

Highlands County Multi-Hazard Local Mitigation Strategy



*** Highlands County * Highlands County School Board *
* City of Avon Park * City of Sebring * Town of Lake Placid *
* Sebring Airport Authority * Spring Lake Improvement District *
* Sun 'N Lake of Sebring Improvement District *
* South Florida Community College ***

**Adopted May 2005
2010 FINAL DRAFT Update**

<p>HIGHLANDS COUNTY MULTI-HAZARD LOCAL MITIGATION STRATEGY</p>

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LIST OF ABBREVIATIONS

ACS	American Community Survey, US Bureau of Census
BEBR	University of Florida’s Bureau of Business and Economic Research
BOCC	Highlands County Board of County Commission
CAC	Community Assistance Contact
CBRS	Coastal Barrier Resources System
CEMP	Highlands County Comprehensive Emergency Management Plan
CFR	Code of Federal Regulations
CFRPC	Central Florida Regional Planning Council
COOP	Continuity of Operations Plan
CRS	Community Rating System
CWPP	Community Wildfire Protection Plan
DCA	Florida Department of Emergency Management
DEM	Florida Division of Emergency Management
DFIRM	Digital Flood Insurance Rate Maps
DHS	U.S. Department of Homeland Security
DMA	Disaster Mitigation Act of 2000
EAR	Evaluation and Appraisal Report
EIDL	U.S. Small Business Administration Economic Injury Disaster Loans
F	Fahrenheit
FAC	Florida Administrative Code
FEMA	Federal Emergency Management System

FHBM	Flood Hazard Boundary Map
FIS	Flood Insurance Study
FLU	Future Land Use
FMA	Flood Mitigation Assistance
FP&S	Fire Protection and Safety
HI	Heat Index
HMGP	Hazard Mitigation Grant Program
KAC	Kinetic Analysis Corporation
LIDAR	Light Detection and Radar
LMS	Local Mitigation Strategy
LMS/ WG	Highlands County Local Mitigation Strategy Working Group
LOMA	Letter of Map Amendment
LOMR	Letter of Map Revision
MEMPHIS	Mapping for Emergency Management, Parallel Hazard Information System
MG20/20	Mitigation 2020
NFIP	National Flood Insurance Program
NOAA	National Oceanic and Atmospheric Administration
PDM	Pre-Disaster Mitigation
PDSI	Palmer Drought Severity Index
RACEC	South Central Rural Area of Critical Economic Concern
RH	Relative Humidity
SBA	U.S. Small Business Administration
SFWMD	South Florida Water Management District

SHMO	State Hazard Mitigation Officer
SHMP	State Hazard Mitigation Plan
SLID	Spring Lake Improvement District
SNLID	Sun 'N Lake of Sebring Improvement District
SRL	Severe Repetitive Loss
SWFWMD	Southwest Florida Water Management District
USACE	U.S. Army Corps of Engineers, Everglades Division
USDA	United States Department of Agriculture
WG	Highlands County Local Mitigation Strategy/Working Group

EXECUTIVE SUMMARY

Highlands County is threatened by a number of different types of natural, technological and societal or man-made hazards. These hazards endanger the health and safety of the population of the community, jeopardize its economic vitality, and imperil the quality of its environment. Because of the importance of avoiding or minimizing the vulnerabilities to these hazards, the public and private sector interests of Highlands County have joined together to create the Highlands County Local Mitigation Strategy Working Group (LMS Working Group) to undertake a comprehensive planning process that has culminated in the publication of this document: “The Highlands County Multi-Hazard Local Mitigation Strategy Plan.”

This is a multi-jurisdictional hazard mitigation plan, and the planning effort has been conducted through the coordinated, cooperative effort of several local governments and organizations including: Highlands County Board of County Commissioners for the unincorporated area of Highlands County, the City of Avon Park, the City of Sebring, the Town of Lake Placid, the Highlands County School District, the Sebring Regional Airport, the Sun ‘N Lake of Sebring Special Improvement District, the South Florida Community College, the Spring Lake Improvement District, the Highlands County Homeowners Association, the Orange Blossom Baptist Association, and the South Florida Water Management District. Other key participants, organizations and agencies have been the Highlands County Sherriff’s Office, Southwest Florida Water Management District, and various guests and consultants.

The LMS Working Group and program staff has also conducted detailed studies to identify the hazards threatening the jurisdictions of Highlands County and to estimate the relative risks posed to the community by those hazards. This information has been used by the LMS Working Group to prioritize its planning efforts to assess the vulnerabilities of the facilities of Highlands County to the impacts of future disasters involving those hazards. With these vulnerabilities identified, the LMS Working Group has worked to identify, justify and prioritize specific proposals for projects and programs that will avoid or minimize these vulnerabilities.

These proposed projects and programs to reduce the impacts of future disasters are called “mitigation initiatives” in this document. Mitigation initiatives have been developed, and will continue to be developed, by the LMS Working Group for implementation whenever the resources and opportunities to do so become available. Implementation of this plan is essentially through implementation of the mitigation initiatives included in the plan, and with each implementation effort, the LMS Working Group will continue to ensure the participating communities become more resistant to the human and economic costs of future disasters.

This document details the work of the Highlands County LMS Working Group over the past several months to develop the planning organization, to undertake the needed technical analyses, and to coordinate the mitigation initiatives that have been proposed by the participating jurisdictions and organizations. The draft update plan will be submitted to the governing bodies of the participating jurisdictions for adoption, once it has received FEMA “Approval Pending Adoption” status.

This plan will be continually updated and expanded required after any significant disaster event(s) or circumstances, but at least annually. In particular, any disaster event that causes property loss or the evacuation of any number of county citizens will prompt an update. The general public and other interested groups will also continue to be involved and participate in any updating process.

PREREQUISITES

44cfr § 201.6(c)5: The local hazard mitigation plan shall include documentation that the plan has been formally adopted by the governing body of the jurisdiction requesting approval of the plan (e.g., City Council, County Commissioner, Tribal Council). For multi-jurisdictional plans, each jurisdiction requesting approval of the plan must document that it has been formally adopted.

The final draft of this plan will be submitted to the county and each municipality and participating jurisdiction for adoption, after receiving notification of “Approval Pending Adoption” from the Federal Emergency Management Agency (FEMA). Placeholders for the adoption resolutions are reserved on the following pages.

(Reserved Placeholder)

Highlands County Resolution to Adopt

(Reserved Placeholder)

City of Avon Park Resolution to Adopt

(Reserved Placeholder)

City of Sebring Resolution to Adopt

(Reserved Placeholder)

Town of Lake Placid Resolution to Adopt

(Reserved Placeholder)

Highlands County School Board Resolution to Adopt

(Reserved Placeholder)

Sebring Airport Authority Resolution to Adopt

(Reserved Placeholder)

Spring Lake Improvement District Resolution to Adopt

(Reserved Placeholder)

Sun N' Lake Improvement District of Sebring Resolution to Adopt

(Reserved Placeholder)

South Florida Community College Resolution to Adopt

I. INTRODUCTION

A five year comprehensive review of the *Highlands County Local Hazard Mitigation Strategy (LMS)* was conducted between March 2009 and October 2009. The plan herein was prepared to fulfill the requirements of the *Code of Federal Regulations (CFR)*, Title 44, Part 201.6 – Local Mitigation Plans, inclusive of all amendments through Oct. 31, 2007, and the local government provisions under the *Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act)*, as amended by Section 322 of the *Disaster Mitigation Act of 2000*, (DMA) (P.L. 106-390), the *National Flood Insurance Act of 1968*, as amended by the *National Flood Insurance Reform Act of 2004* (P.L. 108-264). In accordance with *44 CFR §201.6(d)(3)*:

A local jurisdiction must review and revise its plan to reflect changes in development, progress in local mitigation efforts, and changes in priorities, and resubmit it for approval within five (5) years in order to continue to be eligible for mitigation grant funding.

The following Federal Emergency Management Agency's (FEMA) documents were utilized in the preparation of this five year update to the LMS: *Local Multi-Hazard Mitigation Planning Guidance, July 1, 2008*; *Plan Review Crosswalk, July 1, 2008*, based on the *Local Multi-Hazard Mitigation Planning Guidance*; *Highlands County 2005 FEMA Region IV Plan Review Crosswalk*; and *Mitigation Planning Workshop, For Preparing and Reviewing Local Plans, Student Manual, April 2007 Draft*.

Objective

Under *44 CFR §201(5)(d)*, local governments must have an LMS submitted to the State Hazard Mitigation Officer (SHMO) for an initial review and coordination. The LMS are then forwarded by the SHMO to the appropriate FEMA Regional Office for formal review and approval. The FEMA approved *2005 LMS* expires 17 May 2010. A revised LMS must be submitted to the SHMO no later than six months prior to the expiration date, 17 November 2009.

A major objective of the five year update to the LMS is to maintain eligibility to apply for and/or receive project grant funding for Highlands County and its participating jurisdictions. Local governments must have an LMS approved by FEMA, in accordance to the *CFR* cited above in order to continue eligibility for the following FEMA hazard mitigation assistance programs: Hazard Mitigation Grant Program (HMGP); Pre-Disaster Mitigation (PDM); Flood Mitigation Assistance (FMA); and Severe Repetitive Loss (SRL). The plan update must demonstrate that over the last five years, progress has been made in the previously approved plan. Each section of the LMS received a comprehensive review to examine and determine the evaluation and monitoring activities detailed in the previously approved plan. Based upon this review, the Highlands County Local Mitigation Strategy Working Group (LMS Working Group) validated

the information in specific sections of the previously approved plan, and identified other sections for revision.

1999 Highlands County Local Mitigation Strategy

Highlands County first adopted its *Highlands County Local Mitigation Strategy (1999 LMS)* in August 1999, with assistance from the Florida Department of Community Affairs (DCA) and the Central Florida Regional Planning Council (CFRPC). The State provided grant funds through the Local Mitigation Strategy Grant and Aid Agreement Funds for the County and its municipalities to prepare a local mitigation strategy. The intent of a local mitigation strategy is to reduce the loss of life and property and find solutions to lessen the impacts of disaster to our community. Highlands County staff was appointed to work in tandem with the CFRPC. The participating jurisdictions were Highlands County, the City of Avon Park, the City of Sebring and the Town of Lake Placid. This *1999 LMS* was adopted by each of the participating jurisdictions. It should be mentioned that there was a state-wide effort in all sixty-seven counties in the State of Florida to contract with the DCA for the preparation of a local mitigation strategy.

2005 Highlands County Local Hazard Mitigation Plan

The *1999 LMS* was revised to comply with the *Disaster Mitigation Act of 2000* by Highlands County and its three municipalities, along with the Highlands County School Board, the Sebring Regional Airport, the Sun 'N Lake of Sebring Special Improvement District and South Florida Community College as participating jurisdictions. Together these local governments established a revised *2005 Highlands County Local Hazard Mitigation Plan, (2005 LMS)* that was adopted by each jurisdiction in April 2005. The current local hazard mitigation plan was approved by FEMA on May 18, 2005. The *2005 LMS* was prepared utilizing the Mitigation 2020 (MG20/20) software program, a proprietary program.

2010 Highlands County Multi-Hazard Local Mitigation Strategy

The Spring Lake Improvement District (SLID) has been a participating jurisdiction since December 2006 when their District Board passed Resolution 2006-07 to appoint a representative for the SLID as a voting member of the LMS Working Group. In January 2009, the SLID adopted Resolution 2009-01, supporting Highlands County Local Hazard Mitigation Plan and approving the Spring Lake Improvement District Hazard Mitigation Plan. The SLID signed Resolution and accompanying documents were forwarded to the SHMO. At this time the SHMO informed the Highlands County Planning Department staff, program staff to the Highlands County LMS Working Group that adopting ordinances were required and should be submitted to the State for Sun N' Lake of Sebring Improvement District (SNLID), the School Board of Highlands County, South Florida Community College, and Sebring Airport Authority. The Florida Division of Emergency Management (DEM) provided a letter dated February 26, 2009, to the Program Staff with an attached letter from FEMA, dated February 23, 2009, stating

that SNLID, the School Board of Highlands County, South Florida Community College, SLID, and Sebring Airport Authority have formal FEMA approval as eligible applicants for hazard mitigation assistance because they have participated in the development and subsequent activities of the LMS Working Group and are eligible for the hazard mitigation grant programs. Per the direction of the SHMO, proposed mitigation initiatives for the SLID were submitted under Highlands County jurisdiction to the LMS Working Group and approved. These mitigation initiatives were then forwarded to the State. In this plan update, SLID will be established as a separate jurisdiction with identifiable mitigation initiatives, as advised by the SHMO.

During the plan update two important votes were made by the voting members of the LMS Working Group; both votes were unanimous. The first vote was to no longer utilize the MG20/20 software program and move to Microsoft Office Suite. The MG20/20 software was programmed to prepare a multi-jurisdiction mitigation plan with individual mitigation plans based upon the local government jurisdictions making up the geographic planning area. The second vote was to prepare a Comprehensive Multi-Jurisdictional Local Mitigation Strategy Plan with the term comprehensive to indicate county-wide, versus preparing individual mitigation plans for each participating jurisdiction. Multi-jurisdictional plans are allowed under *44 CFR §201.6*, enumerating specifically identified criteria. The *Local Multi-Hazard Mitigation Planning Guidance (Planning Guidance)* explains that all participating jurisdictions are required to meet the requirements for mitigation plans. Within mitigation plans, certain elements are common to all participating jurisdictions, such as the planning process, hazards, goals, and plan maintenance. However, some elements are unique to each of the participating jurisdictions. Multi-jurisdictional plans must identify where the risks differ from the general planning area, the mitigation actions specific to each jurisdiction, each jurisdiction's participation in the planning process, and each jurisdiction's formally adopted plan or pending FEMA approval of the plan (FEMA 14). Based on these two unanimous votes taken by the voting members of the LMS Working Group, a rewrite of the previously approved plan is required.

Rewrite 2010 Highlands County Multi-Hazard LMS

In this update process, a rewrite of the previously approved *2005 LMS* will be provided to achieve a county-wide, multi-hazard local mitigation strategy titled *Highlands County Multi-Hazard Local Mitigation Strategy 2010*. Individual mitigation plans will not be prepared based on the LMS Working Group vote. The mitigation planning regulations in *44 CFR § 201* with "should" recommendations will not be included in this five year plan update. The *FEMA Planning Guidance* clarifies that mitigation planning regulations under *44 CFR §201* uses the word "shall" and "should," and that when the word "shall" is used it is a mandatory requirement. When the word "should" is used, it is strongly recommended that this regulation be included in the plan. However, the *Planning Guidance* goes on to explain that the absence of its inclusion will not cause FEMA to disapprove the plan (FEMA 5).

III. PLANNING PROCESS

This chapter presents the mitigation planning process, the coordination and partnership among the governmental units, and the public and private-sector participation involved in the planning process. In accordance with 44 CFR §201.6(b)(c):

An open public involvement process is essential to the development of an effective plan. In order to develop a more comprehensive approach to reducing the effects of natural disasters, the planning process shall include:

(1) An opportunity for the public to comment on the plan during the drafting stage and prior to plan approval;

(2) An opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development, as well as businesses, academia and other private and non-profit interests to be involved in the planning process; and

(3) Review and incorporation, if appropriate, of existing plans, studies, reports, and technical information.

The plan shall include:

(1) The planning process used to develop the plan, including how it was prepared, who was involved in the process, and how the public was involved.

Mitigation Planning Process

As mentioned previously, according to 44 CFR 201.6(d), the 2005 LMS must be reviewed, revised if appropriate, and resubmitted for approval within five years in order for continued eligibility for mitigation project grant funding. In accordance with these requirements and the review schedule determined by the LMS Working Group (required by F.A.C. 9G-22.04), an informal review of the LMS was conducted annually and revisions were submitted to DEM as necessary. The LMS Working Group began the five year update with the assistance from the Highland County Planning Department. Planning staff had been assigned to the LMS Working Group as their program staff. After many public meetings, the LMS Working Group and the program staff determined that several sections would require a complete revision, several would need minor revisions, and several would remain unchanged. The process involved the identification of new critical facilities, new projects, additional hazards, updates to the risk assessment, evaluation of existing mitigation goals and objectives, existing projects and programs for their overall effectiveness. The LMS Working Group encouraged participation by

all interested local jurisdictions, agencies, organizations and individuals during the plan updating process.

First, the LMS Working Group decided on a general timeline for the mandatory five year update to the 2005 LMS. Next, a current list of critical facilities was distributed to the Working Group for their review. After much discussion and public participation, the Working Group decided to use the DEM critical facility definition that was provided in a memorandum dated August 26, 1998, as follows:

Critical facilities are defined as those structures from which essential services and functions for victim survival, continuation of public safety actions, and disaster recovery are performed or provided. Though not explicitly included in the definition, supporting life-line infrastructure essential to the mission of critical facilities must also be included in the inventory when appropriate.

New projects were presented to the LMS Working Group. The SLID presented five proposed mitigation initiatives listed under Highlands County jurisdiction, per the recommendation of our DEM Mitigation Planner. The voting members LMS Working Group unanimously approved the SLID proposed mitigation initiatives after participation from the public. The District established its own jurisdiction for the updated LMS. Their adopting resolution and corresponding documents were submitted and accepted by FEMA in an official letter dated February 23, 2009. All of the District data and mitigation projects have been moved into its own jurisdictional data base.

While the critical facilities lists were being finalized (see Appendix C), the program staff presented proposed changes to the LMS Working Group Bylaws, specifically addressing Article VI., B. *Meetings, Voting and Quorum*, and Article VI., C. *Special Votes*. Several revisions were prepared based upon public participation and the Working Group recommended changes. After much work, the Working Group unanimously voted to have regular meetings of the LMS Working Group scheduled at least quarterly with reasonable notice, in accordance with Florida Statutes 286 and Article I Florida Constitution, and paragraph 2, under B, and a quorum shall be 50 percent plus one of the members of the LMS/WG at the time of the vote. This revision would reflect more current practices (see Appendix A).

In regard to the proposed changes to Article VI., C. *Special Votes*., the program staff recommended that deleting the Chair and Vice Chair conferencing and authorizing the Chair to call Special Meetings as the need arises ensures Florida Statue, Chapter 286, would not be violated. Staff further explained that regarding Special Votes of the LMS/WG...*under emergency situations or when there are other extenuating circumstances that are judged by both the chair and vice chair...*should be changed to *as the need arises* for clarification. The LMS Working Group unanimously voted to change the Bylaw as presented by program staff (see Appendix A).

A current list of hazards that have impacted or could impact the county was being generated. A current profile of hazards and risks was prepared for each jurisdiction utilizing the best and most current available data. After much discussion and public participation, the LMS Working Group

decided that the hazards and vulnerability assessment of each jurisdiction was thorough. It was agreed that both the Vulnerability Matrix which summarized the information discussed in each hazard regarding its probability, impact, frequency, and distribution and the Vulnerability Analysis which assessed the likelihood of experiencing threat, effect, or occurrence of a hazard event by individual jurisdiction conveyed an accurate consensus of the overall assessment.

With the vote to move from the MG20/20 program, the Working Group decided it would need to develop a reasonable system to assign priorities as other jurisdictions have done when they moved from this same software program. Our SHMO provided examples from six counties that have developed their own way of prioritizing initiatives. The LMS Working Group reviewed these examples to consider what was appropriate for Highlands County as they prepared a draft prioritization method. A prioritization chart in the current LMS Plan that is used in the LMS MG20/20 software program was presented as an option. After several draft revisions and discussion with public participation, the LMS Working Group decided to continue using the current prioritization chart with the clear understanding that the benefit to cost ratio criteria that was listed on the chart was a benefit to cost review, and that the MG20/20 software program would not be utilized.

The LMS Working Group reviewed both the *2005 LMS* and the *1999 LMS* Goals and Objectives. It was decided to work from the *2005 LMS* Goals and Objectives. The Goals and Objectives were evaluated to determine if any were: up to date, required revisions, were not pertinent, or were any new additions required in this plan update. After several meetings, much discussion and public participation, the Working Group concluded that the Goals and Objectives were up to date and did not require any revisions, additions or deletions.

A review of the *2005 LMS* found several references to quarterly updates of the LMS Plan with annual re-adoption by the governing Board of the participating jurisdiction. These updates are to address changing conditions in the participating jurisdictions, any experiences from recent disasters or major incidents, and any changes in the characteristics of the hazards that threaten the communities. Many of the voting members agreed that quarterly updates were not necessary as the Plan update was a continuous process. After much discussion in the public meeting, it was agreed that the Plan update was a continuous process and it would be updated as required by events or circumstances, but at least annually.

Part of the five year update to the Plan requires National Flood Insurance Program (NFIP) compliance for participating jurisdictions, per *44 CFR §201.6, Local Mitigation Plans*. The program staff worked with Highlands County and each of its municipalities to achieve this requirement as well as items 15A and 15B in the FEMA Crosswalk.

A review of the LMS project/program initiatives has been included in the five year update to the Plan. Each jurisdiction's projects/programs were reviewed in public meeting to determine whether they were still valid, had been submitted for funding and awaiting funding decisions, were completed, among other status positions.

The final draft of this plan will be submitted to the county and each municipality and participating jurisdiction for adoption, after receiving notification of "Approval Pending

Adoption” from the FEMA. Prior to the adoption hearing, the final draft of the LMS will be posted to the County website to ensure the public an opportunity to review and comment on the Plan.

Participating Jurisdictions in the Update Process

The unincorporated county and each jurisdiction that participated five years ago in the 2005 LMS update are the same except for the addition of a new jurisdiction, the SLID. As stated earlier, the SLID jurisdiction has been formally accepted by FEMA. Representatives from each jurisdiction came to various LMS Working Group meetings and provided valuable input for identifying: new critical facilities and new projects; additional hazards and updates to the risk assessment; evaluation of existing mitigation goals and objectives, existing projects and programs; and prioritizing mitigation actions. If any representative was not able to attend a specific meeting, valuable information and participation was provided to the LMS Working Group and program staff via email. The following jurisdictions participated in the 2010 update process, for a total of nine jurisdictions.

Table 3.1. Participating Jurisdictions in 2010 Update	
City of Avon Park	Sebring Airport Authority
City of Sebring	Spring Lake Improvement District *
Highlands County School Board	South Florida Community College
Highlands County (Unincorporated)	Sun N’ Lake of Sebring Improvement District
	Town of Lake Placid

* SLID has been a participating voting member since December 2006 and received FEMA approval in a letter dated February 23, 2009.

Public and Private-Sector Participation

During the plan update, the LMS Working Group encouraged participation by all interested local jurisdictions, agencies, organizations, and individuals. Each of the LMS Working Group meetings for the five year update were: (1) publically noticed on the Highlands County Government Center bulletin board, 600 S. Commerce Avenue, Room 251, Sebring, Florida; (2) placed on the Highlands County Board of County Commission (BOCC) Meeting Agenda under Announcements, Upcoming Meetings; (3) announced by the County Administrator at each BOCC Meeting; and (4) emailed individual invitations of the LMS Working Group agenda, meeting minutes, and meeting documents. Separate invitations were emailed to adjacent County’s Local Mitigation Strategy chairpersons to participate in our five-year update. Our SHMO was emailed invitations to participate in our five-year update as well as meeting documents to keep abreast of our planning status. (see Appendix D). Meeting packets with agenda, meeting minutes, and agenda materials were provided in each LMS Working Group email invitation, available on request, and provided in each public meeting for participation,

review and comment. A Participation in the Planning Process table identifies individual members of the LMS Working Group's level of participation in the planning and development of the 2005 LMS update. Each guest/public of the LMS Working Group Public Meetings who participated in this plan update has been identified in this same table, located in Appendix E. Copies of the LMS Meeting Minutes pertaining to the update process are provided in Appendix F.

Review of Existing Plans, Data Sources, and Information

During the initial phases of the update process, the program staff for the LMS Working Group preformed a preliminary review of existing plans and reports. The program staff reviewed the following plans specific to identifying their overall effectiveness at: (1) regulating or restricting development in hazard-prone areas; (2) protecting environmental features that naturally protect or mitigate impacts of disaster; (3) requiring actions to reduce future vulnerability; (4) facilitating orderly redevelopment and recovery; and/or (5) utilizing local and regional resources for hazard mitigation.

- Highlands County Comprehensive Plan
- Highlands County Land Development Regulations
- Highlands County Comprehensive Emergency Management Plan
- City of Sebring Comprehensive Plan
- City of Sebring 2009 Evaluation & Appraisal Report
- City of Avon Park Comprehensive Plan
- City of Avon Park Unified Land Development Code
- City of Avon Park 2009 Evaluation & Appraisal Report
- Town of Lake Placid Comprehensive Plan
- Town of Lake Placid Land Development Regulations
- Town of Lake Placid Preliminary Draft 2009 Evaluation & Appraisal Report
- Highlands County Communitywide Wildfire Protection Plan

Additionally, the program staff conducted a comprehensive review of pertinent information and reports to better understand the county's vulnerability to natural disasters. This involved utilized the following sources, which provided information on previous disaster occurrences, hazard analyses, agriculture and economic information, demographic statistics, housing data, as well as other data relevant to Highlands County:

- FEMA - National Flood Insurance Program and Community Rating System
- Highlands County Natural Resources Lakes Management Guide to Area Lakes
- Highlandswildfire.com
- Highlands County Comprehensive Emergency Management Plan 2006
- National Weather Service
- Division of Emergency Management, Floridadisaster.org
- Florida Department of Agriculture Division of Forestry
- US National Climatic Data Center storm reports; National Oceanic and Atmospheric Administration
- South Florida Water Management District
- United States Geological Survey

DRAFT

- Florida Geological Survey
- Federal Emergency Management Agency disaster history
- lmsmaps.kinanco.com
- SLID, Newsletter - Spring Lake Breeze
- Southwest Florida Water Management District's Highlands' County Map Modernization Outreach Plan
- Florida's 2007 State Hazard Mitigation Plan
- Colorado State University Hurricane Probability Project, Mapping for Emergency Management, Parallel Hazard Information System
- Small Business Administration
- Weather.com
- University of Florida Bureau of Business and Economic Business Research, Florida Estimates of Population, 2008

The above listed plans, reports and data sources were incorporated into the updated LMS. These sources allowed program staff to measure existing mitigation-related activities already in place within the County, identify additional hazards, understand the community's existing vulnerability, predict future impacts, and establish a strategy to mitigate those impacts.

IV. RISK ASSESSMENT

This chapter addresses risk assessment, or the hazards that may impact Highlands County, the extent of injury and damages that may result from a hazard event in a given area or given intensity, and a description of the property, people, systems or functions that could be lost to a hazard due to exposure. According to 44 CFR §201.6(c), the LMS update shall include:

A risk assessment that provides the factual basis for activities proposed in the strategy to reduce losses from identified hazards. Local risk assessments must provide sufficient information to enable the jurisdiction to identify and prioritize appropriate mitigation actions to reduce losses from identified hazards. The risk assessment shall include:

(i) A description of the type, location, and extent of all natural hazards that can affect the jurisdiction. The plan shall include information on previous occurrences of hazard events and on the probability of future hazard events.

(ii) A description of the jurisdiction's vulnerability to the hazards described in paragraph (c)(2)(i) of this section. This description shall include an overall summary of each hazard and its impact on the community. All plans approved after October 1, 2008 must also address NFIP insured structures that have been repetitively damaged by floods.

(iii) For multi-jurisdictional plans, the risk assessment section must assess each jurisdiction's risks where they vary from the risks facing the entire planning area.

Background

Highlands County was created in 1921, when it was separated from Desoto County. It was named for the terrain of the county, having a high elevation relative to the rest of Florida at about 300 feet above sea level. Highlands County is located in the south central portion of the Florida peninsula bordering Okeechobee, DeSoto, Glades, Hardee, and Polk Counties. It is mid-way between St. Lucie County on the Atlantic to the east, Sarasota County on the Gulf of Mexico to the west and northwest of Lake Okeechobee, and is commonly connected by the Kissimmee River. The County is bisected by the primordial Lake Wales Ridge which accommodates the major portion of the urban development occurring within the County. The County is also home to the three incorporated communities: the City of Avon Park, the City of Sebring (the County seat) and the Town of Lake Placid all located on this Ridge, tied together by the singular U.S. Highway 27 running the length of the Ridge, connecting the City of Miami to the south with the State of Georgia to the north. Highlands County is one of sixty seven counties in the State of Florida.

Demographics

University of Florida's Bureau of Business and Economic Research (BEBR) 2008 estimates indicate that Highlands County ranks 34th in the State for population and has a population density of 96 persons per square mile, whereas coastal counties Hillsborough and Broward have population densities of 1,135, and 1,465 persons per square miles, respectively. Clearly, Highlands County is very rural when compared to its coastal counties. Of the 701,709 acres in Highlands County, approximately 476,256 acres or 68 percent of these acres are in farms, as indicated in the United States Department of Agriculture (USDA), Census of Agriculture, 2007.

