE INF 3 - MAXIMIZE EXISTING FACILITIES, EXPANSION: All Development Orders shall be required to comply with the Sanitary Sewer Master Plan, which shall maximize the existing facilities, promote infill development, economic feasibility, discourage urban sprawl, and consider severe soil limitations.

Policy 3.1: New private package plants shall be prohibited within the City.

Policy 3.2: Priorities for sanitary sewer service area expansion shall be as follows: (1) Provision of sanitary sewer to lakefront property shall be high priority; (2) Existing development within the City in areas with potential to experience pollution, such as areas characterized by severely suited soils, shall be given top priority to utilize capacity of the existing plant; (3) New development within the City in areas characterized by severely suited soils shall be next in priority to utilize capacity of the existing plant; (4) Commercial uses where noxious chemicals or wastes will be disposed shall also be given higher priority.

Policy 3.3: Coordinate with Highlands County in the case that connection of sanitary sewer service outside the City will lead to annexation. The following criteria shall be used in determining extension of service outside the City:

- A. Extension shall be consistent with avoidance of urban sprawl, that is, service shall only be extended to areas Highlands County has designated for urban development, and shall not result in a leapfrog pattern of development, but should promote compact growth within and adjacent to the City;
- B. Extension to areas outside the County shall not demand so great a proportion of the City's remaining sewage treatment capacity where it would result in a situation that no capacity is left to serve areas of need within the City; and,
- C. User charges or connection fees shall be adequate to provide a proportionate share of funding towards dept service, operation and maintenance, and facility replacement costs

Policy 3.4: **New development** shall be responsible for funding extension of sanitary sewer lines, lift stations or other improvements required serving that development.

Policy 3.5 - **Sanitary Sewer Required:** Existing and new development shall be required to hook up to sanitary sewer service as it becomes available with the exception that septic tanks can be replaced pursuant to INF Policy 3.6. Property with severely rated soils

proposed for development with densities greater than one (1) dwelling unit per acre or new development or redevelopment developing to a higher intensity use of lakefront property characterized by severe soils must comply with the hook up to sanitary sewer requirements in applicable Florida Statutes and Florida Administrative Code.

Policy 3.6: Septic tanks:

- A. Can be replaced when the application of INF Policy 3.6 policy will cause an economic hardship upon a land owner taking into consideration the relationship of benefits to costs of hooking up to sewer on a case by case basis, such as the cost is prohibitively expensive or when the sanitary sewer line has a higher elevation than the existing septic tank.
- B Shall meet the soils survey analysis pursuant to the requirements of the Florida Administrative Code and Florida Statutes as implemented by the Highlands County Health Department.

Policy 3.7: The City shall consider incentives for existing development to connect to the City system, such as an abandonment credit program to help offset the cost of connection.

Policy 3.8: The City shall continue to investigate those areas where septic tanks are in use to determine the feasibility of providing collection or transmission lines for the sanitary sewer system and encourage connection. The City Utilities Department shall implement this Policy by compiling a list of all properties using septic tanks in the City of Sebring.

Policy 3.9 - Florida Department of Environmental Protection Permit: The City shall comply with Florida Department of Environmental Protection Permit # FLA014311 for Cemetery Rd WWTP, Permit # FLA014309 for Sebring Airport WWTP, Permit # FLA014328 for Western Blvd. WWTP, and Permit # FLA143391 for Villages of Highlands Ridge WWTP as may be amended by the applicable Water Management District, to operate advanced the wastewater treatment and disposal systems.

Policy 3.10: The useful life of the current system shall be preserved and made more efficient through a preventive maintenance program through periodical inspection of lift stations and force mains, sanitary sewer collection system and manholes, and replacement or repair of needed facilities.

Policy 3.11: The City shall require that new facilities and improvements to existing facilities meet the projected demands.

Policy 3.12: The City shall improve the existing sanitary sewer system, when feasible, by including within the five-year capital improvement program the completion of a backup power supply to ensure that all major lift stations can be operated simultaneously.

Policy 3.13: Monitor the sanitary sewer collection system to ensure efficient expansion and maintenance.

Policy 3.14: The City shall ensure that adequate treatment capacity is available to serve the present and future demands as they occur.

Policy 3.15: CPA-I-05-1f (Viscaya North) shall provide sanitary sewer to serve the site at adopted levels of service concurrent with the development. *(Policy 3.9 adopted by Settlement*

Agreement Ordinance # 1256, Dec. 18, 2007)

POTABLE WATER SUPPLY & AQUIFER SUB-ELEMENT

GOAL 3: TO CONSERVE AND PROTECT POTABLE WATER RESOURCES, NATURAL AQUIFER RECHARGE FUNCTIONS AND NATURAL DRAINAGE FEATURES.

OBJECTIVE INF 4 - CONSERVATION OF POTABLE WATER RESOURCES, NATURAL FUNCTIONS OF THE AQUIFER. The City shall conserve and protect potable water sources and natural aquifer recharge areas.

Policy 4.1: Coordinate through meetings implement the applicable and adopted Florida Water Management District rules for water conservation.

Policy 4.2 - **Emergency Procedures:** Develop mechanisms to ensure appropriate procedures are followed during emergency water supply interruptions, such as establishing chain-of-command communication between the Southwest Florida Water Management District, the City of Sebring Utilities Department, plant operators, newspapers, law enforcement and local citizens.

Policy 4.3: Promote the reuse of treated storm water and wastewater as means to reduce water needs, by pursuing Southwest Florida Water Management District Basin Board grant monies to assist in funding a water reuse.

Policy 4.4: The City shall require the use of low volume plumbing fixtures for all new construction to be enforced by the City through building and other appropriate permitting procedures.

Policy 4.5: The City shall encourage property owners and developers to use Florida friendly landscaping and native landscaping plants in order to reduce irrigation needs.

Policy 4.6: Well field protection shall include:

- A. In the wellhead protection zone between 200 and 500 and in the zone of exclusion within a 200-foot radius of an existing or protected potable water wells, development of underground storage tanks or pipes, Publicly Owned Treatment Works (wastewater treatment plant) or other land uses associated with potential groundwater contamination are restricted, storage of bulk hazardous, toxic chemical, petroleum or nuclear waste within 500 feet of well fields, except for chemicals required and used for water treatment is prohibited, and where existing underground tanks exist within the 500-foot radius, the owner is required to monitor groundwater quality and report results annually to the City, and all applicable state requirements for wellhead protection ordinances,
- B. Development of new wells or expansion of existing wells shall be in accordance with the Department of Environmental Protection and Southwest Florida Water Management District permitting requirements.

Policy 4.7: Measures for protection of natural recharge areas shall include mandatory open space for all new commercial, industrial and residential subdivisions.

Policy 4.8: The City will allow innovative site development techniques to maintain recharge capabilities, such as cluster development and density incentives for open space and use of pervious surfaces.

Policy 4.9: Coordinate with Southwest Florida Water Management District to obtain any additional research of the District pertaining to "prime" recharge areas.

OBJECTIVE INF 4A – WATER SUPPLY: The City shall provide sufficient amounts of safe, high quality water to meet the needs of current and future potable water users, subject to permitting by the Southwest Florida Water Management District.

Policy 4A.1: The City hereby adopts, by reference, its Ten-Year Water Supply Facilities Work Plan as a Technical support document to this Element, as required following adoption of the Southwest Florida Water Management district (SWFWMD) Regional Water Supply Plan adopted November 2020 and as required by the approval of the SFWMD 2019 LKB Plan, approved in December 2019. The adopted Ten-Year Water Supply Facilities Work Plan and all future amendments thereto, represent an update to the Sebring comprehensive plan.

Policy 4A.2: The City shall strive with all means available to comply with the conservation standards established by SWFWMD and its SWUCA for per capita, per day consumption and not exceed the City's adopted Level of Service standard of 115 gallons per day per capita. [40D-2, F.A.C.]

Policy 4A.3: The City's current and future water needs shall be met from a variety of sources including groundwater, reclaimed water, and through conservation of existing water sources.

Policy 4A.4: Sufficient sources of water shall be in place, or scheduled to be in place to serve new development prior to the approval of development plans.

Policy 4A.5: The City shall require that customers be connected to central water as they become available.

Policy 4A.6.: In the Sebring Regional Airport Service Area, water demands will be based on water use rate estimates for each commercial and industrial component type as delineated in the SFWMD Guidebook for the Analysis of Developments of Regional Impact in 1998, consistent with the SFWMD Water Use Permit 28-00139-W.

OBJECTIVE INF 4B – ALTERNATIVE TO GROUNDWATER: The City shall identify and develop alternatives to traditional groundwater sources for the City's water needs. (*Objective INF 4B adopted by Ordinance # 1291, Feb 16, 2010*)

Policy 4B.1: Shall cooperate with SWFWMD to plug abandoned agricultural wells upon conversion to urban development. Upon agreement with SWFWMD, allow transfer of the Consumptive Use Permit to the City. (*Policy 4B.1 adopted by Ordinance # 1291, Feb 16, 2010*)

Policy 4B.2: Study the feasibility of using surface water sources as secondary, back-up water supplies. *(Policy 4B.2 adopted by Ordinance # 1291, Feb 16, 2010)*

Policy 4B.3: Study the feasibility of utilizing lower quality groundwater from the Lower Floridian Aquifer to supplement non-domestic water needs. *(Policy 4B.3 adopted by Ordinance # 1291, Feb 16, 2010)*

Policy 4B.4: As feasible, require connection to reclaimed water systems in new development. *(Policy 4B.4 adopted by Ordinance # 1291, Feb 16, 2010)*

GOAL 3: REDUCE THE AMOUNT OF POTABLE WATER USED FOR IRRIGATION AND OTHER NON-DOMESTIC USES WITHIN THE CITY. *(Goal 3 adopted by Ordinance # 1291, Feb 16, 2010)*

OBJECTIVE INF 4C - POTABLE WATER USE REDUCTION: The City shall reduce the amount of potable water used for irrigation by a minimum of ten percent (10%) by 2015. *(Objective INF 4C adopted by Ordinance # 1291, Feb 16, 2010)*

Policy 4C.1: The City shall provide educational materials in order to instruct the public on how to reduce public demand for potable water. *(Policy 4C.1 adopted by Ordinance # 1291, Feb 16, 2010)*

Policy 4C.2: The City will implement the goal, objective and policies through its Land Development Regulations (LDRs). Development within its utility service area when feasible will connect to the City's reclaimed water system and/or consider allowing the installation of dry lines with a connection to the City's potable water system until such time as reuse is available to the development. *(Policy 4C.2 adopted by Ordinance # 1291, Feb 16, 2010)*

Policy 4C.3: When available if economically feasible, utilize reclaimed wastewater for irrigation of all public grounds and landscaped highway medians within the City. *(Policy 4C.3 adopted by Ordinance # 1291, Feb 16, 2010)*

Policy 4C.4: The City shall continue to require developments to meet the City's Landscape Ordinance and to the use of Florida friendly landscaping for all developments. *(Policy 4C.4 adopted by Ordinance # 1291, Feb 16, 2010)*

OBJECTIVE INF 4D: The City shall work with large commercial and industrial water users in their efforts to evaluate their water needs and sources. *(Objective INF 4D adopted by Ordinance # 1291, Feb 16, 2010)*

Policy 4D.1: Encourage high use commercial and industrial water users (the top 5% of the users in the City of Sebring) to prepare water conservation plans. *(Policy 4D.1 adopted by Ordinance # 1291, Feb 16, 2010)*

Policy 4D.2: The City shall provide a water use history at the request of a property owner or business owner. *(Policy 4D.2 adopted by Ordinance # 1291, Feb 16, 2010)*

STORMWATER MANAGEMENT SUB-ELEMENT

OBJECTIVE INF 5 - PROTECT NATURAL DRAINAGE FUNCTIONS AND FEATURES:

All subdivisions, commercial and industrial development orders shall minimize or eliminate adverse impacts on natural drainage features and functions and all Development Orders shall comply with its storm water management plan, and applicable; Florida Statutes and Florida Administrative Code (Southwest Florida Water Management District) Standards.

Policy 5.1: For new development and redevelopment, other than infill of single-family residences, the land development regulations should require management of runoff from the 25-year frequency, 24-hour duration design storm event on-site so that post-development rates, volumes and pollutant loads do not exceed pre-development conditions, pursuant to the water quality standards contained in Chapter 62-25, F.A.C.

Policy 5.2: Final Development Orders shall not be issued by the City until all necessary federal, state and County permits for storm water treatment have been received.

Policy 5.3: All future drainage systems and improvements to existing storm water treatment systems shall incorporate adequate filtering processes to treat storm water runoff prior to discharge into lakes, consistent with Southwest Florida Water Management District permitting requirements.

Policy 5.4: The City shall monitor and maintain the storm sewer system, making upgrades to existing drainage facilities to manage surface water quality as well as quantity where feasible and continue the existing preventive maintenance program so that all City-maintained facilities including gutters, catch basins, swales, rain gardens, retention and detention ponds, outfalls, and underground piping, are periodically inspected and scheduled for service.

Policy 5.5: The City shall continue to fund needed storm sewer improvements.

Policy 5.6: The City shall continue to use wet wells/seepage pits to maximize the recharge and infiltration of groundwater into the surficial aquifer.

SOLID WASTE SUB-ELEMENT

OBJECTIVE INF 6 - IMPLEMENT SOLID WASTE SYSTEM: Meet existing and future solid waste disposal needs of the residents and businesses of the City of Sebring by implementing the adopted level of service of 7 pounds/per day person/per by providing an environmentally safe, efficient and cost-effective system for the collection and disposal of solid waste.

Policy 6.1 – **Level of Service:** The City shall continue to dispose of solid waste at Highlands County's or another licensed solid waste disposal facility and coordinate with that solid waste disposal facility provider to ensure that adopted level of service standards for solid waste disposal can be met by the landfill.

Policy 6.2 - **Recycling Program:** In order to meet state goals for solid waste reduction, the City shall continue to cooperate with Highlands County regarding implementation of

community recycling programs, by requiring that City residents participate in County and/or City recycling programs, and developing programs that are convenient to increase compliance and where feasible, purchasing recycled products and promoting “buy recycled”. The City of Sebring shall consider implementing alternative recycling programs if the County is ready to implement such programs.

Policy 6.3 – Mandatory System: The City shall require, where feasible, all residents and businesses to participate in the garbage collection system.

Policy 6.4 – Rate Structure: Continue to implement a rate structure that is fair to consumers and covers the cost of operating the solid waste management system.

Policy 6.5 - Large, Bulky Trash Pickups: Continue separate, special waste collection service for large and bulky trash.

Policy 6.6 - Hazardous Waste Collection and Disposal: The City shall continue to support Highlands County’s hazardous waste collection and disposal program by informing and educating citizens and businesses regarding proper disposal needs.

END INFRASTRUCTURE ELEMENT

INTERGOVERNMENTAL COORDINATION ELEMENT

The Organization of this Element is as follows:

Goal 1: Intergovernmental Coordination

Objective ICE-1: Coordination

Objective ICE 2: Housing:

Objective ICE 3: Historic Preservation

Objective ICE 4: Infrastructure

Objective ICE 5: Potable Water

Objective ICE 6: Traffic Circulation

Objective ICE 7: Recreation and Open Space

Objective ICE 8: Conservation

Objective ICE 9; Conservation

Objective ICE 10 Land Use

Objective ICE 11: Resource Management Plans:

Objective ICE 12: Capital Improvements Element

GOAL ICE 2: Planning for Public Schools

Objective ICE-13: Intergovernmental Coordination for School Planning

GOAL ICE 3: Cooperative Data Sharing

Objective ICE 14: Projection Data.

Objective ICE 15: Interlocal Agreements

GOAL 1: INTERGOVERNMENTAL COORDINATION: TO OPTIMIZE THE BENEFITS OF SEBRING'S AFFILIATIONS WITH, LOCAL, REGIONAL, STATE AND FEDERAL GOVERNMENTS AND PRIVATE ENTITIES FOR THE CITIZENS OF SEBRING THROUGH THE 2030 PLANNING PERIOD.

OBJECTIVE ICE 1 - COORDINATION: Maintain measures and joint policies coordinating annexation issues, future land uses, school expansion, preventing urban sprawl outside City boundaries, potential conflict between local governments on issues regarding the future use of land, review Comprehensive Plan and other plan amendments, new development proposals, and provision of compatible operations and activities between Sebring and Highland County, the Regional Planning Council, State agencies, and other public agencies.

Policy 1.1: The City shall maintain procedures for notifying adjacent jurisdictions of amendments to the Comprehensive Plan, development of new Plans, and opportunities to review new developments. The response by Highlands County and other impacted jurisdictions shall be included in staff reports to the applicable City Agency, including the Sebring City Council and Planning and Zoning Board.

Policy 1.2: The City and Highlands County shall meet a least annually to coordinate on issues such as annexation, preventing urban sprawl, comprehensive plan coordination and compatibility of land uses at the City-County border. Prevention of urban sprawl shall be coordinated with the County through implementation of policies in the Infrastructure Element, which guide extension of services to areas designated for urban development on the County Future Land Use map.

Policy 1.3: The City shall continue to provide current information on amendments to its adopted Comprehensive Plan and Future Land Use Map to the County, Central Florida Regional Planning Council and other local proposed developments for impacts to adjacent jurisdictions, and potential incompatibilities with the City's plan and encourage their participation in the Comprehensive Planning process and incorporate their input, as feasible.

Policy 1.4: The City shall continue to participate in the planning activities of appropriate State and regional agencies, local jurisdictions, Highlands County and other agencies by: (1) reviewing amendments and updates to the Comprehensive Plans of those entities for impacts and benefits to the City; (2) attending meetings; (3) providing representatives or members to the Planning activities, and (4) appointing liaisons.

Policy 1.5: The City shall contact Highlands County and organize a Planning Committee that would include representatives of both the County Planning and Zoning Commission and City Planning and Zoning Board, property owners, and other stakeholders to develop a plan for the Joint Planning Area around the City of Sebring that should eventually annex into the City of Sebring or is currently served or will eventually be served by City services, especially water and sanitary sewer. The Planning Committee will develop a Plan for adoption by both entities for the purpose of annexation, municipal incorporation, and joint infrastructure service areas.

Policy 1.6: **Mediation:** Where conflicts at the staff level are not resolved, the City shall negotiate through public officials to resolve issues and achieve adequate levels of service. When conflict between the City and adjacent jurisdictions cannot be resolved through normal negotiations, the City will employ the assistance of the CFRPC - informal mediation process.

Policy 1.7: The City shall communicate with the Central Florida Regional Planning Council during any proposed Development of Regional Impact.

OBJECTIVE ICE 2 – HOUSING: The City shall cooperate with the County housing authority, the Community Redevelopment Agency and the private sector to provide housing that provides for all income levels by providing assistance, information, and support for all housing efforts in the City's interest.

Policy 2.1: The City shall continue upgrading and providing housing for very low, low, and moderate-income people to meet the needs projected by the University of Florida Shimberg Center.

OBJECTIVE ICE 3 – HISTORIC PRESERVATION: The City shall assist and where feasible to take measures to preserve all historic buildings on or proposed to be on the Historic Registry.

Policy 3.1: The City shall coordinate with the State Division of Historic Resources, and the US Department of Interior to obtain technical assistance during development of the historic preservation ordinance, or other projects, as needed. A member of the historic preservation commission may be designated as the liaison person to maintain additional verbal and written coordination with the state.

Policy 3.2: The City shall direct the Historic Preservation Commission to provide public displays, educational programs to increase public awareness of historic preservation, and advise private property owners of the advantages of nominating properties to the National Register.

OBJECTIVE ICE 4 – INFRASTRUCTURE: The City shall continue to meet the adopted level of services and inform Highlands County and other appropriate entities of all changes that affect solid waste disposal, sanitary sewer and water services.

Policy 4.1 The City shall notify Highlands County of any new subdivision, commercial, and industrial development to ensure adequate future capacity in the County landfill to the City, and ensure that the County's recycling programs are implemented in the City.

Policy 4.2: Sebring shall ensure water; solid waste and sanitary sewer service capacity are available to serve proposed development by monitoring, as needed, the levels of service of respective jurisdictions, identifying issues requiring coordination, and initiating meetings with jurisdictions or agencies to maintain adequate levels of service.

Policy 4.3: Sebring City Council shall meet on a regular basis with Highlands County Commissioners to ensure appropriate coordination, land use compatibility and protection of natural resources for any proposals for annexation or expansion of City services outside City boundaries

Policy 4.4: Upon initiation of water protection and conservation programs, the City shall request technical assistance, as needed to implement the programs from the Water Management District. The City shall maintain communication with the District regarding new information which may become available regarding prime aquifer recharge in the Sebring area.

OBJECTIVE ICE 5 – POTABLE WATER SUPPLY CONSERVATION AND LOS: The City shall work with surrounding governments and the SWFWMD to ensure that meeting future potable water needs is coordinated on a regional basis.

Policy 5.1: The city of Sebring shall continue to maintain and update a Water Supply Facilities Work Plan for at least a ten (10) year planning period, consistent with the SWFWMD Regional Water Supply Plan, for construction of public, private, and regional water supply facilities, which are identified as being necessary to serve existing and new development.

Policy 5.2: Ensure adopted level of service standards for potable water are maintained for the planning period consistent with the City's Ten-Year Water Supply Facilities Work Plan, including implementation of the water conservation plan.

OBJECTIVE ICE 6 TRAFFIC CIRCULATION: The City shall require that the level of service on shared roadways does not exceed the adopted level of service by the Department of Transportation or the City and to ensure coordination of planned improvements.

Policy 6.1: The City shall rely on written communication to Highlands County, Central Florida Regional Planning Council, the HRTPO and Florida Department of Transportation to ensure proposed traffic improvements are consistent with the plans

of those entities, and -request that those entities also reciprocate with information regarding any proposed improvements proposed by those entities in order to maintain the adopted level of service.

Policy 6.2: Prior to initiation of improvements to roads which fall within the jurisdiction of the County or state, the City shall communicate with those entities including the HRTPO to ascertain availability of funding, and coordinate planned improvements.

OBJECTIVE ICE 7 - RECREATION AND OPEN SPACE: In order to meet the future recreation needs the City shall monitor its Level of Service and require all residential development to contribute lands or money to acquire recreational lands and/or facilities.

Policy 7.1: The City shall continue its annual inter-local agreement with the County in order to receive a portion of the County's recreational appropriation.

Policy 7.2: The City shall continue its existing agreements with Sebring Golf Club and Sebring Tourist Club.

OBJECTIVE ICE 8 – CONSERVATION: The City shall require all Development Orders for stormwater or surface water management or that directly impact its lakes, wetlands, endangered species, soils, vegetative communities, scrub habitat, and other environmentally sensitive areas to minimize or eliminate an adverse impacts and have all appropriate reviews and permits issued before a Development Order is issued.

Policy 8.1: The City shall coordinate, through flyers and public meetings with interested residents, County Extension Service, IFAS, Central Florida Regional Planning Council, the local Audubon Society and other citizen groups to provide information concerning lake preservation, water quality enhancement, and protection of lakes.

Policy 8.2: The City shall maintain communication with the Southwest Florida Water Management District regarding potential nomination of Lake Jackson to the SWIM program. If a citizen's lake committee is formed, volunteer citizens could maintain responsibility for communication towards implementing District programs.

Policy 8.3: The City shall schedule a joint meeting with Highlands County, Florida Fish and Wildlife Conservation Commission, US Fish and Wildlife Service, Department of Agriculture, Audubon Society and Nature Conservancy in order to review the various alternatives available towards preserving endangered xeric upland (scrub) habitat.

OBJECTIVE ICE 9 - LAND USE & HOUSING: The City shall rehabilitate substandard housing, and preserve historic structures and remove incidence of blight in the City.

Policy 9.1: The City shall direct the Community Redevelopment Agency to continue existing tax increment financing and community development block grant programs, which have been successful in allocation of grant monies to rehabilitate housing and eliminate blight within the City.

Policy 9.2: The City and Community Redevelopment Agency shall continue existing coordination mechanisms with the State Department of Historic Resources and the US Department of Interior, such as submitted to the National Register of Historical Places, and development of a local historical commission towards implementing measures for historic preservation of structures.

OBJECTIVE ICE 10 – RESOURCE MANAGEMENT PLANS: The City shall evaluate all development actions to ensure that the plans of Sebring remain consistent with the resource management plans of the Southwest Florida Water Management District (SWFWMD), Florida Fish and Wildlife Conservation Commission, regional planning councils and the Department of Environmental Protection (DEP) through coordination procedures

Policy 10.1: The City will maintain informal communication with Department of Environmental Protection (DEP), Florida Fish and Wildlife Conservation Commission, Central Florida Regional Planning councils and Southwest Florida Water Management District in order to remain informed of any resource management plans which may be initiated by those agencies.

OBJECTIVE ICE 12 CAPITAL IMPROVEMENTS ELEMENT: The City shall notify concerned citizens and all other interested parties of proposed improvements to the infrastructure or services in the community.

Policy 12.1: The City will notify the public regarding the availability of documents used when decisions regarding capital facilities are discussed.

Policy 12.2: The City will coordinate with the County to allow for joint actions on projects which affect Sebring.

GOAL ICE 2: PROMOTE AND OPTIMIZE INTERGOVERNMENTAL COOPERATION FOR EFFECTIVE FUTURE PLANNING AND DEVELOPMENT OF THE PUBLIC SCHOOL SYSTEM.
(Goal ICE-2 adopted by PSFE Ordinance # 1269, Dec. 2, 2010)

OBJECTIVE ICE 13 - INTERGOVERNMENTAL COORDINATION FOR SCHOOL PLANNING: Highlands County, the School Board of Highlands County, and the Highlands County 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. *(Objective ICE-13 adopted by PSFE Ordinance # 1269, Dec. 2, 2010)*

Policy 13.1: **Implementation of the Interlocal Agreement:** The City of Sebring 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 13.1 adopted by PSFE Ordinance # 1269, Dec. 2, 2010)*

Policy 13.2: **Joint meetings:** The governing boards of the school district, the Board of County Commissioners, and the City of Sebring may have a joint workshop meeting once a year at a mutually agreed upon location 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 13.2 adopted by PSFE Ordinance # 1269, Dec. 2, 2010)*

Policy 13.3: **Joint staff meetings:** The Highlands County School Planning Technical Advisory Committee (SPTAC) is established by the “Highlands County Interlocal Agreement for Coordinated Planning and School Concurrency”. The committee shall meet at least semi-annually, but more often as necessary, and will hear reports and discuss issues concerning school concurrency. *(Policy 13.3 adopted by PSFE Ordinance # 1269, Dec. 2, 2010)*

Policy 13.4: **Coordination of public school facilities planning with land use planning:** The City of Sebring, through the execution of its adopted comprehensive plan and a collaborative planning effort with the School Board, shall notify the School Board of Highlands County of land use applications and development proposals that may affect student enrollment, enrollment projections, or school facilities. *(Policy 13.4 adopted by PSFE Ordinance # 1269, Dec. 2, 2010)*

Policy 13.5: **School Siting:** The City of Sebring will work with the School Board of Highlands County, Highlands County and other municipalities in the planning and selection of school sites to be brought before the School Board of Highlands County for consideration. The City shall 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 13.5 adopted by PSFE Ordinance # 1269, Dec. 2, 2010)*

Policy 13.6: **Amendments to impact fees:** The City shall coordinate with the School Board of Highlands County and Highlands County in its efforts to review and recommend amendments, as necessary, to the school impact fee ordinance, consistent with applicable law. *(Policy 13.6 adopted by PSFE Ordinance # 1269, Dec. 2, 2010)*

Policy 13.7: **Emergency preparedness.** The City shall coordinate with Highlands County and other municipalities in the County and the School Board of Highlands County on emergency preparedness issues which may include consideration of: *(Policy 13.7 adopted by PSFE Ordinance # 1269, Dec. 2, 2010)*

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

(Policy 13.7 adopted by PSFE Ordinance # 1269, Dec. 2, 2010)

GOAL ICE 3: CREATE A COOPERATIVE DATA SHARING ENVIRONMENT FOR POPULATION PROJECTIONS AND DEVELOPMENT DATA *(Goal ICE-3 adopted by PSFE Ordinance # 1269, Dec. 2, 2010)*

OBJECTIVE ICE 14 - PROJECTION DATA: Establish a collaborative effort between Highlands County, the City of Sebring and other municipalities, and the School Board of Highlands County in the collection and distribution of data and decision making on population projections. *(Objective ICE-14 adopted by PSFE Ordinance # 1269, Dec. 2, 2010)*

OBJECTIVE ICE 15 – INTERLOCAL AGREEMENTS: Provide orderly growth of the City's geographic boundaries and efficient use of urban services in the City's Planning Area through the use of interlocal agreements.

Policy 15.1: The City shall continue to implement and negotiate new interlocal service agreements with Highlands County and other appropriate jurisdictions and agencies to provide efficient services and adequate service levels and shall maintain signed agreements with Highland County and other jurisdictions and agencies.

Policy 15.2: The City shall continue to implement the Interlocal Agreement with Highland County Public Schools to provide adequate service levels in the City for school concurrency.

END INTERGOVERNMENTAL COORDINATION ELEMENT

PUBLIC SCHOOLS FACILITY ELEMENT

(Public Schools Facilities Element adopted by PSFE Ordinance # 1269, Dec. 2, 2008)

ORGANIZATION OF THE PUBLIC SCHOOLS FACILITY ELEMENT:

GOAL 1 – Education Facilities

Objective PSFE 1: Enhance community/neighborhood design

Objective PSFE 2: Standards for locations of schools

Objective PSFE 3: School siting standards.

Objective PSFE 4: Expedited school siting processes

Objective PSFE 5: Facilities coordination with the School Board of Highlands County

GOAL 2: Implement school concurrency.

Objective PSFE 6: Level of service standards

Objective PSFE 7: Highlands County public school facilities concurrency service areas

Objective PSFE 8: School concurrency management process

Objective PSFE-9: Proportionate share mitigation.

GOAL 3: Development Coordination

Objective PSFE 10: Strategies for coordination with development.

Public School Facility Maps # 1 through # 7

GOAL 1: PROVIDE AND MAINTAIN HIGH QUALITY EDUCATION FACILITIES *(GOAL 1 adopted by Ordinance # 1269, Dec. 2, 2008)*

OBJECTIVE PSFE 1 - ENHANCE COMMUNITY/NEIGHBORHOOD DESIGN: Promote the neighborhood concept in new developments or redevelopment by requiring, where feasible, the joint planning of schools and public facilities, joint uses and partnerships. *(Objective PSFE 1 and Policies 1.1 through 1.5 adopted by PSFE Ordinance # 1269, Dec. 2, 2008)*

Policy 1.1 - **Co-location of facilities:** The City of Sebring shall require, where feasible, the location of parks, recreation and community facilities in new and existing communities in conjunction with school sites.

Policy 1.2 - **Joint use agreements:** The City of Sebring and the School Board of Highlands County (SBHC) may enter into agreements for joint-use facilities, to include but not be limited to, schools, community centers, libraries and parks.

Policy 1.3 - **Coordination of co-location opportunities:** Upon notice from the School Board of Highlands County that it is considering contracting for a school site, the City of Sebring shall promptly notify the School Board of Highlands County of the City's interest, if any, in joint acquisition or co-location for other public facilities.

Policy 1.4 - **Public/private partnerships:** The City of Sebring 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 1.5 - **Connectivity of public facilities, and needs:** The City of Sebring may require interconnectivity of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks, coordination with adjacent local governments and the school

district on emergency preparedness issues, including the use of public schools to serve as emergency shelters.

OBJECTIVE PSFE 2 - STANDARDS FOR LOCATIONS OF SCHOOLS: Ensure security and safety of children by locating compatible uses adjacent to schools, requiring sidewalks or multiuse trails within communities adjacent to schools, and connecting communities where schools exist or are planned, and coordinating with the School Board of Highlands County on signage, bus stops, and improvement to community development areas where feasible. *(Objective PSFE 2 and Policies 2.1 through 2.4 adopted by PSFE Ordinance # 1269, Dec. 2, 2008)*

Policy 2.1 - **Compatibility of use:** The City of Sebring shall review all development proposals for compatibility of land uses adjacent to existing schools and future school sites.

Policy 2.2 - **School accessibility:** The City of Sebring shall coordinate with the School Board of Highlands County to require, where feasible, that both existing school facilities and proposed school sites be accessible from and integrated into a planned system of sidewalks, bike trails, and bikeways.

Policy 2.3 - **Pedestrian access;** The City of Sebring shall encourage interconnected pedestrian access from neighborhoods for both new and re-development projects to allow direct access to school sites and school bus drop-off locations, when feasible.

Policy 2.4 - **Bus shelters and turnarounds;** The City of Sebring shall cooperate with the School Board of Highlands County, with the development and adoption design standards for school bus stops, shelters and turnarounds in new developments and re-development projects.

OBJECTIVE PSFE 3 - SCHOOL SITING STANDARDS: The City of Sebring shall cooperate with the School Board of Highlands County with the implementation of school siting standards for school planning and construction as adopted by the School Board of Highlands County. *(Objective PSFE 3 and Policies 3.1 through 3.8 adopted by PSFE Ordinance # 1269, Dec. 2, 2008)*

Policy 3.1 - **Joint site identification:** The City of Sebring shall 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 3.2 - **Location of elementary and middle schools:** The City of Sebring shall encourage, where feasible, the location of new elementary and middle schools near or adjacent to residential neighborhoods.

Policy 3.3 - **Location of high schools:** The City of Sebring shall coordinate with the School Board of Highlands County to identify locations for new high schools on the periphery of residential neighborhoods, where access to collector or higher use roads is available.

Policy 3.4 - **Pedestrian friendly schools:** The City of Sebring shall support and coordinate with the School Board of Highlands County on its efforts to locate new schools within reasonable walking distance of residential neighborhoods served by the school.

Policy 3.5 - **Location of administrative and adult education services:** The City of Sebring shall support the School Board of Highlands County in locating appropriate school

services, such as administrative offices, night classes and adult education, in alternative locations, such as but not limited to commercial plazas, shopping malls, existing and proposed school property and community centers.

Policy 3.6 - School site identification requirements: The City of Sebring 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 3.7 - Planning studies: The City of Sebring 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 3.8 - Coordinated property use opportunities: The City of Sebring, after preliminary consensus by the School Planning Technical Advisory Committee (SPTAC) for potential school site location, shall collaborate with the School Board of Highlands County to evaluate the potential use of property being proposed to the School Board of Highlands County as a school site.

OBJECTIVE PSFE 4 - EXPEDITED SCHOOL SITING PROCESSES: To create a framework for siting of schools that is streamlined and within projected needs. *(Objective PSFE 4 and Policies 4.1 through 4.3 adopted by PSFE Ordinance # 1269, Dec. 2, 2008)*

Policy 4.1 - School siting: The City of Sebring shall provide the School Board of Highlands County with appropriate available information relevant to a proposed school site or expansion site within the City. This information includes but is not limited to whether the school site can meet the requirements of the City's land development regulations, comprehensive plan, and any other applicable City rules and regulations.

Policy 4.2 - Review process: The City of Sebring shall coordinate with the School Board of Highlands County to establish formal procedures for expeditious review and coordination of plans for school sites.

Policy 4.3 - Water and sanitary sewer utilities: Where central water and sanitary sewer service is not available to a public school site, a temporary on-site water and sanitary sewer system may be approved, provided that connection to public supply shall be required when utilities are available to the site.

OBJECTIVE PSFE 5 - FACILITIES COORDINATION WITH THE SCHOOL BOARD OF HIGHLANDS COUNTY: To coordinate and support the School Board of Highlands County in its 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. *(Objective PSFE 5 and Policies 5.1 through 5.3 adopted by PSFE Ordinance # 1269, Dec. 2, 2008)*

Policy 5.1 - Evaluation of potential new or expanded school sites: The City of Sebring 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 is 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 city or local government as a locally significant historic or archaeological resource;
- E. Whether or not the proposed location is within a velocity flood zone or floodway;
- F. Whether or not the proposed location lies within the area regulated by section 333.03(3), Florida statutes, regarding the construction of public education facilities in the vicinity of an airport,
- G. Whether the location of a proposed elementary school site or K-8 school site is proximate to and within walking distance of the residential and urban neighborhoods they will serve;
- H. Whether the location of a proposed middle school or high school site is conveniently located to the residential and urban community(s) they are intended to serve, with access to major roads;
- I. Whether the location of a proposed school site will provide logical focal points for community activities, such as parks, recreational facilities, libraries, and community centers, including opportunities for shared use and co-location of community facilities;
- J. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization; and whether the high school site is outside the urban area;
- K. Site acquisition and development cost;
- L. Whether the proposed site has safe access to and from the school site by pedestrians and vehicles;
- M. Whether the proposed site is sufficiently sized to accommodate the required parking, circulation and queuing of vehicles onsite;
- N. Whether the proposed site is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
- O. Whether the proposed location is 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 Publicly Owned Treatment Works (wastewater treatment plant). This provision is not intended to preclude the joint use of public property where adequate separation between facilities can be achieved; or
 - 2. Within one-quarter mile of active landfills.
- Q. The current and projected levels of service by CSA, including development approvals issued by the county and cities based on school capacity in a contiguous CSA;

Policy 5.2 - Interlocal agreement: The City of Sebring shall enter into an Interlocal Agreement to participate in coordinating public school facilities planning and concurrency with Highlands County, the municipalities of Lake Placid and Avon Park, and the School Board of Highlands County.

Policy 5.3 - **School development standards:** The City of Sebring shall work with the School Board of Highlands County to develop 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 such other acreage as may be 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 City's adopted land development regulations, the County's regulations on County roads and FDOT'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 road network by paved roads.
- F. Compliance with the City's right-of-way standards contained in its adopted comprehensive plan.
- G. The site shall be required, when feasible to connect to sidewalks, trails, and bikeways that are internal to or adjacent to residential neighborhoods, including the provision of safe roadway crossings.
- H. Development of the site shall be consistent with applicable wetland and flood plain policies contained within the adopted comprehensive plan and LDRs.
- I. Development of the site shall comply with the land development regulations of the City of Sebring.

GOAL 2: IMPLEMENT SCHOOL CONCURRENCY.

OBJECTIVE PSFE 6 - LEVEL OF SERVICE STANDARDS: Ensure adequate school facility capacity consistent with the adopted level of service standard for each year of the five-year planning period and the long-term planning period of the City of Sebring. *(Goal 2, Objective PSFE 6 and Policies 6.1 through 6.5 adopted by PSFE Ordinance # 1269, Dec. 2, 2008)*

Policy 6.1 - **Adopted level of service standard for Highlands County 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 as 100% of permanent fish capacity.

Policy 6.2 - **Implementation of the adopted level of service:** The City of Sebring acknowledges and adopts the LOS standard as established by the School Board of Highlands County for the purpose of implementing school concurrency for new development. Development, for the purpose of this policy, shall mean any man-made change to improved or unimproved real estate, the result of which generates additional students eligible for K-12 public school education, including, but not limited to, the construction of dwellings.

Policy 6.3 - 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 to evaluate the sufficiency of the five-year schedule of capital improvements. The schedule shall be reviewed, updated, and adopted annually thus ensuring those projects necessary to address existing standards

Policy 6.4 - 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 Sebring City Council. Sebring shall provide a memorandum to all involved parties including the School Board of Highlands County, Highlands County government, and other municipalities, that includes a description of the proposed amendment, a statement regarding the impact of the proposed amendment on the City's comprehensive plan with supporting data and analysis that demonstrates that the amendment is financially feasible and may be achieved and maintained over the five years of the Highlands County school district's five year work plan, 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 County's and each city's comprehensive plan. The amended LOS shall not be effective until all plan amendments are effective and the amended interlocal agreement is fully executed.

Policy 6.5 - Annual updates: The City of Sebring acknowledges that annual plan amendments shall include the addition of a new fifth year to the schedule of capital improvements, updating the financially feasible public schools facilities capital improvement program and coordinating the program with the 5-year district facilities work plan, and the plans for local and county governments. Updates to the concurrency service area map shall be adopted as needed. The annual plan 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 PSFE 7 - HIGHLANDS COUNTY PUBLIC SCHOOL FACILITIES CONCURRENCY SERVICE AREAS: School concurrency service areas (CSA) shall be the school attendance zones for each school as established by the School Board of Highlands County, from which a determination can be made as to whether there is adequate school capacity available based on the adopted level of service standards, and from which a proper analysis can be conducted to determine the availability of capacity in adjacent CSAs, if capacity is not available in the primary CSA. *(Objective PSFE 7 and Policy 7.1 adopted by PSFE Ordinance # 1269, Dec. 2, 2008)*

Policy 7.1 - Concurrency service area requirements: The School Board of Highlands County has agreed to comply with the state law in regard to the adopted level of service standards, updating the five year schedule of capital improvements (also known as the School Board of Highlands County five year district facilities work plan) and to maximize the utilization of school capacity to the greatest extent possible, taking into account transportation +costs and other relevant factors. CSAs shall also take into account the extent to which development approvals have been issued by local governments, based on the availability of school capacity in a CSA and in a CSA contiguous to the CSA in which the development approval was issued.

OBJECTIVE PSFE 8 - 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. (*Objective PSFE 8 and Policies 8.1 through 8.4 adopted by PSFE Ordinance # 1269, Dec. 2, 2008*)

Policy 8.1 - Evaluation of school capacity: The City of Sebring shall recognize school capacity assessments conducted by the School Board of Highlands County. The School Board of Highlands County 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 8.2 - Determination of concurrency: The School Board of Highlands County staff 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. A concurrency certificate shall not be issued to the City unless the School of Highlands County determines that a project is or will be concurrent and that all local and county fees have been paid. The City of Sebring shall withhold issuance of any site-specific development orders for new residential units, as defined in the Interlocal Agreement, until the School Board of Highlands County has verified that there is sufficient capacity in the school system to accommodate the proposed development or a concurrency agreement is adopted.

Policy 8.3 - Level of service availability: The City shall not deny a subdivision plat or site plan (or functional equivalent) based solely on the failure to achieve and maintain the adopted level of service 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 8.4 - Timing of impact of submitted projects: If the School Board of Highlands County 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 and mitigation is not an acceptable alternative, the School Board of Highlands County shall not issue a school concurrency determination and the City will not accept or process a development application. If the School Board of Highlands County determines that adequate capacity does not exist, but mitigation, through proportionate share is appropriate and feasible, and the City finds that the proposed development is consistent with comprehensive plan and FLUM, then the Sebring City Council may determine that the proposed development is active pending the conclusion of the mitigation negotiation, pursuant to the “Highlands County Interlocal Agreement for coordinated planning and school concurrency.”

OBJECTIVE PSFE 9 - PROPORTIONATE SHARE MITIGATION: Coordinate with the School Board of Highlands County to establish proportionate share mitigation alternatives that are

financially feasible. (*Objective PSFE 9 and Policies 9.1 through 9.5 adopted by PSFE Ordinance # 1269, Dec. 2, 2008*)

Policy 9.1 - Offsetting the impacts of new development: In the event the School Board of Highlands County determines mitigation is an acceptable alternative to offset the impacts of a proposed development where the adopted LOS standards would otherwise be exceeded, the following options for implementing mitigation by the developer may apply:

- A. Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits;
- B. Donation of buildings for use as a primary or alternative learning facility;
- C. Renovation of existing buildings for use as learning facilities;
- D. Construction of permanent student stations or core capacity; or
- E. Construction of a school in advance of the time set forth in the school district five-year district facilities work program;
- F. Contribution of land.

The School Board of Highlands County is required to maintain the adopted LOS standards and assume operational responsibility through incorporation of the mitigation plan in the financially feasible capital improvements program as adopted by the School Board of Highlands County.

Policy 9.2 - Permanent capacity mitigation: Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School Board of Highlands County's financially feasible 5-year district facilities work plan. Consideration may be given by the of Highlands County to place an additional improvement requirement for mitigation on its capital improvement 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 capital improvement program. Portable classrooms will not be accepted as mitigation.

Policy 9.3 - Use of capacity of contiguous concurrency service areas: Mitigation may be required when the adopted LOS cannot be met in a particular CSA, if the School Board of Highlands County 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 9.4 - Execution of public school facilities development agreements: Mitigation shall be directed to projects on the School Board of Highlands County's financially feasible capital improvement 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 of Highlands County, the City of Sebring, and the applicant executed prior to the issuance of the subdivision plat, site plan, or functional equivalent. If the School Board of Highlands County accepts the mitigation plan following the ninety-day (90) negotiation period, the School Board of Highlands County shall add the improvement required for mitigation to its capital improvement program. This development agreement shall include the developer/landowner's commitment to continuing renewal of the development agreement upon its expiration.

Policy 9.5 - **Required mitigation:** The applicant's total proportionate-share mitigation obligation to resolve a capacity deficiency shall be based upon calculations by the Highlands County School Board of Highlands County.

GOAL 3: DEVELOPMENT COORDINATION

(Goal 3, Objective PSFE 10 and Policies 10.1 through 10.4 adopted by PSFE Ordinance # 1269, Dec. 2, 2008)

OBJECTIVE PSFE 10 - Strategies for coordination with development: Require where feasible that developers of new and revitalized neighborhoods provide safe, well-connected access to schools and to address capacity needs for schools.