The 2000 US Census indicates the total County population as 87,366 while the 2008 BEBR estimates the population as 100,207, resulting in an overall growth rate of 14.7 percent during 2000-2008, as shown in Table 4.1.

Table 4.1. Highlands County – Population Estimate By Incorporated and Unincorporated Areas, 2000 and 2008					
	2000 Population	Percent of Total	2008 Pop. Estimate	Percent of Total	Percent change
City of Avon Park	8,542	9.8%	8,865	8.8%	3.8%
Town of Lake Placid	1,668	1.9%	1,780	1.8%	6.7%
City of Sebring	9,667	11.1%	10,412	10.4%	7.7%
Unincorporated	67,489	77.2%	79,150	79.0%	17.3%
COUNTY TOTAL	87,366	100.0%	100,207	100.0%	14.7%

Sources: US Census Bureau, 2000; and University of Florida Business and Economic Business Research, 2008.

This same data indicated that the overall growth rate for the City Avon Park, the City of Sebring and the Town of Lake Placid during 2000-2008 was 3.8 percent, 6.7 percent, and 7.7 percent, respectively. The data indicated the overall growth rate for the City of Avon Park has not been as rapid as in the other municipalities. Growth in population continues to be in the unincorporated portion of the county, due in part to the fact that the Cities and Town have had limited land available for development.

Table 4.2. Population Growth by Jurisdiction 1997 to 2006										
Place	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Avon Park	8,183	8,170	8,162	8,542	8,540	8,566	8,669	8,772	8,781	8,792
Lake Placid	1,409	1,410	1,412	1,668	1,661	1,675	1,695	1,715	1,738	1,762
City of Sebring	8,845	8,850	8,856	9,667	9,723	9,786	9,912	10,039	10,128	10,218
Unincorporated	61,099	61,906	62,713	67,489	68,288	69,011	70,258	71,531	72,847	75,900
County Total	79,536	82,334	83,142	87,366	88,212	89,038	90,393	92,057	96,456	96,672

Source: Population Estimates, Business and Economic Business Research, University of Florida.

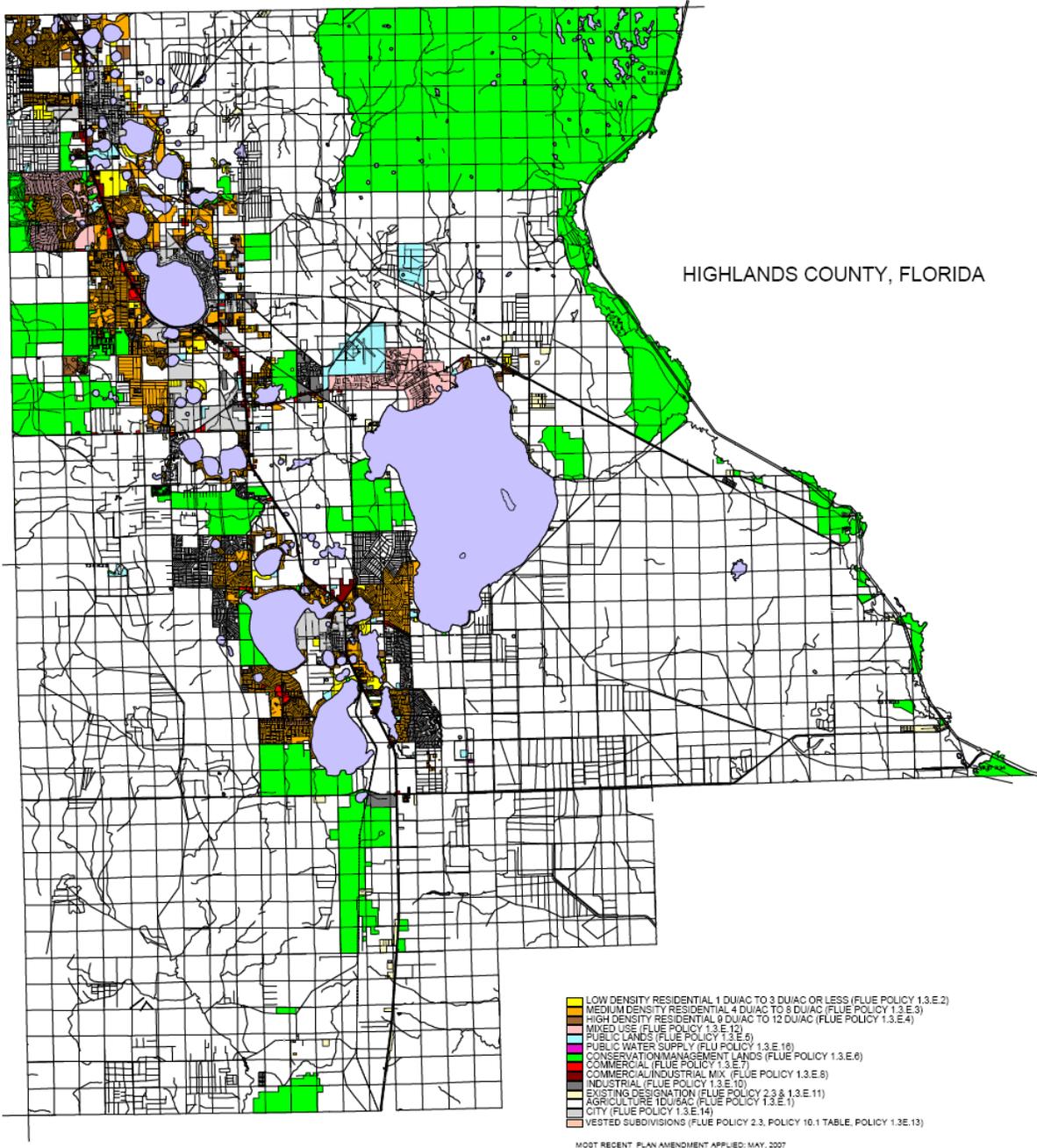
The County has experienced growth in the number of large lot (10-acres or more in size) unrecorded subdivisions in the rural area. This could result in more County residents locating in the unincorporated areas of the County. The distribution of building permits by Impact Fee Collection Area shows a growing percent of County development location in the Lake Placid Area (unincorporated). This is somewhat contrary to the historic trend of Avon Park/Sebring urban core, and represents a shift in our growth to the south. The growth in the County continues to be along the US 27 corridor on the Lake Wales Ridge. Most developable lake front property is developed and remains in high demand.

The County's Future Land Use Map, Map 4.1, expresses the development capacity and potential use of unincorporated lands in the form of an overall land use pattern for the County. It is used to guide future development to those locations where the servicing requirements and impacts of urbanization can be efficiently and cost effectively managed. The intended effect is to establish a direction and order for future development within unincorporated Highlands County by discouraging those activities and actions which have promoted urban sprawl in the past. The County is divided into zones or districts as shown on Map 4.2, Highlands County's Official Zoning Atlas. Both Map 4.1 and 4.2 illustrate the growth in the County as occurring primarily along the US 27 corridor (Highlands County Comprehensive Plan 2008).

Map 4.1 Highlands County Future Land Use Map

HIGHLANDS COUNTY, FLORIDA FUTURE LAND USE MAP

AS ADOPTED
DECEMBER 27, 2004



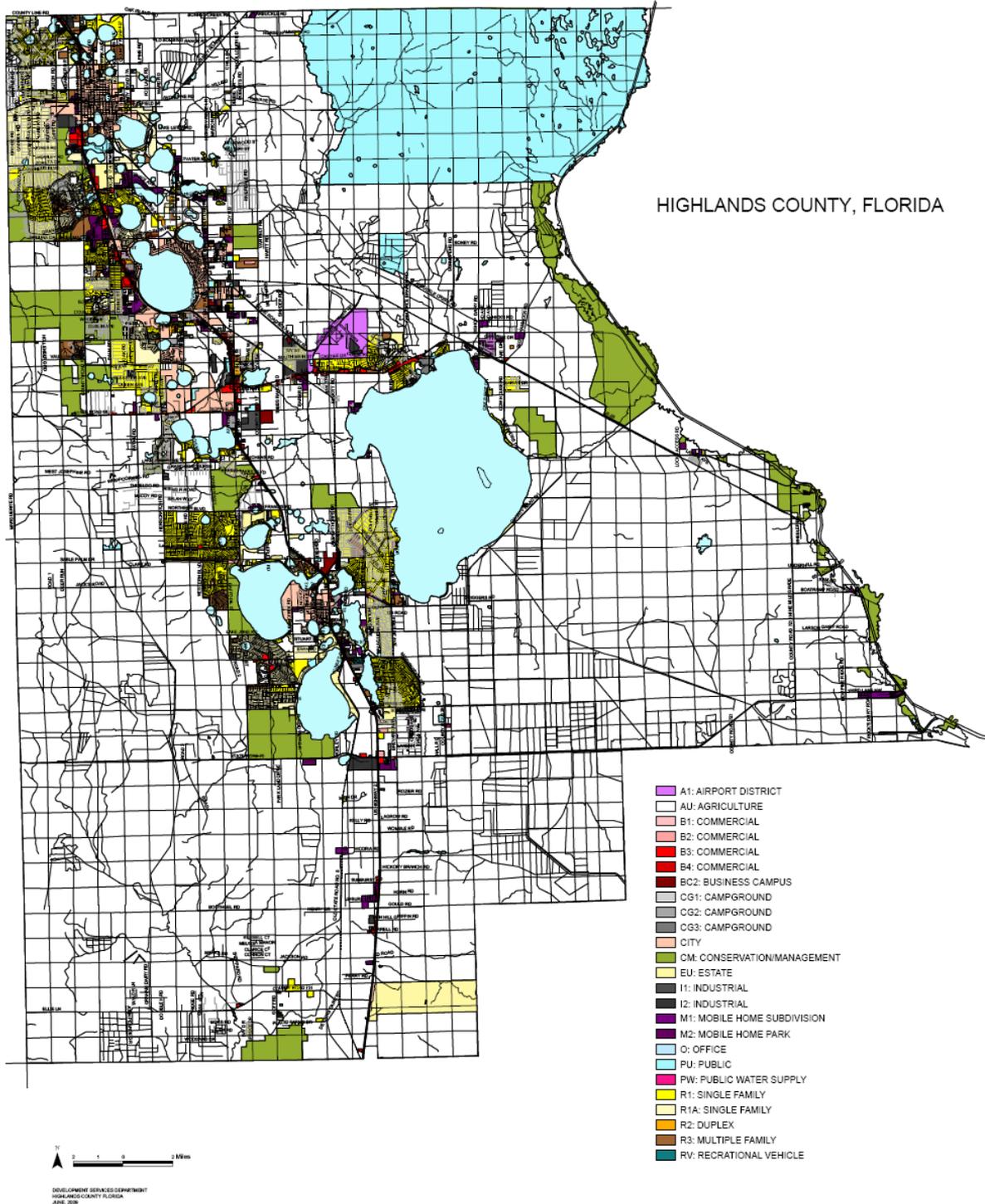
DEVELOPMENT SERVICES DEPARTMENT
PLANNING
HIGHLANDS COUNTY, FLORIDA
MAY, 2008

SPECIFIC PARCEL INFORMATION
SHOULD BE ESTABLISHED BY CONTACTING
THE HIGHLANDS COUNTY PLANNING DEPARTMENT
(888) 462-6593

Source: Highlands County Comprehensive Plan 2008

Map 4.2 Highlands County Official Zoning Atlas

HIGHLANDS COUNTY
EXISTING GENERALIZED ZONING



Source: Highlands County Land Development Regulations 2008.

Just under a majority or 47 percent of the County's population is 0-44 years of age and 53 percent is 45 years and older and the median age is 47.4. During the period between the 2000 Census and the 2006 American Community Survey (ACS) US Bureau of Census population estimate, the population in age groups 25-44 and 45-64 increased by 44.3 percent, and 44.5 percent respectively, as depicted in Table 4.3. The average household size in Highlands County is 2.3 persons based on the 2000 Census.

Table 4.3. Age Distribution of the Population in Highlands County						
	American Community Survey	Percent Distribution		Census	Percent Distribution	Percent Change 1990-2006
Highlands County	2006			1990		
Total	97,987			68,432		
0 to 14	14,829	15.1%		10,860	15.9%	36.5%
15 to 24	11,233	11.5%		5,997	8.8%	7.3%
25 to 44	19,985	20.4%		13,845	20.2%	44.3%
45 to 64	21,658	22.1%		14,986	21.9%	44.5%
65 +	30,282	30.9%		22,744	33.2%	33.1%
		100%			100%	

Source: US Census Bureau, 2000, and 2006 American Community Survey US Bureau of Census.

Vulnerable Populations

There are approximately 14,137 mobile home units/ spaces throughout the County. Many of these are in registered mobile home parks. Residents of mobile homes located anywhere in the County are considered to be at risk during high wind events. Many of these mobile homes are vacant during the summer months, which represents the most probable time for a tropical cyclone. Table 4.4 illustrates that between years 1997 and July 2007, there have been a total of 2,895 mobile home installations in the County, either as new homes or replacement homes, while Table 4.5 identifies the number of mobile home replacements that have occurred in the County by year, 1997 through 2007.

Table 4.4. Mobile Home Installation 1997 – July, 2007			
	New	Replacement	Total
Mobile Homes in Parks or Camps	1,553	208	1,761
Mobile Homes not in Parks or Camps	764	370	1,134
Totals	2,895	578	2,895

Source: Highlands County Development Services Department.

Year	Replacements	Year	Replacements
1997	63	2003	16
1998	53	2004	59
1999	38	2005	141
2000	28	2006	87
2001	36	2007	49
2002	8		

Source: Highlands County Development Services Department.

An overwhelming number of mobile home installations have taken place in the County's major mobile home parks, shown in Table 4.6, confirming that this area still attracts full-time retirees and semi-retirees (called snow birds). Many retirees are attached to mobile homes and mobile home parks due to the affordability of a mobile home, especially when on a fixed income. Many mobile home parks offer a central club house that offers common activities, as well as other recreational amenities to their residents, similar to residential developments, but at an affordable cost. Mobile home residents, their pets, and the mobile structure itself are considered at high risk and vulnerable during high winds events, as well as tropical storms and hurricanes.

Park	Number
Tanglewood	975
Deer Lake RV Resort	119
Crystal Lake Golf Club	92
Tropical Harbor MHP	73
Town and Country Mobile Estates	50
Thunderbird Hill South	45
Reflections on Silver Lake	44
Hidden Acres Campground	44
Buchanan MH Park	43
Bible Covenant Community	27
Leisure Acres RV and Mobile	21
Buttonwood Bay	19
Sunny Pines mobile Home	17
Lakeview mobile Park	17
Sunny Ridge MHP	14
Oak Gardens MHP	13
Highlands Ridge	13
Lake Istokpoga Marina	11
Kissimmee River Fishing Resort	10
Bonnie Brae Mobile Park	9
Bonnet Lake Campground	9

Table 4.6. Major Parks Mobile Home Installation 1997 –July, 2007	
Lakeside Village MHP	7
Jacks Lake Letta Camp	7
Pine Ridge Park South	6
Paradise Mobile Home Village	5

Source: Highlands County Development Services Department.

Highlands County vulnerable populations are depicted in Table 4.7 below. Some of these populations, not all, may also be in need of assistance and receive special services or other assistance from City, County, State, Federal, or non-profit agencies.

Table 4.7. Vulnerable Populations in Highlands County	
Population Group	Number
65 or older	31,567
Disabled (age 5 or older)	23,002
Living in mobile homes	14,137
Speak Language other than English at home	16,326
Living in homes built prior to 1970	10,934
Living in group homes (not including prisons or jails)	263

Source: 2000 Census and 2006 American Survey.

According to the 2006 ACS Census, the median income of households in Highlands County was \$32,894. Fifty seven percent of the households received earnings and 32 percent received retirement income other than Social Security. Fifty one percent of the households received Social Security. The average income from Social Security was \$16,116. These income sources are not mutually exclusive; that is, some households received income from more than one source.

In 2006, 12 percent of people were in poverty. Eighteen percent of related children under 18 were below the poverty level, compared with 6 percent of people sixty five years old and over. Nine percent of all families and 25 percent of families with a female householder and no husband present had incomes below the poverty level. Highlands County educational attainment rates follows, with 77 percent of individuals twenty five years and over reporting to have at least graduated from high school, and 23 percent were reported to have dropped out; they were not enrolled in school and had not graduated from high school. Only 15 percent reported having a bachelor's degree or higher; of this 15 percent, 8 percent were bachelor degrees, and 6 percent were graduate or professional degrees (2006 ACS Census).

A significant portion of Highlands County population is elderly, 7.5 percent of the population has special medical needs and 5.2 percent will need evacuation assistance. There are sixteen nursing homes and three hospitals in the County. The average number of patients in the local nursing homes and hospitals is between 80 and 110 per facility. These individuals represent a vulnerable population in any hazard event requiring evacuation. The number of persons who will actually need transportation will fluctuate; therefore, it can vary month to month (2006 ACS Census).

In the 2006 ACS Census, 25 percent reported a disability among people at least five years old. Disability varied by age - of the people 5 to 15 years old, 14 percent reported a disability; of the people 16 to 64 years old, 17 percent reported a disability; and of the people 65 and older, 42 percent reported a disability. Of the population 5 years and older, a total of 23,002 persons have a reported disability in Highlands County.

Approximately 263 persons in Highlands County live in group homes or group quarters, not including jails or prisons. These may include half-way houses, homes for the mentally ill or mentally retarded, other non-household living situations, and other non-institutional group quarters. During a hazard event requiring evacuation, it is important to know the location of these people's group homes/quarters. According to the 2005-2007 ACS Census, for population 5 years and over, approximately 16,326 persons speak languages other than English at homes. These people represent a vulnerable population in any hazard event requiring evacuation.

Annexation and Changes in Land Area

The three incorporated entities within the County have all recently annexed land to accommodate new growth, as shown in Tables 4.8 and 4.9. During the period from 1997-2007, the Town of Lake Placid has increased in land area almost 40 percent, annexing 1.14 square miles, while the City of Sebring has increased in land area almost 46 percent, annexing 5.03 square miles. The City of Avon Park has increased its land area 18.2 percent, annexing 0.77 square miles in this same period. Over time, these annexations will result in a larger portion of new development being within the Cities.

Table 4.8. Annexation History 1997 – July, 2007			
Incorporated Place	1997 Area (Square Miles)	2007 Area (Square Miles)	Total Annexed (Square Miles)
City of Avon Park	4.21	4.98	0.77
Town of Lake Placid	1.74	2.88	1.14
City of Sebring	10.75	15.78	5.03
Totals	16.70	23.64	6.94

Source: Highlands County Development Services Department.

Table 4.9. Highlands County Changes in Land Area		
Place	1997 (Square Miles, including water areas)	2007 (Square Miles, including water areas)
City of Avon Park	4.21	4.98
Town of Lake Placid	1.74	2.88
City of Sebring	10.75	15.78
Unincorporated Highlands County	1,089.60	1,082.66

Source: Highlands County Development Services Department.

Housing and Housing Mix

Highlands County includes 48,846 housing units, with a density of 67 housing units per square mile. A considerable number of housing 39,265, or 80.4 percent of the housing stock, is located in the unincorporated areas while only 19.6 percent is located in the municipalities, as reported in the 2000 Census. This is a 28.46 percent increase from the 1990 Census reporting 30,564 total housing or 76.2 percent of the housing stock in the unincorporated areas, as shown in Table 4.10 below.

Table 4.10. Housing Units in Highlands County - 1990 & 2000					
	Highlands County	City of Avon Park	Town of Lake Placid	City of Sebring	Unincorporated Highlands County
2000 Census					
1 Unit, detached	26,769	2,319	347	2,772	21,331
1 Unit, attached	2,484	341	66	219	1,858
2 to 4 Units	2,798	428	216	734	1,420
5 to 9 Units	766	207	33	204	322
10 Units or more	1,892	244	51	683	914
Mobile Home, Trailer or other	14,137	351	23	343	13,420
Total Units	48,846	3,890	736	4,955	39,265
Percent of Total Units	100%	8.0%	1.5%	10.1%	80.4%
	Highlands County	City of Avon Park	Town of Lake Placid	City of Sebring	Unincorporated Highlands County
1990 Census					
1 Unit, detached	21,767	2,381	316	2,876	16194
1 Unit, attached	1,896	263	82	206	1345
2 to 4 Units	2,556	533	136	648	1239
5 to 9 Units	894	254	9	188	443
10 Units or more	1,660	111	12	762	775
Mobile Home, Trailer or other	11,341	422	32	319	10568
Total Units	40,114	3,964	587	4,999	30,564
Percent of Total Units	100%	9.88%	1.46%	12.46%	76.2%

Source: U. S. Census Bureau.

The 2000 Census reported a total of 19.6 percent of the housing stock located in the municipalities, compared to the 1990 Census reporting a total of 23.8 percent, indicating a decrease and supporting population growth is predominately occurring in the unincorporated areas of the county. It is worthy to note the period between the 1940 Census and the 1990 Census reported a 47.9 percent decrease from 1940 Census year 3.44 persons per housing unit to 1990 Census year 1.79 persons per housing for Highlands County, shown in Table 4.11. In essence, if the County population continues to grow and the residents per housing unit continue

to decline to an estimated 1.79 persons per unit, this suggests that additional new housing units will be required to house our residents, including seasonal residents.

Table 4.11. Highlands County Historic Housing Units and Population 1940 – 2000			
Year	Housing Units	Population	Persons per Housing Unit
1940	2,687	9,246	3.44
1950	5,277	13,636	2.58
1960	8,584	21,338	2.49
1970	12,547	29,507	2.35
1980	25,994	47,526	1.83
1990	40,114	68,432	1.71
2000	48,846	87,366	1.79

Source: U. S. Census Bureau.

Business and Industry

The county is designated by the State as a part of the South Central Rural Area of Critical Economic Concern (RACEC), as its local economy is largely based in the agriculture sector. Leading industries for employment of individuals 16 years and older in the County are educational services, health care, and social assistance at 19 percent, and retail trade at 17 percent. Of the people employed, 78 percent were private wage and salary workers; 15 percent were Federal, state, or local government workers; and the remaining 7 percent were self-employed in their own business, not incorporated business workers.

Of the nation's counties, Highlands ranks number 2 in sod harvested, number 2 in corn for silage, and number 4 in production of oranges for crop items. Highlands County ranks number 2 in cattle and calves for livestock inventory. Of value of sales by commodity group, Highlands County ranks number 1 in cattle and calves, and number 3 in fruit, tree nuts and berries (2007 Census of Agriculture). Highlands County agriculture industry is very important to the County's economy; therefore, the industry overall is vulnerable to hazard events such as, severe freezes and drought, high winds, tropical storms and hurricanes, and wildfires.

Hazard and Vulnerability Assessment

In the previous version of the Highlands County LMS, the following highly-ranked hazards were identified as risks to the County: lightning damage, tornadoes, high winds and tropical storms. Florida's 2007 State Hazard Mitigation Plan 2007 (SHMP 2007) identified the risk of the following hazards to Highlands County: dam failure, floods, hurricanes, severe thunderstorms, hail, wildfire, drought and extreme heat, winter storm and freezes, and sinkholes. For those hazards that are included in this plan update, they have been reviewed and re-categorized to reflect a more accurate depiction of the County's risk. For example, the high wind hazard is not

included in the natural hazard category in this plan update. High winds are assessed under the following natural hazards: hurricanes/tropical storms and severe thunderstorms. Dam/levee failure, and winter storms/freezes hazards were not ranked as significant to Highlands County and the jurisdictions in the 2005 LMS, but are assessed thoroughly in this plan update.

Overall, this plan update has determined:

The highest risk hazards throughout the planning area are considered to be:

- Hurricanes/ Tropical storms; and
- Wildfires.

The highest risk hazards by planning jurisdiction are considered to be:

- Dam/ Levee failure for unincorporated Highlands County and the SLID;
- Floods for the City of Avon Park, the unincorporated areas of Highlands County, and the SLID; and
- Wildfires are considered to be *particularly* high risk hazards for the SNLID and unincorporated Highlands County.

Many other hazards were eliminated from the scope of the Highlands County LMS update because of either of the County’s current conditions, location, climate and or its topography. The reason certain hazards were excluded from further analysis and not included in the plan update is summarized in the table below.

Table 4.12. Natural Hazards Excluded from Further Analysis	
Hazard	Reasons for Exclusion
Avalanches	<ul style="list-style-type: none"> • Not applicable to Highlands County. • An avalanche typically occurs in mountainous terrain.
Coastal erosion	<ul style="list-style-type: none"> • Not applicable to Highlands County as the County is an inland community. • Coastal erosion is the wearing away of land or the removal of beach or dune sediments by wave action, tidal currents, wave currents, or drainage. • Coastal erosion is related to tropical storms and hurricanes.
Earthquakes	<ul style="list-style-type: none"> • Highlands County is not within a Seismic Hazard Map area. • Highlands County and has never experienced an earthquake. • Characterized by ground shaking by the sudden release of accumulated strain by an abrupt shift of rock along a fracture in the earth or volcanic or magmatic activity.
Coastal flooding	<ul style="list-style-type: none"> • Not applicable to Highlands County as the County is an inland community. • Coastal flooding occurs when intense, offshore low-pressure systems drive ocean water inland.

Table 4.12. Natural Hazards Excluded from Further Analysis	
Tsunamis	<ul style="list-style-type: none"> • Highlands County has never experienced a tsunami. • The MEMPHIS data identifies the tsunami outer boundary near Highlands County. • Tsunamis are triggered by seismic activity within large water bodies, such as the Gulf of Mexico and Atlantic Ocean. • Coastal residents would be affected by an incident if a tsunami, though the probability for coastal counties is very low, were to occur.
Volcanoes	<ul style="list-style-type: none"> • Not applicable to Highlands County. • Volcanoes are not located anywhere remotely near Highlands County.

The hazards cited in the 2005 LMS Plan are being reviewed in this plan update to reflect a more accurate depiction of the county’s risk. Also, dam failure or levee failure was not included in the 2005 LMS as a hazard to Highlands County. A dam failure or levee failure could impact certain populated areas of the county such as the Covered Bridge Community in unincorporated Highlands County and the Spring Lake Improvement District.

1. Natural Hazards

a. Dam Failures/ Levees

- 1) History/ Background: The impact of a dam failure, although infrequent, can be catastrophic for a community, as it may result in a flood event or flash flood event. Flash floods are much more dangerous and flow much faster than regular floods. Flash floods pose significant safety risks because of the rapid onset, the high water velocity, the potential for channel scour, and the debris load. Debris carried by floods can destroy or damage structures in its path. Loss of life may result from the sudden destruction of structures and the washout of access routes. The purpose of a dam is to impound water in the upstream area, referred to as the reservoir. Many times dams are built as hydropower operations and later are also developed as tourist and recreation destinations. The amount of water impounded and/or dammed is measured in acre-feet, which is the volume of water that covers an acre of land to a depth of one foot. Depending on the topography upstream, a small dam of impounded water may cover many acres of land. The factors influencing the severity of a partial or full dam failure are the amount of water impounded and the type, density and value of development that may be flooded by a dam failure. (SHMP 2007)

Location

- Spring Lake Improvement District - Levee

The Spring Lake Improvement District (SLID) is located in a low lying area, west of Arbuckle Creek, with a current population of 3,200. There are approximately 1,525 single family structures in this residential community. The SLID has prepared a Water Control Plan to develop an inspection and maintenance program for the levee along Arbuckle Creek to improve drainage and water control issues, which has a direct impact on this community. This levee is over 50 years old and the FEMA is working with the SLID to ensure upgrading so that the community does not get listed on the new Digital Flood Insurance Rate Maps (DFIRM) as a flood plain. The LMS has approved mitigation projects submitted by SLID to rehabilitate the levee, water control structure and sea wall on Arbuckle Creek to control flooding.