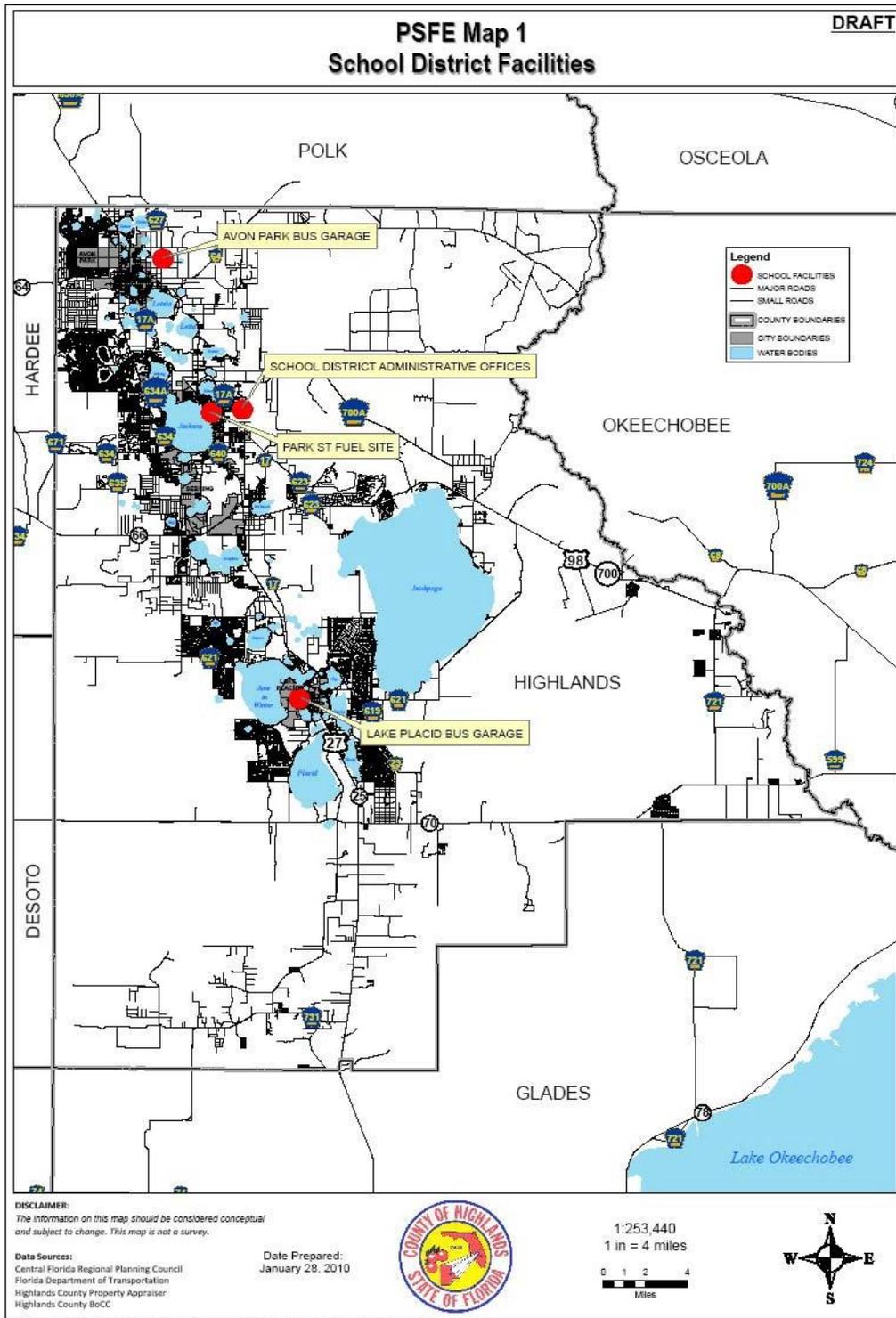
Policy 10.1 - **Conveyance of school sites:** The City of Sebring shall require conveyance of land for school sites if required by the School Board of Highlands County to address the impact of residential dwelling units on the school district and said conveyance shall occur within 90 days of approval of a rezoning or where a rezoning is not required, prior to preliminary plan approval.

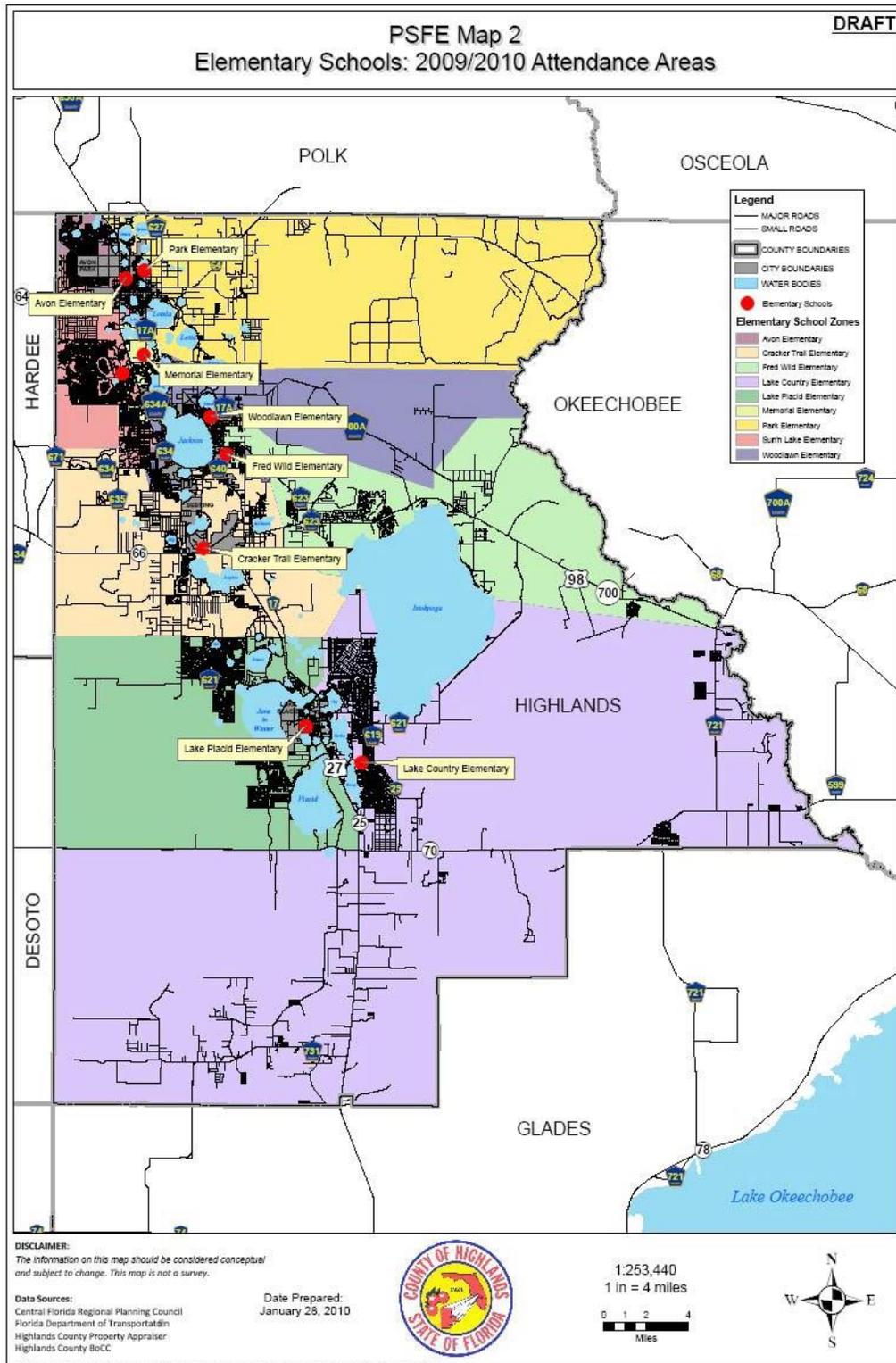
Policy 10.2 - **Density transfer:** The City of Sebring shall, consistent with this comprehensive plan, allow for the transfer of the entitled density of a donated school site onto existing developable areas of the parent site proposed for residential development or redevelopment.

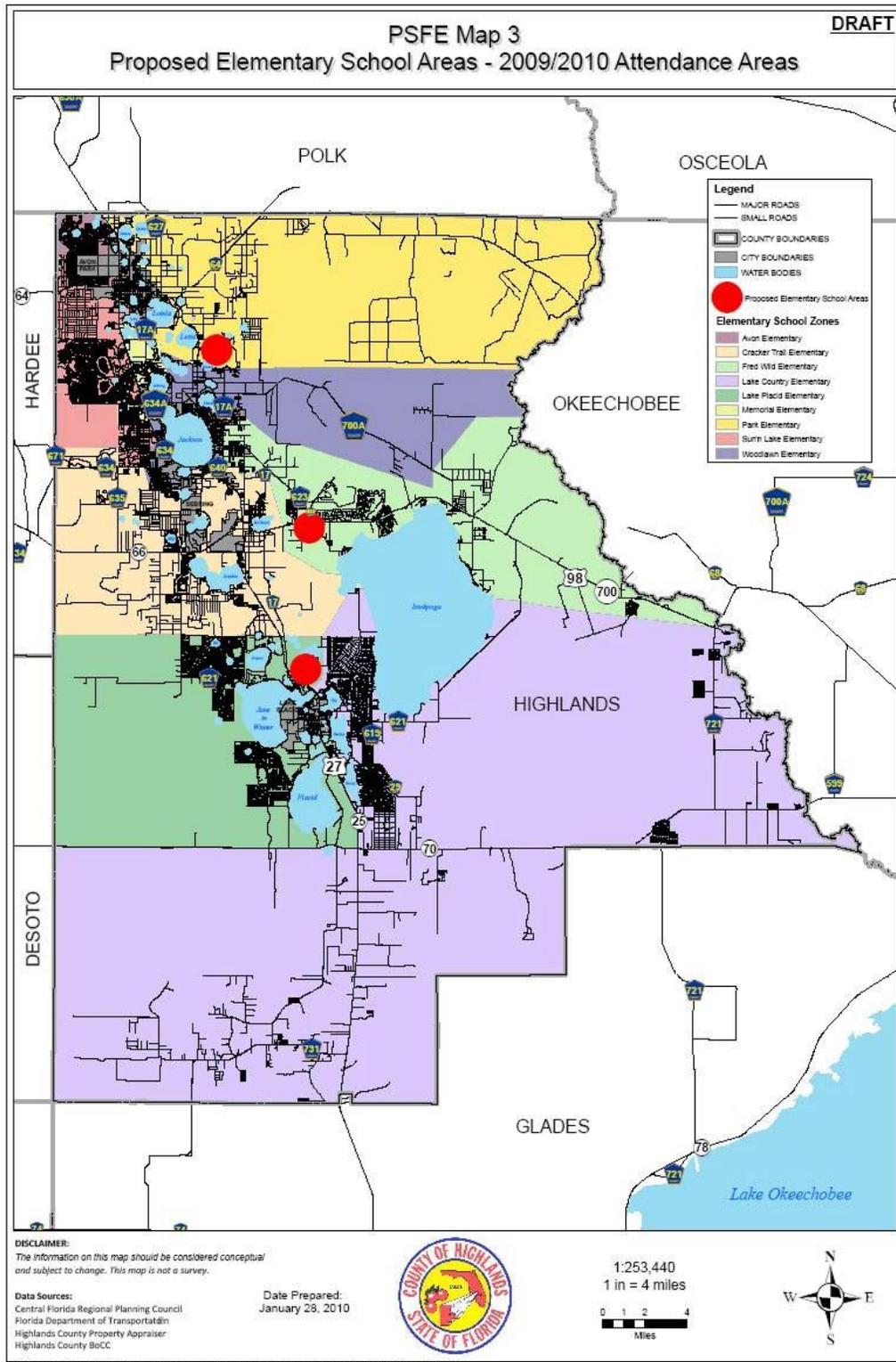
Policy 10.3 - **Considerations in lieu of school site donation:** Where conveyance of minimum-sized school sites is not required or is not acceptable to the SPTAC, alternatives shall be considered. Alternatives may include, but are not limited to the following or any combination of such:

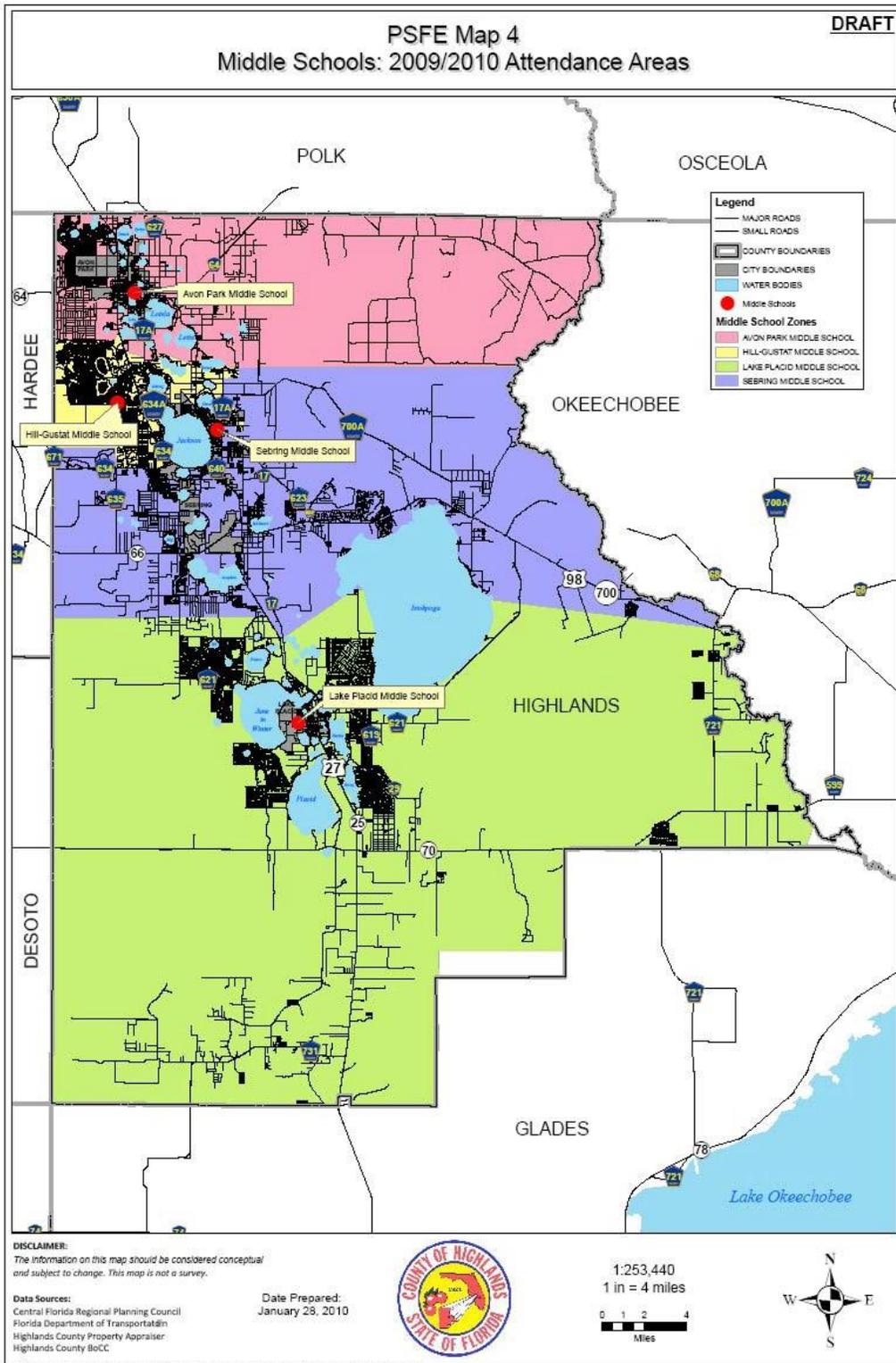
- A. Conveyance to the School Board of Highlands County of buildings or land for use as a primary or alternative learning facility or recreational area;
- B. Conveyance of land;
- C. Funding of renovations of existing buildings that address the capacity needs of the school district;
- D. Construction of permanent student stations or core capacity; and
- E. Payment of school impact fees.

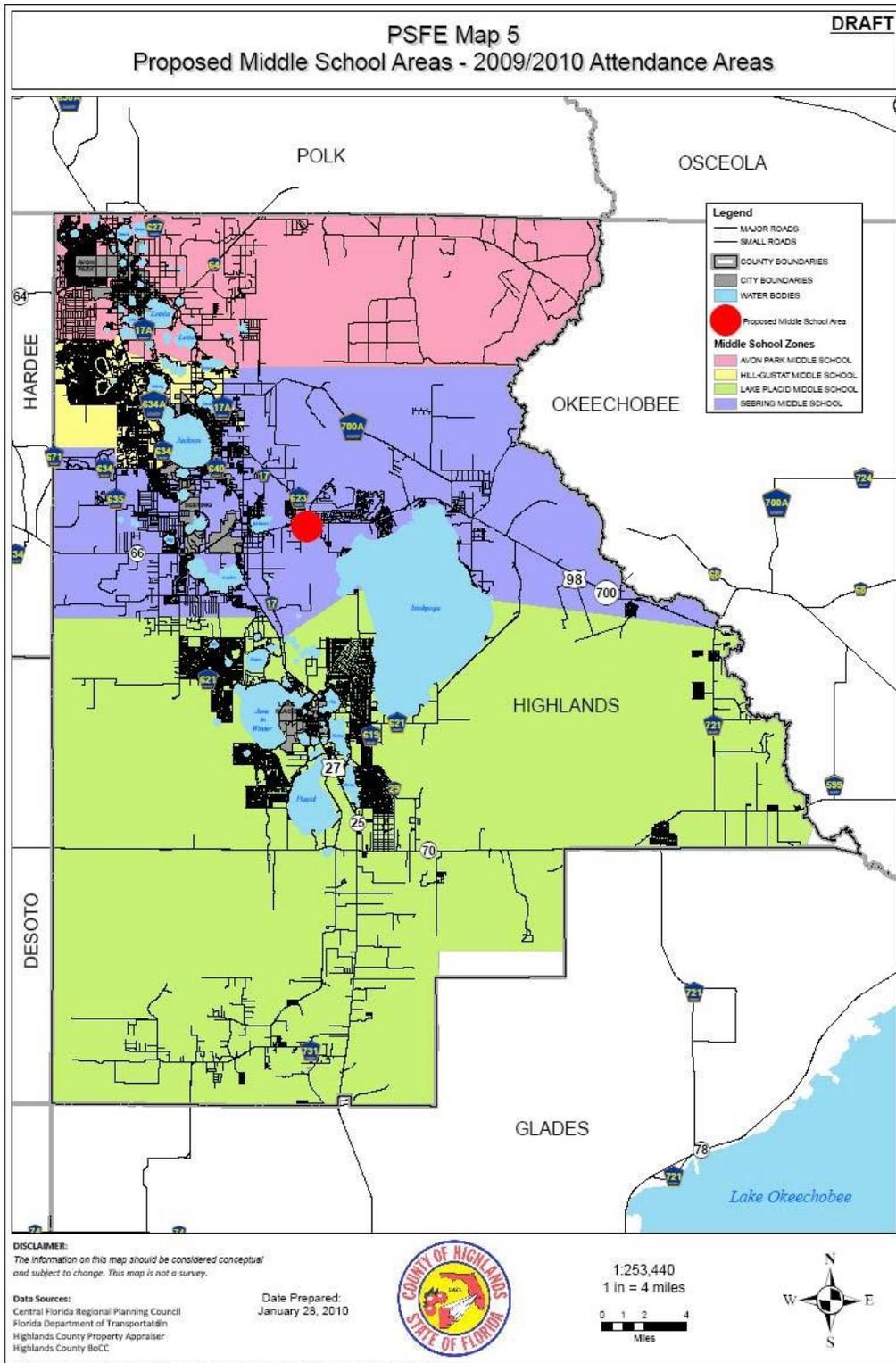
Policy 10.4 - **Connectivity to schools:** The City of Sebring shall require that new and redeveloped residential projects construct sidewalks, trails, and bikeways consistent with this comprehensive plan to connect the projects to school sites.

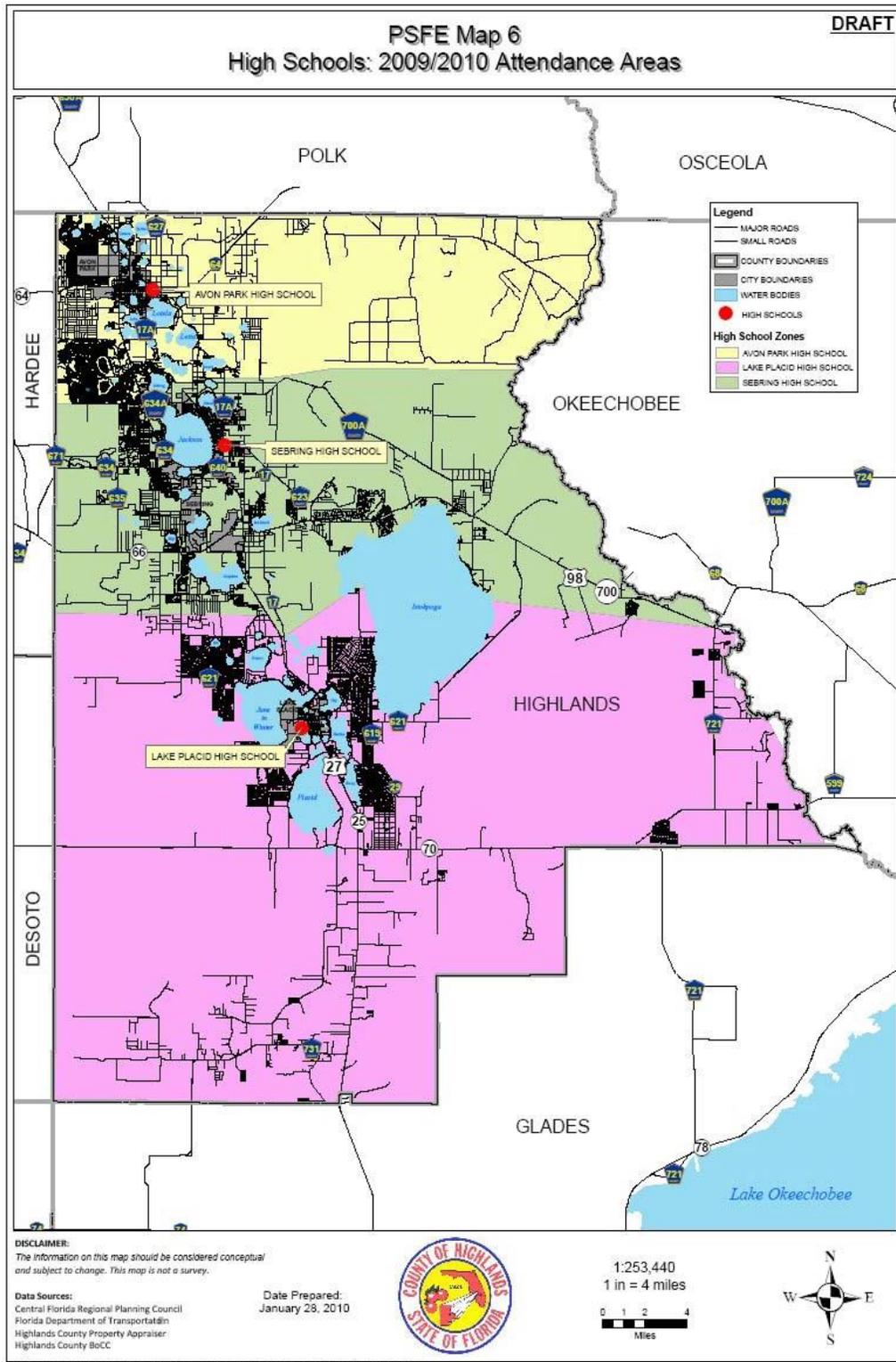


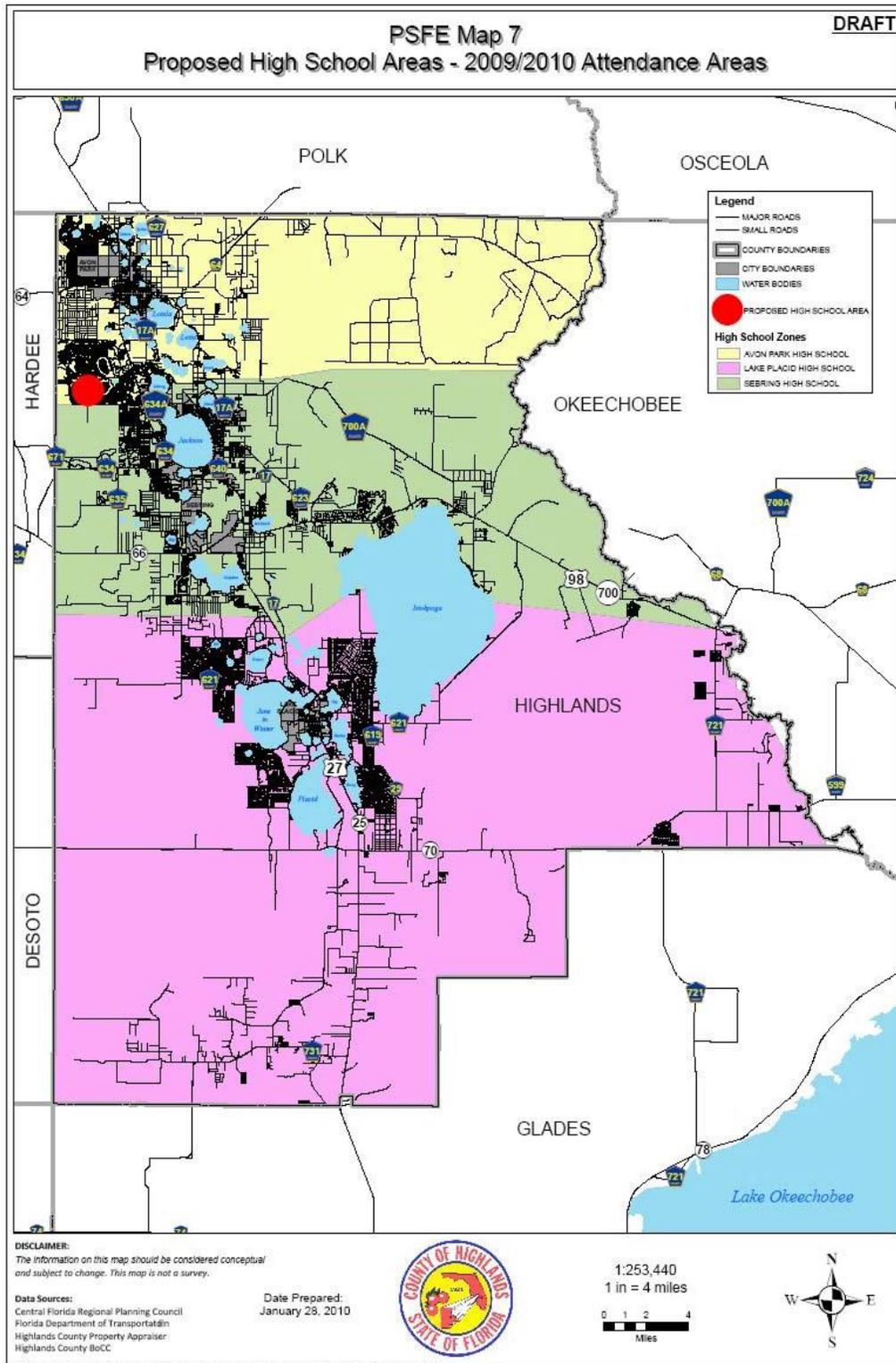












END PUBLIC SCHOOLS FACILITIES ELEMENT

RECREATION AND OPEN SPACE ELEMENT

The Organization of this Element is as follows:

- Objective 1: Level of Service
- Objective 2: Access to Recreation
- Objective 3: Preserve Open Space System
- Objective 4: Recreation Master Plan
- Survey of Recreational Facilities

GOAL: PROVIDE AND MAINTAIN ADEQUATE PUBLIC AND PRIVATE RECREATIONAL FACILITIES AND OPEN SPACE SITES WITH AN EQUITABLE GEOGRAPHIC DISTRIBUTION TO MEET THE VARIOUS RECREATION AND OPEN SPACE NEEDS.

Objective ROS 1 – LEVEL OF SERVICE: The City shall meet or exceed the adopted level of service standard by requiring all Development Orders to meet those levels and by Coordinating public and private resources in order to provide land, recreational facilities and parks.

Policy 1.1: The City shall provide a level of service standard of 10.0 acres per 1,000 population for all its neighborhood and community parks, consistent with standards of the Department of Environmental Protection, Division of Recreation and Parks.

Policy 1.2: No existing recreational facilities or parks will be changed to other uses unless clearly in the public interest; such facilities shall be adequately replaced to ensure the level of service does not fall below adopted standards.

Policy 1.3: New residential developments which are subdivisions, multi-family developments or mobile home developments shall be required to provide land or fees in lieu of to meet the recreation and park needs of the residents. A formula will be developed in the City's land development regulations which calculates land required based upon the density of the development and the City's adopted level of service standards.

Policy 1.4: The City shall establish a separate recreation trust fund for fees collected, and establish criteria relative to land to be accepted, and all funds collected shall be deposited into the Recreation Trust Fund.

Policy 1.5: Prior to contemplated annexation of unincorporated properties, the effects of additional population will be evaluated by the party seeking annexation. If it is determined that additional population gained as a result of annexation will lower adopted level of service standards for recreation, the City will require that appropriate land within the proposed annexation area or fees in lieu be designated for recreation to serve as a neighborhood or community park, in accordance with Policy 1.3.

Policy 1.6: The City may accept land dedication, or elect to require payment of a fee in lieu of dedication, or a combination of both land and fee. The fee shall be based upon the fair market value of the land which would have been dedicated to the City for park and recreation purposes.

Policy 1.7: Coordinate with the Department of Environmental Protection on the feasibility of obtaining grant monies towards acquisition and development of additional boat ramps and beaches under the Florida Recreation Development Assistance Program, Such acquisition would be directed to meet adopted level of service standards for parks.

Policy 1.8: The City shall coordinate with Highland County and the School Board of Highlands County where possible to provide joint programming, additional recreational services, and designating park lands for preservation. Where Highland County recreation facilities about the City of Sebring city limits, those facilities shall be determined to count toward the City's adopted Local Facility Guidelines (LFG's).

OBJECTIVE ROS 2: The City shall provide access for all residents to all the City's recreation facilities, to the extent feasible.

Policy 2.1: Allocate sufficient funding in the Capital Improvements Element and annual capital budget to adequately maintain existing park and recreation facilities.

Policy 2.2: The City shall encourage receipt of various forms of funding to support land acquisition for parking and beach improvements, including: acquisition of adjacent properties through private and public donations, fund raisers and matching grant programs, including the Florida Recreation Development Assistance Program.

Policy 2.3: Evaluate the existing sites and facilities to meet residents' recreational needs every five years.

Policy 2.4: The City shall revisit its adopted level of service standards during the next five year update of this comprehensive plan.

Policy 2.5: New parks and recreation facilities shall be located in neighborhood areas where the recreation survey indicates a deficiency.

Policy 2.6: Encourage the establishment of bicycling trails, including connection of new development to park facilities and schools, public pools, outdoor theatres, public open space and hiking trails through land development regulations which provide incentives for new development to provide such facilities.

Policy 2.7: The City shall implement design criteria to ensure accessibility to recreation facilities for all residents, including elderly, individuals with disabilities and young children and others with special mobility needs, as design criteria.

Policy 2.8: Road improvement programs, including those of the Community Redevelopment Agency, shall ensure development of sidewalks with ramps; ramped sidewalks will provide access to recreation sites and facilities.

Policy 2.9: Coordinate, through intergovernmental coordination mechanisms described in the Intergovernmental Coordination Element, with the County and Department of Transportation during any planned improvements to US 27 to ensure that protected pedestrian and bicycle access be provided to allow a contiguous pathway around Lake Jackson.

Policy 2.10: Develop a program of bicycle parking facilities at all public and private parks, through such sources as grants and private donations.

Policy 2.11: The following facilities shall be maintained to ensure continued public access to the surface waters within the City: City Pier (swimming); Veteran's Memorial Park (boat ramp, swimming); Hidden Beach (swimming); Crescent Beach (swimming).

OBJECTIVE ROS 3: Establish and preserve an appropriate open space system to protect public health, safety and welfare, and ensure retention of aesthetic and environmental amenities

Policy 3.1: The City shall review all Development Orders to ensure the provision of open space by both public agencies and private enterprises are consistent with the goals, objectives and policies of related elements of the Comprehensive Plan (Recreation and Open Space, Future Land Use, and Conservation Elements, etc.).

Policy 3.2: The City shall require that all new multi-family and non-residential development, except in downtown, provide a minimum of 10 percent open space or green area and the gross acreage of the Downtown Mixed Use Redevelopment area shall have no less than 20% open space.

Policy 3.3: The City shall promote the designation of open space and natural areas within the City, through minimum open space requirement for new development in the land development regulations and through various incentives in the City's development regulations, including but not limited to cluster zoning, PD review, and dedication of easements for public access.

Policy 3.4: The City shall protect the following area to maintain open space amenities and encourage multiple uses of open space, including recreational development, but only when such use is compatible with and does not degrade the resource.

OBJECTIVE ROS 4: The City shall prepare a report every five years that evaluates recreation and open space needs and makes recommendations to ensure the provision of adequate recreation and open space facilities specifically suited to Sebring.

Policy 4.1: The review of the facilities shall:

- A. Be consistent with the goals, objectives, and policies of the Comprehensive Plan;
- B. Contain a list of ranked recreation and open space projects that are feasible to fund and address the needs to supplement the capital improvements program in order to take advantage of unexpected or specialized funding;
- C. Consider the standards of the National Recreation and Park Association,
- D. Use data and analysis from the State comprehensive Outdoor Recreation Plan as data and analysis in preparing the facilities analysis and recommendations.
- E. Reflect to the extent practicable adopted Local Facility Guidelines (LFG's) as a way of providing balanced recreation opportunities. Using the residents' recreational needs 5 year survey, adopted levels of service shall be amended, as necessary.
 - Tennis Courts: 1/2,000 Residents
 - Baseball Fields: 1/3,000 Residents
 - Softball fields 1/5,000
 - Football/Soccer Fields 1/5,000
 - Racquetball Courts 1/5,000

- Swimming Pool: 1/20,000
- Play Apparatus:1:1,500
- Bicycle Route: 1/5,000
- Walking/jogging Trail: 1/5,000
- Picnicking: 1 table/300
- Recreation Center 1/20,000
- Boat Ramp: 1/7,500
- Paracourse: 1/12 station course/10,000
- Skate board facilities as needed
- Passive recreation activities designed to meet the needs of senior citizens.

CITY WIDE INVENTORY OF PARKS

COMMUNITY PARKS INVENTORY	
City Pier Beach (pavilions, playground, restrooms, pier, Rotary Park)	2.2 acres
Circle Park	0.72 acres
Firemen’s field, owned by a not for profit organization containing high school football field, baseball field and the County fairground	19 acres
Harder Hall Golf Course, a privately owned facility	145 acres
Highlands County Sports Complex – County owned recreational facility adjacent to the City of Sebring	38 acres
Max Long Recreational Complex. Park containing four baseball fields, 4 softball fields, 2 Batting Cages, 1 Concession Stand, 1 Concession Stands/Clubhouse, Soccer Complex, Playgrounds, Picnic tables and Picnic Area, YMCA Facility.	40 acres
Sebring Municipal Golf Course leased to a private concessionaire	150-acres
Sebring Recreation Club (shuffleboard, Social room), Tourist Center, and Sebring Horseshoe Complex	0.78 acres
Veteran’s Beach (boat ramp, pavilions beaches playgrounds, washrooms (Veterans Memorial Park)	2.23 acres
Total Community Parks	397.93 acres
Community Park LOS (397.93 acres /10.344 persons = 38.47 acres/ 1000 people)	
Community Park LOS without golf courses (102.93/10.344 persons = 9.95 acres/1000 persons)	
NEIGHBORHOOD PARKS INVENTORY	
Boys and Girls Club	3.5 acres
Charlie Brown Park (Glenwood and Hawthorne Playground)	1.35 acres
Charlie Brown Skate Park	0.69 acres
City Hall Tennis Courts & Basketball Courts	1.5 acres
City Playground 1 st & Kenilworth Blvd - Sea Museum and vacant lot next to Museum)	1.31 acres
Crescent Beach	1.12 acres
Hidden Beach	0.83 acres
Gabe White Park (Warfield Place Park - playground, basketball courts, picnic areas)	1.0 acres
Marge Skipper Field	1.90 acres
Mary Toney Park – Washington Heights tot lot (CSX property)	0.5 acres
Park Street Park (1 bench for passive recreation)	0.25 acre

Total Neighborhood Parks	14.12 acres
Neighborhood Park LOS (14.12 acres /10.344 persons = 1.37 acres per 1000 persons)	
Total Park LOS (412.05 acres /10.344 persons = 39.83 acres/1000 persons)	412.05 acres
Total Park LOS without golf courses (117.09/10.344 persons = 11.32 acres per 1000 persons)	
SCHOOL PARKS COUNTED IN THE EAR BUT NOT ACTUALLY OPEN TO THE PUBLIC	
School Playground Center Avenue playfield (Sebring Middle School) 2 areas site facing Sebring Parkway: site facing the Baptist Church:	+/- 2.03 acres +/- 1.72 acres
School playground Fielder Blvd (Woodlawn School)	+/- 4.5 acres
School Tennis Courts, soccer and football practice field (Sebring High School)	+/- 14.5 acres
School Playground Sebring Parkway (Fred Wild Elementary – adjacent to the City)	+/- 6 acres
Total Parks in school sites that could function as neighborhood parks	+/- 28.75 acres

Population Estimate: 10,344 as of April 1, 2009; Source: Bureau of Business and Economic Research

END RECREATION AND OPEN SPACE ELEMENT

TRANSPORTATION ELEMENT

The Organization of this Element is as follows:

Goal 1:

Objective TE 1: Level of Service

Objective TE 2: Multi-modal Transportation System

Objective TE 3: Coordination with the City Comprehensive Plan

Table T 1: 2035 Functional Classification and 2035 Needs Plan

Objective TE 4: Coordinated Transportation Planning Process

Objective TE 5: Protect Right of Way

Objective TE 6: Transit Coordination

Objective TE 7: Emergency Management Plans

Objective TE 8: Level of Service Objective - Streets and Roads

Map T-1: Transportation Facilities - 2035 Functional Classification

Map T-2: 2035 Future Circulation Map – Number of Lanes

GOAL 1: TO PROVIDE A SAFE, EFFICIENT AND CONVENIENT MULTIMODAL (AUTOMOBILE, PEDESTRIAN, AND TRUCK) TRANSPORTATION SYSTEM.

OBJECTIVE TE 1 – LEVEL OF SERVICE: The City shall ensure level of service standards are improved or maintained.

Policy 1.1: The following peak hour peak season level of service standard shall be maintained on all roadways within the City:

Major Arterials: LOS D

Minor Arterials: LOS D

Major Collectors: LOS D

Minor Collectors: LOS D

Policy 1.2: The Capital Improvements Element shall be used for scheduling improvement projects and expenditures.

Policy 1.3: The City shall review all proposed development for its impact on adopted level of service standards, as a means to ensure that adequate roadway capacity is or will be available to serve the development at the time of impact.

Policy 1.4: The City hereby adopts the Comprehensive Plan Amendment Traffic Study Methodology, from the Highlands County Technical Standards Manual (Section 1, Division 6, Section 01.600, adopted April 10, 2007) and shall coordinate with Highlands County to ensure appropriate traffic analysis is prepared for comprehensive plan amendments as part of its and the County's currency management system. Any development that affects the transportation network shall undergo concurrency review and be found in compliance with concurrency requirements. *(Adopted as part of Viscaya / Wolf Creek Settlement Ordinance # 1256, Dec. 18, 2007)*

OBJECTIVE TE 2 – MULTI-MODAL TRANSPORTATION SYSTEM: In Coordination with the Heartland Regional Transportation Planning Organization (HRTPO), Florida Department of Transportation (FDOT) and Highlands County, provide and maintain the safe, convenient, and energy efficient multimodal transportation system that has efficient movement of automobile, pedestrian and bicycle traffic.

Policy 2.1: The City shall consider the following when preparing revisions to this Element, input into the HRTPO Long Range Transportation Plan, and the FDOT five-year Transportation Plan.

- A. traffic in neighborhoods falls below Level of Service (LOS) D;
- B. neighborhood traffic mitigation measures are not effective or preferable to neighborhood residents;
- C. the widening would upgrade the LOS of adjacent neighborhoods to LOS D or greater;
- D. improvements to parallel arterials or collectors are not possible;
- E. improvements would contribute towards raising adjacent facilities to an acceptable LOS without reducing the LOS on adjacent facilities to below the accepted standard;
- F. arterial or collector roadways require improvements;
- G. If additional capacity is needed on major collectors, the number of driveways and traffic signals to be minimized;
- H. Consideration of the results of the concurrency management system review to determine whether deficiencies exist and the improvements and funding sources recommended.

Policy 2.2 – **Annual List of Improvements:** The City shall consider annual recommendations for Sebring specific transportation improvement projects based on Policy 2.1 above and the Highlands County Long Range Transportation Committee review of the Long-Range Transportation Plan (LRTP).

Policy 2.3 – **Development of a Trail System for bike and pedestrians:** A coordinated and integrated bicycle and pedestrian plan shall be developed that recognizes the needs and desires of the City's pedestrians and cyclists, and allows for their safe travel to the City's parks, schools, shopping and employment centers.

Policy 2.4 The City shall review proposed development in consideration of bicycle and pedestrian traffic needs including addressing the feasibility of construction of bicycle and pedestrian walkways shall be encouraged during the planning of future facilities, and that plans for the development include ties into the bicycle path system. The amendment of the LDRs shall include incorporating standards from the Department of Transportation's State Bicycle Planning and Design Manual within the design and construction of collector and arterial roadways

Policy 2.5 - **Pedestrian Connectivity:** Encourage the establishment of bicycling and walking paths, especially connecting residential areas to park and recreational facilities and schools during the review of new development and development orders.

Policy: 2.6: Improvements to parking facilities on public lands, such as beaches, parks and recreation facilities, shall include parking for bicycles.

Policy: 2.7: Transportation facilities, bikeways, and pedestrian ways shall be designed to assure accessibility for handicapped persons.

Policy 2.8: The City shall continue to support efforts by public and private agencies to provide accessible transportation services and facilities that are responsive to the needs of the young, aged, handicapped or low income persons.

Policy 2.9: The City shall evaluate methods to make efficient use of the existing capacity of the transportation system before investing in additional facilities by promoting measures such as carpooling, staggered work hours, park-and-ride and other capacity increasing techniques.

Policy 2.10: Adequate off-street parking requirements and traffic flow design must be provided by new development within the City.

Policy 2.11: The City shall monitor and evaluate parking requirements in Downtown and Citywide and amend the Land Development Regulations (existing Parking Ordinance) within one year of the adoption of this revised Comprehensive Plan.

OBJECTIVE TE 3 – COORDINATION WITH THE CITY COMPREHENSIVE PLAN: The City shall coordinate its transportation system with the Future Land Use Map and ensure that existing and proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed to serve these areas.

Policy 3.1: Street improvements shall be designed to provide sufficient carrying capacity to accommodate traffic associated with projected types of development as indicated in the Future Land Use Element and Future Land Use Map.

Policy 3.2: The City shall regulate all site designs and subdivision layouts, consistent with the density, intensity, and character of the district, as defined in the Future Land Use Element. The traffic impacts and site traffic management shall be addressed as follows:

- A. Control the number and location of site access driveways and roads to roadways.
- B. Review site circulation design for multi-family residential, commercial, office or industrial developments with regard to circulation and adequate parking facilities to ensure safe, convenient motorized and non-motorized vehicle flow.
- C. **Connectivity Between Neighborhoods, and Developments:** The City shall seek opportunities to develop connections between neighborhoods, subdivisions or developments, when feasible to facilitate reducing the reduction of vehicle miles traveled within the community thereby reducing the use of collector and arterial routes for local trips thereby achieving a potential small reduction in the immediate vehicular volumes on the collector or arterial road.

Policy: 3.3 – **Access Management:** The following access management alternative techniques will be considered in an effort to control access and preserve level of service:

- (A) Limit access to roads by controlling the number and location of site access driveways and other intersecting roads
- (B) Cross-access easement of adjacent properties where feasible; and
- (C) Use of frontage or back lot parallel access roads where feasible.

Policy: 3.4: To ensure that new development pays an equitable pro rata share of the costs of providing any necessary roadway improvements to serve that development, the City shall consider the use of impact fees as a means to maintain level of service standards.

Policy 3.5: Amend the Land Development Regulations to require that new developments pay entirely for internal roadways and that the roadways are consistent with the Future Traffic Circulation Map and the construction standards adopted by the City.

Policy 3.6: The Future Traffic Circulation Maps T-1 and T-2 reflects the City's adopted functional classification, the number of lanes in the Year 2035, and LOS for each of the roadways in the City, pursuant to Table # TE-1 and Objective TE-1.