- Unincorporated Highlands County – Dam Structures, Southwest Florida Water Management District

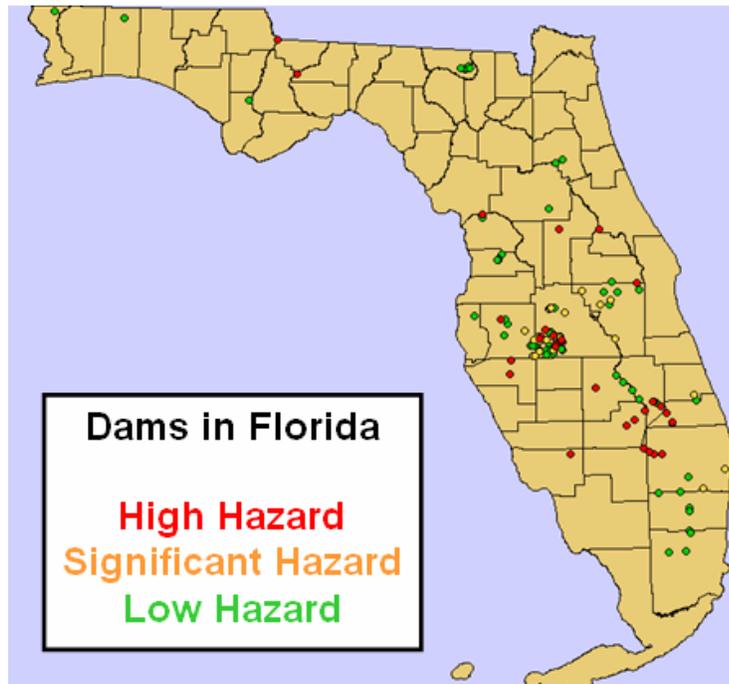
The South Florida Water Management District (SFWMD) owns six dam structures in Highlands County, Dam Structure- 67, 68, 68B, 82, 83, and 84. Dam Structure-68 is located on the southeastern shore of Lake Istopoka. The C-41A canal flows from this dam. Dam Structure-82 is used exclusively for flood control purposes on the C-41 canal, located several miles southeast of Lake Istopoka and Dam Structure-68. Dam Structures-83, a few miles southeast of Dam Structure-82, is used for both flood control and irrigation purposes. Four dam structures in Glades County, also owned by SFWMD, can affect flooding in Highlands County along the C-41 and C-40 canal. Dam Structures-70 and 71, located on the C-41 canal, are used for both flood control and irrigation purposes. Both Dam Structures-72 and 75 are used for flood control and irrigation and are located on the C-40 canal. In total, ten dam structures owned by SFWMD are utilized for flood control and/or irrigation purposes that affect Highlands County.

- Unincorporated Highlands County - G-90 dam and Kissimmee River dams

The 2007 SHMP has identified dam G-90 as high hazard, and four dams located on the Kissimmee River, under the US Army Corp of Engineer (USACE) control, as low hazard. Built in 1962 for flood control purposes, the G-090 dam is located on Jack Creek in Highlands County. This dam is owned by the Southwest Florida Water Management District (SFWMD) and has a surface area of 5.7 miles. The G-90 dam protects the Covered Bridge community, within unincorporated Highlands County, of approximately 200 mobile homes. The Kissimmee River Restoration Project includes new spillways, bypass channels, and relocation portions of existing levees. Other projects are included in the Restoration Project managed under the USACE.

To date, there has not been a recorded dam failure in Highlands County. The map and its corresponding table, cited in the SHMP 2007, identifies the G-90 dam as a high hazard dam and the dams along the Kissimmee River as low hazards dams.

Map 4.3. Dams in Florida



Source: State Hazard Mitigation Plan, 2007. Risk Assessment, page 39.

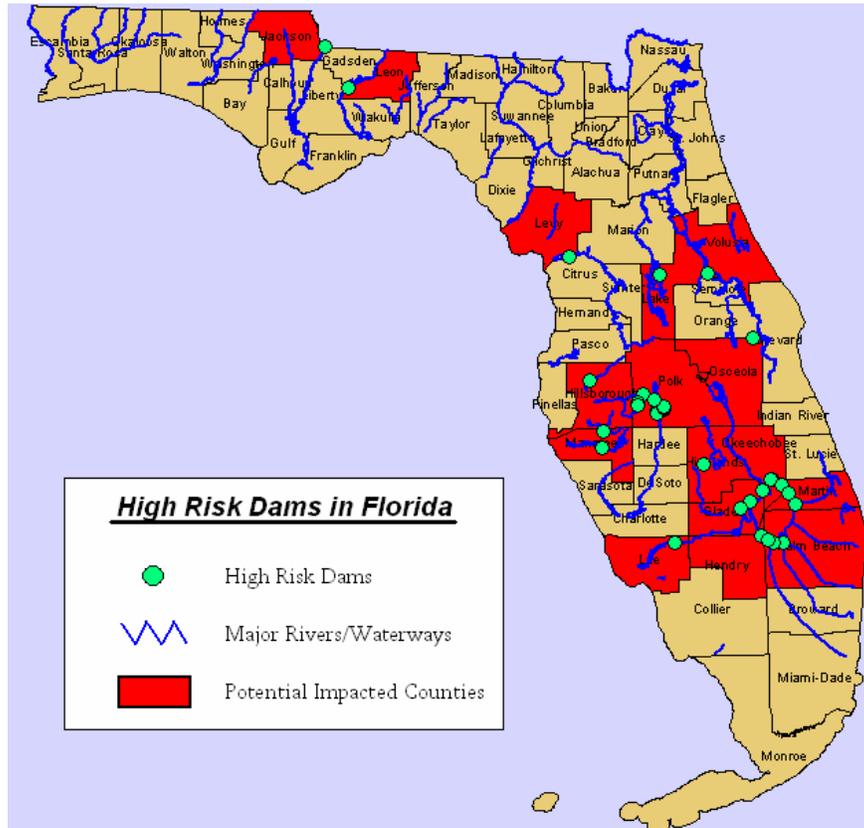
The SHMP 2007 identifies three terms for a dam failure or mis-operation and potential hazards downstream:

- **Low** – This dam failure or mis-operation would result in: (1) no loss of human life, and (2) low economic and/or environmental loss. Any losses would be primarily limited to the owner's property.
- **Significant** – This dam failure or mis-operation would result in: (1) no loss of human life, but (2) could cause the following economic and/or environmental affects: (a) economic loss, (b) environmental damage, (c) disruption of lifeline facilities, or (d) other impacts of concern. Typically, these dams may be located in rural or agricultural areas, but it is not uncommon to find them located in populated areas with infrastructure.
- **High** – This dam failure or mis-operation would result in or cause loss of human life. (SHMP 2007, page 38.)

The 2007 SHMP identified a total of sixteen counties, including Highlands County, as having dams of “high” risk within their jurisdictions. The cited

map and corresponding table depicts the dam locations and the counties potentially affected. This table identifies the affected sixteen counties with 2006 population at high risk of dam failure.

Map 4.4. Locations of High Risk Dams in Florida and Geographic Areas and Populations Potentially Affected by Failure



Source: State Hazard Mitigation Plan, 2007, Risk Assessment, page 42.

Table 4.13. Populations Potentially Affected by Failure, Continued.	
Counties	Population
Glades	11,230
Hendry	40,459
Highlands	97,987
Hillsborough	1,157,738
Jackson	49,288
Lake	290,288
Lee	571,344
Leon	245,625
Levy	39,076

Table 4.13. Populations Potentially Affected by Failure	
Counties	Population
Manatee	313,298
Martin	139,393
Okeechobee	40,406
Osceola	244,045
Palm Beach	1,274,013
Polk	561,606
Volusia	496,575
TOTAL	5,572,518

Source: State Hazard Mitigation Plan, 2007, Risk Assessment, page 42.

Extent

The severity or magnitude of flooding from a dam failure or levee failure depends on the density of development downstream of the dam or levee, and the potential loss of life. As mentioned previously, there are two populated residential developments directly protected by these structures. The failure of the G-90 dam structure adjacent to the Covered Bridge Community, and the levee on Arbuckle Creek near the SLID would have the most extreme flooding impact with a potential loss of life totaling 1,985 persons for both communities.

Events/ Occurrences

To date, there has not been a recorded dam or levee failure in Highlands County.

- 2) Probability: The probability of the occurrence of a dam or levee failure is very low given historical records. The failure of an embankment could cause flooding downstream of the dam or levee. Failures typically occur as a result of hurricanes/tropical storms, or severe thunderstorms events.
- 3) Vulnerability: There are not a significant number of dams or levees in Highlands County. There is one dam and one levee that would affect two separate residential communities directly. The other levees are utilized for flood control and/or irrigation. During the dry season or periods of drought these acres are not vulnerable to dam or levee failure. It is mostly during the raining season, June through October, or periods of heavy rainfall that dam and levee structures would be vulnerable to failure. Compared to other hazard events, dam or levee failures are considered low or not being overly significant due to the total number of people impacted. But a dam or levee failure will probably cause loss of human life if an event were to occur in the Covered Bridge Community, located within the unincorporated Highlands County and/or in the SLID. The level of vulnerability is therefore considered High for these two jurisdictions. The other planning areas within the County are not considered vulnerable to dam or levee failure. Only special portions of the population would be affected. The day to day operations would not be affected. There would be minor cosmetic damage.

b. Drought/ Extreme Heat

- 1) History/ Background: The 2006 Highlands County Comprehensive Emergency Management Plan (CEMP) notes that the impacts of droughts on the farming community can be particularly damaging to the agricultural economy and other agricultural systems. Some of the physical effects of a drought typically include; water shortages; poor crops and foliage; less water in the soil, streams and reservoirs; and less water available for

livestock, wildlife, and crops. Recent years of drought have resulted in hardship for agricultural interests and conservation/public/recreation lands. Another affect of drought conditions and extreme heat is an increase in fire danger due to less water in the soil. This can contribute to dead vegetable matter/underbrush which adds to wildfire fuel load, making wildfires much more likely to occur, and more difficult to suppress, particularly near the urban interface. The County has experienced a number of dry periods in the past twenty years.

According to the National Oceanic and Atmospheric Administration (NOAA), droughts are generally categorized into four types: meteorological, agricultural, hydrological, and sociological. A metrological drought refers to a departure from normal precipitation rates. An agricultural drought refers to a lack of sufficient soil moisture to meet crop production needs. Hydrological droughts refer to below normal surface and subsurface water supplies, and socioeconomic droughts pertain to water shortages that impact people. Each type of drought utilizes an index to estimate their particular drought.

In determining dryness and long-term drought, several months in length, NOAA states that the Palmer Drought Severity Index (PDSI) is the most effective. A 0 is used as normal, and drought is shown in minus numbers; for example, minus 4 is extreme drought, minus 3 is severe drought, and minus 2 is moderate drought. The main advantage of the PDSI is that it is standardized to local climate. The Relative drought and rainfall conditions of any part of the country can be attained.

Table 4.14. Palmer Drought Severity Index	
Palmer Classifications	
<i>Ratings</i>	<i>Classifications</i>
4.0 or more	extremely wet
3.0 to 3.99	very wet
2.0 to 2.99	moderately wet
1.0 to 1.99	slightly wet
0.5 to 0.99	incipient wet spell
0.49 to -0.49	near normal
-0.5 to -0.99	incipient dry spell
-1.0 to -1.99	mild drought
-2.0 to -2.99	moderate drought
-3.0 to -3.99	severe drought
-4.0 or less	extreme drought

Source: National Oceanic and Atmospheric Administration.

A drought can be accompanied by excessive heat magnifying its effect. According to FEMA, the compounding effect of excessive heat and humidity can cause the heat index to reach the extreme caution level. When this occurs, National Weather Service will issue heat advisories and warnings.

Table 4.15. Heat Index (Apparent Temperature)

		RELATIVE HUMIDITY %												
		40%	45%	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
AIR TEMPERATURE F°	110°	136												
	108°	130	137											
	106°	124	130	137										
	104°	119	124	131	137									
	102°	114	119	124	130	137								
	100°	109	114	118	124	129	136							
	98°	105	109	113	117	123	128	134						
	96°	101	104	108	112	116	121	126	132					
	94°	97	100	102	106	110	114	119	124	129	136			
	92°	94	96	99	101	105	108	112	116	121	126	131		
	90°	91	93	95	97	100	103	106	109	113	117	122	127	132
	88°	88	89	91	93	95	98	100	103	106	110	113	117	121
	86°	85	87	88	89	91	93	95	97	100	102	105	108	112
	84°	83	84	85	86	88	89	90	92	94	96	98	100	103
82°	81	82	83	84	84	85	86	88	89	90	91	93	95	
80°	80	80	81	81	82	82	83	84	84	85	86	86	87	

HEAT INDEX
(APPARENT TEMPERATURE)

EXTREME DANGER	DANGER	EXTREME CAUTION	CAUTION
Heat Stroke or Sun Stroke highly likely	Sun Stroke, Muscle Cramps, and/or Heat Exhaustion likely	Sun Stroke, Muscle Cramps and/or Heat Exhaustion possible	Fatigue Possible

Source: <http://www.floridadisaster.org/brp/EMTOOLS/Severe/heatwave.htm>

The NOAA notes that the number one weather related killer is heat. Each year in the United States, on average, more than 1,500 people die from excessive heat. It is hard to imagine that this number is greater than the 30-year mean annual number of deaths due to the following combined hazards: tornadoes, hurricanes, floods and lightning. The National Weather Service Heat Index (HI) is commonly referred to as the "apparent temperature." The HI, given in degrees Fahrenheit (F), is a measure of how hot it really feels when relative humidity (RH) is added to the actual

air temperature. The higher this combination, the degrees Fahrenheit and the relative humidity, the more difficult it is for the body to cool itself.

Location

Drought affects all of the planning area, but the greatest impact is on the agricultural systems. Most vulnerable to the extreme heat are the citrus groves, row crops, pasture lands, dairy farms, and ornamental agriculture. The 2006 CEMP describes certain populations considered to be at risk during a hazard event. The seasonal worker population for the agricultural crops could be considered vulnerable to periods of extreme heat. Another vulnerable population during periods of extreme heat would be the elderly throughout the planning area.

Highlands County will be facing future development pressure due to the State's projected population growth, in general, that is expected to result in county-wide: (1) population growth, (2) increased water demands for the anticipated population, and (3) increased water demands for the related agricultural systems. As mentioned in the 2007 SHMP, these added demands, along with occasional moderate to severe drought conditions, may have an impact on residences and businesses county-wide.

Extent

Based on previous occurrences and historical events, Highlands County could possibly expect a future combined summer drought and extreme heat event with the magnitude or severity with less than fifty percent of the normal rainfall and temperatures 3.5°C above normal.

Event/ Occurrences

- All of Highlands County – Summer of 1993

According to the US National Climatic Data Center, J N Lott, the Summer of 1993 was the hottest summer on record across the State of Florida and was the second driest summer on record. The most severe drought and extreme heat events occurred in the summer of 1993. The heat wave and drought of 1993 was devastating for many of the areas farmers. Less than fifty percent of the normal rainfall was received during the months of June and July with temperatures 1.5° to 3.5°C above normal. Across Florida, the state-wide mean temperature was recorded as 27.9°C for the months of June through August.

- Unincorporated Highlands County – “1999 Fire/Drought”

Highlands County was included in the “1999 Fire/Drought” (FEMA-3139-EM) amended to include Farm Service Agency Emergency Loan Assistance. Highlands County was included in several statewide disaster declarations issued by the Secretary of Agriculture. The U.S. Small Business Administration (SBA) issued Declaration of Federal Economic Injury Disaster Loans (EIDL) to help farmers recover from damages and losses to crops affected by declared disasters. Federal EIDL were available

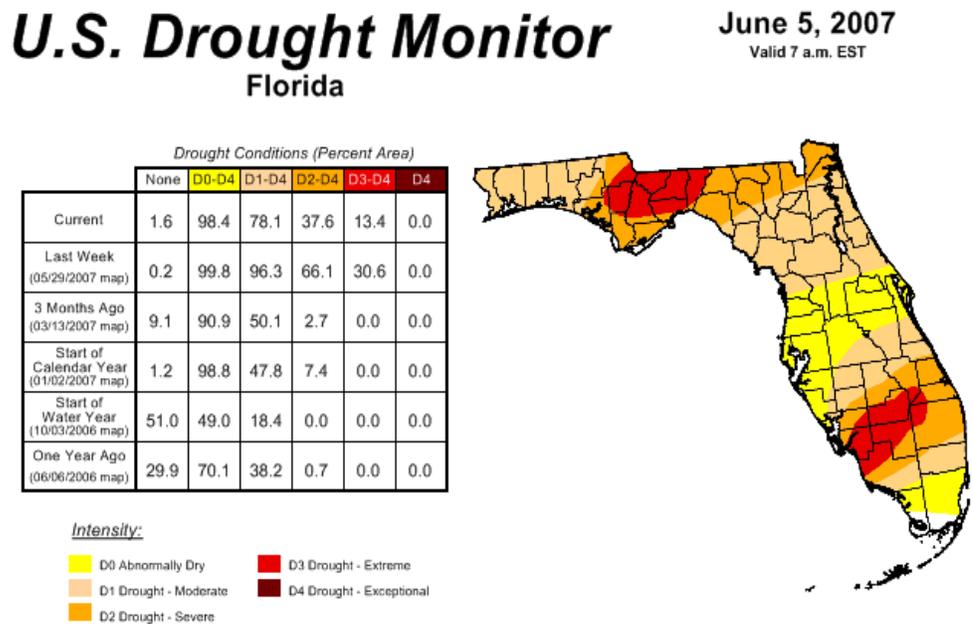
to small businesses and small agriculture cooperatives in the State of Florida, including Highlands County.

- Unincorporated Highlands County

In the Drought of 2007, mandatory phase one water restrictions (15% cutback) were required in the agricultural areas south of Lake Istopoka in Highlands County. (SHMP, 2007)

The map cited in the 2007 SHMP depicts the drought conditions Highlands County was under in year 2007.

Map 4.5. U.S. Drought Monitor, June 2007



The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. See accompanying text summary for forecast statements

<http://drought.unl.edu/dm>



Released Thursday, June 7, 2007
Author: Scott Stephens, NOAA/NESDIS/NCDC

- 2) **Probability:** The probability of the future occurrence of a drought and extreme heat event is high, given historical weather patterns and, previous occurrences of drought and extreme heat conditions in the County and the State.

- 3) **Vulnerability:** There is a significant amount of acreage in Highlands County designated to conservation, agriculture, and public land uses. During periods of drought and extreme heat, these acres become vulnerable to wildfires due to the scorched vegetative acreage. The

agricultural areas such as citrus, livestock, and other agricultural systems are the most vulnerable to drought conditions and water shortages as a result to the economic impacts. Compared to other hazard events, drought economic impacts are considered low or not being overly significant due to the total number of people impacted. Most of the population and agricultural systems would be affected. No buildings are vulnerable to drought and extreme heat.

c. Floods

- 1) History/Background: A flooding event typically involves high flow or overflow of water from a river or similar body of water, occurring over a period of time too long to be considered a flash flood, as a result of prolonged rainfall. Flooding can be caused in a variety of ways ranging from the seasonal winter and spring rains to hurricanes and tropical storms, or from repeated heavy rains and severe thunderstorms over a period of time. Flash floods can occur from heavy rains over short periods of time (Weather.com). Some of the impacts of flooding include the loss of life, personal property, business property, crops, utilities, and transportation structures. Indirect impacts are economic and societal when transportation routes are damaged or destroyed and the transport of needed supplies or medical needs cannot be provided. Pooling of flooded water can contaminate drinking water supplies and harbor diseases that may lead to public health issues, especially for vulnerable populations. Rapidly moving flood waters can damage infrastructure and farms due to excessive erosion.

According to the 2006 CEMP, Highlands County is classified as a moderate flood risk County, and is subject to riverbank overflow flooding and pond flooding in the level, low-lying areas of the County. Highlands County is bordered on the east by Kissimmee River and bisected by Arbuckle Creek. It is known for its many lakes, the largest being Lake Istokpoga in the east central part of the County, a total of 27,692 acres in size. The level, low-lying terrain of the southeast portion of the County is subject to flooding by normal seasonal sustained precipitation. The extremely heavy rainfall during a hurricane could possibly cause life-threatening flood conditions county-wide. It is not unusual for floods to occur in Highlands County during the rainy season, the months June through October. Prolonged rainfall in the lake areas of the County could result in flooding around the lakes, especially if the lakes are at high lake stages from previous rainfalls. Prolonged rainfalls not only affect the lakes, but the County's river, creeks, and streams due to large area runoffs that may possibly flood these tributaries. A hurricane or tropical storm event could result in more severe flooding if there have been previous rainfalls that created saturated ground conditions with minimal infiltration. The greatest potential for flood damage to the Lake Istokpoga area is their

exposure to wind driven flood waters that could occur by the wind surge of a hurricane with the eye just west of the lake. Cloudburst storms, an extreme form of rainfall, sometimes mixed with hail and thunder lasting no longer than a few minutes, can occur anytime, but do not constitute a serious flood hazard. By their nature, floods have considerable predictability. A citizen warning system such as a Reverse 911 system utilized by the Highlands County Sheriff's Office assist' government officials in evacuation, reducing property loss and loss of life

Location

- Spring Lake Improvement District

The SLID is a 4.5 mile long subdivision in Highlands County west of Arbuckle Creek and north of Lake Istokpoga. This community is bisected from Lake Istokpoga by the east-west US Highway 98 corridor. According to Highlands County Natural Resources Lakes Management *Guide to Area Lakes*, "More than 95% of the surface water in Highlands County flows to Lake Istokpoga by way of Josephine Creek to the west and Arbuckle Creek to the north." The SLID prepared a Water Control Plan to develop an inspection and maintenance program for the levee along Arbuckle Creek, which has a direct impact on this community. This is in efforts to improve drainage and water control issues along Arbuckle Creek, with support between the SLID Board of Supervisors, District Engineers and the SWFWMD. As previously mentioned, FEMA is working closely with SLID on the upgrading of their levee (over 50 year old) to ensure the community is not placed on the new DFIRMs as a flood plain (Spring Lake Breeze, March 2009). Below are photographs from past flooding events in the SLID. In Figure 4.2 Lake Istopoka can be seen in the background, which Arbuckle Creek bordering SLID on the east empties into.

Figure 4.1. Spring Lake Improvement District Flooding Event



Figure 4.2. Spring Lake Improvement District Flooding Event – Larger View



- Unincorporated Highlands County – pre-1970 subdivisions

The pre-1970 subdivisions were platted before effective storm water management regulations were adopted into land development regulations. As these subdivisions develop and become more urbanized, the impervious surface area will increase, resulting in increased storm water run-off. The risk for flood damage in these subdivisions will increase due to the continued development and ineffective or non-existent storm water management facilities/infrastructure (CEMP, 2006 and Highlands County Comprehensive Plan, 2008).

- Airport near Avon Park and Arbuckle Creek

The Avon Park Airport and certain sites within Avon Park sustain chronic storm-water flooding due to poor drainage. Significant flood events have occurred in this area during the El Nino cycle of 1997-1998 with episodes of freshwater flooding near the airport in Avon Park and Arbuckle Creek (CEMP, 2006).

- Unincorporated Highlands County – Venus Area

Venus, the area in south Highlands County, sustains basin flooding from almost any rain storm due to its level, low-lying terrain. Extremely heavy rainfall during a hurricane or tropical storm results in more severe flooding if there have been previous rainfalls that create saturated ground conditions with minimal infiltration. In particular, this area was subjected to flooding due to the rainfall events that occurred in late summer, early fall of 1999, specific to Hurricane Floyd (CEMP, 2006).

- Unincorporated Highlands County – Repetitive Loss Properties

Based on updates made to the NFIP Report of Repetitive Losses, as of September 30, 2007, Highlands County has six repetitive loss properties, five single family structures and one multi-family structure. All six repetitive loss properties are located in the unincorporated County. Highlands County is a Category B community for Community Rating System (CRS) purposes. Category B is a community with a least one, but fewer than ten, repetitive loss properties that have not received mitigation (FEMA, Mitigation Directorate, letter June 2009 and CRS Verification Report May 2008). A Repetitive Loss Structure is an insured structure that has had at least two paid flood losses of more than \$1,000 each in any 10-year period since 1978. The three municipalities do not have any repetitive loss structures within their jurisdictional boundaries. Table 4.16 summarizes the type of structures, flood zone designations, whether the structures have been mitigated, insured, and the total dollar losses. The estimated potential dollar loss, reflected in the table below, is the total pay out for the building and content losses, as provided by the DEM.

Table 4.16. Repetitive Loss Properties Summary						
Place						
Highlands County	Repetitive Properties					
	Structure Type	Year Built (Date County entered NFIP 12/20/1974)	Flood zone Designation (Date of HC FIRM 2/16/1983)	Mitigated	Insured	Total Pay Out
Property No. 1	Single Family	1985	A02	No	Yes	\$18,840.32
Property No. 2	Single Family	1985	A	No	No	\$14,200.00
Property No. 3	2-4 Family	1987	A	No	Yes	\$14,647.15
Property No. 4	Single Family	1996	B	No	No	\$17,455.48
Property No. 5	Single Family	1986	X	No	No	\$11,216.86
Property No. 6	Single Family	1976	AE	No	Yes	\$72,700.40

Source: Florida Division of Emergency Management.

Flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map (FHBM). Each zone reflects the severity or type of flooding in the area. Areas in any of the A, AE, and AO zones are considered high risk areas and areas in a B or X zone are considered moderate to low risk areas. Federal authorities consider the owner's names and street addresses of these properties to be confidential information. Specific information regarding the location and nature of the flood-related repetitive losses are available to the LMS Working Group to facilitate identification of mitigation needs for these properties. Maps of these repetitive loss properties are located in the Appendix G.

- FEMA Flood Zone Designations

The Mapping for Emergency Management, Parallel Hazard Information System (MEMPHIS) final report for Highlands County cites that approximately 21,475 structures are designated to be within the following FEMA Flood Zone Designations: AE, A, AO, and AH, which are considered high risk areas. There are 1183 NFIP policies in force in Highlands County. A map of the 100 year Floodplain is located in Appendix G.

Extent

The severity or magnitude of flooding throughout the County depends on several factors: the amount, location and duration of rainfall, the current soil saturation, upstream conditions, and lake stage levels. Based on previous occurrences and historical events, Highlands County could possibly expect future flood events similar to the 1997-1998 El Nino Cycle with the magnitude or severity to exceed \$1.1 million dollars in damages.

Events/Occurrences

- 1997-1998 El Nino – Airport near Avon Park and Arbuckle Creek

During the years 1997-1998, the El Nino cycle, a naturally occurring period characterized by increased rainfall, resulted in several flooded areas of Highlands County. The damages from the 1997-1998 El Nino flooding totaled \$1,053,314 million. The significant flood events that occurred in this El Nino cycle were the episodes of freshwater flooding near the airport in Avon Park and Arbuckle Creek. In an effort to reduce or relieve the effects of the flooding in these areas, the County was forced to initiate pumping operations (CEMP, 2006).

- Unincorporated Highlands County – Venus Area

A more serious flooding situation occurred in Venus, where pumping operations started in June 1999, but failed to yield positive results. The DCA has documented this situation in Venus. A mitigation project totaling over \$700,000 thousand was approved by FEMA for the DCA to implement an acquisition of long-term flooded homes in Highlands County in the Venus area. This project was called *1300-01, Highlands County Acquisition* due to the rainfall events that occurred in late summer and early fall of 1999, or FEMA 1300-Hurricane Floyd. The acquired property was to be dedicated in perpetuity to uses that are compatible with recreation, wetland practices, or open space.

The preceding text and Table 4.17 below reflect reported flood events that have occurred in the Venus areas of Highlands County, the City of Avon Park, the Avon Park Airport, the City of Sebring, the SLID, and the repetitive loss properties. However, flood events can occur within the entire planning area.

Events/Occurrences

Table 4.17. Flooding Events							
Date	Event	Begin Location	End Location	Fatality	Injury	Property Damage	Zones Affected
15-Sep-94	Flooding	Peninsular		0	0	500,000	*, Two synoptic-scale systems, one tropical and one non-tropical brought heavy rain to most of peninsular Florida the last half of September. Rivers and streams, particularly in the west central counties of Citrus, Polk, Hillsborough, Sarasota, Hardee, Desoto and Manatee Counties, overflowed, flooding roadways and inundating or isolating residential areas. Other sections of Florida, particularly northeast and east central, experienced urban flooding which closed roads and flooded schools and homes in Duval County and flooded subdivisions in Flagler, Volusia, St. Johns and Brevard counties as well as in Wakulla County in northwest Florida. In southern interior Florida, flooding of swampy areas around Lake Okeechobee damaged some roadways in Hendry County and isolated houses in Glades and western Palm Beach Counties.
13-Nov-97	Flooding	Sebring	Avon Park	0	0	100,000	In Highlands County, flood damage of \$100,000 was reported to vehicles along U.S. Highway 27 between Sebring and Avon Park.
17-Feb-98	Urban/sml Stream	Countywide		0	0	10,000	Heavy rain of five to seven inches caused localized flooding of roadways and low-lying areas from Sarasota east across Wauchula to Avon Park and southwest to Ft Myers.
21-Mar-98	Urban/sml Stream	6 Miles East of Sebring	Avon Park	0	0	850,000	Heavy rain caused the Arbuckle Creek to rise and wash out a two-lane bridge culvert on Arbuckle Creek Road. Two vehicles that drove over the damaged bridge were washed out into the culvert and destroyed. In Avon Park, nearly two feet of water damaged 30 homes in the Bonnie Brae Mobile Home Park. Water damage also occurred at Aero Interiors and Highlands Aviation at the Avon Park Airport.