**TABLE TE- 1:
2035 FUNCTIONAL CLASSIFICATION
AND EXCERPT FROM HIGHLANDS COUNTY 2035 NEEDS PLAN**

FACILITY LIMITS	FY Juris¹ /SIS₅	Functional Classification	Existing Lanes & Types^{3/}	Proposed Lanes & Types³	IN THE CITY LIMITS	LOS STD⁶
MAJOR ARTERIALS (US - STATE OF FLORIDA)						
US 27: (Highlands Blvd to northern City Limits)	SR / SIS	Major Arterial	6D		PART	D
US 27: (Highlands Blvd)	SR / SIS	Major Arterial	6D		PART	D
SR 66: (Payne Rd to US 27)	SR	Major Arterial	2U		PART	D
MINOR ARTERIALS AND MAJOR COLLECTORS						
Alt US 27: (SR 17/Lakeview Dr to US 27)	SR	Major Collector	2U		All in City	D
Arbuckle Creek Rd: (SR 17 to Martin Luther King Jr. Blvd)	CR	Major Collector	2U		PART	D
CR 623/Kenilworth Blvd: (Lakeview to City Limits)	CR	Major Collector	2U		All in City	D
Hammock Rd: (From Lakewood Rd. to US 27)	CR	Major Collector	2U		PART	D
Sebring Pkwy: (US 27 to HOME AVE TO YOUTH CARE LANE)	CR	Minor Arterial	4D		PART	D
Sebring Pkwy (Youth Care Lane to US27)	CR	Minor Arterial	2U/4D		PART	D
Sebring Pkwy: Extended (US 27 to SR66)	CR	Minor Arterial		New 2D	PART	D
Schumacher Rd (US 27 to Corvette)	CR	Minor Arterial	2U	4L	PART	D
SR 17: (Arbuckle Creek Rd/northern City Limits to Ridgewood)	SR	Major Collector	2U		PART	D
SR 17/Ridgewood: (Ridgewood through Circle to Lakeview)	SR	Major Collector	2U		All in City	D
SR 17/Lakeview: (Ridgewood to US 27 – includes Circle Park Drive) (Downtown – circles Circle Park)	SR	Major Collector	4U & 2 U		All in City	D
MINOR COLLECTORS						
Bayview St: (US 27 to Lakeview Dr - All touches City)	CR	Minor Collector	2U		PART	D
Ben Eastman (Lakeview to Sebring Parkway)	CR	Minor Collector	2L		PART	D
Center Ave: (West -Park to East - Martin Luther King Jr. Blvd)	CR	Minor Collector	2U		All in City	D
CR 17A / Memorial Drive : Sebring Parkway to north City limits)	CR	Minor Collector	2U/4D		All in City	D
Desoto City Road (Extended (Airport Road to Tractor Rd)	CR	Minor Collector	2U		PART	D

Desoto Rd (Sebring Pkwy to Airport Rd)		Minor Collector	2U		PART	D
Eucalyptus St: (SR 17/Lakeview Dr to Rose Ave)	CR	Minor Collector	2U		All in City	D
E O Douglas Ave (Martin Luther King Jr. Blvd to end of Ave.)	CR	Minor Collector	2U		PART	D
Flare Rd: (Lakewood Rd Extended To US 27 to Lakeview)	CR	Minor Collector	2U 4D		All in City	D
George Blvd: (SR 66 to De Soto City Rd/Tractor Rd)	CR	Minor Collector	2U		PART	D
Golfview Rd: (US 27 to Westminister)	CR	Minor Collector	2U		All in City	D
Hiawatha Ave: (Lakeview Dr to Home Ave)	CR	Minor Collector	2U		All in City	D
Home Ave: (Hiawatha Ave to SR 17)	CR	Minor Collector	2U		All in City	D
Lake Dr Blvd/Schlosser Rd: (Medina Way to US 27)	CR	Minor Collector	2U		All in City	D
Lakeview Dr: (US 27 to Alt US 27 to Ridgewood)	CR	Minor Collector	4U		All in City	D
Lakeview Dr: (Ridgewood to US 27)	CR	Minor Collector	2D		All in City	D
Lakewood Extended (Hammock to Flare)	CR	Minor Collector	2U 4D		PART	D
Lemon Ave: (N Pine St to Martin Luther King Blvd)	CR	Minor Collector	2U		All in City	D
Maple Ave: (Lakeview Dr to N Commerce Ave)	CR	Minor Collector	2U		All in City	D
Martin Luther King Jr. Blvd.	CR	Minor Collector	2U		PART	D
Medina Way (Lake/Schlosser to end City limits)	CR	Minor Collector	2U		PART	D
Park St.: (Lakeview Rd To Maple Ave)	CR	Minor Collector	2U		All in City	D
Persimmon Ave	CR	Minor Collector	2U		All in City	D
Pine St:	CR	Minor Collector	2U		All in City	D
Scenic Hwy: (Lakeview Dr to Sebring Pkwy)	CR	Minor Collector	2U		All in City	D
Schlosser Rd (Lake / Medina to Sparta)	CR	Minor Collector	2L		PART	D
Shontee Ave:	CR	Minor Collector	2U		All in City	D
Skipper Rd	CR	Minor Collector	2U		PART	D
Sparta Rd	CR	Minor Collector	2L / 4D		PART	D
Sunniland Dr: (SR 17 to Martin Luther King Jr. Blvd)	CR	Minor Collector	2U		All in City	D
Tractor Extended: (Peters Rd to CR 623/Kenilworth Blvd)	CR	Minor Collector			PART	D
Vicki Dr: (US 27 to Lakeview Dr).	CR	Minor Collector	2U		PART	D
Villa Rd: (Lakeview Dr to Persimmon Ave)	CR	Minor Collector	2U		All in City	D
Woodlawn Dr: (Sebring Pkwy to SR 17)	CR	Minor Collector	2U		All in City	D
Youth Care Lane: (Sebring Pkwy/N Highlands Ave to De Soto City Rd)	CR	Minor Collector	2U		PART	
NORTH SEBRING AREA ROADS						
Arbuckle Creek Rd: (Sebring Pkwy to SR 17)	CR	Major Collector	2U/4D		PART	D
Ben Eastman Rd: (Lakeview Dr to Manatee Dr)	CR	Minor Collector	2U		PART	D
Scenic Hwy: (Sebring Pkwy to north City Limits)	CR	Minor Collector	2U		PART	D
Sebring Pkwy Phase 3: (Sebring Pkwy to north City Limit	CR	Minor Arterial	New/4D		PART	D
Sunset St Extended: (Scenic Hwy to Ben Eastman Rd)	CR	Minor Collector	New/2U		PART	D

FOOTNOTES & KEY TO TABLE T1:

1 - CR - County Road; SR - State Road; Strategic Intermodal System (SIS) - A statewide network of high-priority transportation facilities. These facilities carry more than 68% of all truck traffic and 54% of total traffic on the State Highway System. **2** - Arterial - Provides the highest level of service at the greatest speed for the longest uninterrupted distance, with some degree of access control; Collector - Provides a less highly developed level of service at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials. **3** # U - Undivided Roadway; # D - Divided Roadway; 5 -All in the City = Totally within the City Limits OR P = Partially in the City 6 - Level of Service (LOS) - Refers to a standard measurement Used by transportation officials which reflects the relative ease of traffic flow on a scale of A to F, with free-flow being rated LOS-A and congested conditions rated as LOS-F.

OBJECTIVE TE 4 - PROTECT RIGHT OF WAY: The City shall protect existing and future rights-of-way from building encroachment by reviewing all Development Orders.

Policy 4.1: The City shall preserve existing and future rights-of-way through limiting use of and encroachment of structures or ancillary uses into the right-of-way.

Policy 4.2: The City shall adopt in the LDRs minimum right-of-way requirements for new roadways within its jurisdiction, based on the roadway functional classification, and continue mandatory dedication of roadway right-of-way and necessary roadway improvements, including provision for sidewalks as a condition of development approval

Policy 4.3: Acquire right-of-way for future transportation needs as funds become available.

OBJECTIVE TE 5 - COORDINATED TRANSPORTATION PLANNING PROCESS: All Development Orders, transportation plans, surface transportation access and traffic circulation plans and programs, resource management plans, as well as, where applicable aviation and rail plans and programs, and improvements to the Transportation System shall be coordinated with the transportation plans and programs of the State, the Region, the HRTPO, Florida Department of Transportation, Highlands County, and other local jurisdictions and meet the City, County, State requirements, as applicable.

Policy 5.1 - Intergovernmental Coordination: Interlocal agreements with Highlands County, Avon Park, Lake Placid, the City of Sebring, the HRTPO, and the Florida Department of Transportation require mutual notification of proposed development, amendments to Plan Elements, or LDR amendments which may impact roads and implement transportation, land use, parking, or other provisions of this Element and the equivalent plans with these jurisdictions..

Policy 5.2 - **Annual Consistency Review:** The City shall coordinate with the County and neighboring municipalities on an ongoing basis to determine consistency of the City of Sebring's Plan with Highlands County's Plan, the HRTPO 2040 LRTP, and the Florida Department of Transportation's Five-Year Work Program Transportation Plan in order to insure those traffic circulation elements remain compatible with this element.

Policy 5.3: Transportation policies shall be carried out through methods established in the Intergovernmental Coordination Element.

Policy 5.4: The Land Development Regulations shall continue to require that new development's requirement to construct roadways meet City, County, or State DOT standards.

OBJECTIVE TE 6 - TRANSIT COORDINATION: The City of Sebring shall address the provision of efficient transit services based upon existing and proposed major trip generators and attractors, safe and convenient public transportation terminals, supportive land uses, and accommodation of and the special needs of the transportation disadvantaged by coordinating and cooperating with Highlands County, the State of Florida DOT, and stakeholders in development and refinement of such systems.

Policy 6.1: Transit service for special events in the City shall be encouraged, a need is shown for transit service, the City shall consider the preparation of a transit service plan addressing the type of service provided, how it shall be provided (such as potential routes and remote parking areas), and how the service shall be funded if the special events in the Downtown area warrant it.

Policy 6.2: The City shall cooperate with the HRTPO and the County during the planning period to study the feasibility of mass transit, and under Housing Policy 4.2 and at the time of the study, consider establishing land use, site design guidelines for development in exclusive public transit corridors to assure the accessibility of new development to public transit and the establishment of measures for the acquisition and preservation of future public transit rights-of-way and exclusive public transit corridors.

OBJECTIVE TE 7 – HURRICANE EVACUATION ROUTES/PLANS: The City shall coordinate with the Highlands County Division of Emergency Management regarding hurricane evacuation routes and plans.

Policy 7.1: The City shall coordinate with the County in: (1) disseminating information concerning the need of residents to evacuate at various hurricane threat levels; (2) assisting to educate the general citizenry regarding emergency preparedness plans; and (1) annually updating hurricane evacuation shelter assignments as well as other policy formulation surrounding emergency preparedness.

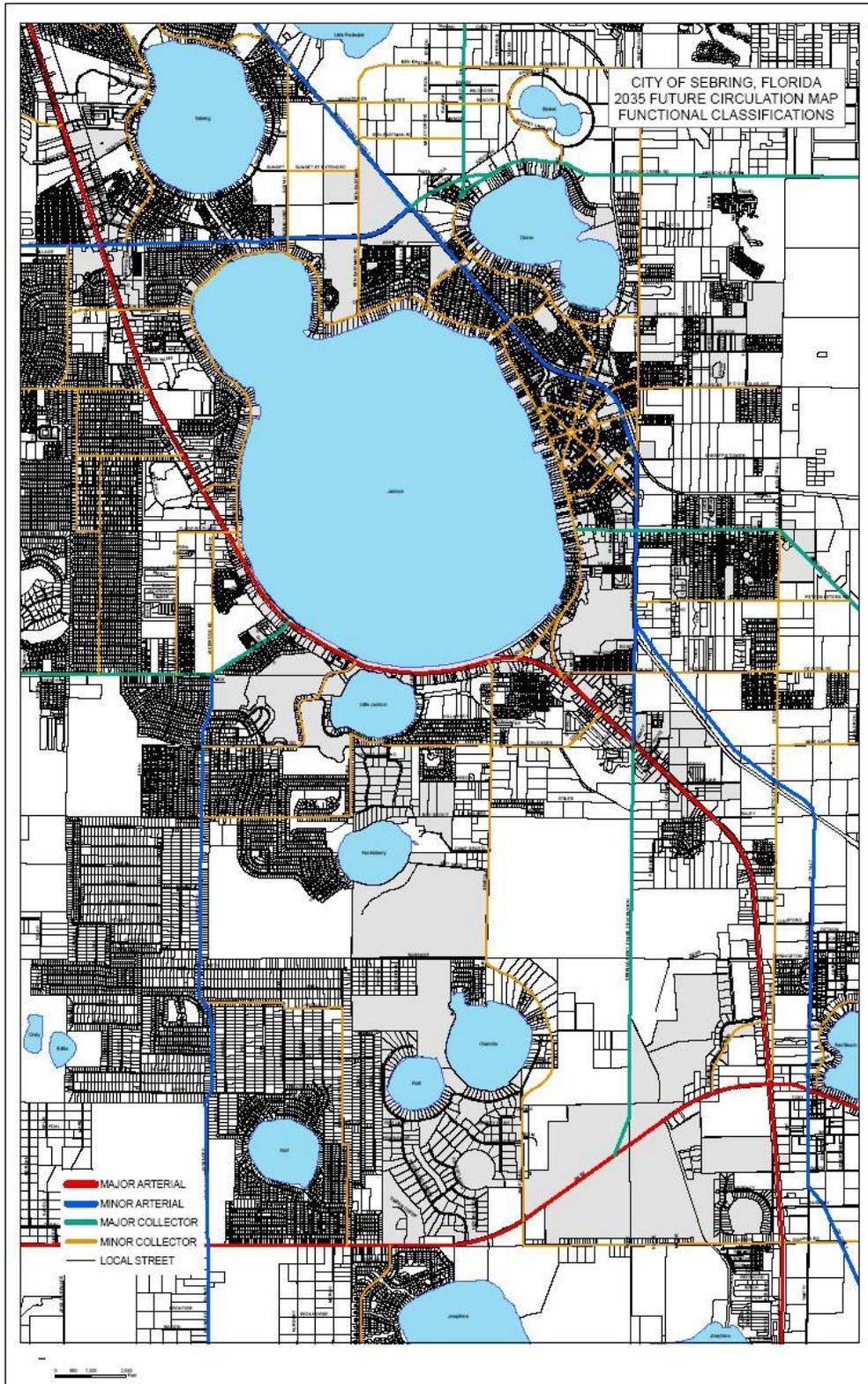
OBJECTIVE TE 8 - LEVEL OF SERVICE OBJECTIVE FOR STREETS AND ROADS:
Maintain the Level of Service for streets and roads within the City, County, and State systems.

Policy 8.1: The City will agree to support and implement their share of the County's and the Department of Transportation's improvement requirements coming out of the 2005 discussion and future planning efforts. The land owners have all agreed to pay their fair share of the improvements and will be required to do so prior to the city issuing a development permit.

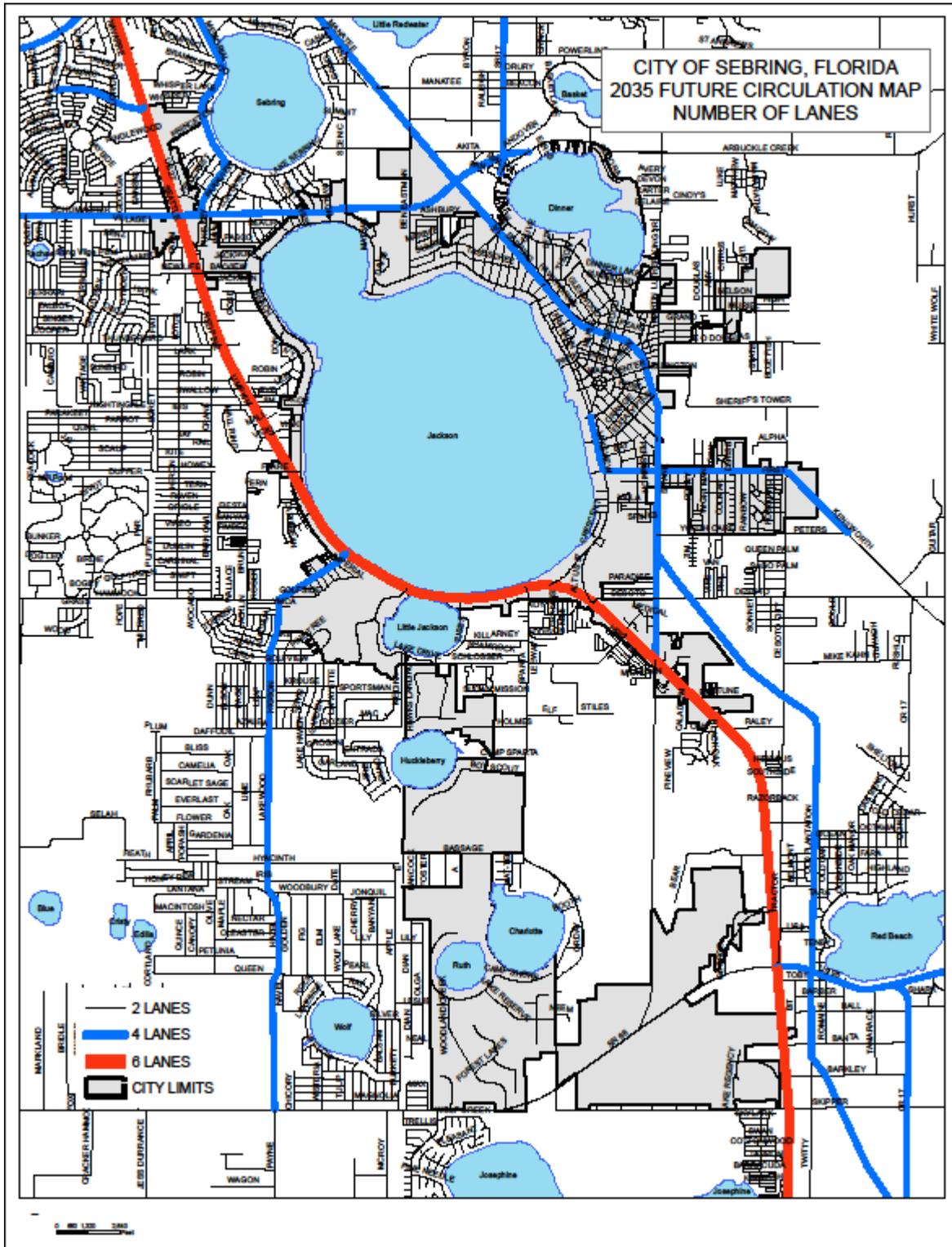
Policy 8.2: The City will incorporate into its Capital Improvements Budget the City's fair share of the improvements to local County and City streets. To support and implement the County's and the Department of Transportation's improvement requirements, the annexing land owners have all agreed to pay their fair share of the improvements by written agreement. The City will not issue a development permit unless the proposed development is concurrent.

Policy 8.3: The City will incorporate into its Capital Improvements Budget the City's fair share of the improvements to local County and City streets.

MAP T-1: TRANSPORTATION FACILITIES - 2035 FUNCTIONAL CLASSIFICATION AND NEEDS PLAN



MAP T-2 – 2035 FUTURE CIRCULATION MAP – NUMBER OF LANES



END TRANSPORTATION ELEMENT

CAPITAL IMPROVEMENTS ELEMENT

The Organization of this Element is as follows:

Capital Improvements Element

Goal # 1: Capital Facility Planning

Objective CIE 1: Capital Facility Planning

Objective CIE 2: Development and Regulation

Objective CIE 3: Future Development Costs

Objective CIE 4: Capital Improvements to Support Growth

Goal # 2: Capital Improvement Implementation

Objective CIE 5: Permitting

Goal # 3: Coordination

Objective CIE 6: Coordination

Goal # 4: Concurrency Management

Objective CIE 7 - LOS

Objective CIE 8 - Concurrency Management:

Goal 5: Capital Improvements Planning for Public Schools

Objective CIE 9: Capital Improvements Planning for Public Schools

Objective CIE 10: Funding Sources and Facilities for Public Schools

Schedule of Capital Improvements

INTRODUCTION: The purpose of the Capital Improvements Element (CIE) is to tie the capital improvement needs identified in the other elements to the City budgeting and development review processes. The goal, objective and policies section and the implementation section of the CIE establish the framework that:

1. Identifies the required capacity of capital improvements to serve existing and future development based on level-of-service (LOS) standards;
2. Establishes a system of priorities to determine which capital improvements are funded to satisfy the LOS;
3. Provides guidance on funding the projects;
4. Outlines mechanisms to assure provision of the required capital improvement;
5. Ties land development decisions to the availability of capital facilities and improvements; and
6. Outlines implementation programs.

IMPLEMENTATION: The Capital Improvements Element requires the City to develop a concurrency management system, a Schedule of Capital Improvements (SCI) and a capital budget. The concurrency management system will monitor the quantity and quality of public facilities and the impacts of development on those facilities. The SCI lists the capital improvement projects required for concurrency, to maintain the LOS and repair/replace obsolete or worn out facilities. The projects in the CIP are listed by construction date, costs and revenue source. The SCI will list City, County, State, Federal, and private resources required to provide the facility and determine the financial feasibility of the projects. The City will annually prepare a Schedule of Capital Improvements, which include appropriations for the City's projects.

CAPITAL FACILITY PLANNING OBJECTIVE AND POLICIES

GOAL 1: THE PROVISION OF NEEDED PUBLIC FACILITIES IN A TIMELY MANNER, WHICH PROTECTS INVESTMENTS IN EXISTING FACILITIES, MAXIMIZES THE USE OF THESE FACILITIES AND PROMOTES ORDERLY COMPACT GROWTH.

OBJECTIVE CIE 1: The City shall accommodate deficiencies and provide for desired future growth as indicated in the 5-year Schedule of Capital Improvements by meeting the schedule or modifying the schedule to accommodate changes in financing or feasibility.

Policy 1.1: The City shall amend the Capital Improvements Element and program one time per year to reflect the City's adopted levels of service. Proposed capital improvement projects shall be evaluated and ranked in order of priority may include the following guidelines:

- A. protect public health, welfare and safety (the elimination of public hazards)
- B. correct existing capacity deficiencies
- C. fulfill the City's legal commitment to provide facilities and services
- D. preserve or achieve full use of existing facilities
- E. increase efficiency of use of existing facilities
- F. prevent or reduce future improvement cost
- G. provides service to developed areas lacking full service
- H. Whether the project is financially feasible (impacts on the local budget),
- I. coordinate with the plans of state agencies and water management districts.

Policy 1.2: The City shall include all projects identified as capital improvements in other elements of this plan in the 5-year schedule of improvements as presented in this element. For purposes of this element, these are defined as costing \$20,000 or more with a life span of five or more years.

Policy 1.3: The City shall include programs to meet and maintain the adopted levels of service and to accommodate growth service needs within the five-year Schedule of Capital Improvements and the operating budget.

Policy 1.4: The City hereby adopts, by reference, its Ten-Year Water Supply Facilities Work Plan as a technical support document into this Element, as required following adoption of the Southwest Florida Water Management District (SWFWMD) Regional Water Supply Plan, adopted November 2020 and as required by the approval of the SFWMD 2019 LKB Plan, approved, in December 2019. The adopted Ten-Year Water Supply Facilities Work Plan and all future amendments thereto, represent an update to the Sebring Comprehensive Plan. In implementing this Policy, the City shall annually assess the performance and effectiveness of its Ten-Year Water Supply Plan and update the status of project development and potential funding sources consistent with the corresponding SWFWMD Regional Water Supply Plan and the policies of this comprehensive Plan in order to maximize the use of existing facilities and provide for future needs.

Policy 1.5: The City's Ten-Year Water Supply Facilities Work Plan shall be updated within 18 months after District approval of its Regional Water Supply Plan update, pursuant to Section 163.3177(6)(c)3, F.S.

OBJECTIVE CIE 2 - DEVELOPMENT COORDINATION AND REGULATION: All Development Orders and permits will be based on the availability of necessary public facilities and services at adopted level of service standards needed to support such development concurrent with development impacts. The City shall not issue a development order unless the adopted levels of service are provided, consistent with the concurrency standards listed in Policy 2.1.

Policy 2.1: The City shall use the following level of service standards in reviewing the impacts of new development, redevelopment and annexation upon provision of public facilities and services: *(Policy A2.1 amended by Water Supply Plan Ordinance # 1291, Feb 16, 2010)*

FACILITY/SERVICE AREA	LEVEL OF SERVICE STANDARD
Potable Water Facilities:	102 gallons per capita per day
Roadways and arterials -	
<u>Functional Classification</u>	<u>Peak-Hour/Peak-Season Level of Service</u>
Major Arterials:	LOS D
Minor Arterials:	LOS D
Major Collectors:	LOS D
Minor Collectors:	LOS D

Parks 10.00 Acres per 1,000 Population

Sanitary Sewer Facilities:

Harder Hall Corp. Facility	131 gallons per capita per day
All other Sanitary Sewer Facilities	105 gallons per capita per day

Solid Waste Facilities 7 pounds per capita per day

Drainage facilities: The following standards shall apply to all new development or redevelopment:

Water Quantity Design storm: 25-year frequency, 24-hour duration

Storm Water Management Systems - Storm water-management systems shall be designed to either retain on-site the runoff generated by a 25-year, 24-hour storm or detain and discharge the runoff from a 25-year, 24-hour storm at peak discharge rates which do not exceed pre-development rates.

Water quality treatment shall meet the standards set forth in Florida Statutes and Codes, set by the Water Management Districts, and the Department of Environmental Protection as applicable. To ensure compliance with those requirements, a copy of a valid Water Management District permit or exemption letter shall be presented before building permits or development approvals are granted.

Site-specific conditions may require other design criteria to be satisfied in order to obtain Water Management District construction permits. To ensure compliance with those requirements, a copy of a valid Water Management District permit or exemption letter shall be presented before building permits or development approvals are granted.

Single family development on infill lots of existing single family residential subdivisions shall not be required to manage storm water onsite, as long as storm water runoff is accommodated by the City's facilities. *(Policy A2.1 approved by Water Supply Plan Ordinance # 1291, Feb 16, 2010)*

Policy 2.2: Proposed plan amendments and requests for new development, redevelopment, or annexation shall be evaluated according to the following guidelines as to whether the proposed action would:

- A. Exacerbate any existing condition of public facility capacity deficits, as described in this plan;

- B. Generate public facility demands that may not be accommodated by capacity increases planned in the 5-year Schedule of Capital Improvements;
- C. Conform to future land uses as shown on the Future Land Use Map and urban service areas as described in this plan;
- D. Accommodate public facility demands based upon adopted level of service standards if the facility is provided by the developer;
- E. Demonstrate financial feasibility subject to this element if the facility is partially or totally provided by the City; or
- F. Affect State or County agencies or water management district plans.

Policy 2.3: The City Administrator or his or her designee shall evaluate and rank capital improvement projects proposed for inclusion in the Five-year schedule as approved by the Sebring City Council. Priorities shall be ranked according to the criteria listed in Policy 1.1, and a fiscal review, as part of the budgeting process. The assigned priority will be designated on the five-year schedule of capital improvements.

OBJECTIVE CIE 3 - FUTURE DEVELOPMENT COSTS: All future development will bear a proportionate cost of facility improvements necessitated by the development in order to maintain adopted level of service standards. The City will allocate the costs of new public facilities on the basis of the benefits received by future residents.

Policy 3.1: Future development shall pay for extension of necessary water and sanitary sewer lines to the property to be developed and/or expansion or improvements to the water, wastewater and drainage facilities.

Policy 3.2: In concert with the Recreation and Open Space Element, the cost of necessary parkland resulting from the annexation of new residential subdivisions will be borne by the developer through dedication of parkland, fees in lieu of, or both land and fees. The Land Development Regulations, to be adopted by the statutory deadline, will outline the requirements.

Policy 3.3: The developer shall provide for all road improvements and right-of-way related improvements to accommodate new development.

Policy 3.4: The City shall update its concurrency management system and its proportionate fair share ordinance utilizing the approved methodology and technical documents in the Tindale-Oliver and Associates studies dated March 2007. *(Adopted as part of Viscaya / Wolf Creek Settlement Ordinance # 1256, Dec. 18, 2007)*

Policy 3.5: For the capital infrastructure improvements determined to be needed by City amendment numbers L-05-1d, L-05-1c, L-05-1g and L-05-1f, the City agrees to work in good faith to meet the requirements of the Capital Improvements of the Capital Improvements Elements as defined by Statute. *(Adopted as part of Viscata / Wolf Creek Settlement Ordinance # 1256, Dec. 18, 2007)*

Policy 3.6: The City, as feasible, shall seek out and apply for grants to expand the reclaimed water reuse system into older neighborhoods. *(Policy A3.7 approved by Water Supply Plan Ordinance # 1291,*

Feb 16, 2010)

OBJECTIVE CIE 4 - CAPITAL IMPROVEMENTS TO SUPPORT GROWTH: The City will manage its fiscal resources through an annual capital improvement plan and update of the Capital Improvements Element to ensure the provision of needed capital improvements for previously issued development orders and for future development and redevelopment. As part of this update, the City shall be responsible for: (1) addressing the fiscal impact of capital improvement projects on revenue and expenditures, and (2) updating, as necessary, the fiscal assessment section of the Capital Improvements Element.

Policy 4.1: All capital facility improvements with costs less than 20,000 shall be included in the City's annual budgeting process.

Policy 4.2: The City will consider securing grants or private funds to help finance the provision of capital improvements, when these funds are available and needed.

Policy 4.3: The fiscal assessment review and update will include, at a minimum, the following:

- A. Forecasted summary of revenues and expenditures for a five-year period;
- B. Projected debt service capacity analysis and may include:
 - 1. The limitation on the use of revenue bonds as a percent of total debt;
 - 2. The maximum ratio of total debt service to total revenue; and
 - 3. The maximum ratio of outstanding capital indebtedness to property tax base

Policy 4.4: Beginning with the first full fiscal year following the adoption of the Sebring Comprehensive Plan, the annual budget process shall have a capital budget component, including adequate provisions for renewal and replacement of capital facilities under the control of the City.

Policy 4.5: The City shall continue to implement fiscal policies to achieve sufficient funds for facilities and service levels adopted by the City and implement procedures to control spending in its fiscal policies and procedures.

Policy 4.6: During the Capital Improvement Element amendment funding cycle, the City shall continue to explore the use of: (1) the Water/Sewer Enterprise Fund; (2) grants; (3) impact fees or other development exactions; (4) user fees; (5) special assessments and Special Benefit Districts; (6) agreements with other jurisdictions; (7) impact fee for park lands for new developments and related replenishment of Community Park and Recreation System Trust Fund; and private funding sources to fund projects, and develop lists of projects that can be funded with these sources of funding within Schedule of Capital Improvements (SCI).

Policy 4.7: The City shall provide essential services in the event of a man-made or natural disaster. Funds shall also be available to secure catastrophic revenue shortfalls.

CAPITAL IMPROVEMENTS IMPLEMENTATION PROGRAM

GOAL 2: TO ENSURE IMPLEMENTATION OF THE CAPITAL IMPROVEMENTS WHICH ARE DESIGNED TO PROVIDE FOR THE PUBLIC FACILITIES AND SERVICES NEEDED TO SUPPORT DEVELOPMENT, CONCURRENT WITH THE IMPACTS OF SUCH DEVELOPMENT.

OBJECTIVE CIE 5: Permitting of all development shall be coordinated with provision of adopted level

of service standards, and ensure that the City will achieve or exceed the goals, objectives and policies set forth in the comprehensive plan.

Policy 5.1: Permitting a temporary deviation in the level of service standards is acceptable for a reasonable time period only where the conditions lists in Policy 2.3 are satisfied.

Policy 5.2: The City shall adopt a capital budget as part of the annual budgeting process. The annual budget shall include in its capital appropriations all projects in the Schedule of Capital Improvements that are planned for expenditure during the next fiscal year.

Policy 5.3: The City will adopt, by the statutory deadline, its Land Development Regulations which will provide regulations for development and a system of review for applications pertaining to such development.

Policy 5.4: A part of the CIP shall be information prepared to document the status of the public facilities capacity relative to demands as this relates to the adopted-level of service standards. This will provide the basis for ascertaining the reserve facility capacities upon which depends the issuance of Development Orders the following year.

Policy 5.5: The City shall maintain on a yearly basis a record indicating the cumulative impacts of all Development Orders approved during the fiscal year-to-date on the capacity of public facilities set forth in the most recent annual report on capacity and levels of service of public facilities.

Policy 5.6: The City will annually review its financial position with regard to any changes in potential revenue sources used to fund scheduled capital improvements or to any new capital improvements that may have arisen.

Policy 5.7: Development approved prior to the adoption of this Plan which require improvements to public facilities will be included in the Five-Year Schedule of Improvements with a funding priority designation.

Policy 5.8: By the statutory deadline for adoption of the land development regulations. The City shall continue implement a concurrency management program. The concurrency management system shall be consistent with Chapter 9J-5.005, F.A.C., and shall be implemented according to the Schedule of Capital Improvements.

GOAL 3 - COORDINATION: SEBRING SHALL PROVIDE FOR, IN A TIMELY MANNER, AND MAINTAIN CAPITAL FACILITIES WHICH MEET OR EXCEED ADOPTED STANDARDS CONSISTENT WITH AVAILABLE FISCAL RESOURCES.

OBJECTIVE CIE 6 - COORDINATION: Sebring shall coordinate the provision of capital improvements with other agencies including the HRTPO and jurisdictions and ensure that the CIE is consistent with the other elements of the Comprehensive Plan.

Policy 6.1: All capital improvements and facilities shall be evaluated to identify any plans of State agencies, and the Southwest Florida and Highlands County Water Management District that affect, or will be affected by, the proposed City capital improvement.

Policy 6.2: Sebring shall coordinate the provision of public facilities with the School Board of

Highlands County and Highlands County.

Policy 6.3: The Capital Improvements Element (CIE) shall be consistent with other elements of the Comprehensive Plan and the planning efforts of Sebring and its departments.

Policy 6.4: All public facility capital improvements shall be consistent with the other elements of the Comprehensive Plan.

Policy 6.5: The phasing or staging of development must be in accordance with the provisions of the City's concurrency management system. No land use approval for new development, redevelopment or annexation shall cause facilities or services to fall below, adopted levels of service standards, as contained in the Capital Improvements Element of this plan. Public facilities and services necessary to serve the proposed development, redevelopment or annexation must be available at the adopted levels of service standards concurrent with the impacts of development.

GOAL 4 - CONCURRENCY MANAGEMENT: ENSURE THAT FACILITIES AND SERVICES NEEDED TO SUPPORT DEVELOPMENT ARE AVAILABLE CONCURRENT WITH THE IMPACTS OF SUCH DEVELOPMENT.

OBJECTIVE CIE 7 - LOS: Throughout the planning period, the City shall maintain the adopted levels of service for potable water, sanitary sewer, drainage, recreation and roadways while ensuring that the facilities and services needed to support development are available concurrent with the impact of that development.

Policy 7.1. The City shall adopt the level of service standards as stated in Capital Improvements Policy 2.1.

Policy 7.2: The City shall produce a financially feasible plan in the Capital Improvements Element demonstrating its ability to achieve and maintain adopted levels of service.

Policy 7.3: The City shall coordinate addressing and adopting levels of service for any of the above facilities that are maintained or the responsibility of any other state, regional or local authority.

OBJECTIVE CIE 8 – Concurrency Management System: The City shall manage its concurrency management system to ensure that public facilities and services needed to support development at adopted levels of service standards are available concurrent with the impacts of development.

Policy 8.1: The City shall enforce for all Development Orders its concurrency management system that supports the land development goals, objectives and policies of the adopted comprehensive plan.

Policy 8.2: The City shall continue to review all development orders and permits in conjunction with development regulations and the Capital Improvements Element to ensure that the necessary public facilities and services will be available to accommodate the impact of issuing development permits.

Policy 8.3: The City shall continue to monitor the impact of each development on roads, potable water, sanitary sewer, drainage and recreation facilities for each permit application prior to its approval.

Policy 8.4: The Concurrency Management System shall include:

- A. The Capital Budget and Schedule of Capital Improvements (SCI): The capital budget will identify in detail the costs and revenue sources for projects shown in the first year of the five year SCI. As projects are completed during the current budget year, they will be removed from the SCI and a new fifth year of projects added.
- B. The monitoring system to ensure concurrency shall continue to be implemented by the City.
- C. Adopted programs and procedures shall provide that levels of service shall not fall below those established in this comprehensive plan commencing upon the adoption of this plan. The City may not issue a development permit unless facilities are in place that meet or exceed the adopted level of service standards, and are available concurrent with the impacts of development. No development order or development permit shall be issued which results in a reduction in the level of service standards below the level of service standards adopted in this plan.
- D. The City shall continue to review the Capital Improvements Element annually.

Policy 8.5: The City will not issue development permits where the project requires public facility improvements that exceed the City's ability to provide these in accordance with the adopted level of service standards. As an alternative, however, facilities and services may be provided by the developer, consistent with the following criteria which will be adopted in the concurrency management system:

- A. For potable water, sanitary sewer, solid waste, and drainage facilities, at a minimum, the following standards will be met to satisfy the concurrency requirement:
 - 1. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or
 - 2. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(a), F.S.]
- B. For parks and recreation facilities, at a minimum, the City of Sebring shall meet the following standards to satisfy the concurrency requirement:
 - 1. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or
 - 2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the City of Sebring, or funds in the amount of the developer's fair share are committed; and
 - a. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of

- a certificate of occupancy or its functional equivalent as provided in the adopted 5-year schedule of capital improvements; or
 - b. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or
 - c. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(b), F.S.]
- C. For transportation facilities (roads designated in the Sebring adopted comprehensive plan), at a minimum, the City of Sebring shall meet the following standards to satisfy the concurrency requirement.
- 1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or
 - 2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted five-year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program. The Capital Improvements Element must include the following policies:
 - a. The estimated date of commencement of actual construction and the estimated date of project completion.
 - b. A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements; or
 - 3. At the time a development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or
 - 4. At the time a development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(c), F.S.]
 - 5. For the purpose of issuing a development order or permit, a proposed development may be deemed to have a de minimis impact and may not be subject to the concurrency requirements of subparagraphs 9J-5.0055(3)(c)1.-4., F.A.C., only if all of the conditions specified in subsection 163.3180(6), F.S., are met. [Section 163.3180(6), F.S.]

- D. For school facilities, for concurrency service areas, a residential development order or permit shall be issued only if the needed capacity for the particular service area is available in one or more contiguous service areas and school capacity is available district-wide as defined in Section 163.3180(13)(e), F.S.
- E. For all facilities, the latest points in the application process for the determination of concurrency is prior to the approval of an application for a development order or permit which contains a specific plan for development, including the densities and intensities of development.

CAPITAL IMPROVEMENTS PLANNING FOR PUBLIC SCHOOLS.

GOAL CIE 5: PROVIDE FOR A FINANCIALLY FEASIBLE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR PUBLIC SCHOOL FACILITIES. *(Goal CIE 5 adopted by PSFE Ordinance # 1269, Dec. 2, 2008)*

OBJECTIVE CIE 9: Ensure that existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools. *(Objective CIE 10 adopted by PFSE Ordinance # 1269, Dec. 2, 2008)*

Policy 9.1 - **School district of Highlands County financially feasible five-year capital improvements schedule:** The City of Sebring hereby incorporates by reference the school district of Highlands County Five Year District Facilities Work Program, adopted August 24, 2010 and as adopted annually thereafter (the first year is the District's Capital Outlay Plan) as included in the School Board of Highlands County's currently adopted school district Educational Plant Survey, (five year district facilities work program) adopted June, 2009 and as adopted annually thereafter that includes school capacity sufficient to meet anticipated student demands projected by the County, in consultation with the School Board of Highlands County's projections of student enrollment based on the adopted level of service (LOS) standards for public schools. *(Policy 11.1 adopted by PSFE Ordinance # 1269, Dec. 2, 2008)*

Policy 9.2: Adopted level of service standard for Highlands County public schools. The LOS of school enrollment is defined as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The LOS standard is the maximum level of school utilization that will be permitted in the Highlands County school district. The LOS shall be established for all school types within the Highlands County school district as: 100% of permanent FISH capacity. *(Policy 11.2 adopted by PSFE Ordinance # 1269, Dec. 2, 2008)*

Policy 9.3: Annual updates to the capital improvement schedule for public school facilities. The City of Sebring, in coordination with the School Board of Highlands County, Highlands County and the other municipalities within Highlands County, shall annually update its tracking of public school facilities capital improvements by using the adopted school district five-year district facilities work program reflecting the School District of Highlands County capital improvements schedule to ensure maintenance of a financially feasible capital improvements schedule and to ensure that LOS standards will continue to be achieved and maintained during the five (5) year planning period. Annual program amendments shall include the addition of a new fifth year to the school district five-year district facilities work program, updating of the financially feasible school district of Highlands

County capital improvements schedule, coordinating the program with the school district five-year district facilities work program, the plans for other local governments, and, as necessary, updates to the concurrency service area map. The annual plan amendments shall ensure that the School Board of Highlands County capital improvements schedule continues to be financially feasible and that the LOS standards will continue to be achieved and maintained. *(Policy 11.3 adopted by PSFE Ordinance # 1269, Dec. 2, 2008)*

OBJECTIVE CIE -10- FUNDING SOURCES AND FACILITIES PROVISION FOR PUBLIC SCHOOLS: Support supplemental and alternative sources for school capital funding. *(Objective CIE 12 adopted by PSFE Ordinance # 1269, Dec. 2, 2008)*

Policy 10.1: Alternative funding strategies. The City of Sebring will cooperate with the School Board of Highlands County in the research and utilization of alternative funding for school capital needs, including, but not limited to, capacity enhancement agreements, educational benefit units, and community development districts. *(Policy 12.1 adopted by PSFE Ordinance # 1269, Dec. 2, 2008)*

Policy 10.2: Public/private partnerships. The City of Sebring will cooperate 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 12.2 adopted by PSFE Ordinance # 1269, Dec. 2, 2008)*

Policy 10.3: Support for creative partnerships. The City of Sebring will cooperate with the School Board of Highlands County by giving priority consideration for development approvals when property owners provide donation of site(s), reservation or sale of school sites at pre-development prices, construction of new facilities or renovations to existing facilities, and providing transportation alternatives. *(Policy 11.3 adopted by PSFE Ordinance # 1269, Dec. 2, 2008)*

SCHEDULE OF CAPITAL IMPROVEMENTS

Contents of Schedule of Capital Improvements

1. Overview of Changes to the F/Y 2009 Capital Improvements Budget
2. Tables 1 & 2 for FY 2010 - 2014

1. OVERVIEW OF CHANGES TO THE F/Y 2009 CAPITAL IMPROVEMENTS BUDGET

Summary of major item/changes on the F/Y 2010 Budget

(This list represents major budget items only)

- **Streetscape IX:** \$750K moved from F/Y 2009 to F/Y 2010
- **Washington Heights Playground:** \$200K moved from F/Y 2010 to F/Y 2011
- **CDBG Projects:** \$750K moved from F/Y 2011 to F/Y 2012 and \$750K added to F/Y 2014
- **Surface Water Study/SW Retro:** \$250K in F/Y 2010 changed to \$25K and \$50K in F/Y budgeted for F/Y 2014.
- **MISC Storm Drain Repairs:** \$25K budgeted for F/Y 2010 and \$20K moved from 2011 and 2013 to 2012 and 2014.
- **Storm Drain Indian Streets:** \$100K removed from F/Y 2010
- **Cemetery Improvements:** \$80K over 4 years removed from Budget
- **Roads Resurfacing:** \$100K in 2010 changed to \$60K
- **Sidewalk Construction:** \$100K in 2010 changed to \$50K
- **Park Street Cleanup:** \$105K added to 2010
- **Phase II Sebring PKWY:** \$250K changed to \$500K for FY 2010
- **Park Street Ground Storage Tank:** \$165K added to FY 2010
- **Lakewood Water Extensions:** \$500K moved from 2010 to 2011
- **New Water Treatment Plant:** \$2.35M moved from 2010 to 2011
- **PIG Sewer Force Mains:** \$100K moved from 2010 to 2011
- **Fiberglass Liners Manhole and lift stations:** \$252K and \$212K moved from 2010 to 2011
- **Update Lift Stations** \$50K added to 2010
- **Lift Station Pump Upgrades Airport & HUC:** \$67K and \$75K from 2010 to 2011

2. TABLES OF CAPITAL IMPROVEMENTS

See City Clerk

PROPERTY RIGHTS ELEMENT

Policy 1: **Consistent with Section 163.3177(6), Florida Statutes, the City of Sebring shall consider the following private property rights in local decision making:**

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

MONITORING AND EVALUATION PROGRAM

GOAL 1: TO ENSURE THE CITY'S COMPREHENSIVE PLAN REMAINS CONCURRENT WITH DEMONSTRATED PUBLIC NEED AND STATE RULES AND STATUTES.

OBJECTIVE ME-1: To monitor and evaluate the City's Comprehensive plan on an annual and seven year basis for concurrency with State rules and statutes and demonstrated public need.

Policy ME 1: The Sebring Comprehensive Plan will be evaluated on an annual basis during the preparation of the annual budget in connection with the evaluation of the Capital Improvements Element.