Table 4.17. Flooding Events							
Date	Event	Begin Location	End Location	Fatality	Injury	Property Damage	Zones Affected
13-Jul-98	Urban/sml Stream	Sebring	Lake Placid	0	0	10,000	Heavy rain of up to three inches caused localized flooding of roadways and low lying areas along the U.S. Highway 27 corridor between Sebring and Lake Placid.
18-Jul-98	Urban/sml Stream	Avon Park	Sebring	0	0	50,000	Four to six inches of heavy rain fell in less than three hours and caused localized flooding of low lying areas along the U.S. Highway 17 corridor between Avon Park and Sebring. A few homes and several vehicles incurred water damage in the Highland Lakes area near Avon Park.
8/20/1998	Urban/sml Stream	Sebring	Sebring	0	0	2,000	Heavy rain caused localized flooding of streets and low lying areas in Sebring.
9/1/1999	Urban/sml Stream	Avon Park	Venus	0	0	50,000	Three to five inches of rain fell in less than three hours and caused localized flooding of homes, businesses and woodlands in low-lying areas along the U.S. Highway 27 corridor from Avon Park to Venus.
9/11/1999	Urban/sml Stream	Sebring	Sebring	0	0	250,000	Heavy rainfall of two to four inches in less than four hours caused localized flooding and ponding of water over already saturated soils of southwest Highlands county. At least 25 homes, many of them mobile, incurred water damage along the U.S. Highway 27 corridor from Venus to Sebring.
9/26/1999	Urban/sml Stream	Sebring	Venus	0	0	50,000	Four to six inches of rain caused localized flooding of roadways and low-lying areas along the U.S. Highway 27 corridor from Sebring south to Venus. A few vehicles and homes incurred water damage from the floodwaters from Sebring to Venus.
6/20/2000	Urban/sml Stream	Sebring	Sebring	0	0	0	Skwyarn Spotters reported that between four and five inches of rain in less than two hours caused localized street flooding throughout Sebring of Highlands county.

Table 4.17. Flooding Events							
Date	Event	Begin Location	End Location	Fatality	Injury	Property Damage	Zones Affected
9/17/2000	Flood	Venus	Brighton	0	0	20,000	Eastern rain bands associated with Hurricane Gordon produced six to eight inches of rain in less than 18 hours over parts of Lee and Charlotte counties in Southwest Florida on the 17th. Two to four inches of rain in less than 18 hours was common over parts of Sarasota, Manatee, Hardee, De Soto and southern Highlands counties with isolated amounts of up nine inches reported near Sebring in Highlands county. Lessor rain amounts associated with Hurricane Gordon of 1 to 3 inches were common over southern portions of Pinellas, Hillsborough and Polk counties. Several homes in low-lying and poor drainage areas incurred damage from the floodwaters over parts of Lee, Charlotte, Sarasota, Hardee, De Soto, Manatee and extreme southern Highlands and Pinellas counties. Several vehicles in Lee and Charlotte county incurred damage from floodwaters, mainly at flooded intersections and low-lying roadways.
11/16/2002	Urban/sml Stream	Archibold	Archibold	0	0	0	4.38 inches of rain.
8/20/2008	Flood	4 Miles West South West of Sebring Shores	7 Miles East South East of Avon Park Afb	0	0	220,000	Widespread heavy rains of 5-12 inches associated with Tropical Storm Fay caused \$150,000 in flood damage to washed out roads and culverts. Five homes along Arbuckle Creek received flood damage totaling \$70,000. Widespread rainfall of 6 to 14 inches caused overland and river flooding from Fort Myers to Sebring and extreme western Polk County.
Total						2,112,000	
Source: NOAA National Climatic Data Center, US Department of Commerce website http://www4.ncdc.noaa.gov/cgi-win/wwcgi.dll?wwevent~storms							

- 2) Probability: Flooding can occur during winter storms, prolonged summer thunderstorms, and rainfall associated with hurricanes or tropical storms. The probability of the occurrence is high as these events can occur annually, given historical weather patterns.
 - 3) Vulnerability: The most vulnerable areas are the level, low-lying terrain of the southeast portion of the County as they are subject to flooding by normal seasonal sustained precipitation. Portions of the County and the jurisdictions are vulnerable to flooding that may occur along the river, creek, and streams from prolonged heavy rainfall. The likelihood of flooding is high as are the economic costs associated with this event. The CRS report documents the repetitive loss properties within the County. Most of the population and agricultural systems would be affected. There would be major damage to old, poorly maintained, and mobile home structures with some damage to newer structures built to code.
- d. Freezes/ Severe winter storms
- 1) History/ Background: Freezes, frosts and severe winter storms can cause extensive damage and impact all areas of Highlands County and be particularly destructive to the winter agricultural efforts. Frost and freezes, like drought, add to wildfire fuel load by producing dead vegetative matter as a result of a severe frost/freeze. The added dead vegetative matter makes wildfires much more likely to occur, and more difficult to suppress. According to the FDEM:
 - A Freeze occurs when surface air temperature is below freezing, (32°F) over a widespread area for a significant period of time. A Freeze is a term used for the condition when vegetation is injured by these low air temperatures, regardless if Frost is deposited.
 - Frost is a cover of ice crystals produced by deposition of atmospheric water directly on a surface at or below freezing.
 - Freeze Warning is issued by the National Weather Service to make agriculture interests and the public aware of anticipated freeze conditions over a large area.
 - Hard Freeze Warning is issued by the National Weather Service to make agriculture interests and the public aware of anticipated freeze conditions that are of four hour duration or greater, below 28°F, and over a large area.

(Source: <http://www.floridadisaster.org/bpr/EMTOOLS/Severe/cold.htm>)

While freezes and severe winter storms primarily impact the winter agriculture efforts, they also affect the citizens within the planning area. Since 1894 in the State of Florida, severe and disastrous freezes have been documented and can be expected once every 15 to 20 years. The 2006 CEMP documents that Highlands County was included in the Statewide disaster declaration (FEMA 851-DR-FL) for the “1990 Freeze,” and

suffered an estimated \$114,556 thousand in crop losses, making them eligible for Disaster Unemployment Assistance. According to the Hazards & Vulnerability Research Institute, Department of Geography, University of South Carolina, in the forty-nine years between 1959 and 2008, there has been one fatality recorded as a result of a freeze/winter storm occurring in Highlands County. Freezes and severe winter storms do not continue for a long period time. Precautions are taken to minimize potential damages to the residential community, such as opening the shelters during a severe event. Both businesses and farmers are impacted by freezes and severe winter storms (CEMP, 2006).

Moderate freezes have impacted Highlands County approximately every third or fourth year, except for more recent events as reported during the early 2000's that together impacted the winter agricultural industry. The National Climatic Data Center reports:

- Light freeze as 29 degrees F to 32 degrees F - tender plants killed, with little destructive effect on other vegetation.
- Moderate freeze: 25 degrees F to 28 degrees F - widely destructive effect on most vegetation, with heavy damage to fruit blossoms and tender and semihardy plants.
- Severe freeze: 24 degrees F and colder - damage to most plants.

(Source:<http://www.ncdc.noaa.gov/oa/climate/freezefrost/freezefrost.pdf>)

Location

The most heavily impacted areas from freezes and winter storms are the agriculture areas, although these events span the entire planning area.

Extent

The severity of freezes that may occur within the planning area could be as low as the middle 20°F based on historical temperatures. The severity of the impacts on the agriculture systems depends on several factors, including the timing and duration of the freeze and winter storm event.

Table 4.18. Temperature Extremes – Freezes, Extreme Cold, Extreme Wind-chill								
Begin Date	Event	Begin Place	End Place	Fatality	Injury	Property Damage	Crop Damage	Zones Affected
5-Jan-99	Freeze	Not Known	Not Known	0	0	200,000	475,000	Temperatures fell below freezing for up to twelve hours in the winter crop producing counties of Polk, Highlands, Hardee, De Soto, Hillsborough and Manatee caused relatively minor damage. Temperatures dropped into the middle to upper 20's over Highland, De Soto, Hardee, eastern Manatee and eastern Hillsborough counties for less than four hours. The primary crops damaged by the freezing temperatures were tomatoes, squash and strawberries.
26-Jan-00	Freeze	Not Known	Not Known	0	0	0	0	Temperatures dropped into the upper 20s and lower 30s over Polk, eastern Hillsborough, De Soto, Hardee, Highlands, eastern Manatee, eastern Sarasota and eastern Charlotte counties and stayed below freezing from two to six hours.
20-Dec-00	Freeze	Not Known	Not Known	0	0	0	1,000,000	Freezing temperatures were observed over a large portion of West Central Florida during the predawn through late morning hours of December 20th, 2000. Low temperatures dropped into the lower 20s over Levy county with durations below freezing between nine and eleven hours. In Citrus, Sumter, Hernando and Pasco counties, low temperatures dropped into middle 20s and remained below freezing for durations of three to eight hours. Freezing temperatures in Citrus county damaged an estimated one hundred acres of the local citrus crop. In Polk, Hillsborough, Hardee and Highlands counties, low temperatures dropped into the upper 20s and lower 30s and remained below freezing for durations of two to four hours.

Table 4.18. Temperature Extremes – Freezes, Extreme Cold, Extreme Wind-chill								
Begin Date	Event	Begin Place	End Place	Fatality	Injury	Property Damage	Crop Damage	Zones Affected
30-Dec-00	Freeze	Not Known	Not Known	0	0	0	4,500,000	Widespread freezing temperatures were observed across most of West Central and Southwest Florida during the late evening of December 30th through the mid-morning hours of December 31st, 2000. Low temperatures in Levy county dropped from the upper teens to lower 20s with durations below freezing for up to thirteen hours. In Citrus, Sumter, Hernando and Pasco counties, low temperatures dropped into the middle 20s and remained below freezing for nine to twelve hours. In Polk, Hillsborough, Manatee, Sarasota, Hardee, De Soto and Highlands counties, low temperatures dropped into the middle 20s to upper 20s and remained below freezing for durations of six to nine hours. In Manatee and Hillsborough counties, freezing temperatures may have caused an estimated two million dollars worth of damage to the tropical fish industry. Also, the freeze caused minor to moderate damage to the tomato and strawberry crops of Hillsborough county. In eastern Charlotte, eastern Lee and extreme northern Pinellas counties, temperatures dropped into the lower 30s and remained below freezing for periods of two to five hours. The freeze caused an estimated 25 to 50 percent damage to tomato, pepper and squash crops in Lee and Charlotte counties.

Table 4.18. Temperature Extremes – Freezes, Extreme Cold, Extreme Wind-chill

Begin Date	Event	Begin Place	End Place	Fatality	Injury	Property Damage	Crop Damage	Zones Affected
1-Jan-01	Freeze	Not Known	Not Known	0	0	10,000	5,100,000	Widespread freezing temperatures were observed across most of West Central and Southwest Florida from the late evening of December 31st through the mid-morning hours of January 1st, 2001. Low temperatures in Levy county ranged from the low to middle 20s with total durations below freezing, including the evening hours of December 31st, for up thirteen hours. In Citrus, Sumter, Hernando and Pasco counties, low temperatures ranged from the middle to upper 20s and remained below freezing for durations of nine to thirteen hours. In Polk, Hillsborough, Highlands, Hardee and De Soto counties, low temperatures ranged from the middle to upper 20s and remained below freezing for durations of six to nine hours. Isolated pockets of low temperatures in the upper teens were observed in extreme rural southern Highlands county. In Hillsborough county, the freeze caused nearly four million dollars in damage to the tropical fish crop. In Sarasota, Manatee, Charlotte and Lee counties, low temperatures dropped into the upper 20s and lower 30s and remained below freezing for durations of five to seven hours. In Lee county, the freeze caused nearly three million dollars in damage to the squash and cucumber crop. In Charlotte county, the freeze caused at least 100 thousand dollars damage to the pepper crop.
4-Jan-01	Freeze	Not Known	Not Known	0	0	0	0	Widespread freezing temperatures were observed across most of West Central Florida during the predawn and mid-morning hours of January 4th, 2001. Low temperatures in Levy county ranged from the upper teens to the middle 20s with durations below freezing for up to nine hours. In Sumter county, low temperatures ranged from the low to middle 20s with durations below freezing for up to six hours. In Citrus, Hernando and Pasco counties, low temperatures ranged from the middle to upper 20s with durations below freezing for three to six hours. In Hillsborough, Polk, Hardee, De Soto, Highlands, eastern Manatee and eastern Sarasota, low temperatures ranged from the upper 20s to the lower 30s with durations below freezing for one to two hours

Table 4.18. Temperature Extremes – Freezes, Extreme Cold, Extreme Wind-chill								
Begin Date	Event	Begin Place	End Place	Fatality	Injury	Property Damage	Crop Damage	Zones Affected
5-Jan-01	Freeze	Not Known	Not Known	0	0	0	6,900,000	Widespread freezing temperatures were observed across most of West Central and Southwest Florida during the pre-dawn and mid-morning hours of January 5th, 2001. In Levy, Sumter, Citrus, Hernando and Pasco counties, low temperatures dropped into the upper teens and lower 20s with durations below freezing for up to nine hours. In Hillsborough, Polk, Hardee, De Soto, and Highlands counties, low temperatures ranged from the low to middle 20s with durations below freezing for up to eight hours. The freeze caused nearly four million dollars worth of damage to the tropical fish crop in Hillsborough county. In Pinellas, Manatee, Sarasota, Charlotte and Lee counties, low temperatures ranged from the middle 20s inland to the lower 30s along the immediate coast with durations below freezing for up to six hours. In Lee county, the freeze caused nearly 2.6 million dollars worth of damage to the squash and cucumber crops. In Charlotte county, the freeze caused nearly 250 thousand dollars in damage to the pepper crop.
7-Jan-01	Freeze	Not Known	Not Known	0	0	0	0	Freezing temperatures were observed across parts of West Central Florida during the pre-dawn and mid-morning hours of January 7th, 2001. Low temperatures in Levy, Sumer, Citrus and Hernando counties dropped into the middle 20s for durations of up to nine hours. In eastern Pasco, eastern Hillsborough, parts of Polk, most of Hardee, De Soto and Highlands’s counties, low temperatures dropped into the upper 20s to lower 30s for durations of up to five hours.
4-Jan-02	Freeze	Not Known	Not Known	0	0	0	0	Northerly flow, ahead of arctic high pressure moving into the lower Great Plains, ushered in freezing temperatures across the central Florida peninsula. Minimum temperatures ranged from the mid and upper 20s across Florida's nature coast (Hernando to Levy County), and around 30 over interior West Central Florida.

Table 4.18. Temperature Extremes – Freezes, Extreme Cold, Extreme Wind-chill

Begin Date	Event	Begin Place	End Place	Fatality	Injury	Property Damage	Crop Damage	Zones Affected
9-Jan-02	Freeze	Not Known	Not Known	0	0	0	0	Polar high pressure settled over the Florida peninsula early on the 9th, allowing for the most widespread freeze event of the winter. Temperatures fell into the low and mid 20s north of Tampa Bay, and in the upper 20s to lower 30s elsewhere away from large bodies of water, extending south to Charlotte County. Overload of the power grid in Hernando County caused outages to 10,000 residents in Spring Hill during the early morning hours. This freeze featured a heavy frost. The frost caused additional thinning of excess foliage, but was also a good thing for local crop farmers, who were able to use insulating methods to minimize damage. No significant damage was reported to agriculture; in fact, the cold snaps were welcome to citrus farmers. Cold snaps in early to mid January often ensure at least a normal onset of spring blooms, usually in February. A light frost occurred across portions of Hernando, Citrus, and Sumter County on the 10th, but duration of subfreezing temperatures was generally less than 2 hours and affects were minimal.
29-Dec-02	Extreme Cold	Not Known	Not Known	0	0	0	0	Two areas of cold temperatures formed overnight with mid 20s found in Citrus and Hernando counties and the upper 20s in Highlands county. Counties between these two areas had lows from 35 to 42 degrees. The coldest temperature was 25 degrees 3 miles southwest of Inverness.
23-Jan-03	Extreme Wind-chill	Not Known	Not Known	0	0	0	8,500,000	A strong cold front ushered in cold temperatures and gusty northwest winds into the Florida peninsula, which created some of the coldest weather in several years. Wind chill temperatures ranged from 10 to 15 in Bronson, around 20 in Tampa and Lakeland, to 20 to 25 degrees in Fort Myers. Overnight low temperatures ranged from near 20 north to the upper 20s in the inland counties south, to the lower 30s along the coast near Fort Myers. A hard freeze (temperatures of 27 degrees or less for three or more hours) reached south into northeast Hillsborough and northern Polk counties. Citrus crops faired well because the freeze did not last long enough but strawberries took a \$4.5 million loss and tropical fish a \$4 million loss.

Table 4.18. Temperature Extremes – Freezes, Extreme Cold, Extreme Wind-chill

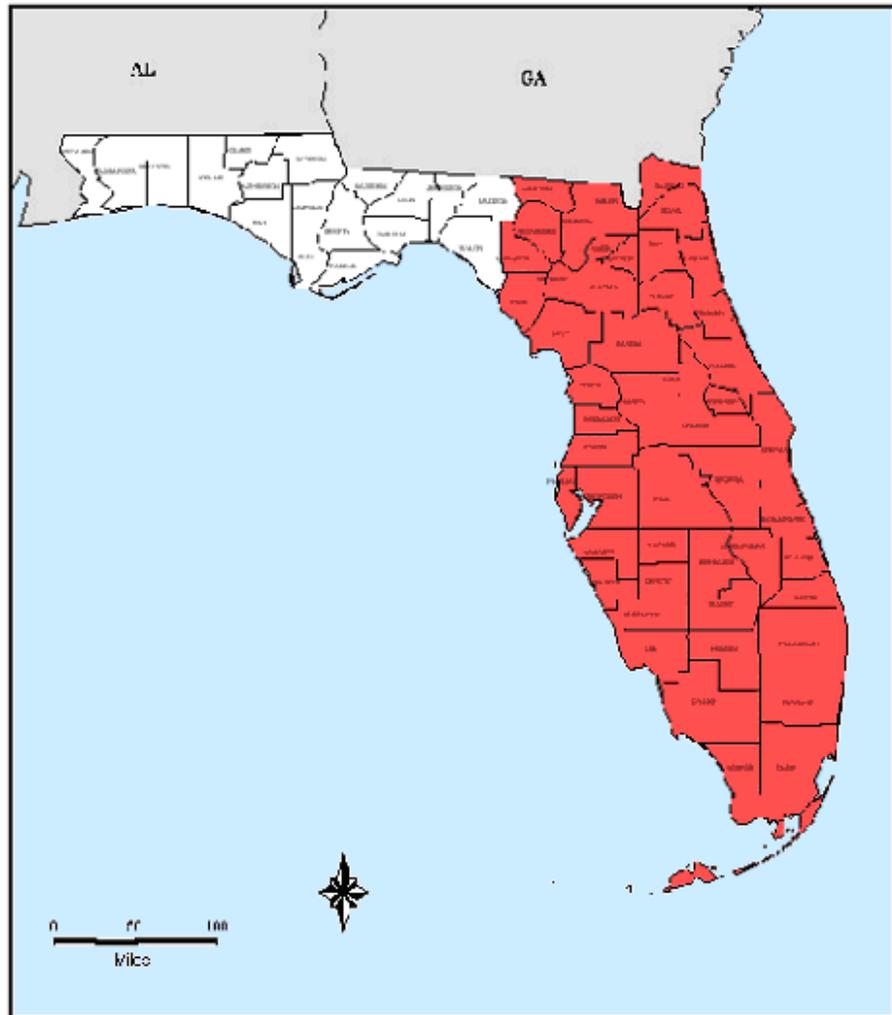
Begin Date	Event	Begin Place	End Place	Fatality	Injury	Property Damage	Crop Damage	Zones Affected
17-Feb-07	Extreme Cold/wind Chill	Not Known	Not Known	0	0	0	0	A low temperature of 28 degrees was reported in the Bloomingdale subdivision in Valrico. The low at both the Vandenberg airport and in Plant City was 32 degrees. The low temperature at the Tampa International Airport was 35 degrees. Canadian high pressure settled over the region and produced the coldest temperatures since February of 2006. Durations of freezing temperatures ranged from 7 to 11 hours north of Interstate 4 and 3 to 5 hours south of the Interstate.
29-Oct-08	Cold/wind Chill	Not Known	Not Known	0	0	0	0	The COOP station near Avon Park observed a record low temperature on the morning of October 29th with 39 degrees, beating the previous record of 40 degrees set in 1943. The COOP station in Archibold also had a record low temperature of 35 degrees, beating the previous record of 44 degrees set in 2000. Highlands County: The COOP station near Avon Park observed a record low temperature on the morning of October 29th with 39 degrees, beating the previous record of 40 degrees set in 1943. The COOP station in Archibold also had a record low temperature of 35 degrees, beating the previous record of 44 degrees set in 2000.
Total						210,000	26,475,000	

Source: NOAA National Climatic Data Center, US Department of Commerce website <http://www4.ncdc.noaa.gov/cgi-win/wwcgi.dll?wwevent~storms>

Events/Occurrences, continued.

Map 4.6. February 5, 2001 FEMA Declaration

**FEMA-1359-DR, Florida
Declared February 5, 2001**



*Source: Federal Emergency Management Agency, website,
<http://www.fema.gov/news/event.fema?id=94>*

A major disaster declaration was made in February 2001 for a large portion of the counties in the State of Florida due to the freezing temperatures that occurred on several occasions between December and early March.

- 2) Probability: The probability of the occurrence of a freeze (below 36 degrees)/severe winter storm is moderate, given the historical weather patterns.
- 3) Vulnerability: The freezes/severe winter storms' economic impact are considered low or not being overly significant due to the total number of people impacted. In 2005-2006, Highlands County was in the top five of the Florida counties that produced 61 percent of the citrus crop. The agricultural areas such as citrus, livestock, and other agricultural systems are the most vulnerable to freezes/severe winter storms conditions as a result to the economic impacts. Around fifty percent of the population would be affected.

e. Severe Thunderstorms

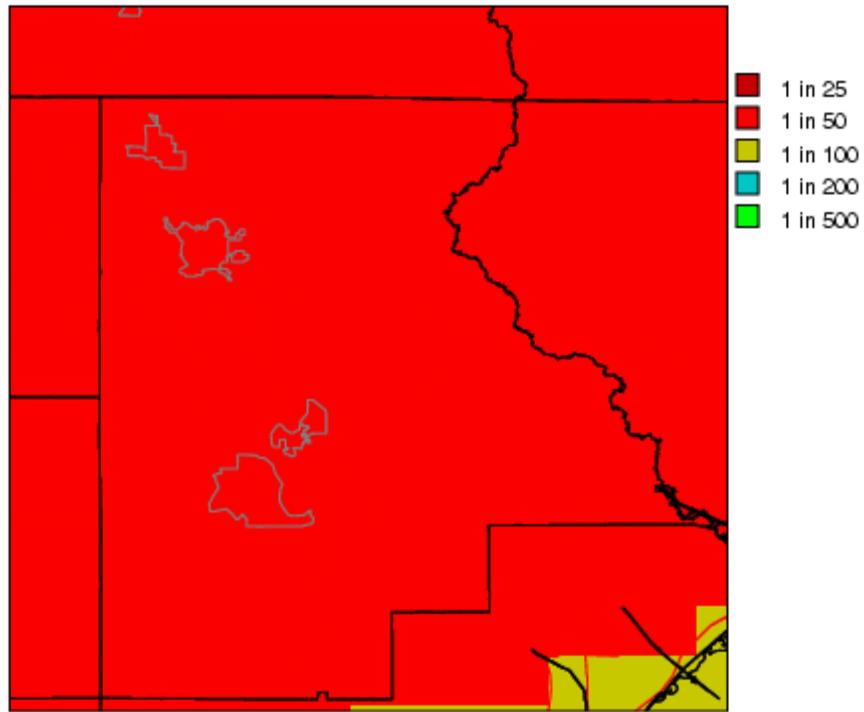
- 1) History/ Background: Every thunderstorm produces lightning. Severe thunderstorms are accompanied by tornadoes, strong winds, hail, and flash flooding. Flash flooding is responsible for more fatalities than any other thunderstorm associated hazard. The National Weather Service defines a severe thunderstorm as one that produces hail three-fourths of an inch or larger in diameter (the size of a penny), winds 58 miles per hour or greater, and/or a tornado. Thunderstorm facts as reported by FEMA are listed below:
 - They may occur singly, in clusters, or in lines.
 - Some of the most severe occur when a single thunderstorm affects one location for an extended time.
 - Thunderstorms typically produce heavy rain for a brief period, anywhere from 30 minutes to an hour.
 - Warm, humid conditions are highly favorable for thunderstorm development.
 - About 10 percent of thunderstorms are classified as severe—one that produces hail at least three-quarters of an inch in diameter, has winds of 58 miles per hour or higher, or produces a tornado.

(Source: <http://www.fema.gov/hazard/thunderstorm/index.shtm>)

Although severe thunderstorms can occur any time during the year, the most active storm season is from the end of May through the beginning of October. Crops can be heavily impacted by severe thunderstorms. It is not unusually for crops to be damaged or destroyed by hail and high winds. The MEMPHIS final report for Highlands County "Thunderstorm and Hail Risk" defines "threat" in terms of the chances that a thunderstorm or lightning will cause economic damage or loss over \$50. Probability is ranked 1- in 25, 50, 100, 200, and 500. Highlands County, including the jurisdictions, was ranked 1 in 50 for the threat of damages that a thunderstorm or lightning will cause economic damage or loss over \$50. A total of 47,338 permanent structures were identified to be at risk.

Highlands County is located in an area of central Florida, from Tampa to the east coast, that experiences the highest density of lightning strikes during storms of any location in the country. The map prepared for the MEMPHIS final report, (Map 4.7) illustrates entire Highlands County probability ranking of 1 in 50. The MEMPHIS report clarifies that this project was conducted by Kinetic Analysis Corporation (KAC) and the University of Central Florida Department of Statistics, for the Florida Department of Community Affairs

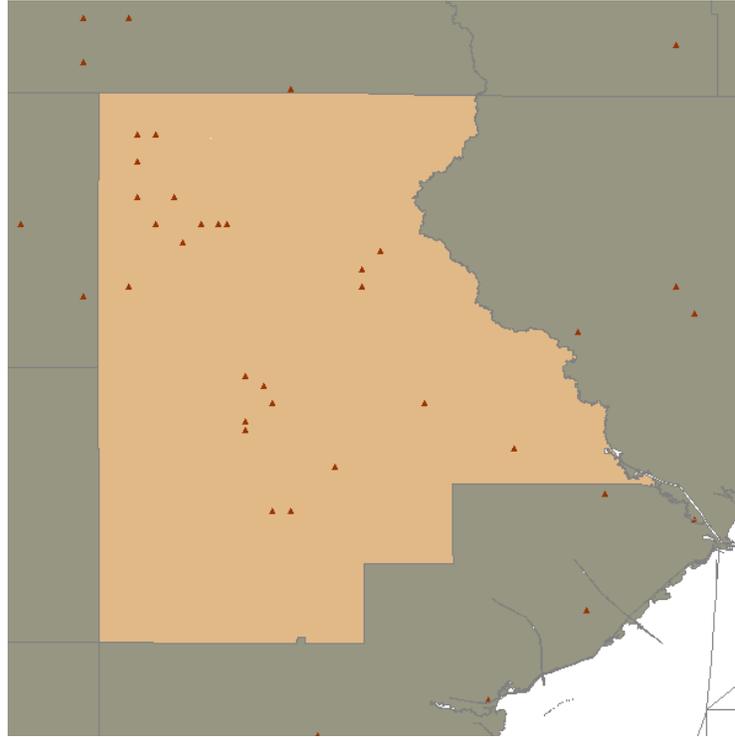
Map 4.7. KAC Thunderstorm and Hail Risk Hazards



Source:<http://lmsmaps.kinanco.com>

Map 4.8 from the Local Mitigation Hazard Mapping site details thunderstorm damage in years 1955 – 2002.

Map 4.8.
KAC Thunderstorm Damage 1955-2002



Source: <http://lmsmaps.kinanco.com>

- *Lightning*

Lightning is a particularly dangerous and destructive side effect of severe thunderstorms. Florida leads the country in the number of deaths due to lightning each year. There have been deaths/injuries and animal fatalities associated with severe thunderstorms. Lightning's unpredictability increases its risk to individuals, property and animals. Most lightning injuries and deaths occur when people and animals are outdoors in the summer months during the afternoon and evening.

- *Tornadoes*

The State of Florida has two tornado seasons, summer and spring and Highlands County is impacted by both tornado seasons. The summer season is from June through September. Tornadoes are more frequent in summer, and generally develop to a category F0 to F1 intensity on the Fujita Scale. The Fujita Scale (also known as the Fujita-Pearson Scale) is a scale used to rate the intensity of a tornado by examining the damages after the tornado has passed over a man-made structure. The scale ranges from F-1 through F5. (National Weather Service, Florida Disaster.org and CEMP, 2006)

Table 4.19. Fujita Scale of Tornado Classifications		
CATEGORY	WIND SPEEDS	EXPECTED DAMAGE
F0	UP TO 72 MPH	LIGHT
F1	73-112 MPH	MODERATE
F2	113-157 MPH	SIGNIFICANT
F3	158-206 MPH	SEVERE
F4	207-260 MPH	DEVASTATING
F5	261-318 MPH	INCREDIBLE

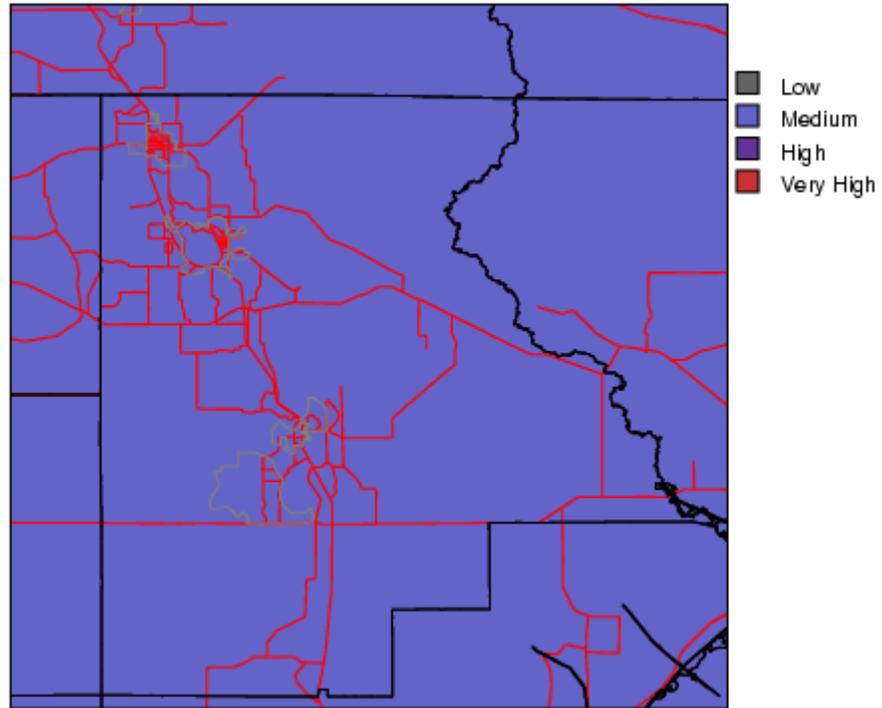
Source: Highlands County Emergency Management Plan, 2006.

The second season, spring, is from February through April. Tornadoes in spring are much more disastrous and powerful because of the presence of the jet stream. When the jet stream accompanied by a strong cold front and a line of thunderstorms moves into Florida, the jet stream's high level winds often strengthen a thunderstorm into what meteorologists call a supercell. These powerful storms can move at speeds of 30 to 50 mph. They can produce dangerous downburst winds, large hail and deadly tornadoes. High wind events are going to produce large amounts of post incident debris. As reported in the 2006 CEMP, the County has experienced 38 tornados in the 41 years between 1959 and 2000. Damages sustained from 12 tornadoes from 1993 through 2000 totaled approximately \$751,000 thousand. The entire County is vulnerable to the effects of tornadoes (Florida Disaster.org).

The MEMPHIS data provides the following probability ranks for tornado hazard risks in Highlands County: Low - 1 in 500; Medium - 1 in 250; High - 1 in 100; and Very High – 1 in 50. Highlands County final MEMPHIS report defines the threat from damage based on an analysis of the National Severe Storms Forecast Center data from 1950-2003, with Highlands County probability ranked: Medium - 1 in 250 for tornado risk. The *KAC Tornado Risks Hazards for Highlands County Map* is published in the MEMPHIS final report for Highlands County. As previously mentioned, KAC references that the project was conducted by Kinetic Analysis Corporation and the University of Central Florida Department of Statistics for the DCA. The second map, *Tornado Tracks:1950-2002*, identifies the reported tornado tracks in this written report, based on an analysis of the National Severe Storms Forecast Center data from 1950-2003.

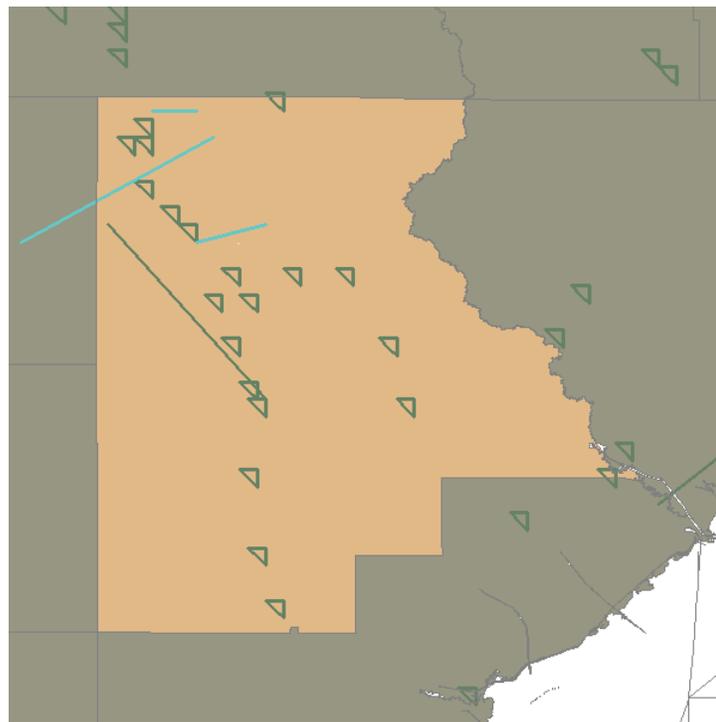
Maps 4.9 and 4.10 from the Local Mitigation Hazard Mapping site details tornadoes risk in years and tornado tracks in years 1950-2002, respectively.

Map 4.9. KAC Tornado Risks Hazards for Highlands



Source: <http://lmsmaps.kinanco.com/lmsmaps>

Map 4.10. KAC Tornado Tracks 1950-2002



Source: <http://lmsmaps.kinanco.com/>

Location

Severe thunderstorm events may occur over the entire planning area. This event includes lightning and may also produce tornadoes, winds 58 miles per hour or higher, hail three-fourths of an inch or larger in diameter, and flash flooding.

Extent

The severity of a severe thunderstorm is measured by hail size, lightning, wind speed, and tornado events. To follow are the worst recorded thunderstorm events by measured category:

- The highest wind event was 94 knots with \$929 million in property damage and \$175 million in crop damage;
- The worst tornado event was an F2 with one reported death, six injuries, and \$250 thousand in property damage;
- The worst hail event reported hail 2.00 inches in diameter;
- The worst lighting event was an event with one reported death and another with \$290 thousand in property damage.

Based on historical events, Highlands County could possibly expect future events with the magnitude or severity of:

- A high wind event of 95 knots with \$930 million in property damage and \$176 million in crop damage;
- An F3 tornado with \$251 thousand in property damage;
- A hail event of 2.25 inches; and
- A lighting event with \$291 thousand in property damage

Events/Occurrences

Winds over 58 miles per hour define a severe thunderstorm, according to the National Weather Service and FEMA.

Table 4.20. Thunderstorm and High Wind Events

Location/ County	Date	Time	Type	Mag	Dth	Inj	PrD	CrD
1 HIGHLANDS	02/03/1970	1000	Tstm Wind	0 kts.	0	0	0	0
2 HIGHLANDS	07/09/1970	1520	Tstm Wind	50 kts.	0	0	0	0
3 HIGHLANDS	07/07/1971	1350	Tstm Wind	58 kts.	0	0	0	0
4 HIGHLANDS	07/24/1974	1500	Tstm Wind	0 kts.	0	0	0	0
5 HIGHLANDS	04/08/1976	1602	Tstm Wind	56 kts.	0	0	0	0
6 HIGHLANDS	04/08/1976	1615	Tstm Wind	0 kts.	0	0	0	0
7 HIGHLANDS	03/03/1978	1215	Tstm Wind	0 kts.	0	0	0	0
8 HIGHLANDS	04/19/1980	0845	Tstm Wind	0 kts.	0	0	0	0
9 HIGHLANDS	05/06/1984	1615	Tstm Wind	0 kts.	0	0	0	0
10 HIGHLANDS	07/17/1984	1535	Tstm Wind	0 kts.	0	0	0	0
11 HIGHLANDS	06/04/1985	1500	Tstm Wind	0 kts.	0	0	0	0

Table 4.20. Thunderstorm and High Wind Events

Location/ County	Date	Time	Type	Mag	Dth	Inj	PrD	CrD
12 HIGHLANDS	05/09/1986	1440	Tstm Wind	0 kts.	0	0	0	0
13 HIGHLANDS	05/09/1986	1440	Tstm Wind	0 kts.	0	0	0	0
14 HIGHLANDS	12/24/1986	0100	Tstm Wind	50 kts.	0	0	0	0
15 HIGHLANDS	07/13/1987	1300	Tstm Wind	55 kts.	0	0	0	0
16 HIGHLANDS	07/11/1989	1600	Tstm Wind	50 kts.	0	0	0	0
17 HIGHLANDS	07/24/1989	1600	Tstm Wind	50 kts.	0	0	0	0
18 HIGHLANDS	03/30/1990	1600	Tstm Wind	50 kts.	0	0	0	0
19 HIGHLANDS	06/05/1990	1854	Tstm Wind	0 kts.	0	0	0	0
20 HIGHLANDS	07/01/1990	1345	Tstm Wind	0 kts.	0	0	0	0
21 HIGHLANDS	07/24/1990	1640	Tstm Wind	0 kts.	0	0	0	0
22 HIGHLANDS	07/24/1990	1640	Tstm Wind	0 kts.	0	0	0	0
23 HIGHLANDS	07/25/1990	1705	Tstm Wind	0 kts.	0	0	0	0
24 HIGHLANDS	08/18/1990	1640	Tstm Wind	0 kts.	0	0	0	0
25 HIGHLANDS	01/20/1991	0000	Tstm Wind	0 kts.	0	0	0	0
26 HIGHLANDS	04/25/1991	1515	Tstm Wind	0 kts.	0	0	0	0
27 HIGHLANDS	06/16/1991	1530	Tstm Wind	0 kts.	0	0	0	0
28 HIGHLANDS	06/18/1991	1515	Tstm Wind	0 kts.	0	0	0	0
29 HIGHLANDS	06/19/1991	1600	Tstm Wind	0 kts.	0	0	0	0
30 HIGHLANDS	06/24/1991	1413	Tstm Wind	0 kts.	0	0	0	0
31 HIGHLANDS	08/01/1991	1310	Tstm Wind	0 kts.	0	0	0	0
32 HIGHLANDS	08/09/1991	1500	Tstm Wind	0 kts.	0	0	0	0
33 HIGHLANDS	07/10/1992	1345	Tstm Wind	52 kts.	0	0	0	0
34 HIGHLANDS	07/10/1992	1430	Tstm Wind	0 kts.	0	0	0	0
35 HIGHLANDS	07/10/1992	1445	Tstm Wind	0 kts.	0	0	0	0
36 Sebring	01/16/1993	0730	Tstm Wind	0 kts.	0	0	5K	0
37 Lake Placid	02/22/1993	1745	Tstm Wind	61 kts.	0	0	0	0
38 Lake Placid	05/16/1995	1810	Tstm Wind	0 kts.	0	0	2K	0
39 Avon Park	07/02/1995	1900	Tstm Wind	0 kts.	0	0	5K	0
40 Agr	07/21/1995	1437	Tstm Wind	0 kts.	0	0	15K	0
41 Lake Placid	01/01/1996	01:45 PM	Tstm Wind/hail	40 kts.	0	0	5K	0
42 Avon Park	04/23/1997	02:00 PM	Tstm Wind	0 kts.	0	0	0	0
43 Avon Park	04/23/1997	03:00 PM	Tstm Wind	0 kts.	0	0	10K	0
44 Avon Park	04/23/1997	04:00 PM	Tstm Wind	0 kts.	0	0	5K	0
45 Sebring	04/26/1997	11:30 AM	Tstm Wind	52 kts.	0	0	4K	0
46 Sebring	05/22/1997	05:30 PM	Tstm Wind	0 kts.	0	0	10K	0

Table 4.20. Thunderstorm and High Wind Events

Location/ County	Date	Time	Type	Mag	Dth	Inj	PrD	CrD
47 Avon Park	07/04/1997	02:07 PM	Tstm Wind	0 kts.	0	1	60K	0
48 Sebring	07/15/1997	04:37 PM	Tstm Wind	0 kts.	0	0	10K	0
49 Sebring	07/29/1997	04:25 PM	Tstm Wind	0 kts.	0	0	50K	0
50 Sebring	01/08/1998	10:12 AM	Tstm Wind	0 kts.	0	0	15K	0
51 Avon Park	02/17/1998	06:30 AM	Tstm Wind	0 kts.	0	0	10K	0
52 Avon Park	03/09/1998	01:27 AM	Tstm Wind	0 kts.	0	0	150K	0
53 Sebring	05/04/1998	02:35 PM	Tstm Wind	0 kts.	0	0	100K	0
54 Lake Placid	08/04/1998	05:30 PM	Tstm Wind	0 kts.	0	0	5K	0
55 Avon Park	01/03/1999	12:55 AM	Tstm Wind	0 kts.	0	0	30K	0
56 Lake Placid	04/26/1999	05:55 PM	Tstm Wind	0 kts.	0	0	5K	0
57 Lorida	05/10/1999	04:15 PM	Tstm Wind	0 kts.	0	0	10K	0
58 Lake Placid	06/04/1999	05:45 PM	Tstm Wind	0 kts.	0	0	2K	0
59 Lake Placid	06/04/1999	05:48 PM	Tstm Wind	0 kts.	0	0	50K	0
60 Lake Placid	06/04/1999	06:15 PM	Tstm Wind	0 kts.	0	0	10K	0
61 Archbold	08/02/1999	06:05 PM	Tstm Wind	0 kts.	0	0	10K	0
62 Sebring	06/23/2000	12:34 PM	Tstm Wind	0 kts.	0	0	10K	0
63 Sebring	06/24/2000	03:45 PM	Tstm Wind	0 kts.	0	0	50K	0
64 Lake Placid	07/24/2000	01:45 PM	Tstm Wind	0 kts.	0	0	100K	0
65 Sebring	06/15/2001	06:06 PM	Tstm Wind	0 kts.	0	0	75K	0
66 Sebring	06/23/2001	09:50 AM	Tstm Wind/hail	0 kts.	0	0	1K	0
67 Lorida	08/31/2001	04:50 PM	Tstm Wind/hail	0 kts.	0	0	1K	0
68 FLZ049>052-55>057-060>062-065	03/02/2002	11:00 AM	Wind	N/A	0	0	7K	0
69 Avon Park	04/03/2002	12:55 PM	Tstm Wind	0 kts.	0	0	15K	0
70 FLZ039-042>043-48>052-055>057-0>062-065	01/23/2003	10:00 PM	Extreme Windchill	N/A	0	0	0	8.5M
71 Avon Park	03/14/2003	07:00 PM	Tstm Wind	40 kts.	0	0	5K	0
72 FLZ052 - 056>057	08/13/2004	04:00 PM	High Wind	94 kts.	1	12	929.0M	175.0M
73 Sebring	08/13/2004	12:16 PM	Tstm Wind	50 kts.	0	0	0	0
74 FLZ043-052-056>057	09/05/2004	08:00 AM	High Wind	60 kts.	0	0	127.2M	0
75 FLZ052 - 057	09/25/2004	06:00 PM	High Wind	61 kts.	0	0	702.0M	0
76 Sebring	02/13/2007	14:35 PM	Tstm Wind	50 kts.	0	0	0K	0K
77 Sebring	02/13/2007	14:45 PM	Tstm Wind	61 kts.	0	0	<u>0K</u>	<u>0K</u>
78 FLZ051- 056>057-	02/17/2007	05:00 AM	Extreme	N/A	0	0	<u>0K</u>	<u>0K</u>

Table 4.20. Thunderstorm and High Wind Events

Location/ County	Date	Time	Type	Mag	Dth	Inj	PrD	CrD
061			Cold/ wind Chill					
79 Lorida	06/22/2008	13:30 PM	Tstm Wind	56 kts.	0	0	<u>38K</u>	<u>0K</u>
TOTALS:					1	13	<u>1.759B</u>	<u>183.500M</u>

Source: NOAA National Climatic Data Center, US Department of Commerce Website,
<http://www4.ncdc.noaa.gov/cgi-in/wwwcgi.dll?wwevent~>

A tornado defines a severe thunderstorm, according to the National Weather Service and FEMA.

Table 4.21. Tornado Events

Location or County	Date	Time	Type	Mag	Dth	Inj	PrD	CrD
1 HIGHLANDS	2/18/1964	1600	Tornado	F	0	0	0K	0
2 HIGHLANDS	5/17/1967	1600	Tornado	F1	0	0	25K	0
3 HIGHLANDS	5/30/1967	1400	Tornado	F1	0	0	25K	0
4 HIGHLANDS	8/13/1969	1335	Tornado	F1	0	0	25K	0
5 HIGHLANDS	1/6/1970	1035	Tornado	F	0	0	0K	0
6 HIGHLANDS	2/3/1970	800	Tornado	F0	0	0	3K	0
7 HIGHLANDS	6/11/1971	1445	Tornado	F1	0	0	3K	0
8 HIGHLANDS	6/18/1971	1615	Tornado	F2	0	0	25K	0
9 HIGHLANDS	6/18/1972	1645	Tornado	F0	0	0	0K	0
10 HIGHLANDS	3/8/1973	1720	Tornado	F1	0	0	0K	0
11 HIGHLANDS	6/1/1975	1600	Tornado	F1	0	0	25K	0
12 HIGHLANDS	4/8/1976	1500	Tornado	F0	0	0	250K	0
13 HIGHLANDS	5/24/1977	1430	Tornado	F0	0	0	0K	0
14 HIGHLANDS	6/6/1977	1500	Tornado	F0	0	0	3K	0
15 HIGHLANDS	3/3/1978	1235	Tornado	F1	0	0	25K	0
16 HIGHLANDS	5/4/1978	1320	Tornado	F1	0	2	2.5M	0
17 HIGHLANDS	5/4/1978	1400	Tornado	F0	0	0	25K	0
18 HIGHLANDS	1/24/1979	400	Tornado	F	0	0	250K	0
19 HIGHLANDS	3/6/1982	400	Tornado	F1	0	0	250K	0
20 HIGHLANDS	6/17/1982	2130	Tornado	F0	0	0	25K	0
21 HIGHLANDS	6/17/1982	2215	Tornado	F2	0	9	0K	0
22 HIGHLANDS	6/17/1982	2230	Tornado	F1	0	0	250K	0
23 HIGHLANDS	2/2/1983	820	Tornado	F2	1	6	250K	0
24 HIGHLANDS	6/25/1983	1800	Tornado	F1	0	0	250K	0
25 HIGHLANDS	6/18/1989	1340	Tornado	F0	0	0	0K	0

Table 4.21. Tornado Events

Location or County	Date	Time	Type	Mag	Dth	Inj	PrD	CrD
26 HIGHLANDS	6/3/1990	1550	Tornado	F0	0	0	0K	0
27 HIGHLANDS	11/9/1990	1315	Tornado	F1	0	1	25K	0
28 FLZ045 - 050 - 051 - 053 - 056>058 - 060 - 062 - 063 - 067>078	4/5/1993	100	Tornado	F0	0	5	5.0M	0
29 Avon Park	4/5/1993	315	Tornado	F0	0	0	50K	0
30 Lake Placid	7/21/1995	1437	Tornado	F0	0	0	2K	0
31 Sebring	8/31/1995	1530	Tornado	F0	0	0	5K	0
32 Avon Park	4/28/1997	1:00 PM	Tornado	F0	0	0	0	0
33 Sebring	8/20/1997	5:18 PM	Tornado	F0	0	0	100K	0
34 Avon Park	1/23/1998	9:45 AM	Tornado	F0	0	0	10K	0
35 Avon Park	3/9/1998	1:24 AM	Tornado	F1	0	0	437K	0
36 Lorida	1/3/1999	1:45 AM	Tornado	F0	0	0	10K	0
37 Sebring	6/4/1999	6:07 PM	Tornado	F0	0	0	100K	0
38 Lake Placid	9/17/2000	7:15 AM	Tornado	F0	0	0	25K	0
39 Sebring	10/24/2005	5:00 AM	Tornado	F0	0	0	5K	0
40 Sebring Arpt	7/1/2008	14:58 PM	Tornado	F0	0	0	50K	0K
34 Avon Park	1/23/1998	9:45 AM	Tornado	F0	0	0	10K	0
35 Avon Park	3/9/1998	1:24 AM	Tornado	F1	0	0	437K	0
36 Lorida	1/3/1999	1:45 AM	Tornado	F0	0	0	10K	0
37 Sebring	6/4/1999	6:07 PM	Tornado	F0	0	0	100K	0
38 Lake Placid	9/17/2000	7:15 AM	Tornado	F0	0	0	25K	0
39 Sebring	10/24/2005	5:00 AM	Tornado	F0	0	0	5K	0
40 Sebring Arpt	7/1/2008	14:58 PM	Tornado	F0	0	0	50K	0K
TOTALS:					1	23	10.027M	0

Source: NOAA National Climatic Data Center, US Department of Commerce Website, <http://www4.ncdc.noaa.gov/cgi-in/wwwcgi.dll?wwevent~>

Hail over three-fourths of an inch in size, or 0.75 inches define a severe thunderstorm, according to the National Weather Service and FEMA.

Table 4.22. Hail Events

Location or County	Date	Time	Type	Mag	Dth	Inj	PrD	CrD
1 HIGHLANDS	03/31/1972	1042	Hail	1.75 in.	0	0	0	0
2 HIGHLANDS	11/13/1972	1640	Hail	1.00 in.	0	0	0	0
3 HIGHLANDS	08/22/1973	1445	Hail	0.75 in.	0	0	0	0

Table 4.22. Hail Events

Location or County	Date	Time	Type	Mag	Dth	Inj	PrD	CrD
4 HIGHLANDS	05/15/1974	1136	Hail	1.75 in.	0	0	0	0
5 HIGHLANDS	04/19/1980	0830	Hail	1.00 in.	0	0	0	0
6 HIGHLANDS	06/15/1989	1650	Hail	1.00 in.	0	0	0	0
7 HIGHLANDS	07/25/1990	1720	Hail	2.00 in.	0	0	0	0
8 Lake Placid	02/22/1993	1745	Hail	0.75 in.	0	0	0	0
9 Lorida	08/10/1993	1430	Hail	1.00 in.	0	0	0	0
10 Avon Park	07/02/1995	1900	Hail	0.75 in.	0	0	0	0
11 Lake Placid	01/01/1996	01:45 PM	Tstm Wind/hail	40 kts.	0	0	5K	0
12 Sebring	05/22/1997	05:13 PM	Hail	1.00 in.	0	0	0	0
13 Avon Park	06/02/1997	11:20 AM	Hail	1.75 in.	0	0	0	0
14 Sebring	07/29/1997	04:25 PM	Hail	1.00 in.	0	0	0	0
15 Sebring	08/20/1997	05:18 PM	Hail	0.75 in.	0	0	0	0
16 Sebring	03/20/1998	02:49 PM	Hail	1.75 in.	0	0	0	0
17 Avon Park	05/04/1998	01:50 PM	Hail	0.75 in.	0	0	0	0
18 Avon Park	05/04/1998	02:00 PM	Hail	1.75 in.	0	0	0	0
19 Avon Park	05/04/1998	02:20 PM	Hail	0.75 in.	0	0	0	0
20 Lake Placid	05/04/1998	02:44 PM	Hail	0.75 in.	0	0	0	0
21 Lake Placid	08/04/1998	05:30 PM	Hail	1.75 in.	0	0	0	0
22 Lake Placid	04/26/1999	05:55 PM	Hail	1.00 in.	0	0	0	0
23 Ft Basinger	04/27/1999	04:45 PM	Hail	0.75 in.	0	0	0	0
24 Sebring	05/06/1999	06:06 PM	Hail	1.00 in.	0	0	0	0
25 Lorida	05/06/1999	06:22 PM	Hail	0.75 in.	0	0	0	0
26 Sebring	05/07/1999	04:24 PM	Hail	0.88 in.	0	0	0	0
27 Sebring	05/07/1999	04:35 PM	Hail	1.00 in.	0	0	0	0
28 Sebring	05/07/1999	05:02 PM	Hail	0.88 in.	0	0	0	0
29 Lorida	05/10/1999	04:00 PM	Hail	1.00 in.	0	0	0	0
30 Lake Placid	05/12/1999	02:35 PM	Hail	0.88 in.	0	0	0	0
31 Lake Placid	05/20/1999	07:24 PM	Hail	0.75 in.	0	0	0	0
32 Sebring	06/04/1999	06:15 PM	Hail	1.00 in.	0	0	0	0
33 Lake Placid	08/02/1999	06:00 PM	Hail	1.00 in.	0	0	0	0
34 Sebring	08/17/1999	03:15 PM	Hail	1.75 in.	0	0	0	0
35 Sebring	06/23/2000	12:14 PM	Hail	0.88 in.	0	0	0	0
36 Sebring	03/30/2001	04:11 AM	Hail	0.88 in.	0	0	0	0
37 Sebring	06/13/2001	05:00 PM	Hail	0.88 in.	0	0	0	0
38 Lake Placid	06/17/2001	06:30 PM	Hail	0.75 in.	0	0	0	0

Table 4.22. Hail Events

Location or County	Date	Time	Type	Mag	Dth	Inj	PrD	CrD
39 Sebring	06/23/2001	09:50 AM	Tstm Wind/hail	0 kts.	0	0	1K	0
40 Lorida	08/31/2001	04:50 PM	Tstm Wind/hail	0 kts.	0	0	1K	0
41 Lorida	05/30/2002	05:40 PM	Hail	0.75 in.	0	0	0	0
42 Sebring	03/14/2003	05:40 PM	Hail	0.75 in.	0	0	0	0
43 Lake Placid	05/03/2005	07:05 PM	Hail	1.75 in.	0	0	0	0
44 Sebring	05/28/2006	06:43 PM	Hail	0.75 in.	0	0	0	0
45 Sebring	05/28/2006	06:51 PM	Hail	1.25 in.	0	0	0	0
46 Sebring	05/28/2006	07:00 PM	Hail	0.75 in.	0	0	0	0
47 Sebring	02/13/2007	14:39 PM	Hail	0.75 in.	0	0	0K	0K
48 Sebring	07/20/2007	15:34 PM	Hail	0.88 in.	0	0	0K	0K
49 Childs	06/27/2008	18:27 PM	Hail	1.00 in.	0	0	0K	0K
50 Lake Placid	06/27/2008	19:05 PM	Hail	0.88 in.	0	0	0K	0K
TOTALS:					0	0	7K	0

Source: NOAA National Climatic Data Center, US Department of Commerce Website, <http://www4.ncdc.noaa.gov/cgi-in/wwwcgi.dll?wwevent~>

Every thunderstorm produces lighting. Lighting events do not define severe thunderstorm events; however it reflects the reported injuries/deaths, and damages caused by these event.

Table 4.23. Lightning Events

Location or County	Date	Time	Type	Mag	Dth	Inj	PrD	CrD
1 Sebring	07/08/1995	1700	Lightning	N/A	0	0	0	0
2 Avon Park	08/13/1995	1803	Lightning	N/A	1	0	0	0
3 Sebring	07/22/1998	07:00 PM	Lightning	N/A	0	0	3K	0
4 Sebring	08/04/1998	06:21 PM	Lightning	N/A	0	1	0	0
5 Sebring	09/03/1998	02:00 PM	Lightning	N/A	0	1	0	0
6 Lorida	06/30/1999	05:00 PM	Lightning	N/A	0	0	18K	0
7 Sebring	08/17/1999	03:18 PM	Lightning	N/A	0	1	0	0
8 Sebring	07/05/2000	08:00 PM	Lightning	N/A	0	0	0	0
9 Sebring	08/16/2001	03:30 PM	Lightning	N/A	0	1	0	0
10 Sebring	08/01/2002	07:00 PM	Lightning	N/A	0	0	0	0
11 Sebring	10/24/2002	09:00 PM	Lightning	N/A	0	0	100K	0
12 Avon Park	08/12/2005	10:30 PM	Lightning	N/A	0	0	10K	0

Table 4.23. Lightning Events

13 Sebring	08/08/2006	05:20 PM	Lightning	N/A	0	0	10K	0
14 Avon Park	07/15/2008	12:50 PM	Lightning	N/A	0	0	290K	0K
TOTALS:					1	4	431K	0

Source: NOAA National Climatic Data Center, US Department of Commerce Website, <http://www4.ncdc.noaa.gov/cgi-in/wwwcgi.dll?wwevent~>

Reported lightning events have occurred in unincorporated Highlands County, the City of Avon Park, Sun ‘N Lake of Sebring, and the City of Sebring. However, thunderstorms and their associated lighting events occur within the entire planning area.

- 2) Probability: The probability of the occurrence of economic damage according to MEMPHIS data is 1 in 50 for Highlands County, out of a scale of 1- 25, 50, 100, 200, and 500. Therefore, the probability for severe thunderstorm damage is moderate/high, given the historical weather patterns.
- 3) Vulnerability: The threat of a severe thunderstorm event affects all areas in the County. The agricultural systems and urban areas are vulnerable to the economic impacts and possible personal injuries/fatalities of a severe thunderstorm event. With a high incidence of severe thunderstorm events county-wide, there have not been a significant number of people impacted. The economic impacts are considered low to moderate, but the emergency response costs tend to be high. The level of vulnerability is, therefore, considered moderate. More than fifty percent of the population would be affected. There would be minor damage to mobile homes and poorly built or maintained structures with interspersed damage to newer structures built to code.

f. Hurricane/ Tropical Storm

- 1) History/ Background: Hurricane/tropical storms are low pressure systems that generally forms in the tropics. These storm events are accompanied by thunderstorms, excessive rain, flooding, and high winds. Winds can exceed 155 miles per hour. Hurricanes and tropical storms can also spawn tornadoes and microbursts, create storm surges along the coast and coasts of large lakes, and cause extensive damage from heavy rainfall. Highlands County was impacted by three hurricanes in 2004 (Charley, Frances, and Jeanne) with total damages to the County of over \$480,000,000 million. In 2005, the County sustained damages of approximately \$200,000 thousand as a result of Hurricane Wilma. In 2008, the County sustained damages from Tropical Storm Fay. Damages for Tropical Storm Fay have not been released. To date, a total of nine

Federally Declared hurricanes and or tropical storms have impacted Highlands County in the last eleven years. The economic impact associated with these events (both emergency response costs associated with warning and damage from impact) has totaled millions of dollars. Highlands County has become a “destination” county for coastal residents seeking shelter from hurricanes over the last few decades. While Highlands County is not a coastal county, the possibility of storm surge exists in the Lake Istokpoga area. As mentioned previously, Lake Istokpoga is a 27,692 acre lake and represents potential flooding associated with storm surge from a tropical cyclone event. The threat of a hurricane impacting Highlands County could occur annually (2006 CEMP, and FEMA).

There have been instances in which a tropical storm, for example Tropical Storm Fay, stalled and brought much more rainfall than expected. The danger is not the rainfall during these events, but the duration of the rainfall that leads to flooding. According to the MEMPHIS final report for Highlands County, the data describes the threat of wind and flood damage from tropical cyclones (hurricanes). These threats are described in terms of the peak one minute sustained wind in mph for wind, and the peak water level in feet for storms in Saffir Simpson hurricane category.

Table 4.24. Saffir-Simpson Storm Classification		
EVENT	CATEGORY	WIND SPEED
TROPICAL DEPRESSION		<38 MPH
TROPICAL STORM		39-73 MPH
HURRICANE	ONE	74-95 MPH
HURRICANE	TWO	96-110 MPH
HURRICANE	THREE	111-130 MPH
HURRICANE	FOUR	131-155 MPH
HURRICANE	FIVE	>155 MPH

Source: http://www.fema.gov/hazard/hurricane/hu_about.shtm#1

The MEMPHIS final report for all of Highlands County indicates for a Category 5 Hurricane event, peak winds at 169 mph, and peak water depth at 0.0 feet, there is a potential of \$527 billion in wind damages to homes, businesses, employers and public service providers. Approximately 21,475 structures are designated to be within the following FEMA Flood Zone Designations: AE, A, AO, and AH.

Location

Hurricanes and tropical storm events may occur throughout the entire planning area.

Extent

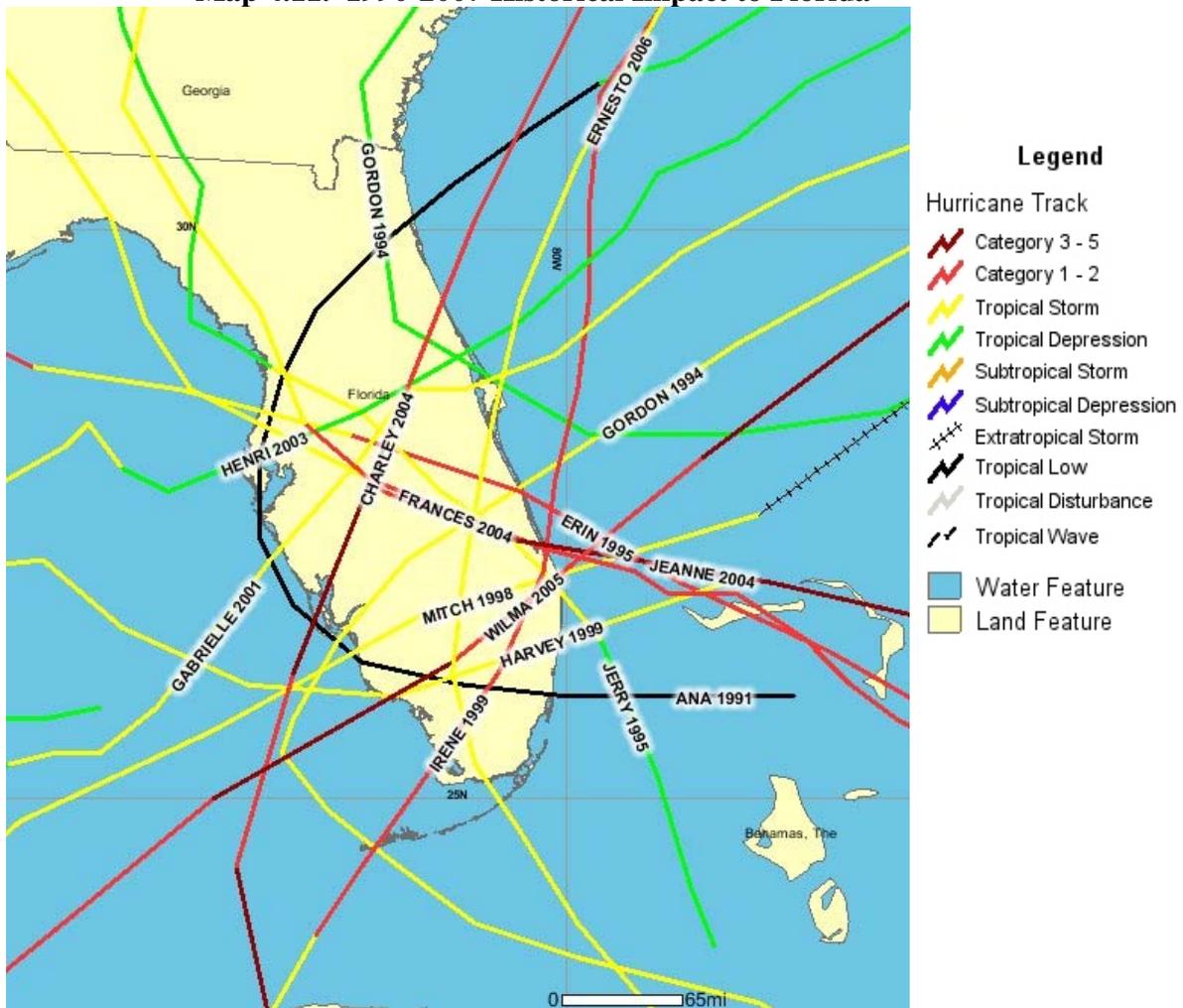
The magnitude or severity of hurricanes impacting the planning area is likely to be a Category 3 or less on the Saffir-Simpson Storm Classification Scale. In review of historical data, Category 4 storms have weakened to Category 3 storms before passing over the county. However, this does not preclude a Category 4 or Category 5 storm from impacting the County. The extent of impact from a Category 5 storm would be catastrophic. Most buildings and vegetation would be destroyed. Major roads and evacuation routes would be cut off or destroyed. Homes, businesses, institutions and government centers would be flooded.

Events/Occurrences

Table 4.25. Damages in Highlands County since 1998				
YEAR	DECLARED	FEMA #	EVENT	DAMAGES
1998	YES	3131	HURRICANE GEORGES	\$ 92,168.03
1999	YES	1300	HURRICANE FLOYD	\$ 611,067.00
1998	YES	1195	EL NINO EVENTS (FLOOD)	\$ 1,053,313.63
1999	YES	3150	HURRICANE IRENE	\$ 8,751.00
2001	YES	1393	TROP. STORM GABRIELLE	\$ 166,508.21
2004	YES	1539	HURRICANE CHARLEY	\$ 25,000,000.00
2004	YES	1545	HURRICANE FRANCIS	\$ 4,000,000.00
2004	YES	1561	HURRICANE JEANNE	\$452,000,000.00
2005	YES	1609	HURRICANE WILMA	\$ 200,000.00
2007	YES	1785	TROPICAL STORM FAY	

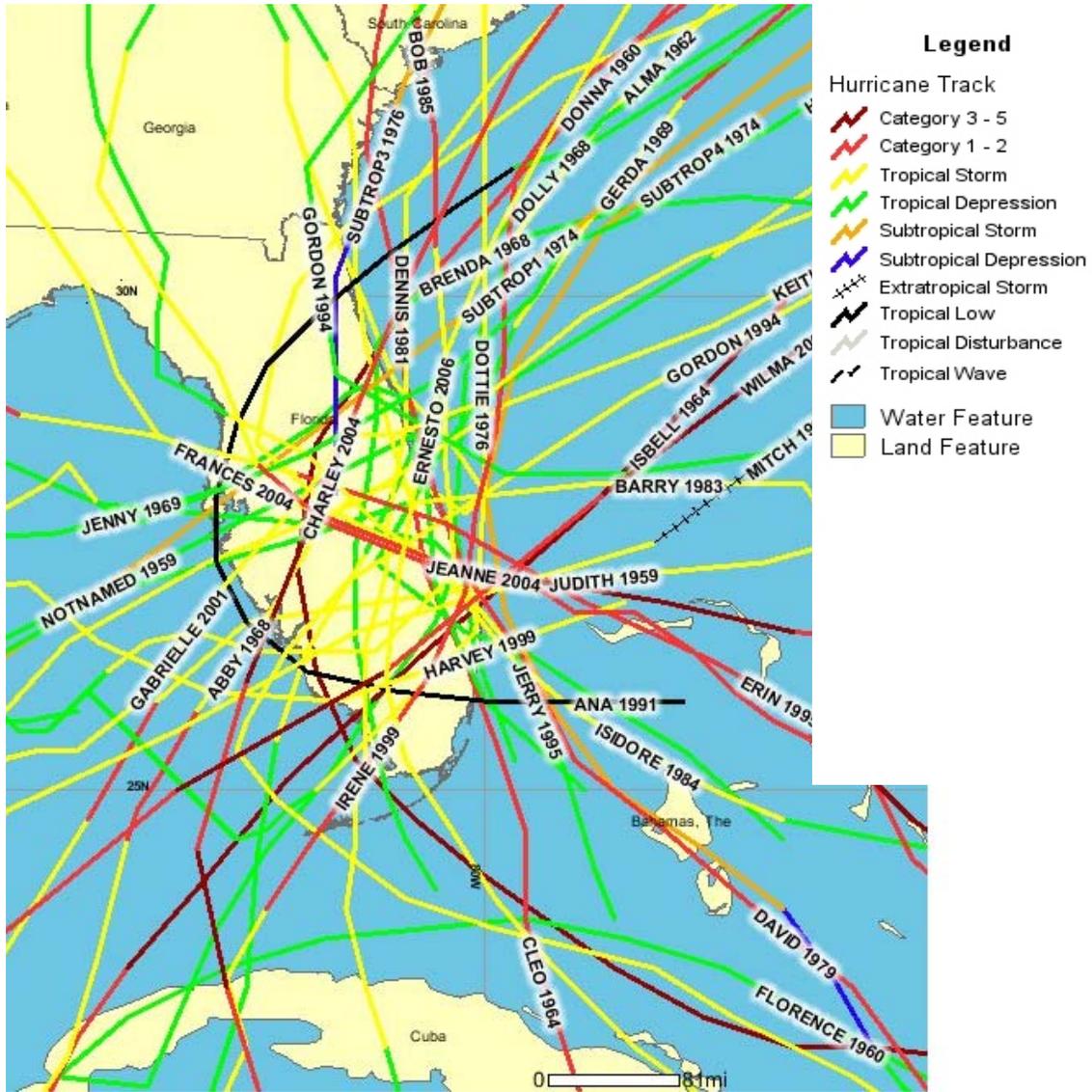
Source: Comprehensive Emergency Management Plan, 2007

Map 4.11. 1990-2007 Historical Impact to Florida



Source: NOAA National Climatic Data Center, US Department of Commerce website <http://csc-s-maps-q.csc.noaa.gov/hurricanes/viewer.html>

Map 4.12. 1957-2007 Historical Impact to Florida



Source: NOAA National Climatic Data Center, US Department of Commerce website, <http://csc-s-maps-q.csc.noaa.gov/hurricanes/viewer.html>

- 2) Probability: The Colorado State University 50-year probability for tropical storm and hurricane activity does not include Highlands County. The counties adjacent to Highlands County in this study are Charlotte, Okeechobee, and Osceola Counties. Their probabilities for tropical storm and hurricane activity are as follows:

Chance of at least one named storm making landfall

Charlotte County has a 56 % chance.

Okeechobee County has a 51.0% chance.

Osceola County has a 64.2% chance.

Chance of at least one hurricane making landfall

Charlotte County has a 24.6% chance.

Okeechobee County has a 26.8% chance.

Osceola County has a 36.2% chance.

Chance of one or more intense hurricanes making landfall

Charlotte County has a 14.5% chance.

Okeechobee County has an 8.1% chance.

Osceola County has an 11.5% chance.

Given the high probability of the occurrence of tropical storms and hurricanes in these surrounding Counties, it is safe to say that Highlands County can be expected to have a tropical storm, hurricane threat or impact of at least once a year.

- 3) Vulnerability: Hurricane/tropical storms are accompanied by the combination of excessive rain, flooding, high winds, and tornadoes. Much of the damage from hurricanes or tropical storms in Highlands County, an inland county, is the devastating effects from the torrential rains, gusty hurricane force winds, and destroyed structures being powerfully tossed as debris. Mobile homes are especially at risk from a tropical storm or hurricane and a tornado that can be produced by a hurricane's destructive power. Heavy winds and flooding also add to a hurricane and tropical storms destructive event. Anywhere from six to twelve inches of rainfall can result from these storms as they pass over the County.

The economic impacts are considered high due to the existing development in Highlands County, the age of the population, and history of events. The number of people affected by hurricanes and tropical storms is significant, the economic costs high, and the vulnerability is considered high. All the existing structures, buildings, infrastructure, and agriculture systems, including the livestock, are vulnerable to hurricanes and tropical storms. Most of the population would be affected. There would be major damage to old, poorly maintained, and mobile home structures with some damage to newer structures built to code.

g. Sinkhole/ landslide

- 1) History/ Background: Sinkholes are characterized as a natural depression in a land surface. The sinking action generally occurs where the rock below the land surface is either limestone salt beds, or carbonate rock or other rocks that dissolve naturally when ground water circulates through them. The following states tend to have the most sinkhole damages due to the types of rocks that are susceptible to dissolution in water: Florida, Texas, Alabama, Missouri, Kentucky, Tennessee, and Pennsylvania. The entire County is vulnerable for this disaster at any time, even though there have only been a few major occurrences. The County is more likely to be impacted from sinkholes after prolonged events which affect the groundwater levels, such as droughts and excessive rainfall or flooding. There have been a total of nine reported sink holes in Highlands County since 1989. Of these nine, four were major sink holes. The impacts of these four major sink holes have been the collapse of: a single family home; portion of rights-of-way and roadways on US 27 and State Highway 66; and open land. According to the MEMPHIS final report for Highlands County, the data describes that approximately 754 structures are considered at: high, very high, or extreme risk due to their distance to historic sinkholes, assessment of the geology, and soils (CEMP, 2006 and U.S. Geological Survey).

Location

The entire planning area lies within an area that rarely experiences sinkholes; however, large and deep sinkholes are possible. It is difficult to estimate the exact location of future sinkholes. However, there have been nine reported sinkholes and based upon this information, the area within a one-half mile radius of these nine previously reported sinkholes is vulnerable to this hazard. A map depicting the location of the previous reported sinkholes are located in the Appendix H.

Extent

The severity of the sinkholes depends on the location, size and the overall speed of the formation of the sinkhole. The planning area lies in an area where few deep and large-diameter sinkholes may occur. Based on previous occurrences, the largest sinkhole to have occurred in the County has been 15 feet in depth, 210 feet in width. An equivalent sink hole could be possible, and a larger one may occur.

Events/Occurrences

Nine events have been reported to the Florida Geological Survey, and based upon this information, six have occurred in the Sebring area, one in the Lake Placid area and two reported by the Transportation Department. A map of these sink holes is located in Appendix H.

- 2) Probability: The probability of the occurrence of sinkhole/landslide is low, given the number of reported occurrences. The incidents of sinkholes are likely to occur in the raining season.
- 3) Vulnerability: The threat of sinkholes/landslides affects all areas in the County. The economic impacts are considered low or not being overly significant due to the total number of people impacted. The level of vulnerability is, therefore, considered low. Only special portions (areas) of the population would be affected. Day to day operations would not be affected. There would be minor cosmetic damage.

h. Wildfires

- 1) History/ Background: The 2006 CEMP explains that wildfires impacts are a continuing threat which cause annual losses to timber and agriculture interests in Highlands County. Seventy percent of the wildfires are caused by people and 30 percent are caused lightning. Even today, wildfires continue to be Highlands County's major area of fiscal loss and account for the greatest amount of disaster response. During the spring of 2001, Highlands County experienced wildfires in the urban interface, which required weeks of State resources to suppress. The Florida Department of Agriculture Division of Forestry (Division of Forestry) has determined that Highlands County is in the Top 10 areas of the State at risk for urban-woodlands fire disaster. Highlands County also contains many conservation areas, which are managed by prescribed burning and are immediately adjacent to residential subdivisions.

On 06 January 2009, Highlands County Board of County Commissioners accepted a \$136,000 thousand Fire Protection and Safety (FP&S) Grant from FEMA in order to facilitate the development of a Countywide Community Wildfire Protection Plan (CWPP) to address fire hazard mitigation through regulation, fuel reduction and public education. This grant is the implementation of a mitigation initiative under unincorporated Highlands County. The implementation plan is expected to be carried out by a consultant for the County and overseen by the Development Services Department. A multi-jurisdictional Wildfire Mitigation Committee has been formed that will oversee the project process, provide input, and oversee the long-term implementation of the CWPP after the projects completion. A Wildfire Mitigation Website has been completed that will support committee and public participation in the project as well as wildfire awareness in general. The website contains draft sections of the CWPP, wildfire risk assessment data, educational materials, and committee minutes, along with other information.

Three communities within the unincorporated Highlands County have taken the steps necessary to join Firewise Communities/USA. They are

Placid Lakes, Leisure Lakes, and Sun 'N Lake of Sebring Improvement District (SNLID), which are pre-1970 subdivisions. The Placid Lakes and Leisure Lakes subdivisions have scattered development patterns and large areas of scrub, with many lots bought by the State of Florida for conservation. The SNLID has a large area within its development that is currently under one ownership and undeveloped. All three of these communities are especially vulnerable to wildfires due to the amount of interface with scattered, undeveloped, overgrown vacant lands and scrub lands. The Firewise Community Program is administered by the Division of Forestry. It recognizes communities or neighborhoods that demonstrate the willingness to partner in wildfire protection to help prevent and reduce losses to wildland/urban interface fire. A firewise community will take the lead in assisting their citizens in taking the responsibility for: (1) planning and designing a safer community; (2) planning for effective emergency response; and (3) making individual homeowners accountable for safer home construction and design, including firewise landscaping and maintenance (Division of Forestry, Highlands County Planning Department).

Location

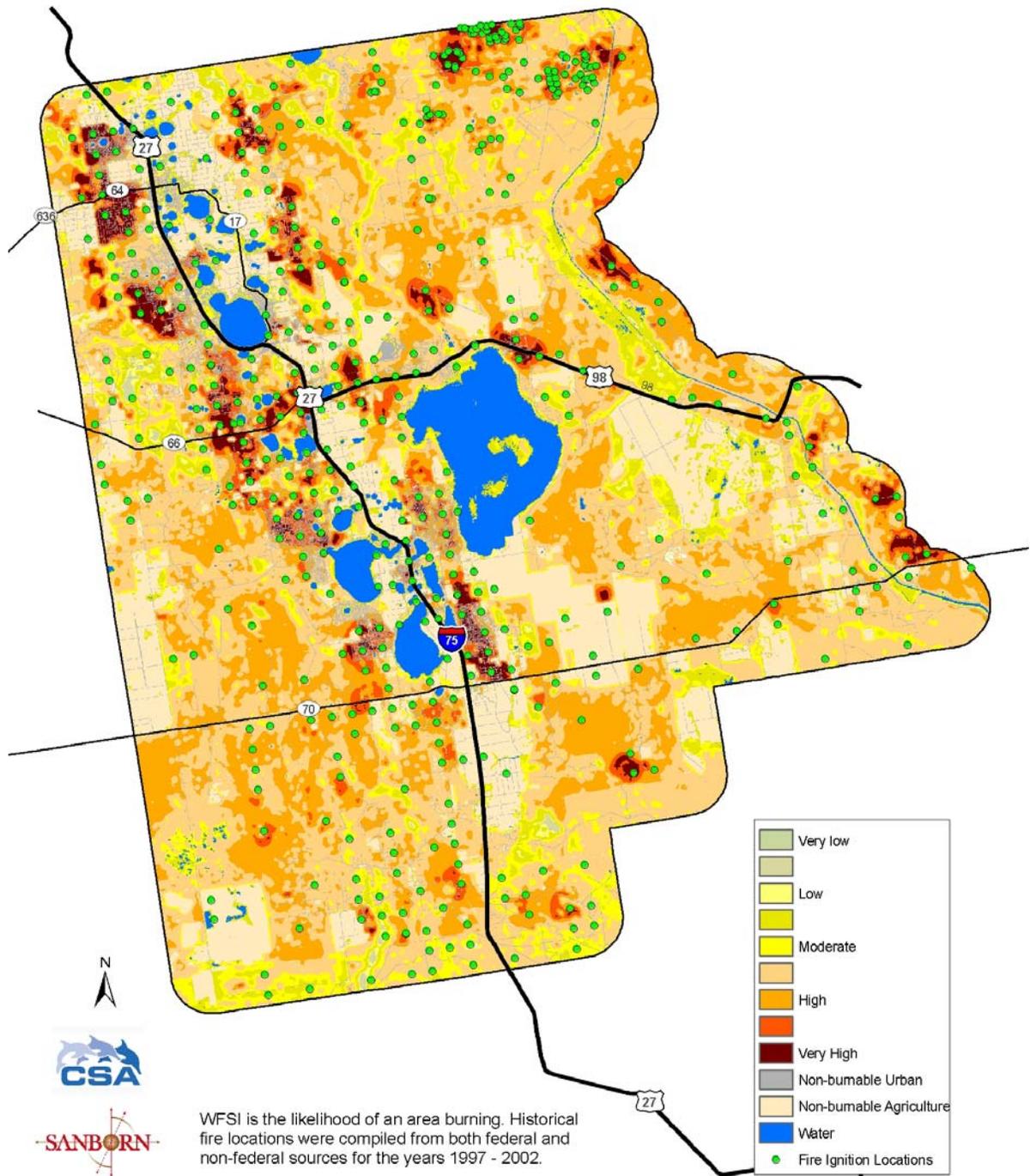
As Highlands County is a rural county with a great deal of open space, wildfires are possible throughout the areas of the county that has an abundance of fuel, such as dead vegetable matter/underbrush. Two maps, located below, have been prepared in the development of Highlands County CWPP. One map represents the areas in the County that are susceptible to fires, with the data compiled from recorded historical fires. The second map represents the areas with available surface fuel, based upon data from the Division of Forestry and local sources. Maps by area are in Appendix I.

Map 4.13. Susceptibility Index for Highlands County, 2009

Wildland Fire Susceptibility Index

Highlands County, Florida

draft: July 28, 2009



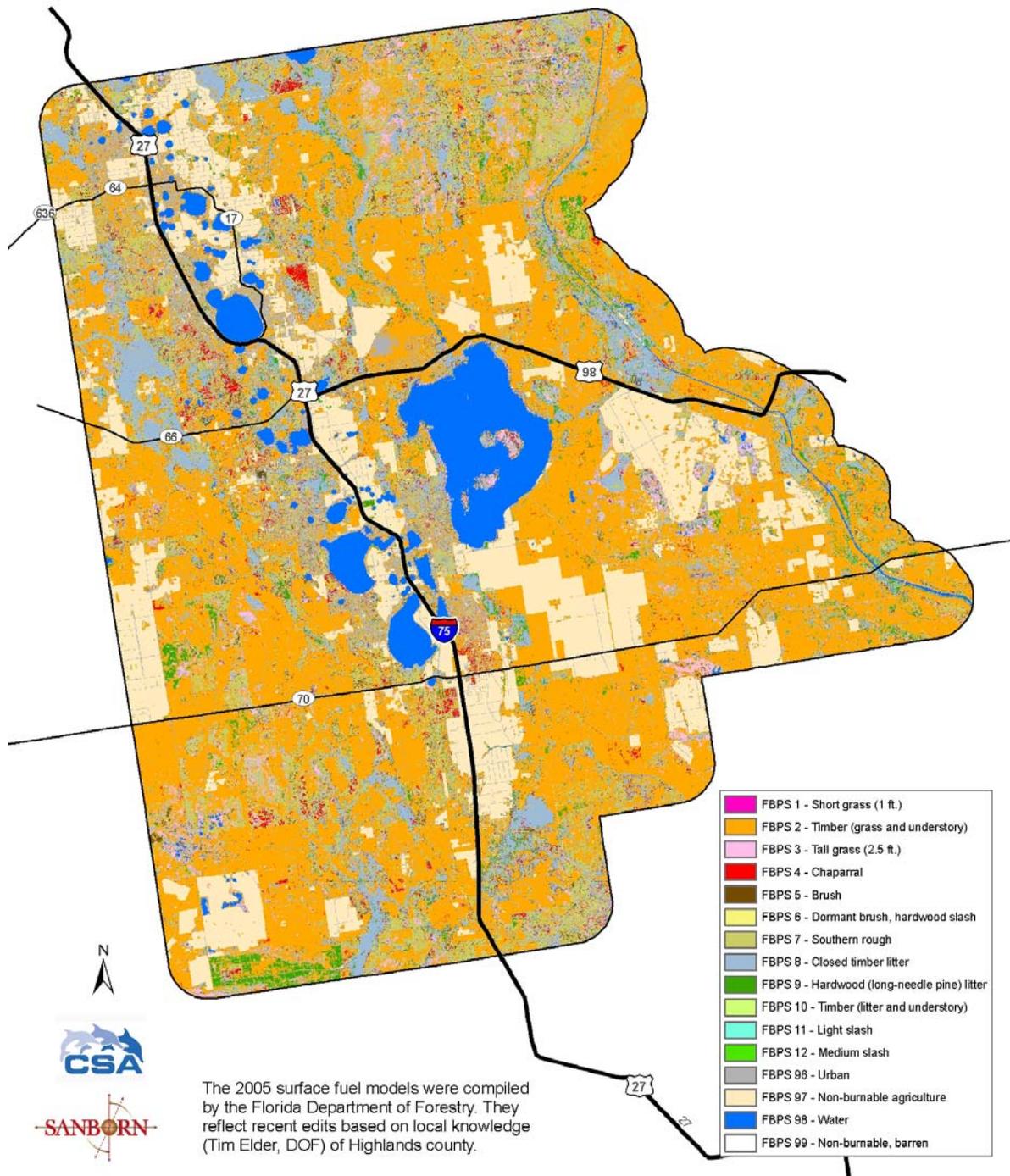
Source: http://www.highlandswildfire.com/index.php/documents/cat_view/46-maps

Map 4.14. Fuels Models for Highlands County, 2009

2005 Surface Fuel Models

Highlands County, Florida

draft: July 28, 2009



Source: http://www.highlandswildfire.com/index.php/documents/cat_view/46-maps

The above maps and those in Appendix I clearly identify the locations within the County that are vulnerable to wildfires, which includes the SNLID.

Extent

The severity of wildfire in the county depends on several factors, such as the abundance of fuel available, drought conditions and magnified when accompanied by excessive heat, and the amount of moisture in the soil. Based on previous occurrences and historical events, the magnitude or severity of a severe future wildfire event occurring within the planning area is likely to be 4,999 acres based on the data of wildfire occurrences from January 1950 through mid-August 2009. During this same period, there were no fires over 5,000 acres in size and only 8 fires were reported between 1,000-4,999 acres, according to the Florida Division of Forestry’s Okeechobee District. Of all the fires reported to have burned during this period in Highlands County, a total of 83.08 percent burned less than 999 acres.

Events/Occurrences

The CWPP website identifies a total of 1,134 wildfires of various sizes in the last ten years. These fires have burned a total of 21,266 acres in Highlands County or the planning area. With the mixture of urban development, small communities and scattered neighborhoods, there is a large amount of population and property that is in the area called wildland – urban interface. This wildland – urban interface is expected to increase with the future development pressure. The CWPP website estimates that 67.2 percent of the population is living within the medium to high-risk wildfire zones. This translates to 29,008 structures within medium to high-risk wildfire zones, of which 23,782 are residential structures.

The table below identifies two major wildfire events in the County, one a major disaster declaration declared in 1998.

Table 4.26. Wildfire Events/Damages in Highlands County since 1998				
Year	Declared	FEMA #	Event	Damages
1998	YES	3139	WILDFIRES	\$ 50,469.00
2001	NO	N/A	WILDFIRES	\$ 130,000.00

Source: Highlands County Emergency Management Plan, 2006.

The Division of Forestry provides fires classified by size for the Districts in the State of Florida, with the District fire data broken down to county level. Highlands County is in the Okeechobee District in the Division of

Forestry for collected and reported fire data. Highlands County fire classification by fire size is shown in the table below, excerpted from the Okeechobee District data table.

Table. 4.27. Fires Classified by Fire Size 1/01/1950 to 8/14/2009		
Highlands County	No. of Fires	No. of Acres
0.1 – 0.2 acres	828	98.7
0.3 – 9 acres	1,603	3,738.5
10 – 99 acres	539	15,370.8
100 – 299 acres	80	12,661.2
300 – 999 acres	55	25,645.0
1000 – 4999 acres	8	11,701.6
5000 & up	0	0.0

*Source: Florida Division of Forestry, Okeechobee District
1/01/1950 to 8/14/2009.*

- 2) Probability: Highlands County is located on the Lake Wales Ridge area, which contains a complex collage of vegetation shaped by many factors including fire, soil characteristics, and elevation. The Lake Wales Ridge area is also called the Dry Uplands, which includes the sand hills and scrub lands, although very little of the sand hills remain today. Scrub land is considered Florida's version of a desert. This Lake Wales Ridge is home to forty five state or federally protected wildlife species, many of which are found nowhere else in the world. This Ridge area, like many areas in the southeastern United States, depends on fire to maintain its ecosystem. Natural wildfires have historically swept through the area, promoting growth, reducing ground litter, regenerating the soil and keeping exotic species at bay. Prescribed burning has been implemented as a tool to maintain the habitat for wildlife. The probability of the occurrence of wildfires is high, given the number of reported occurrences and the many factors associated with scrub land on the Lake Wale Ridge (Highlands County Planning Department).

- 3) Vulnerability: The CWPP website identifies a total of 1,134 wildfires of various sizes in the last ten years that have burned a total of 21,266 acres in the planning area. The level of vulnerability is high due to development patterns and location of development into pre-1970 subdivisions that have large areas of scrub and vacant lots bought by the State of Florida for conservation. There is a high probability of occurrence and costs associated with these events. The level of vulnerability is considered high for the entire planning area; however, the unincorporated County and SNLID are considered to have particularly high level of vulnerable to wildfires due to the amount of interface with scattered, undeveloped,

overgrown vacant lands, and scrub lands. Most of the population would be affected. There would be major damage to old, poorly maintained, and mobile home structures with some damage to newer structures built to code. However, all the population for the unincorporated areas of the County and the SNLID would be affected; all their structures are vulnerable to this hazard event.

2. Man-Made Hazards

a. Hazardous Materials Incident (HAZMAT fixed facility/transportation)

- 1) History/ Background: Although Highlands County does not have heavy industry using toxic chemicals, large amounts of pesticides and fertilizers are used in agricultural operations and contamination of potable water wells has been documented in several areas of the County. Highway US 27 is a major north-south roadway that carries a heavy volume of truck traffic through populated areas of the County. The major east-west carriers of truck traffic through the County are State Highway 66 and US Highway 98. This truck traffic increases the vulnerability to transposition accidents involving hazardous materials. In 2008 and 2009, a passing freight train caused a series of brush fires along the railroad tracks through Lake Placid. Aircrafts carry smaller quantities of hazardous material such as aerial pesticides or herbicides for spraying fields or fuel for aircraft operation. An aircraft accident would require a fuel spill cleanup or an emergency response to an aircraft accident. If the aircraft accident contained aerial pesticides or herbicides there may be concentrated forms at the scene.
- 2) Probability: The probability of the occurrence of a spill or release of hazardous material during transportation is high, as this type of occurrence is common throughout the United States. It would be likely for an incident to occur along the major north-south Highway, US 27 as this Highway carries the major truck traffic through Highlands County. It is likely that an incident would occur along the two railroad lines that pass through Highlands County. An aircraft accident would be likely to occur, the location to be anywhere throughout the County.
- 3) Vulnerability: Two railroad lines pass through Highlands County with unknown amounts of hazardous material being transported. The majority of railcar releases or spills has been small, affecting only the railroad lines and the adjacent buildings or structures. Economic costs are generally low. These railroad lines travel through densely populated areas in the County creating a high level of vulnerability for a rail line incident to occur. The vulnerability to the release or spill of hazardous material from a truck or railcar is moderate, and depends upon the amount and type of material released or spilled and the location of the incident. There are two

public airports, a military bombing range and a number of small private airstrips in the County. The County is in a commercial airway corridor between Tampa and West Palm Beach/Miami. While Highlands County has no commercial airport, we have an inordinate number of aviation crashes. The data from the Highlands County Sheriff's Office indicate that 6 aircraft crashes have occurred from 17 June 2006 to 13 October 2009 in all of Highlands County. Most of the population could be affected. A semi-tractor trailer steadily leaking hazardous materials while in route along Highway US 27, a major north-south roadway that carries a heavy volume of truck traffic through populated areas of the County, could in fact affect the densely populated areas in the County. The major portion of the urban development occurs along the Lake Wales Ridge, along Highway US 27.

b. Terrorism

- 1) History/ Background: Civil disorder and terrorism are two examples of man-made hazards. Of the two, terrorism is the more serious because it often occurs without warning. Many other hazards can be controlled, but often terrorism is unexpected and has limited control capabilities. As noted in the 2006 CEMP, Highlands County experienced some 107 responses to possible anthrax incidents following the September 11 terrorist attack in New York. The County has had two separate anthrax hoaxes recently, raising the community awareness regarding unexpected threats. Due to international participation and large numbers of spectators, the annual "12 Hours of Sebring" automobile race represents a potential terrorist target, as does the Avon Park Air Force Base/Bombing Range.
- 2) Probability: The probability of a deliberate terrorist event occurring in Highlands County is very low. However, militia groups generally locate in rural areas throughout the United States, including the State of Florida.
- 3) Vulnerability: The number of people affected by terrorism is usually high, as a terrorist goal is to create as much pain and suffering and damage on the most number of people. This being the case, the economic costs associated with terrorism can be high. The county-wide critical facilities and events that draw the largest numbers of spectators, such as "12 Hours of Sebring," are moderate vulnerability levels. Only special portions (areas) of the population would be affected by a terrorism event. The day to day operations would not be affected. There would be minor cosmetic damage.

Table 4.28. Natural Hazard Vulnerability Matrix		
Hazard – Natural	Frequency/ Probability of Future Occurrences	Distribution
Avalanches	* NA	NA
Coastal erosion	NA	NA
Dam failure/ levee	NA	Localized
Drought/ extreme heat	5-10 years	County-wide
Earthquakes	NA	NA
Coastal flooding	NA	NA
Floods	Annually	Localized
Freezes/ severe winter storms	3-4 years	County-wide
Severe Thunderstorms	Several a year	County-wide
Hurricane/ tropical storms	Annually	County-wide
Sinkhole/ landslide	Annually	County-wide
Tsunamis	NA	NA
Volcanoes	NA	NA
Wildfire	Several a year	County-wide

* NA = Not applicable; not a hazard to the jurisdiction.

Table 4.29. Impacts on Structures and Infrastructure from Identified Hazards Natural Hazard Vulnerability Matrix

Impacts on Structures and Infrastructure from Identified Hazards	All Structures	Mobile Homes	Poorly Constructed Homes	Non Elevated Homes	Telecommunications	Electrical utilities	Sewage Systems	Potable Water	Roadways	Waterways	Airports	Agriculture	Livestock	Economic Disruptions	Environmental Damage
Dam failure/levee		X	X	X	X	X	X	X	X						
Drought/ extreme heat								X				X	X	X	X
Floods		X	X	X	X	X	X	X	X	X		X	X	X	X
Freezes/severe winter storms												X	X	X	X
Severe Thunderstorms		X	X	X	X	X	X	X				X	X	X	
Hurricanes/ tropical storms	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Sinkhole/ landslide	X	X	X	X					X		X	X		X	
Tsunamis	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Wildfire	X	X	X	X	X	X			X		X	X	X	X	X
HAZMAT (fixed facility)					X	X		X	X	X	X	X	X	X	
HAZMAT (transportation)								X	X	X	X	X	X	X	X
Terrorism	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

* NA = Not applicable; not a hazard to the jurisdiction.

Table 4.30. Multi Hazard Vulnerability Analysis

Multi - Hazards Considered	City of Avon Park	City of Sebring	Highlands County	Highlands County School District	Sebring Airport Authority	South Florida Community College	Spring Lake Improvement District	Sun N' Lake of Sebring Imprv. District	Town of Lake Placid
Dam failure/levee	NA	NA	H	NA	NA	NA	H	NA	NA
Drought/ extreme heat	L	L	L	L	L	L	L	L	L
Floods	H	M	H	M	M	M	H	M	M
Freezes/severe winter storms	L	L	L	L	L	L	L	L	L
Severe Thunderstorms	M	M	M	M	M	M	M	M	M
Hurricanes/ tropical storms	H	H	H	H	H	H	H	H	H
Sinkhole/ landslide	L	L	L	L	L	L	L	L	L
Tsunamis	NA	NA	NA	NA	NA	NA	NA	NA	NA
Wildfire	H	H	HH	H	H	H	H	HH	H
HAZMAT (fixed facility)	M	M	M	M	M	M	M	M	M
HAZMAT (transportation)	M	M	M	M	M	M	M	M	M
Terrorism	M	M	M	M	M	M	M	M	M

Key HH = Especially High – All the population for that jurisdiction affected; all structures vulnerable to hazard event.

H = High – Most of the population affected, major damage to old, poorly maintained, and mobile home structures, some damage to newer structures built to code.

M = Moderate – Around 50% of the population affected, mobile homes and poorly built or maintained structured damaged

L = Low – Special portions of the population affected; day to day operations not affected; minor cosmetic damage.

N = Not a threat.

NA = Not applicable; not a hazard to the jurisdiction.

Hazard and Vulnerability Assessment

It must be emphasized that the fundamental reason for undertaking the hazard identification and vulnerability assessment process is to highlight vulnerabilities that need to be addressed by the development of proposed mitigation initiatives for incorporation into the Highlands County local hazard mitigation plan. Because of the numerous facilities and systems in Highlands County that need be assessed for their vulnerability to disasters, this component of the mitigation planning process can be expected to be continued in future updates of the plan until all necessary facilities, systems and neighborhoods have been assessed and their mitigation needs addressed. The above tables summarize and integrate the hazards threatening the County and the participating jurisdictions, and the impacts of these events/incidents into the Natural Hazard Vulnerability Matrix and the Multi Hazard Vulnerability Analysis Matrix. These matrices assist the Working Group in identifying a priority for identification of hazard mitigation initiatives needed, as well as assignment of priority for implementation of each initiative.

Vulnerability

This plan update will not be assessing the vulnerability of structures, existing and proposed; estimating potential dollar losses; and analyzing development trends in the plan update. According to the FEMA *Planning Guidance*, interpretation of the words “should” and “shall” in the mitigation planning regulation in 44 CFR §201, when the word “shall” is used it is a mandatory requirement and when the word “should” is used, it is strongly recommended that this regulation be included in the plan. However, the *Planning Guidance* goes on to explain that the absence of its inclusion will not cause FEMA to disapprove the plan (FEMA 5). In accordance to the mitigation planning regulations in 44 CFR § 201.6(c)(2)(ii):

(A): The plan should describe vulnerability in terms of the types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard area;

(B): The plan should describe vulnerability in terms of an estimate of the potential dollar losses to vulnerable structures identified in paragraph (c)(2)(ii)(A) of this section and a description of the methodology used to prepare the estimate;

(C): The plan should describe vulnerability in terms of providing a general description of land uses and development trends within the community so that mitigation options can be considered in future land use decisions.

This plan update does not include the sections of the mitigation planning regulations cited above in 44 CFR § 201.6(c)(2)(ii)(A)(B)(C). The LMS Working Group plans to prepare these sections over the next five years for its next plan update.

V. MITIGATION STRATEGY

Section 201.6(c)(3) of the mitigation planning regulations requires jurisdictions to develop a mitigation planning strategy to serve as a long-term blueprint for reducing the losses from hazard events identified in the risk assessment. This chapter includes a review, and, if necessary, a revision to the 2005 LMS goals, objectives, and prioritized mitigation actions. According to 44 CFR §201.6(c) the LMS update shall include:

(3) A mitigation strategy that provides the jurisdiction's blueprint for reducing the potential losses identified in the risk assessment, based on existing authorities, policies, programs and resources, and its ability to expand on and improve these existing tools. This section shall include:

(i) A description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards.

(ii) A section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure. All plans approved by FEMA after October 1, 2008, must also address the jurisdiction's participation in the NFIP, and continued compliance with NFIP requirements, as appropriate.

(iii) An action plan describing how the actions identified in paragraph (c)(2)(ii) of this section will be prioritized, implemented, and administered by the local jurisdiction. Prioritization shall include a special emphasis on the extent to which benefits are maximized according to a cost benefit review of the proposed projects and their associated costs.

(iv) For multi-jurisdictional plans, there must be identifiable action items specific to the jurisdiction requesting FEMA approval or credit of the plan.

Mitigation Goals

The goals are established for both the entire planning area and all of the participating jurisdictions. Goals selected by the LMS Working Group are related to the broad mitigation needs and capabilities of the communities involved, rather than addressing a specific hazard type or category. Therefore, the Highlands County mitigation goals and objectives, by definition, are “multi-hazard” in scope.

Mitigation goals are designed to avoid or reduce long-term vulnerabilities to identified hazards. Goals are long-term and represent a vision. They are considered to be broad and do not identify a specific mitigation. Two examples of a goal are: (1) eliminate flood damage, and (2) protect existing critical facilities from high winds.

Objectives are more specific than goals, are measurable, and connect goals and mitigation actions. They clarify the purpose of an action. An example of an objective would be to update the local building code. The selection of individual mitigation initiative projects for the LMS Working Group list of mitigation initiatives is based on the following: the results of the hazard and vulnerability assessment; and its consistency with the goals and objectives in the Plan and the overall direction of the community.

The goals and objectives help to focus the efforts of the LMS Working Group in the mitigation planning effort to achieve an end result that matches the unique needs, capabilities and desires of the participating jurisdictions. The *2005 LMS Goals and Objectives* were reviewed over a period of several public meetings to ensure that they were based on the findings of the local and State risk assessments and that they represent a long-term vision for hazard reduction or enhancement of mitigation capabilities. They were evaluated to determine if any required revisions or were not pertinent, or if new goals or objectives should be added in this plan update. It was concluded that the Goals and Objectives were up to date and did not require any revisions, additions or deletions.

Goal 1. Highlands County and the included jurisdictions will have the capability to develop, implement and maintain effective mitigation programs.

Objective 1.1: There will be a program to derive “lessons learned” from each significant disaster and hazard event occurring in or near the communities.

Objective 1.2: Appropriate technical skills in mitigation planning will be available within the community.

Objective 1.3: The effectiveness of mitigation initiatives implemented in the communities will be measured and documented.

Objective 1.4: The capability to effectively utilize available data and information related to mitigation planning and program development will be available, obtained and maintained.

Objective 1.5: Data and information needed for defining hazards, risk areas and vulnerabilities in the communities will be obtained and maintained.

Goal 2. Highlands County and the included jurisdictions will be encouraged to work toward creating a disaster resistant community by the year 2020.

Objective 2.1: Local elected governing bodies will promulgate the local hazard mitigation plan and support community mitigation programming.

Objective 2.2: A business Continuity of Operations Plan (COOP) and recovery program will be considered in the community.

Objective 2.3: The community will be periodically updated regarding local efforts in mitigation planning and programming.

Objective 2.4: Outreach programs to gain participation in mitigation programs by business, industry, institutions and community groups will be developed and implemented.

Objective 2.5: The community's public and private sector organizations will be asked to partner to promote hazard mitigation programming throughout the communities.

Objective 2.6: Local agencies will be asked to establish specific interagency agreements for the development and implementation of mitigation-related projects and programs.

Goal 3. Highlands County and the included jurisdictions will have the capability to initiate and sustain necessary emergency response operations during and after a disaster.

Objective 3.1: Response capabilities will be available to protect visitors, special needs individuals, and the homeless from a disaster's health and safety impacts.

Objective 3.2: Vehicle access routes to key health care facilities will be protected from blockage as a result of a disaster.

Objective 3.3: Shelters or structures for vehicles and equipment needed for emergency services operation will be retrofitted or relocated to withstand disaster impacts.

Objective 3.4: Disaster shelters will be retrofitted to ensure their operability during and after disaster events.

Objective 3.5: Designated evacuation routes will be monitored to remain open before, during and after disaster events.

Objective 3.6: Critical facilities and communications systems supporting emergency services operations will be retrofitted to withstand the impacts of disasters.

Objective 3.7: Local emergency services facilities will be retrofitted to withstand the structural impacts of disasters.

Objective 3.8: Emergency services organizations will have the capability to detect emergency situations and promptly initiate emergency response operations.

Goal 4. The continuity of local government operations will not be significantly disrupted by disasters.

Objective 4.1: Plans will be developed, and resources identified, to facilitate reestablishing local government operations after a disaster (COOP).

Objective 4.2: Redundant equipment, facilities, and/or supplies will be obtained to facilitate reestablishing local government operations after a disaster.

Objective 4.3: Buildings and facilities used for the critical operations of government will be retrofitted to withstand the impacts of disasters.

Objective 4.4: Plans and information will be available to assist local government employees in retrofitting their homes to ensure their availability during a disaster.

Objective 4.5: Important local government records and documents will be protected from the impacts of disasters.

Objective 4.6: Community recovery plans will be prepared to guide decision-making and resource allocation by local government in the aftermath of a disaster.

Goal 5. The health, safety and welfare of Highlands County and the included jurisdictions residents and visitors will not be threatened by disasters.

- Objective 5.1: Structures, facilities and systems serving visitors to the community will be prepared to meet their immediate health and safety needs.
- Objective 5.2: There will be adequate resources, equipment and supplies to meet victims' health and safety needs after a disaster.
- Objective 5.3: Public and private medical and health care facilities in the community will be retrofitted to withstand the impacts of disasters.
- Objective 5.4: Public facilities in the community posing an extra health or safety risk when damaged or disrupted will be made less vulnerable to the impacts of a disaster.
- Objective 5.5: Effective structural measures will be developed to protect residential areas from the physical impacts of disasters.
- Objective 5.6: Some residential structures will be retrofitted to withstand the physical impacts of disasters.
- Objective 5.7: Some residential structures will be removed or relocated from defined hazard areas.
- Objective 5.8: Adequate systems for notifying the public at risk and providing emergency instruction during a disaster will be available in all jurisdictions.

Goal 6. The policies and regulations of local governments will support effective hazard mitigation programming throughout Highlands County and the included jurisdictions.

- Objective 6.1: Regulations will be established and enforced to ensure that public and private property maintenance is consistent with minimizing vulnerabilities to disaster.
- Objective 6.2: All reconstruction or rehabilitation of local government facilities will incorporate techniques to minimize the physical or operational vulnerability to disasters.
- Objective 6.3: New local government facilities will be located outside of hazard areas and/or will be designed to not be vulnerable to the impacts of such hazards.
- Objective 6.4: Reconstruction and rehabilitation of structures and utilities in the community will incorporate appropriate hazard mitigation techniques.
- Objective 6.5: Local jurisdictions will participate fully in the National Flood Insurance Program.
- Objective 6.6: Local government's private non-profits will protect high hazard natural areas from new or continuing development.
- Objective 6.7: Local governments will establish and enforce building and land development codes that are effective in addressing the hazards threatening the community.
- Objective 6.8: Land use policies, plans and regulations will discourage or prohibit inappropriate location of structures or infrastructure components in areas of higher risk.
- Objective 6.9: Local government will ensure that hazard mitigation needs and programs are given appropriate emphasis in resource allocation and decision-making.

Goal 7. Residents of Highlands County and the included jurisdictions will be encouraged to have homes, institutions and places of employment that have reduced vulnerability to disasters.

- Objective 7.1: Local government will support key employers in the community in the implementation of mitigation measures for their facilities and systems.
- Objective 7.2: The vulnerability to disasters of schools, libraries, museums, and other institutions important to the daily lives of the community will be minimized.

Objective 7.3: Economic incentive programs for the general public, businesses and industry to implement structural and non-structural mitigation measures will be established.

Objective 7.4: Programs for removal, relocation or retrofitting of vulnerable structures and utilities in hazard areas will be established and implemented.

Goal 8. The economic vitality of the Highlands County and the included jurisdictions will be protected against the consequences of a disaster.

Objective 8.1: Local government will implement programs to address public perceptions of community condition and functioning in the aftermath of a disaster.

Objective 8.2: Local government will strive to diversify the employment base of the community.

Objective 8.3: Local government will establish programs, procedures and process to support business resumption activities by impacted local businesses and industry.

Objective 8.4: Local government emergency response and disaster recovery plans will appropriately consider the needs of key employers in the community.

Objective 8.5: Components of the infrastructure needed by the community's businesses and industries will be protected from the impacts of disaster.

Objective 8.6: Local government will encourage community businesses and industries to make their facilities and operations disaster resistant.

Goal 9. The availability and functioning of Highlands County and the included jurisdictions infrastructure will not be significantly disrupted by a disaster.

Objective 9.1: Routine maintenance of the community's infrastructure will be done to minimize the potential for system failure because of or during a disaster.

Objective 9.2: Local governments will encourage hazard mitigation programming by private sector organizations owning or operating key community utilities.

Objective 9.3: Sources of energy normally used by the community will be protected against the impacts of a disaster.

Objective 9.4: Water and sewer services in the community will be protected against failure caused by disasters.

Objective 9.5: Transportation facilities and systems serving the community will be constructed and/or retrofitted to minimize the potential for disruption during a disaster.

Goal 10. Efforts will be taken to educate members of Highlands County and the included jurisdictions so they will understand the hazards threatening local areas.

Objective 10.1: Technical training in mitigation planning and programming will be given to appropriate local government.

Objective 10.2: All interested individuals will be encouraged to participate in hazard mitigation planning and training activities.

Objective 10.3: Managers of public facilities will be knowledgeable in hazard mitigation techniques and the components of the community's mitigation plan.

Objective 10.4: The owners and operators of businesses and industries in the community will be knowledgeable in appropriate hazard mitigation techniques.

Objective 10.5: The public will have access to information needed to help understand their vulnerability to disasters and effective mitigation techniques.

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Objective 10.6: The public living or working in defined hazard areas will be aware of that fact, understand their vulnerability and know appropriate mitigation techniques.

Objective 10.7: Public education programs in risk identification and hazard mitigation will be established and implemented.

Goal 11. Highlands County and the included jurisdictions will work to protect public and private lands from the effects of wildfire.

Objective 11.1: Identify existing and future development in high risk urban/wildland interface areas.

Objective 11.2: Make Fire department improvements by addition of specialized equipment and on going training programs.

Objective 11.3: Institute controlled burn management of public/private lands to mitigate wildfire.

Goal 12. Highlands County and the included jurisdictions will work to establish and maintain a system that provides for communications and public safety services during and after emergencies.

Objective 12.1: Increase local capabilities for notification of imminent threats in a more timely manner, such as reverse 9-1-1 and tornado warning devices.

Objective 12.2: Upgrade, create and supplement communications and service delivery systems as needed.

Objective 12.3: Establish a complete inventory and analysis of all communications and service delivery systems.

Goal 13. Highlands County and the included jurisdictions work toward improving disaster shelters in the County.

Objective 13.1: Prepare and maintain a database to address the disaster/emergency needs of citizens with "Special needs."

Objective 13.2: Upgrade, to a safe standard, all existing shelters.

Objective 13.3: Provide additional hurricane and tornado shelters as needed.

Objective 13.4: Establish a complete inventory and analysis of existing shelters.

Goal 14. Highlands County and the included jurisdictions will provide the most effective hazard mitigation programs and practices that are economically feasible.

Objective 14.1: Highlands County and the within jurisdictions will increase search and rescue capabilities, including Community Emergency Response Teams (CERT).

Objective 14.2: Highlands County and the within jurisdictions will develop a Debris Management Plan that includes training and equipment utilization.

Objective 14.3: Highlands County and the within jurisdictions will require that new development meet existing and new regulations as they are adopted.

Objective 14.4: Highlands County and the within jurisdictions will enforce and strengthen regulations to help protect life and.

Objective 14.5: Highlands County and the within jurisdictions will rank hazard mitigation based upon significance and frequency.

Goal 15. Highlands County and the included jurisdictions will work to protect all persons, public and private property from the consequences of civil disorder and over stress.

Objective 15.1: Make law enforcement improvements by addition of specialized equipment (including mobile command posts) and on-going training programs.

Objective 15.2: Institute public information programs focusing on citizen, family, neighborhood and self help options.

Objective 15.3: Identify existing and future law enforcement post-disaster needs.

Process for Prioritizing Projects and Programs

The LMS Working Group decided it would need to develop a reasonable system to assign priorities as other jurisdictions have done when they moved from the MG20/20 software program. This is important because the task of hazard mitigation is ongoing and mitigation projects and programs will continue to be prioritized, added and deleted as necessary. This requires the identification of projects and programs that appear to have technical merit, will be cost effective, and protect the health, safety and welfare of Highlands County and its citizens. The LMS Working Group considered six other counties' examples and determined what was appropriate for Highlands County and developed a draft prioritization method like the other counties have, utilizing sections from the examples that apply to Highlands County. The LMS Working Group utilized the following sources in the preparation of the draft prioritization method for Highlands County:

- 1) *Code of Federal Regulations, Title 44, Part 201, Section 6, revision year, 10-1-08 Edition*, to ensure the prioritization method is based upon this edition of the Code.
- 2) The Miami Dade Local Mitigation Strategy Prioritization Method, 2008, located in *The Local Mitigation Strategy-Hazard Mitigation for Miami-Dade County and its Municipalities, Departments and Private Sector Partners, December 31, 2008*, was used as a source, per Chair Mr. Nichols' direction.
- 3) Our State Hazard Mitigation Officer (SHMO) representative Ms. Herbert suggested that our Working Group use the Federal Emergency Management Agency (FEMA) STAPLE(E) criteria as a guide in the preparation of prioritization method. STAPLE(E) is an acronym for: Social; Technical; Aministrative; Political; Legal; Economic; and Environment.
- 4) Florida Division of Emergency Management list of criteria presented in their *Mitigation Planning Workshops for Preparing and Reviewing Local Plans, April 2007 (G318)*.

After several revisions, much discussion and public input, the LMS Working Group decided to continue using the current prioritization chart from the current 2005 LMS Plan that is used in the LMS MG20/20 software program with the clear understanding that the MG20/20 software program would not be utilized, and the benefit to cost ratio criteria that was listed on the chart was a benefit to cost review. A benefit to cost analysis could be provided by FEMA, and our SHMO confirmed that at the local level, our LMS Working Group would use a cost to benefit review, which is preliminary and not scientific. The cost to benefit review will justify whether a project will be cost effective and could be funded if on a prioritized list.

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small number of projects programs that have received grants or completed portions of their projects and are working on various aspects of their project, which are still viable for future funding.

Table 5.2. Highlands County Multi-Hazard Local Mitigation (LMS) Project/Program List

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Avon Park – AP Highlands County – HC Highlands County School Board – HCSB Lake Placid – LP Sebring – SB				Sebring Airport Authority – SAA South Florida Community College – SFCC Spring Lake Improvement District – SLID Sun “n Lake of Sebring Improvement District – SNLID				ID’s EP: Equipment Purchase EM: Equipment Modification ONS: Other Non-Structural PT: Personnel Training			ID’s PE: Public Education PCD: Policy/Code Development SR: Structure Retrofit		
ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/Technological/Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
EP	35	Retrofit Courthouse Annex w/ shutters & generators	Add hurricane shutter and emergency generators to courthouse annex with housing, engineering, building and planning departments.	HC	HC Engineering Dept	Natural hurricanes/tropical storms, floods, severe thunderstorms, freezes/severe winter storms	Retrofit public/historical structures	Capital Budget, Hazard Mitigation Grant Program (HMGP)	\$181,000.00	Goal 3. Objective 3.6	Less than 12 months	Added 2/17/2005	No action taken to date; no funding has become available
EP	33	Retrofit Traffic Operations Building w/generator	Add emergency generators to Traffic Operations Building	HC.	HC Engineering Dept	Natural hurricanes/tropical storms, floods, severe thunderstorms, freezes/severe winter storms, wildfires, drought/extreme heat, dam failure/levee Technological material hazards, electrical & water services, telecommunications Societal economic crisis	Retrofit public/historical structures	Capital Budget, Community Disaster Loans	\$33,000.00	Goal 3. Objective 3.6	Less than 12 months	Added 2/17/2005	No action taken to date; no funding has become available

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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/ Technological /Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
EP	32	Emergency Generators for food storage	Purchase seven (7) generators for perishable food storage	HCSB	HCSB Facilities Dept.	Natural hurricanes/tropical storms, floods, severe thunderstorms, freezes/severe winter storms, wildfires, drought/extreme heat, dam failure/levee All Natural, Technological, & Societal hazards	Retrofit public/historical structures	FEMA’s Emergency Management Planning and Assistance Grant, Capital Budget, HMGP	\$125,000.00	Goal 4. Objective 4.3.	Less than 12 months	Added 3/24/2005	The SBHC will submit this project for qualified grant funding sources when available

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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/ Technological /Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
PCD	32	Hazard Mitigation Planning Grant	SFCC is considering applying for a Disaster Resistant Universities Hazard Mitigation Planning Grant	SFCC	SFCC Risk Management Department	Natural hurricanes/tropical storms, floods, severe thunderstorms, freezes/severe winter storms, wildfires, drought/extreme heat Technological material hazards, electrical, water, sewer & gas services, telecommunications, computer system failure, transportation crisis Societal civil disturbance, economic crisis	Plans & Procedures	FEMA Disaster Resistant Universities Program	\$100,000.00	Goal 1. Objective 1.5.	Twelve months (1 yr)	Added 1/24/2005	No action taken to date; Until grant funding opportunities become available, this project cannot move forward

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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/Technological/Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
OS	31	EOC Expansion and Hardening	Retrofit EOC by expansion and harding by adding additional vehicle bays and personnel housing	HC	HC Emerg Operations Dept	Natural hurricanes/tropical storms, floods, severe thunderstorms, freezes/severe winter storms, drought/extreme heat, dam failure/levee Societal civil disturbance, terrorism, economic crisis	Retrofit public/historical structures	HMGP, Capital Budget, Hazardous Materials Assistance	\$500,000.00	Goal 3. Objective 3.3.	More than 12 months (2 yrs)	Added 1/24/2005	No action taken to date; no funding has become available

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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/ Technological /Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
PCD	31	Pandemic Influenza Plan	Development of a Continuity of Operations Plan (COOP) for response to pandemic influenza for City of Avon Park, Sun 'N lake of Sebring, and City of Sebring. This plan is not intended to address patient care; rather it will help assure critical municipal services to both hospitals and alternate care facilities with the participating jurisdictions.	SNLID	SNLID Gen. Mgr. of SNLID	Other pandemic flu	General	Capital Budget, Health: Disease Control and Prevention, Centers for Disease Control and Prevention	\$75,000.00	Goal 2. Objective 2.6.	Less than 12 months	Added 8/23/2006	No progress made on initiative; project has not been scheduled nor funding determined

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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/Technological/Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
OS	31	Retrofit Fire Headqtrrs Building	Add hurricane shutters to Fire Headquarters	AP	AP Admin Dept/Project Mgr	Natural hurricanes/tropical storms, floods, severe thunderstorms Technological all technological hazards Societal all societal hazards	Retrofit public/historical structures	Residential Construction Mitigation Program Grant (RCMP)	\$27,060.00	Goal 3. Objective 3.7.	Less than 12 months	Added 1/6/2005	No action taken to date; project has not been scheduled nor funding determined
OS	31	Retrofit Public Works Building	This project will retrofit the Avon Park public works building with hurricane shutters and back-up generators for electric shutters. This building is a shelter during high wind and hurricane events.	AP	AP Admin Dept/Project Mgr	Natural hurricanes/tropical storms, floods, severe thunderstorms Technological electrical, water and sewer services, telecommunications, transportation crisis	Retrofit public/historical structures	RCMP	\$17,250.00	Goal 3. Objective 3.4.	Less than 12 months	Added 1/6/2005	No action taken to date; project has not been scheduled nor funding determined

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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/ Technological /Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
OS	31	Retrofit Town Hall for Wind Protection	Add hurricane shutters to Town Hall to increase safety of persons therein during high winds events.	LP	LP Town Council	Natural hurricanes/tropical storms, floods, severe thunderstorms Technological hazardous material, electrical service, computer system failure Societal economic crisis	Retrofit public/historical structures	Capital Budget, HMGP, RCMP	\$15,000.00	Goal 3. Objective 3.6.	Less than 12 months	Added 2/22/2005	Removed by the Local Mitigation Strategy Working Group (LMS/WG) 9/9/2009; (shutters were for the Police Dprnt) Police Chief asked the Council to delete the placing of the shutters about 3 yrs ago

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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/ Technological /Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
PCD	31	Update City of Sebring Emergency Response Plan	Emergency Response Plan Update	SB	SB Fire Chief, Police Chief	Natural hurricanes/tropical storms, severe thunderstorms, floods, freezes/severe winter storms, wildfires, drought/extreme heat Technological all technological hazards Societal all societal hazards	Plans & Procedures	Capital Budget, Counter-terrorism Training Grants, Fire Management	\$5,000.00	Goal 4. Objective 4.4	Less than 12 months	Added 3/24/2005	Removed by the LMS/WG 11/4/2009; Emergency Response Plan being update by Police Chief and Fire Chief

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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/ Technological /Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
EP	30	Critical Facility Emergency Generator	Retrofit Fire Department Headquarters with permanent emergency electrical power	AP	AP Admin Dept/ Project Mgr	Natural hurricanes/tropical storms, floods, severe thunderstorms, freezes/severe winter storms, wildfires, drought/extreme heat Technological electrical service, telecommunications Societal crime, terrorism	Emergency response equipment	Assistance to Firefighters, Capital Budget, Community Disaster Loans	\$70,000.00	Goal 4. Objective 4.3.	Twelve months (1 yr)	Added 5/21/2004	Removed by the LMS/WG 10/14/2009; Project completed September 14,2009; Fire Department fitted with fixed (permanent) emergency generator
EP	30	Lightning damage prevention system - wastewater	A system to install at the wastewater treatment plant and wastewater collection system to help prevent lightning damage to the system.	AP	AP Admin Dept/ Project Mgr	Natural hurricanes/tropical storms, severe thunderstorms	General	Capital Budget, Capitalization Grants for Clean Water State Revolving Funds, Community Facilities Loans and Grants	\$70,000.00	Goal 9. Objective 9.4.	More than 12 months (2 yrs)	Added 5/21/2004	No action taken to date; waiting on local funding

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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/Technological/Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
EP	30	Portable Public Safety Communications Equipment	Spec, bid and purchase mobile communications unit	SB	SB Police Chief	Natural hurricanes/tropical storms, floods, severe thunderstorms, freezes/severe winter storms, wildfires, drought/extreme heat Technological hazardous material, electrical service, telecommunications, computer system failure Societal Crime, civil disturbance, terrorism	Communications	US Department of Justice-Office of Domestic Preparedness, Capital Budget	\$100,000.00	Goal 12. Objective 12.2.	More than 12 months (1½yrs)	Added 3/24/2005	Removed by the LMS/WG 10/14/2009 ; Equipment was purchased using Capital Outlay Finds
OS	30	Stormwater/Flooding Mango and Center Streets	Correct stormwater/flooding problem identified in Stormwater Utility Study by BCI Engineers.	SB	SB City Admin/Consultant	Natural Floods	Stormwater/flood control structures/measures	HMGP, SWFWMD Cooperative Funding	\$163,263.00	Goal 5. Objective 5.5.	Twelve months (1 yr)	Added 10/22/2008	Application submitted for HMGP grant; awaiting decision from FEMA/State of Florida regarding grant award

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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/ Technological /Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
ONS	30	Wind Retrofit Avon Park City Hall	Replace existing windows at City Hall with impact resistant, historically approved frames and impact resistant glass.	AP	AP Admin Dept/ Project Mgr	Natural hurricanes/tropical storms, floods, severe thunderstorms	Retrofit public/ historical structures	HMGP, Capital Budget, Historic Preservation Fund Grants-in-Aid	\$170,000.00	Goal 5. Objective 5.4.	Less than 12 months	Added 8/23/2006	No action taken to date; waiting on local funding
PE	29	Avon Park Pandemic Flu Plan	Develop a plan for the City of Avon Park to address issues that may be caused by Pandemic Influenza	AP	AP Admin Dept/ Project Mgr	Other pandemic flu	Plans & Procedures	Capital Budget	\$10,000.00	Goal 15. Objective 15.2.	Less than 12 months	Added 8/23/2006	No action taken to date; waiting on local funding

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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/ Technological /Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
PCD	29	COOP Plan for Sebring	Prepare, test, evaluate, and implement COOP Plan for Sebring	SB	SB Fire Chief, Police Chief	Natural hurricanes/tropical storms, severe thunderstorms, floods, freezes/severe winter storms, wildfires, drought/extreme heat Technological all technological hazards Societal all societal hazards	Plans & Procedures	Capital Budget, Counter-terrorism Training Grants	\$7,500.00	Goal 2. Objective 2.1.	Less than 12 months	Added 3/24/2005	Removed by the LMS/WG 10/14/2009; Police Chief and Fire Chief are updating Continuity of Operations Plan
EP	29	Portable emergency equipment	Obtain three (3) emergency generators to retrofit critical facilities for post incident operation.	HC	HC Emerg Operations Dept	Natural Hurricane/tropical storms, flooding, severe thunderstorms, freezes/severe winter storms	Retrofit public/historical structures	Capital Budget, Community Services Block Grant, HMGP	\$84,000.00	Goal 4. Objective 4.3.	Less than 12 months	Added 3/24/2005	No action taken to date; project has not been scheduled nor funding determined

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OS	28	Avon Park Retrofit Recreation Bldg shutters	Add hurricane shutter to Recreation Building the Avon Park hurricane shelter.	AP	AP Admin Dept/ Project Mgr	Natural hurricanes/tropical storms, severe thunderstorms, floods, freezes/severe winter storms, wildfires, drought/extreme heat Societal All technological hazards all societal hazards	Retrofit public/ historical structures	RCMP	\$30,996.00	Goal 3. Objective 3.4.	Less than 12 months	Added 1/6/2005	No action taken to date; project has not been scheduled nor funding determined
EP	28	Pumper-Tanker Fire Truck	Sun 'N Lake of Sebring proposes to purchase a new NFPA 2003 Compliant Pumper-Tanker fire truck to improve fire suppression within the district.	SNLID	SNLID Fire Chief/ Fire Dept of SNLID	Natural wildfire, severe thunderstorms, drought/extreme heat	Assistance to firefighters - DHS funding	Assistance to Firefighters, Capital Budget	\$350,000.00	Goal 11. Objective 11.2.	Twelve months (1 yr)	Added 11/8/2006	Awaiting funding

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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/ Technological /Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
ONS	27	Canal Restoration	Close to 2' of silt has accumulated in 17 miles of canals, causing stormwater runoff and excessive flooding.	SLID	SLID Dist Mgr/ LMS Rep	Natural floods, dam failure/levee Technological water & sewer services Societal economic and key employer crisis	River/stream : restoration/ preservation	HMGP	\$850,000.00	Goal 10. Objective 10.6.	Twelve months (1 yr)	Added 04/08/2009	Until funding is available this project cannot move forward; waiting for available funds
OS	27	Drainage Structure improvement - Arbuckle Creek Rd	The existing structure lacks adequate capacity to provide for peak run-off flows that result in Arbuckle Creek Road being closed due to water flowing over the road. This project would replace or expand the existing structure to provide sufficient capacity to prevent road closure. This road is the main truck route to the County landfill.	HC	HC Solid Waste Dept	Natural Floods	Stormwater/ flood control structures/ measures	HMGP, Watershed Program and Flood Prevention (Small), Watershed Protection and Flood Prevention	\$250,000.00	Goal 9. Objective 9.5.	Less than 12 months	Added 10/22/2008	Application submitted for HMGP grant; awaiting decision from FEMA/State of Florida regarding grant award

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ONS	27	FEMA Pilot Project Debris Removal	Develop a Debris Plan that will meet FEMA Pilot Project program specifications.	AP	AP Admin Dept/Project Mgr	Natural hurricanes/tropical storms, floods, freezes/severe winter storms, severe thunderstorms	General	FEMA Debris Removal Pilot Project Grant	\$5,000.00	Goal 4. Objective 4.6.	Less than 12 months	Added 6/27/2007	No action taken to date; still a valid program
ONS	27	Rehabilitate Water Control Structures	Current structures are over 40 years old and are failing. Excessive stormwater is entering the canal system at rates the pump station cannot handle, and severe flooding can occur.	SLID	SLID Dist Mgr/LMS Rep	Natural floods, dam failure/levee Technological water and sewer services Societal economic and key employer crisis	Stormwater/ flood control structures/ measures	HMGP	\$400,000.00	Goal 1. Objective 1.4.	Twelve months (1 yr)	Added 4/8/2009	Waiting for available funds; potential joint venture with Sebring Airport

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EP	27	Reverse 911 System	Reverse 911 notification system for community wide emergency notification.	SB	SB Police Chief	Natural hurricanes/tropical storms, floods, wildfire, severe thunderstorms Technological hazardous material, sewer & gas services, computer system failure, transportation crisis, radiological accident Societal crime, civil disturbance, terrorism	Communications	US Department of Justice-Office of Domestic Preparedness, Capital Budget, FEMA’s Pre-Disaster Mitigation	\$50,000.00	Goal 12. Objective 12.1.	More than 12 months (2 yrs)	Added 3/24/2005	Removed by the LMS/WG 10/14/2009; Dispatch has been combined with HCSO, which has an existing reverse 911 system

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OS	27	Security Fence phase II	To extend the FAA Compliance fence around the sirside operations area.	SAA	SAA Exec. Dir	Societal crime, civil disobedience, terrorism, economic crisis, all social hazards	FAA	Capital Budget, Airport Improvement Program, Counter-terrorism General Equipment Grants	\$1,000,000.00	Goal 3. Objective 3.6.	More than 12 months (2 yrs)	Added 4/23/2008	Phase I of fencing project is complete (all but landside access); Phase II is funded for design and working on construction dollars; selection Process complete for Consultant for Design, Permitting for Phase II
PCD	27	Update Continuity of Operations Plan	Update and enhance the Avon Park Continuity of Operations Plan to address changed assumptions and health emergency issues.	AP	AP Admin Dept/ Project Mgr	Other emergency health	General	Capital Budget	\$10,000.00	Goal 4. Objective 4.1.	Less than 12 months	Added 4/12/2006	No action taken to date; waiting on local funding

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Avon Park – AP Highlands County – HC Highlands County School Board – HCSB Lake Placid – LP Sebring – SB				Sebring Airport Authority – SAA South Florida Community College – SFCC Spring Lake Improvement District – SLID Sun “n Lake of Sebring Improvement District – SNLID				ID’s EP: Equipment Purchase EM: Equipment Modification ONS: Other Non-Structural PT: Personnel Training			ID’s PE: Public Education PCD: Policy/Code Development SR: Structure Retrofit		
ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/Technological/Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
OS	27	Wildfire Fuel Reduction-Mechanical or other lane	Construction of fire lanes in wildfire high risk areas	HC	HC Planning Dept	Natural wildfire, severe thunderstorms/drought/extreme heat	Infra-structure systems	Capital Budget, Fire Management	\$20,000.00	Goal 11. Objective 11.3.	Twelve months (1 yr)	Added 3/24/2005	Pending outcome of Wildfire Grant which will result in a Community Wildfire Protection Plan
ONS	26	Rehabilitate Levees	Over 2 miles of levees protect Spring Lake from Arbuckle Creek flooding, and forms the east and northeast boundary of our community.	SLID	SLID Dist Mgr/LMS Rep	Natural floods, dam failure/levee Technological water service and sewer services Societal economic and key employer crisis	Stormwater/flood control structures/measures	HMGP	\$540,000.00	Goal 1. Objective 1.4.	Twelve months (1 yr)	Added 4/8/2009	Until funding is available this project cannot move forward; waiting for available funds

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<table border="0" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%; border: none;">Avon Park – AP Highlands County – HC Highlands County School Board – HCSB Lake Placid – LP Sebring – SB</td> <td style="width:25%; border: none;">Sebring Airport Authority – SAA South Florida Community College – SFCC Spring Lake Improvement District – SLID Sun “n Lake of Sebring Improvement District – SNLID</td> <td style="width:25%; border: none;"> ID’s EP: Equipment Purchase EM: Equipment Modification ONS: Other Non-Structural PT: Personnel Training </td> <td style="width:25%; border: none;"> ID’s PE: Public Education PCD: Policy/Code Development SR: Structure Retrofit </td> </tr> </table>														Avon Park – AP Highlands County – HC Highlands County School Board – HCSB Lake Placid – LP Sebring – SB	Sebring Airport Authority – SAA South Florida Community College – SFCC Spring Lake Improvement District – SLID Sun “n Lake of Sebring Improvement District – SNLID	ID’s EP: Equipment Purchase EM: Equipment Modification ONS: Other Non-Structural PT: Personnel Training	ID’s PE: Public Education PCD: Policy/Code Development SR: Structure Retrofit
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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/ Technological /Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status				
OS	26	Rehabilitate Pump Station and Sea Wall	The effective operation of the pump station discharges stormwater out of Spring Lake and into the Arbuckle Creek channel. Failure to operate causes excessive flooding.	SLID	SLID Dist Mgr/ LMS Rep	Natural floods, dam failure/levee Technological water service and sewer services Societal economic and key employer crisis	Stormwater/ flood control structures/ measures	HMGP	\$750,000.00	Goal 1. Objective 1.4.	Twelve months (1 yr)	Added 4/8/2009	Until funding is available this project cannot move forward; waiting for available funds				
EM	26	Retrofit airport ramp with add'l lighting	Add lighting to airport ramp for night operations especially after disaster for air re-supply.	SAA	SAA Exec. Dir	Natural hurricanes/tropical storms, floods, freezes/severe winter storms, wildfire, severe thunderstorms Technological Hazardous material, electrical, water, sewer, and gas services, telecommunications, computer system failure Societal economic crisis	Retrofit public/historical structures	HMGP, Capital Budget, Pre-Disaster Mitigation	\$200,000.00	Goal 3. Objective 3.6.	Twelve months (1 yr)	Added 3/24/2005	No action taken to date; no funding has become available				

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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/Technological/Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
OS	26	Stormwater/ Flooding - S. Pine and Rose St.	Correct stormwater/ flooding problem identified in Stormwater Utility Study by BCI Engineers.	SB	SB City Admin/ Con- sultant	Natural Floods	Stormwater/ flood control structures/ measures	HMGP, SWFWMD Cooperative Funding	\$158,136.00	Goal 6. Objective 6.2.	Twelve months (1 yr)	Added 10/22/2008	Application submitted for HMGP grant; awaiting decision from FEMA/State of Florida regarding grant award
PE	26	Wildfire Fuel Reduction- Public Education	Wildfire fuel reduction program- public education element. Use of prepared A/V materials to educate residents in wildfire zones.	HC	HC Plan- ning Dept	Natural wildfire, severe thunderstorms, drought/extreme heat Technological electrical service, telecommunications, computer system failure Societal economic crisis	Public education	Fire Management, Assistance to Firefighters, Capital Budget	\$633.00	Goal 11 Objective 11.1.	Less than 12 months	Added 2/22/2005	Removed by the LMS/WG 9/9/2009; completed project
OS	25	Avon Park Airport Stormwater Drainage	Capital Budget	AP	AP Admin Dept/ Project Mgr	Natural floods	stormwater/ flood control structures/ measures	HMPG, Airport Improvement Program, Flood Damage Reduction	\$1,500,000.00	Goal 9. Objective 9.5.	Twelve months (1 yr)	Added 5/21/2004	In design and engineering phase; Identifying funding for construction phase

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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/Technological/Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
OS	25	Lake Placid Ridge Community Hurricane Shelter	Build on donated land a 20,000 sq. ft. hurricane shelter to XXX mph winds in the Town of Lake Placid, Florida	LP	LP Town Council / Chmbr of Commerce	Natural Hurricanes/tropical storms, floods, freezes/severe winter storms, wildfire, severe thunderstorms	Stafford Act	Capital Budget, Community Development Block (CDBG)/Small Cities, HMGP	\$1,050,000.00	Goal 7. Objective 7.2.	More than 12 months (2 yrs)	Added 11/19/2008	Town has received two grants - CDBG \$650,000; Emergency Operations \$600,000; working on architect drawings; still viable for future funding
OS	25	Rehabilitate Flood Control Structures	A number of flood control structures were damaged during the 2004 hurricane flooding. These structures should be rehabilitated to prevent future flooding.	SNLID	SNLID Gen. Mgr. of SNLID	Natural Floods	Infrastruc-ture systems	HMGP	\$460,000.00	Goal 6. Objective 6.4.	More than 12 months (2½ yrs)	Added 10/22/2008	Application submitted for HMGP grant; awaiting decision from FEMA/State of Florida regarding grant award

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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/ Technological /Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
OS	25	Stormwater/ Flooding 534 Rose St., Sebring, FL	Correct stormwater/ flooding problems identified in Stormwater Utility Study by BCI Engineers.	SB	SB City Admin/ Consultant	Natural floods	Stormwater/ flood control structures/ measures	HMGP, SWFWMD Cooperative Funding	\$163,080.00	Goal 5. Objective 5.5.	Twelve months (1 yr)	Added 10/22/2008	Application submitted for HMGP grant; awaiting decision from FEMA/State of Florida regarding grant award
PT	25	Wildfire Fuel Reduction - Burn Team	Form burn team with qualified personnel.	HC	HC Planning Dept	Natural wildfires, severe thunderstorms, drought/extreme heat	Training - emergency services	Capital Budget, Fire Management	\$13,900.00	Goal 11 Objective 11.3.	Twelve months (1 yr)	Added 3/24/2005	Pending outcome of Wildfire Grant which will result in a Community Wildfire Protection Plan
OS	24	Stormwater/ Flooding in area of 833 N. Franklin St.	Correct stormwater/ flooding problem identified in Sebring Stormwater Utility Study done by BCI Engineers.	SB	SB City Admin/ Consultant	Natural Floods	Stormwater/ flood control structures/ measures	HMGP, SWFWMD Cooperative Funding	\$143,572.00	Goal 5. Objective 5.5.	Twelve months (1 yr)	Added 10/22/2008	Application submitted for HMGP grant; awaiting decision from FEMA/State of Florida regarding grant award

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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/Technological/Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
ONS	23	Construction of stormwater surface water bodies	The inadequate storage and retention of stormwater puts the community at risk of excessive flooding.	SLID	SLID Dist Mgr/LMS Rep	Natural Floods	Stormwater/flood control structures/measures	HMGP	\$2,000,000.00	Goal 1. Objective 1.4.	More than 12 months (2 yrs)	Added 4/8/2009	Currently negotiating with private owners to purchase land
OS	23	Sebring Convention Center Shelter Upgrade	A phased project to begin Phase I with engineering study to upgrade a proposed new building to hurricane shelter standards, then Phase II will implement the study findings and Phase III will consist of construction of the upgrade features to allow the Sebring Convention Center to be used as a hurricane shelter.	HC.	HC Private Org	Natural Hurricane/tropical storms, floods, freezes/severe winter storms, wildfires, severe thunderstorms	Stafford Act	US Department of Agriculture, HMGP, Capital Budget	\$500,000.00	Goal 3. Objective 3.4.	More than 12 months (3½ yrs)	Added 11/19/2008	Project needs to be removed by the Working Group; the project is out of the ground and should be completed by June 2010
OS	23	Wildfire Fuel Reduction - Prescribed Burn	Prescribed burning in targeted areas to reduce wildfire fuel	HC.	HC Planning Dept	Natural wildfires, severe thunderstorms, drought/extreme heat	Training - emergency services	Capital Budget, Fire Management	\$4,205.00	Goal 11 Objective 11.3.	Twelve months (1 yr)	Added 3/24/2005	Pending outcome of Wildfire Grant which will result in a Community Wildfire Protection Plan

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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/Technological/Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
OS	22	Stormwater/ Flooding at Pine and Fernleaf	Correct stormwater flooding identified in Stormwater Utility Study by BCI Engineers.	SB	SB City Admin/ Con- sultant	Natural Floods	Stormwater/ flood control structures/ measures	HMGP, SWFWMD Cooperative Funding	\$1,117,449.00	Goal 5. Objective 5.5.	Twelve months (1 yr)	Added 10/22/2008	Application submitted for HMGP grant; awaiting decision from FEMA/State of Florida regarding grant award
OS	19	Floodplain Mitigation / Elevate CR 621	A project to mitigate problems of flood damage by either elevation of CR 621 to prevent inland flooding or re-enforce CR 621 road bed and add drainage under this section of road.	HC	HC Engi- neering Dept	Natural floods, hurricane/tropical storm, severe thunderstorms, freezes/severe winter storms Technological transportation crisis Societal economic crisis	Stormwater/ flood control structures/ measures	Water Management District Cooperative Funding	\$5,000,000.00	Goal 9. Objective 9.1.	More than 12 months (5 yrs)	Added 1/6/2005	No action taken to date; still a valid program; no funding has become available

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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/Technological/Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
SR	25	Retrofit Shelters with hurricane shutters	Sun N Lake will add shutters to the two (2) buildings used to shelter employees and staff during disaster events for sheltering and staging of post operations	SNLID	SNLID Gen. Mgr. of SNLID	Natural Hurricane/tropical storm, severe thunderstorms	Retrofit public/historical structures	DCAs RCMP	Not provided	Not provided	Not provided	Added 1/6/2005	Removed by the LMS/WG 11/19/2008; project completed
OS	25	Retrofit – Special Needs Shelter – Health Dept	Implement 1998 Shelter a Study to upgrade Health Department Building to ARC 4496 Shelter Standards	HC	HC Emerg Operations Dept	Natural hurricane/tropical storm, floods, freezes/severe winter storms, wildfires, severe thunderstorms	Stafford Act	HMGP, Capital Budget, Mitigation Assistance	\$275,000.00	Goal 13 Objective 13. 2.	More than 12 months (2 yrs)	Added 1/24/2005	Removed by the LMS/WG 11/19/2008; received HMGP funding (75%) and 25% local match

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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/ Technological /Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
OS	25	Critical Facility/ Shelter Retrofit – Spec Needs	Phase I -A project to conduct an engineering study to determine modifications needs to the Agri-Civic Center to make it wind compliant for use as a Special Needs Shelter. Phase II–To implement study findings to make the Agri-Civic Center the County Special Needs Shelter. Phase III–Retrofit building with increased generator and fuel capacity	HC	HC Emerg Operations Dept	Natural hurricane/tropical storm, floods, freezes/severe winter storms, wildfires, severe thunderstorms	Retrofit public/historical structures	HMGP, County Matching, Capital Budget	\$590,810.00	Goal 13. Objective 13. 2.	More than 12 months (2 yrs)	Added 1/24/2005	Removed by the LMS/WG 11/19/2008; received HMGP funding (75%) and 25% local match
OS	23	