Policy ME 2: Every seven (7) years or as scheduled by the Department of Community Affairs an Evaluation and Appraisal Report (EAR) on the Sebring Comprehensive plan shall be completed as required by Florida law. This EAR shall be designed to summarize the annual monitoring reports for the total seven (7) year period, and, in addition, including the following provisions:

- (A) A program for citizen participation in the evaluation process.
- (B) An updated data base including, at a minimum, revised population estimates and projections based upon current Census data.
- (C) Recommendations for actions, programs, or plan amendments as a result of the cumulative findings from the annual monitoring reports, or the updated data and analysis.

END MONITORING AND EVALUATION SECTION

APPENDIX “A”

LARGE SCALE LAND DEVELOPMENT CONDITIONS

1. Settlement Agreement Ordinance # 1256:

The City hereby adopts the phasing conditions from the Rhon Ernest-Jones Traffic Study dated February 9, 2007 as listed below. Development for each project shall be limited by year as listed below. All figures are cumulative, with the Post 2015 column representing the grand total permitted amount. However, the densities and intensities in the following phasing schedule are in addition to any development entitlements that may have been approved for these projects in the past. *(Adopted by Viscaya / Wolf Creek Settlement Ordinance # 1256, Dec. 18, 2007)*

CPA #	Project Name	2010	2015	Post 2015
L-05-1d	Viscaya Lakes Res.	300 dus	600 dus	600 dus
	Viscaya Lakes Comm.	31,363 sq ft	78,408 sq ft	156,816 sq ft
L-05-1c	Wolf Creek Ranch Res.	143 dus	287 dus	287 dus
L-05-1g	Eagle Lake Preserve	250 dus	500 dus	1,024 dus
L-05-1f	Viscaya North: Comm.	305,286 sq ft	763,171 sq ft	1,526,342 sq ft

(Table Adopted as part of the Viscaya / Wolf Creek Settlement Ordinance # 1256, Dec. 18, 2007)

2. CPAs from 2006 Large Scales:

A. Development agreement for Tuscany Village: CPA 2006-L-06-5

The proposed development shall be limited to a density of 12 du per acre within the high density residential lands use category. The proposed commercial part of the project is limited to 300,000 sq. ft of commercial uses permitted within the commercial land use category and those maximum intensity and density requirements. The developer has agreed to pay any traffic improvements and other infrastructure improvements as required in the annexation agreement. *(Adopted by Settlement Ordinance # 1250, Nov. 6, 2007)*

B. Development agreement for Sunset Pointe: CPA 2006-L-06-3

The proposed development shall be limited to 15 du for the entire 23 acre site. The developer has agreed to pay any traffic improvements and other infrastructure improvements as required in the annexation agreement.

C. Development agreement for Terraventures: CPA2006-L06-2

The proposed development shall be limited to 15 du for the entire 13.5 acre site. The developer has agreed to pay any traffic improvements and other infrastructure improvements as required in the annexation agreement.

3. CPAs from 2005 Large Scales:

A. Development agreement for Davis Property CPA –L-05-1b #1183

The developer has agreed to pay any traffic improvements and other infrastructure

improvements as required in the annexation agreement. Maximum density is 8 dus/ac in tract 2-A and 12dus/ac in tract 3-A. Commercial tracts shall be limited to C-1 uses.

B. Development agreement for Highland Lake Reserve CPA –L-05-1d #1184

The proposed development shall be limited to 225 dus for the entire 627 acre site. The developer has agreed to pay any traffic improvements and other infrastructure improvements as required in the annexation agreement. *(Adopted by Viscaya / Wolf Creek Settlement Ordinance # 1256, Dec. 18, 2007)*

C. Development agreement for Viscaya Lakes CPA –L- 05-1d #1185

The proposed development shall be limited to the phasing schedule from the Rhon Ernest Jones traffic study dated February 9, 2007, as show in Appendix A of the Future Land Use Element. The developer has agreed to pay any traffic improvements and other infrastructure improvements as required in the annexation agreement. *(Adopted by Viscaya / Wolf Creek Settlement Ordinance # 1256, Dec. 18, 2007)*

D. Development agreement for Wolfe Creek Ranch Property CPA –L-05-1c #1186

The developer has agreed to pay any traffic improvements and other infrastructure improvements as required in the annexation agreement. The proposed development shall be limited to maximum density of 4 dwellings per acre for phase 1, 8 dus/ac for phase 2, and maximum density of 4 dwellings per acre for phase 3 for the entire 180 acre site.

The proposed development shall be limited to the phasing schedule from the Rhon Ernest-Jones Traffic Study dated February 9, 2007, as shown in Appendix A of the Future Land Use Element. The developer has agreed to pay any traffic improvements and other infrastructure improvements as required in the annexation agreement. *(Adopted by Viscaya / Wolf Creek Settlement Ordinance # 1256, Dec. 18, 2007)*

E. Development agreement for Lake Regency Woods CPA-L-05-1e #1187

The proposed development shall be limited to 100 dus for the entire 84 acre site. The developer has agreed to pay any traffic improvements and other infrastructure improvements as required in the annexation agreement.

F. Development agreement for Eagle Lake Preserve CPA –L-05-1g #1188

Development for Eagle Lake Estates: Res. shall be limited to 250 dus in 2010, 500 dus in 2015 and 1,024 dus in Post 2015, with the Post 2015 representing the grand total permitted amount.” The developer has agreed to pay any traffic improvements and other infrastructure improvements as required in the annexation agreement and development agreement. *(Adopted by Viscaya / Wolf Creek Settlement Ordinance # 1256, Dec. 18, 2007)*

G. Development agreement for Viscaya North Property CPA –L-05-1f #1189

The proposed development shall be limited to the phasing schedule from the Rhon Ernest Jones traffic study dated February 9, 2007, as show in Appendix A of the Future Land Use Element. The developer has agreed to pay for any traffic improvements as required in the annexation agreement. This project shall provide central sanitary sewer to serve the site at adopted levels of service concurrent with the development. *(Adopted by Viscaya / Wolf Creek Settlement Ordinance # 1256, Dec. 18, 2007)*

H. Development agreement for Guelff Property CPA-L-05 1a #1190

The developer has agreed to pay any traffic improvements and other infrastructure improvements as required in the annexation agreement.

END APPENDIX A

APPENDIX B

DEFINITIONS AND ACRONYMS

DEFINITIONS

ADJUSTED FOR FAMILY SIZE as defined in Section 420.0004 F.S 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 Extremely-low-income persons, Low-income persons, Moderate-income persons, or Very-low-income persons, based upon a formula as established by the United States Department of Housing and Urban Development. [Source: Chapter 420.0004, F.S.]

ADJUSTED GROSS INCOME as defined in Section 420.0004 F.S. means all wages, assets, regular cash or noncash 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. [Source: Chapter 420.0004, F.S.]

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 Extremely-low-income persons, Low-income persons, Moderate-income persons, or Very-low-income persons. [Source: Chapter 420.0004, F.S.]

AFFORDABLE HOUSING means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of the amount which represents the percentage of the median adjusted gross annual income for households or persons indicated in Section 420.0004 F.S.

AGRICULTURE means the science and art of producing plants and animals for use by mankind, including the preparation of land resources to accommodate agricultural practices and, to a variable extent, the preparation and harvesting of agricultural products for marketing purposes. The term agriculture encompasses activities that are customarily associated with aquaculture and fisheries, horticulture, floriculture, viticulture, silviculture, and aeviiculture, livestock and poultry operations, bee keeping, stable and kennel operations, animal husbandry, ranching, dairy operations, forestry, veterinary medicine, or any other practice which the Board of County Commissioners deems is typical of, necessary to, or in keeping with these listed agricultural activities.

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 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 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 means 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 modifications 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. Throughout this chapter, references to a plan or comprehensive plan shall also be deemed to refer to a plan amendment.

AREAS SUBJECT TO COASTAL FLOODING means the areas delineated by the regional or local Hurricane Evacuation Plan as requiring evacuation.

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, 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.

AVAILABLE: As used in ss. 381.0065-381.0067, the term Available means that the publicly owned or investor-owned sewerage system is capable of being connected to the plumbing of an establishment or residence, is not under a Department of Environmental Protection moratorium, and has adequate permitted capacity to accept the sewage to be generated by the establishment or residence; and:

1. For a residential subdivision lot, a single-family residence, or an establishment, any of which has an estimated sewage flow of 1,000 gallons per day or less, a gravity sewer line to maintain gravity flow from the property's drain to the sewer line, or a low pressure or vacuum sewage collection line in those areas approved for low pressure or vacuum sewage collection, exists in a public easement or right-of-way that abuts the property line of the lot, residence, or establishment.

2. For an establishment with an estimated sewage flow exceeding 1,000 gallons per day, a sewer line, force main, or lift station exists in a public easement or right-of-way that abuts the property of the establishment or is within 50 feet of the property line of the establishment as accessed via existing rights-of-way or easements.
3. For proposed residential subdivisions with more than 50 lots, for proposed commercial subdivisions with more than 5 lots, and for areas zoned or used for an industrial or manufacturing purpose or its equivalent, a sewerage system exists within one-fourth mile of the development as measured and accessed via existing easements or rights-of-way.
4. For repairs or modifications within areas zoned or used for an industrial or manufacturing purpose or its equivalent, a sewerage system exists within 500 feet of an establishment's or residence's sewer stub-out as measured and accessed via existing rights-of-way or easements.

AVAILABILITY or AVAILABLE with regard to the provision of facilities and services concurrent with the impacts of development, means that at a minimum the facilities and services will be provided in accordance with the standards set forth in Rule 9J-5.0055(2), Florida Administrative Code.

BEACH means the zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. [Source: Rule 9J-5 FAC]

BICYCLE and PEDESTRIAN WAYS means any road, path, or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded. [Source: Rule 9J-5 FAC]

BUSINESS 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.

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 the City'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.

CENTRAL BUSINESS DISTRICT means a compact urban core area of a municipality or unincorporated urbanized area which serves as the primary center for economic activity in the jurisdiction.

CLUSTERING means the grouping together of structures and infrastructure on a portion of a development site.

COLLECTION/TRANSMISSION SYSTEMS means sewers, pipelines, conduits, pumping stations, force mains, and all other facilities used for collection and transmission of wastewater from individual service connections to facilities intended for the purpose of providing treatment prior to release to the environment. (Source Chapter 62-604, F.A.C., Definitions)

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 USES means activities within land areas which are predominantly connected with the sale, rental, and distribution of products or the performance of services. [Source: Rule 9J-5 FAC]

COMMUNITY-BASED ORGANIZATION OR NONPROFIT ORGANIZATION means a private corporation organized under chapter 617 to assist in the provision of housing and related services on a not-for-profit basis and which is acceptable to federal and state agencies and financial institutions as a sponsor of low-income housing. [Source: Chapter 420.0004, F.S.]

COMMUNITY PARK means a park located near major roadways, and designed to serve the needs of more than one neighborhood. [Source: Rule 9J-5 FAC]

COMMUNITY REDEVELOPMENT AGENCY means a public agency created by, or designated pursuant to s. 163.356, F.S. (Creation of community redevelopment agency) or s. 163.357 (Governing body as the community redevelopment agency) [Source: Extracted from 163.330 F.S.].

COMPATIBILITY means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. [Source: Rule 9J-5 FAC]

COMPLETE STREET means a roadway that accommodates all travelers, particularly public transit users, bicyclists, pedestrians, and motorists, to enable all travelers to use the roadway safely and efficiently.

COMPOSITION means the make-up of various land uses by types, extent, intensity, density, or otherwise, which are included in a development or land use category. [Source: Rule 9J-5 FAC]

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

CONCURRENCY means that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur. [Source: Rule 9J-5 FAC]

CONCURRENCY MANAGEMENT SYSTEM means the procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development. [Source: Rule 9J-5 FAC]

CONE OF INFLUENCE means an area around one or more major 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. [Source: Rule 9J-5 FAC]

CONSERVATION USES means activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats. [Source: Rule 9J-5 FAC]

CONSISTENCY REZONE means that action taken by the Sebring City Council to make a property's zoning district classification consistent with its Comprehensive Plan Land Use Category.

CULTURAL RESOURCE(S) for purposes of this Comprehensive Plan, means any natural or manmade artifact, structure, or site which conveys knowledge about the history, prehistory, or culture of Highlands County.

CURRENTLY AVAILABLE REVENUE SOURCES means an existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of a revenue source which is contingent on ratification by public referendum. [Source: Rule 9J-5 FAC]

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

DENSITY means an objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre. [Source: Rule 9J-5 FAC]

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 CONTROLS means standards in the comprehensive plan which control the development or use of land and which are in addition to the densities, intensities, and uses assigned to land by the future conditions maps. [Source: Rule 9J-5 FAC]

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

DEVELOPMENT, SMALL SCALE (aka small scale plan amendment development) means those development proposals or activities which meet the statutory criteria of Section 163.3187(1) F.S. [Source: Rule 9J-5 FAC]

DISTRIBUTION means the spatial array of land uses throughout an area. [Source: Rule 9J-5 FAC]

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

DOMINANT PLANT SPECIES for the purposes of this Comprehensive Plan, means any individual herbaceous species which constitutes the greatest percent of cover for a given area.

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

DRAINAGE BASIN means the area defined by topographic boundaries which contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin. [Source: Rule 9J-5 FAC]

DRAINAGE DETENTION STRUCTURE means a structure which collects and temporarily stores stormwater for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the stormwater. [Source: Rule 9J-5 FAC]

DRAINAGE FACILITIES OR STORMWATER MANAGEMENT FACILITIES means a system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures. [Source: Rule 9J-5 FAC]

DRAINAGE RETENTION STRUCTURE means a structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage. [Source: Rule 9J-5 FAC]

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

EDUCATIONAL USES means activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities, or parking. [Source: Rule 9J-5 FAC]

EMERGENCY MANAGEMENT PLAN means the plans addressing weather-related natural hazards and man-made disasters except nuclear power plant accidents and war. The plan covers hazard mitigation, emergency preparedness, emergency response, emergency recovery and in coastal counties, hurricane evacuation. [Source: Rule 9J-5 FAC]

ELDERLY describes persons 62 years of age or older. [Source: Chapter 420.0004, F.S.]

ENERGY CONSERVATION AREA means an area where a local government has identified the need for and established plans to retrofit existing, inefficient land use patterns and transportation systems to increase energy conservation.

ENERGY EFFICIENT LAND USE PATTERNS means a compact arrangement of higher density and higher intensity, complementary land uses within areas planned for urban development that supports a multi-modal transportation system; infill and redevelopment; and accessibility to live, work, shop, and play opportunities. Energy efficient land use patterns shall accommodate existing and future electric power generation and transmission systems.

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

ENVIRONMENTALLY SENSITIVE LANDS means areas of land or water which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems.[Source: Rule 9J-5 FAC]

EVACUATION ROUTES means routes designated by county civil defense authorities or the regional evacuation plan for the movement of persons to safety in the event of a hurricane.

[Source: Rule 9J-5 FAC]

EVALUATION AND APPRAISAL REPORT means an evaluation and appraisal report as adopted by the local governing body in accordance with the requirements of Section 163.3191, F.S. [Source: Rule 9J-5 FAC]

EVALUATION AND APPRAISAL REPORT, PROPOSED means a draft evaluation and appraisal report prepared by the local planning agency that is transmitted to the local governing body for review and adoption. [Source: Rule 9J-5 FAC]

EXTENT means the amount of development, including the area or size in acres. [Source: Rule 9J-5 FAC]

EXTREMELY-LOW-INCOME PERSONS means 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. [Source: Chapter 420.0004, 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.

FACILITY AVAILABILITY means whether or not a facility is available in a manner to satisfy the concurrency management system. [Source: Rule 9J-5 FAC]

FLOODPLAIN for purposes of this Comprehensive Plan, means the area calculated to be inundated or the actual area that is inundated during a 100-year storm event, as generally identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps. [Source: modified from Rule 9J-5 FAC]

FLOODPRONE AREAS means areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps. [Source: Rule 9J-5 FAC]

FLOOR AREA means the total gross floor area within the exterior enclosing walls of a dwelling or structures not including porches, breezeways, carports, terraces and garages.

FLOOR AREA RATIO (FAR) means the gross floor area of all buildings or structures on a lot divided by the total lot area. See below Diagram #1 below.

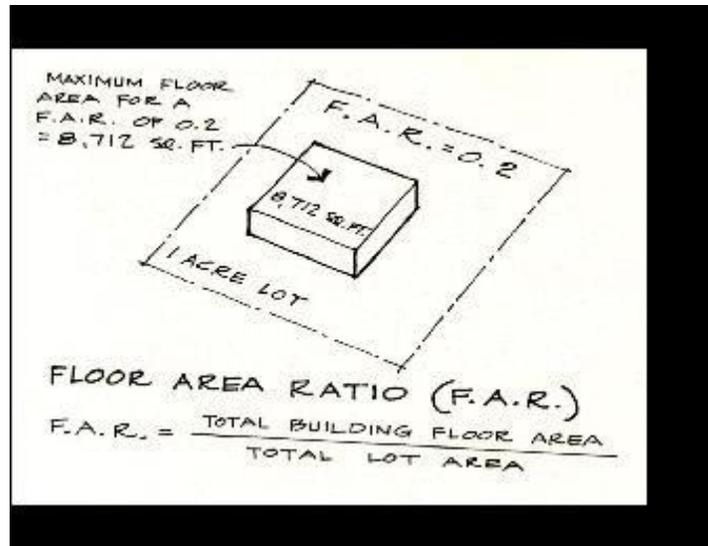


Diagram #1 – Floor Area Ratio (FAR)

FOSTER CARE FACILITY means a facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents. [Source: Rule 9J-5 FAC]

FUNCTIONAL RELATIONSHIP means a complementary and interactive relationship among land uses or development, including at a minimum a substantial and positive exchange of human interaction, goods, resources, institutions, services, jobs or workers between land uses or developments. [Source: Rule 9J-5 FAC]

FUTURE LAND USE MAP means the

GENERAL LANES means 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. [Source: Rule 9J-5 FAC]

GOVERNMENTAL AGENCY means:

- (a) The United States or any department, commission, agency, or other instrumentality thereof;
- (b) This state or any department, commission, agency, or other instrumentality thereof;
- (c) Any local government, as defined in this chapter 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.

GREEN INFRASTRUCTURE means open spaces, natural areas, greenways, wetlands, parks, forests, treed roadway corridors, and similar areas that naturally sequester carbon dioxide and reduce the heat island effect in urban areas.

GREENHOUSE GAS means materials found in the atmosphere that absorb heat energy from the Earth and prevent this heat from escaping into space. Primary greenhouse gases include water vapor, carbon dioxide, methane, nitrous oxide, and ozone.

GROUP HOME means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters. [Source: Rule 9J-5 FAC] **Density for group homes shall be calculated at a ratio of two (2) sleeping rooms to one (1) dwelling unit.**

GROWTH MANAGEMENT ACT: Chapter 163, Part II, Florida Statutes, known and cited as the Community Planning Act.

HAZARDOUS WASTE means solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed. [Source: Rule 9J-5 FAC]

HEARTLAND REGIONAL TRANSPORTATION PLANNING ORGANIZATION (HRPTO): organization that coordinates transportation plans for the Heartland region including the six counties of DeSoto, Glades, Hardee, Hendry, Highlands and Okeechobee and the urbanized area of Highlands County including the cities of Sebring and Avon Park. This organization provides the forum for local elected officials, their staff, and industry experts, and the public to work together to improve transportation in the Heartland Region. Created by federal law and Florida Statutes, transportation organizations like the HRTPO exist to provide regional coordination of transportation investments, while ensuring that the public, especially those traditionally underserved by the transportation system, have opportunities to participate in the decision-making process.

HISTORIC RESOURCES means all areas, districts, or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant. [Source: Rule 9J-5 FAC]

HOUSING CODE means the ordinance contained in Article V of Chapter 5 of the Sebring Code of Ordinances that sets minimum standards of safety and sanitation for existing residential buildings, as opposed to Building Codes, which pertain to new construction.

HURRICANE SHELTER means a structure designated by local officials as a place of safe refuge during a storm or hurricane. [Source: Rule 9J-5 FAC]

HURRICANE VULNERABILITY ZONE (also areas subject to coastal flooding) means the areas delineated by the regional or local hurricane evacuation plan as requiring evacuation. The hurricane vulnerability zone shall include areas requiring evacuation in the event of a 100-year storm or Category 3 storm event. [Source: Rule 9J-5 FAC]

IMPERVIOUS SURFACE means surfaces that are mainly constructed surfaces - rooftops, sidewalks, roads, and parking lots - covered by impenetrable materials such as asphalt, concrete, brick, and stone. These materials seal surfaces, repel water and prevent precipitation and meltwater from infiltrating soils. Soils compacted by urban development are also highly impervious. Impervious urban surfaces are desert-like in terms of hydrology and micro-climate.

IMPERVIOUS SURFACE RATIO means a measure of the intensity of land use which is determined by dividing the total area of all impervious surfaces on a site by lot area or tract area.

INCENTIVE Any assistance granted to aid in the development or expansion of a commercial 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 Sebring City 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. [Source: Rule 9J-5 FAC]

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

INFRASTRUCTURE means those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges, and roadways. [Source: Rule 9J-5 FAC]

INTENSITY means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of

or demand on facilities and services.

INTERAGENCY HAZARD MITIGATION REPORT means the recommendations of a team of federal, state, regional, or local officials which address measures to reduce the potential for future flood losses and which is prepared in response to a Presidential Disaster Declaration. [Source: Rule 9J-5 FAC]

INTERNAL TRIP CAPTURE: Areas identified in the comprehensive plan where public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. The term includes any areas identified in the comprehensive plan as urban service areas, regardless of local government limitation.

INVASIVE SPECIES means a non-native species (including seeds, eggs, spores, or other propagules) whose introduction causes or is likely to cause economic harm, environmental harm, or harm to human health. The term "invasive"; is used for the most aggressive species. These species grow and reproduce rapidly, causing major disturbance to the areas in which they are present. Additional context for defining the term invasive species is that many alien species are non-invasive and support human livelihoods or a preferred quality of life.

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

LAND DEVELOPMENT REGULATIONS include local zoning, subdivision, building, and other regulations controlling the development of land. [Source: Chapter 380.031 F.S.]

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

LEVEL OF SERVICE means an indicator of the extent or degree of service provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility. [Source: Rule 9J-5 FAC] [Source: Rule 9J-5 FAC]

LIMITED ACCESS FACILITY/ROAD means a roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access. [Source: modified from Rule 9J-5 FAC]

LOCAL MITIGATION STRATEGY means the plans addressing weather-related natural hazards and man-made disasters except nuclear power plant accidents and war. The strategy covers hazard mitigation, emergency preparedness, emergency response, emergency recovery and in coastal counties, hurricane evacuation. [Source: Rule 9J-5 FAC]

LOCAL ROAD means a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property. [Source: Rule 9J-5 FAC]

LONG RANGE TRANSPORTATION PLAN (LRTP): Plan that provides a common vision for the community's future transportation needs and guides the investment of public funds in transportation facilities, addressing a timeline of 20 or more years. It includes both short and long term transportation strategies using multiple modes of transportation for moving people and

goods. The LRTP: details comprehensive plan for transportation modes; includes long and short range goals and strategies; identifies funding sources and estimates costs; provides framework for choosing transportation projects; and may include local government projects.

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

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

- (1) A single lot of record;
- (2) A portion of a lot of record
- (3) A combination of complete lots of record; of complete lots of record and portions of lots of record; or of portions of lots of record;
- (4) A parcel described by metes and bounds;

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

LOW 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-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. [Source: Chapter 420.0004, F.S.]

MAJOR TRIP GENERATORS OR ATTRACTORS means concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends. [Source: Rule 9J-5 FAC]

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. [Source: Rule 9J-

5 FAC]

MINERALS means all solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state. [Source: Rule 9J-5 FAC]

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

MOBILE HOME means a structure meeting the definition in Section 320.01 P.S., 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 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. [Source: Chapter 420.0004, F.S.]

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 DRAINAGE FLOW means the pattern of surface and storm water drainage through or from a particular site before the construction or installation of improvements or prior to regrading. [Source: Rule 9J-5 FAC]

NATURAL GROUNDWATER AQUIFER RECHARGE AREAS OR NATURAL GROUNDWATER RECHARGE AREAS OR GROUNDWATER RECHARGE AREAS means areas contributing to or providing volumes of water which make a contribution to the storage or regional flow of an aquifer. [Source: Rule 9J-5 FAC]

NATURAL PRESERVATION SITES means areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters. This definition does not include

privately owned land managed by a state agency on either a voluntary or a short-term contractual basis. [Source: Rule 9J-5 FAC]

NEIGHBORHOOD PARK means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways. [Source: Rule 9J-5 FAC]

NONPOINT SOURCE POLLUTION means any source of water pollution that is not a point source. [Source: Rule 9J-5 FAC]

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

OBJECTIVE means a specific, measurable, intermediate end that is achievable and marks progress toward a goal. [Source: Rule 9J-5 FAC]

OPEN SPACE(S) means undeveloped lands suitable for passive recreation or conservation uses. [Source: Rule 9J-5 FAC]

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

PARK means a neighborhood, community, or regional park. [Source: Rule 9J-5 FAC]

PATTERN means the form of the physical dispersal of development or land use. [Source: Rule 9J-5 FAC]

PLAYGROUND means a recreation area with play apparatus. [Source: Rule 9J-5 FAC]

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

PLANNING PERIOD Planning Period means the period of time covered by the Comprehensive Plan. The Planning Period for the City of Sebring Comprehensive Plan is either 5 years or 10 years.

POINT SOURCE POLLUTION means any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture. [Source: Rule 9J-5 FAC]

POLICY means the way in which programs and activities are conducted to achieve an identified goal. [Source: Rule 9J-5 FAC]

POLLUTION is 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. [Source: Rule 9J-5 FAC]

POTABLE WATER FACILITIES means a system of structures designed to collect, treat, or distribute potable water, and include water wells, treatment plants, reservoirs, and distribution mains. [Source: Rule 9J-5 FAC]

POTABLE WATER WELLFIELD means a system of structures designed to collect, treat, or distribute potable water, includes water wells, treatment plants, reservoirs, and distribution mains and means the site of one or more water wells which supply potable water for human consumption to a water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents. [Source: Rule 9J-5 FAC]

PRIVATE RECREATION SITES means sites owned by private, commercial or non-profit entities available to the public for purposes of recreational use. [Source: Rule 9J-5 FAC]

PUBLIC ACCESS means the ability of the public to physically reach, enter or use recreation sites including beaches and shores. [Source: Rule 9J-5 FAC]

PUBLIC BUILDINGS AND GROUNDS means structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings. [Source: Rule 9J-5 FAC]

PUBLIC FACILITIES means transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities, and public health systems or facilities. [Source: Rule 9J-5 FAC]

PUBLICLY OWNED TREATMENT WORKS (POTW) means a sewage treatment plant that is owned, and operated by a government agency. POTWs are typically owned by local governments, such as the City of Sebring, and are usually designed to treat domestic sewage but can treat industrial wastewater. The term is used extensively in U.S. water pollution law (i.e. the Clean Water Act), regulations and programs. The terms **TREATMENT PLANT** and **WASTEWATER FACILITY** or **FACILITY** are included in the POTW definition.

PUBLIC RECREATION SITES means sites owned or leased on a long-term basis by a federal, State, regional, or local government agency for purposes of recreational use. [Source: Rule 9J-5 FAC]

PUBLIC SERVICES means any administrative, entitlement, protective, maintenance, or utility provided by City of Sebring to the general public. [Source: Rule 9J-5 FAC]

PUBLIC TRANSIT means 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. [Source: Rule 9J-5 FAC]

PURCHASE OF DEVELOPMENT RIGHTS means the acquisition of a governmentally recognized right to develop land which is severed from the realty and held or further conveyed by the purchaser. [Source: Rule 9J-5 FAC]

RECREATION means the pursuit of leisure time activities occurring in an indoor or outdoor setting. [Source: Rule 9J-5 FAC]

RECREATION FACILITY means a component of a recreation site used by the public such as a trail, court, athletic field, or swimming pool. [Source: Rule 9J-5 FAC]

RECREATION, ACTIVE 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. [Source: Rule 9J-5 FAC]

REGIONAL PARK means a park which is designed to serve two or more communities. [Source: Rule 9J-5 FAC]

REGULATION means a principle, rule, or law, not currently implemented in the City of Sebring that is designed to govern or control behavior.

RELOCATION HOUSING means those dwellings which are made available to families displaced by public programs, provided that such dwellings are decent., safe and sanitary and within the financial means of the families or individuals displaced. [Source: Rule 9J-5 FAC]

RESIDENT POPULATION means inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population. [Source: Rule 9J-5 FAC]

RESIDENTIAL USES means activities within land areas used predominantly for housing. [Source: Rule 9J-5 FAC]

RIGHT-OF-WAY means land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use. [Source: Rule 9J-5 FAC]

ROADWAY - CRITICAL ROADWAY A transportation facility forecasted to operate at one of the following levels in the base year of the Highlands County Annual Concurrency Management System Summary Report that does not have a capacity improvement scheduled in the first three years of the County's Capital Facility Schedule (CFS):

- A. Not on a Designated Emergency Evacuation Route: volume to maximum service volume (V/MSV) at the adopted level of service standard ratio greater than 1.1
- B. Designated Emergency Evacuation Route: volume to maximum service volume (V/MSV)

at the adopted level of service standard ratio greater than 1.0.

ROADWAY - NEAR CRITICAL ROADWAY A transportation facility forecasted to operate at one of the following levels in the base year of the Highland County Annual Concurrency Management System Summary Report that does not have a capacity improvement scheduled in the first three years of the County's CFS.

- A. Not on a Designated Emergency Route: volume to maximum service volume (V/MSV) at the adopted level of service standard ratio greater than 0.9 and less than 1.1.
- B. Designated Emergency Evacuation Route: volume to maximum service volume (VMSV) at the adopted level of service standard greater than 0.9 and less than 1.0.

ROADWAY FUNCTIONAL CLASSIFICATION means the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major, or minor levels. Those levels may be further grouped into urban and rural categories. [Source: Rule 9J-5 FAC]

SANITARY SEWER FACILITIES means structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems [Source: Rule 9J-5 FAC], and Collection/Transmission Systems.

SANITARY SEWER INTERCEPTOR means a sewerage conduit which connects directly to, and transmits sewage to, a treatment plant. [Source: Rule 9J-5 FAC]

SANITARY SEWER TRUNK MAIN means a sewerage conduit which connects directly to, and transmits sewage to, an interceptor. [Source: Rule 9J-5 FAC]

SCHEDULE OF CAPITAL IMPROVEMENTS means the list of the capital improvement projects required for concurrency, to maintain the LOS and repair/replace obsolete or worn out facilities that is part of the Capital Improvements Element.

SEASONAL POPULATION means part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors. [Source: Rule 9J-5 FAC] [Source: Rule 9J-5 FAC]

SERVICES means the programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social, and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law. [Source: Rule 9J-5 FAC]

SHORELINE OR SHORE means the interface of land and water and, as used in the coastal management element requirements, is limited to oceanic and estuarine interfaces. [Source: Rule 9J-5 FAC]

SOLID WASTE means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations. [Source: Rule 9J-5 FAC]

SOLID WASTE FACILITIES means structures or systems designed for the collection, processing, or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems. [Source: Rule 9J-5 FAC]

SOLID WASTE PROCESSING PLANT means a facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal. [Source: Rule 9J-5 FAC]

SOLID WASTE TRANSFER STATION means a facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal. [Source: Rule 9J-5 FAC]

STORMWATER means the flow of water which results from a rainfall event. [Source: Rule 9J-5 FAC]

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

STORMWATER MANAGEMENT SYSTEM has the meaning described in subsection 62-40.210(21), F.A.C., (1992).

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

SUBSTANDARD MEANS:

- (a) Any housing unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants;
- (b) A housing 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 housing unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value. [Source: Chapter 420.0004, F.S.]

SUBSTANTIAL REHABILITATION means repair or restoration of a dwelling unit where the value of such repair or restoration exceeds 40 percent of the value of the dwelling. [Source: Chapter 420.0004, F.S.]

SUPPORT DOCUMENTS means any surveys, studies, inventory maps, data, inventories, listings or analyses used as bases for or in developing the local comprehensive plan. [Source: Rule 9J-5 FAC]

SUITABILITY means the degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development. [Source: Rule 9J-5 FAC]

SURFACE WATER IMPROVEMENT AND MANAGEMENT (SWIM) PROGRAM: In 1987 the Florida Legislature created the Surface Water Improvement and Management (SWIM) Act to protect, restore and maintain Florida's highly threatened surface water bodies. Under this act, the state's five water management districts identify a list of priority water bodies within their

authority and implement plans to improve them. The Southwest Florida Water Management District's SWIM Program is administered through the Resource Data & Restoration Department, which is responsible for many of the District's water quality and natural systems initiatives. With the help of state agencies, local governments and other organizations, the SWIM Program focuses on water quality and habitat restoration projects to accomplish these department initiatives.

TRANSFER OF DEVELOPMENT RIGHTS means a governmentally recognized right to use or develop land at a certain density, or intensity, or for a particular purpose, which is severed from the realty and placed on some other property. [Source: Rule 9J-5 FAC]

TRANSPORTATION DEMAND MANAGEMENT means strategies and techniques that can be used to increase the efficiency of the transportation system. Demand management focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the single-occupant automobile and by altering local peak hour travel demand. These strategies and techniques may, among others, include: ridesharing programs, flexible work hours, telecommuting, shuttle services, and parking management. [Source: Rule 9J-5 FAC] Transportation Demand Management or Travel Demand Management (both TDM) also means the application of strategies and policies to reduce travel demand (specifically that of single-occupancy private vehicles), or to redistribute this demand in space or in time. In transport as in any network, managing demand can be a cost-effective alternative to increasing capacity. A demand management approach to transport also has the potential to deliver better environmental outcomes, improved public health and stronger communities, and more prosperous and livable cities. The techniques of TDM, applied by government agencies, link with and supports community movements for sustainable transport.

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. [Source: Rule 9J-5 FAC]

Transportation demand management strategies are low-cost but effective in nature, which include, but are not limited to:

1. Intersection and signal improvements
2. Freeway bottleneck removal programs
3. Data collection to monitor system performance
4. Special events management strategies

Traffic signal and intersection improvements include such elements as:

1. signal timing optimization
2. controller/cabinet and signal head upgrades
3. vehicle detectors repair/replacement
4. communication with a central system
5. turning lanes
6. grade separations
7. pavement striping
8. lane assignment changes
9. signage and lighting

Freeway and arterial bottleneck removal consists of identifying congested locations and improving such elements as:

1. insufficient acceleration/deceleration lanes and ramps
2. weaving sections
3. sharp horizontal/vertical curves
4. narrow lanes and shoulders
5. inadequate signage and pavement striping
6. other geometric deficiencies

The identification and elimination of traffic bottlenecks can greatly improve traveling conditions and enhance system capacity, reliability, and safety, especially during peak periods. TSM projects can complement the major capacity improvements and infrastructure by providing improved traffic flow on arterials and local streets.

TREATMENT PLANT is included in the **PUBLICLY OWNED TREATMENT WORKS** definition and means any plant or other works used for the purpose of treating, stabilizing, or holding wastes. (Source Chapter 62-604, F.A.C., Definitions)

URBAN AREA means an area of or for development characterized by social, economic and institutional activities which are predominantly based on the manufacture, production, distribution, or provision of goods and services in a setting which typically includes residential and nonresidential development uses other than those which are characteristic of rural areas. [Source: Rule 9J-5 FAC]

URBAN SPRAWL: A development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

VEGETATIVE COMMUNITIES means ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation, and animals. [Source: Rule 9J-5 FAC]

VERY-LOW-INCOME PERSONS means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater. [Source: Chapter 420.0004, F.S.]

VESTING means a legal procedure by which the City of Sebring acknowledges that an individual relied on an act of government to confer specific rights to develop property for certain uses, densities, and intensities of use before the effective date of the Comprehensive Plan or its amendments, even though such development may now be inconsistent with this Plan or its amendments.

WASTES means sewage, industrial wastes, and all other liquid, gaseous, solid, radioactive, or other substances which may pollute or tend to pollute any waters of the State. (Source Chapter 62-604, F.A.C., Definitions)

WASTEWATER means the combination of liquid and water-carried pollutants from residences, commercial buildings, industrial plants, and institutions together with any groundwater, surface runoff or leachate that may be present. (Source Chapter 62-604, F.A.C., Definitions)

WASTEWATER FACILITY or **FACILITY** is included in the **PUBLICLY OWNED TREATMENT WORKS** definition and means any facility which discharges wastes into waters of the State or which can reasonably be expected to be a source of water pollution and includes any or all of the following: the collection and transmission system, the wastewater treatment works, the reuse or disposal system, and the residuals management facility. (Source Chapter 62-604, F.A.C., Definitions)

WATER WELLS means wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption. [Source: Rule 9J-5 FAC]

WELLHEAD PROTECTION ZONE 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. [Source: Rule 9J-5 FAC]

WETLANDS is defined in subsection 373.019(22), F.S., and as further described by the delineation methodology in Section 373.4211, F.S. [Source: Rule 9J-5 FAC] **Wetlands is further defined as** 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))

XERIC UPLANDS means those areas containing both the soils listed below and the plant species listed below. Xeric uplands are those areas that are dry or relatively dry sites which contain a unique assembly of plants not found in any other Ecosystems (the unique suite of plants and which are endemic to central Florida) and contains the appropriate soil, as identified by the following soils: Paola Sand 0 to 8 percent slope (map symbol 1), St. Lucie Sand 0 to 8 percent slope (map symbol 2), Durette Sand 0 to 5 percent slope (map symbol 4), Daytona Sand 0 to 5 percent slopes (map symbol 5), Tavares Sand 0 to 5 slope (map symbol 6), Astatula Sand 0 to 8 percent slopes (map symbol 9), Orsino Sand (map symbol 11), Satellite Sand (map symbol 14), Archbold Sand 0 to 5 percent slopes (map symbol 28), Tavares-Basinger-Sanabel Complex Rolling (map symbol 34), Pomello Sand 0 to 5 percent slopes (map symbol 36), Astatula-Urban Land Complex 0 to 8 percent slopes (map symbol 42), Satellite-Basinger-Urban Land Complex (map symbol 44), Paola-Basinger Sands Rolling (map symbol 45). Those plants included in these areas are listed but not limited to the following species (found on pages 55 and 565 of Notes on Plants Endemic to Florida Scrub). The landward extent of wetlands shall be delineated pursuant to Sections 62-340.100 through 62-340.550, F.A. C.,

as ratified by section 373.4211, F.S.:

Scientific Name	Common Name	(family)
Ziziphus celata	Florida jujube	(Rhamnaceae)
Lupinus westianus var. ardorum	Scrub lupine	(abaceae)
Dicerandra christmanii	Yellow scrub balm	(amiaceae)
Chrysopsis floridana	Florida golden aster	(Asteraceae)
Crotalaria sp. Nov.	Avon Park Crotalaria	(Fabaceae)
Dicerandra cornutissima	Long-spurred scrub palm	(Lamiaceae)
Dicerandra immaculata	Lakela's mint	(Lamiaceae)

Scientific Name	Common Name	(family)
<i>Dicerandra frutescens</i>	Scrub balm	(Lamiaceae)
<i>Eryngium cuneifolium</i>	Wedge-leaved button-snakeroot	(Apiaceae)
<i>Polygala lewtonii</i>	Lewton's polygala	(Polygalaceae)
<i>Conradina brevifolia</i>	Short-leaved rosemary	(Lamiaceae)
<i>Warea carteri</i>	Carter's warea	(Brassicaceae)
<i>Eriogonum longifolium</i> var. <i>gnaphalifolium</i>	Scrub buckwheat	(Polygonaceae)
<i>Calamintha ashei</i>	Ashe's savory	(Lamiaceae)
<i>Chionanthus pygmaeus</i>	Pygmy fringe-tree	(Oleaceae)
<i>Asimina tetramera</i>	Four-petaled pawpaw	(Annonaceae)
<i>Hypericum cumulicola</i>	Highlands scrub hypericum	(Clusiaceae)
<i>Bonamia grandiflora</i>	Scrub morning glory	(Convolvulaceae)
<i>Liatris ohlingerae</i>	Scrub blazing-star	(Asteraceae)
<i>Polygonella myriophylla</i>	Sand-lace	(Polygonaceae)
<i>Polygonella basiramia</i>	Hairy jointweed	(Polygonaceae)
<i>Paronychia chartacea</i>	Papery whitlow-wort	(Caryophyllaceae)
<i>Conradina grandiflora</i>	Large-flowered rosemary	(Lamiaceae)
<i>Schizachyrium niveum</i>	Riparian autumngrass	(Poaceae)
<i>Prunus geniculata</i>	Scrub plum	(Rosaceae)
<i>Lechea cernua</i>	Nodding pinweed	(Cistaceae)
<i>Nolina brittoniana</i>	Scrub beargrass	(Nolinaceae)
<i>Clitoria fragrans</i>	Pigeon-wing	(Fabaceae)
<i>Persea humilus</i>	Silk bay	(Lauraceae)
<i>Pinus clausa</i>	Sand pine	(Pinaceae)
<i>Carya floridana</i>	Scrub hickory	(Juglandaceae)
<i>Ceratiola ericoides</i>	Florida rosemary	(Empetraceae)
<i>Asclepias curtissii</i>	Scrub milkweed	(Asteraceae)
<i>Garberia heterophylla</i>	Garberia	(Asteraceae)
<i>Sabal etonia</i>	Scrub palmetto	(Arecaceae)
<i>Ilex opaca</i> var. <i>arenicola</i>	Scrub holly	(Aquifoliaceae)
<i>Osmanthus magacarpus</i>	Scrub wild-olive	(Oleaceae)
<i>Quercus inopina</i>	Scrub oak	(Fagaceae)
<i>Sisyrinchium xerophyllum</i>	Scrub blue-eyed grass	(Iridaceae)
<i>Bumelia tenax lacuum</i> entity	Scrub buckthorn	(Sapotaceae)

1. Taxon that sometimes is treated as a variety of *Persea borbonia* (L.) Spreng. (e.g., Little, 1979),

but here is considered to be specifically distinct because of significant differences from *Persea borbonia* in density and length of appressed ferruginous hairs on its abaxial leaf surfaces and in flavonoid complement (see Wofford, 1973).

ACRONYMS

Ag – Agriculture
APAFR Avon Park Air Force Range
BMP(s) Best Management Practice(s)
CBDG Community Development Block Grant
CE Conservation Element
Chapter 360.3151 FS Florida's Local Government Comprehensive Planning and Land Development Regulation Act, (aka the Growth Management Act)
Chapter 380 FS Florida's Local Land and Water Management Act, (includes DRI procedures)
Chapter 420.0004, F.S Florida's Various Housing programs
CFRPC Central Florida Regional Planning Council
CIE Capital Improvements Element
CIP Capital Improvements Program City of Sebring
CRA Community Redevelopment Agency
CR # County Road #
CRRPC Central Florida Regional Planning Council
Comm – Commercial
Con Conservation Element
DACS Department of Agriculture and Consumer Services
DCA - Florida Department of Community Affairs State
DEP Florida Department of Environmental Protection
DOD Department of Defense Federal
DOT Florida Department of Transportation
DRI(s) Development(s) of Regional Impact
D.U.(s) Dwelling Unit(s)
EDC Economic Development Commission Highlands County
FAC Florida Administrative Code
FA – Floor Area
FAR – Floor Area Ratio
FEMA Federal Emergency Management Agency
FIRM Flood Insurance Rate Maps of the National Flood Insurance Program
F.S. Florida Statutes
FAR – Floor Area Ratio
FLUE Future Land Use Element
FLUM – Future Land Use Map
gpcd Gallons per capita per day
HDR High Density Residential
HE Housing Element
HUD Federal Department of Housing and Urban Development
IN - Industrial
IDA Highlands County Industrial Development Authority
ICE Intergovernmental Coordination Element
IFAS Institute of Flood and Agriculture Services State
INF Infrastructure Element
IS - Impervious Surface

ISR – Impervious Surface Ratio

LDR(s) Land Development Regulation(s)

LDRes Low Density Residential

LOS Level of Service

LPA Local Planning Agency pursuant to Chapter 163 FS (see P&Z)

MDR Medium Density Residential

MSA Metropolitan Statistical Area

MXU Mixed Use (Multifamily Residential/Commercial)

NC Neighborhood Commercial

P&Z Planning and Zoning Board City of Sebring (also designated as the LPA)

POWT Publicly Owned Treatment Works

PU Public Use

PD(s) Planned Development(s)

PSFE Public Schools Facilities Element

Rec Recreational Use

Res. Residential

RD Rural Development (formerly Farmers Home Administration)

ROS Recreation and Open Space Element

Rule 9J-5 FAC Minimum Criteria for Review of Local Comprehensive Plans and Determination of Compliance

RV Recreational Vehicle

SBHC - School Board of Highlands County

SCI Schedule of Capital Improvements

SR # State Road #

SWFWMD Southwest Florida Water Management District

SWIM Surface Water Improvement Management

SWUCA Southern Water Use Caution Area

TE Transportation Element

US United States

WMD(s) Water Management District(s)

WUCA(s) Water Use Caution Area(s)

END APPENDIX B
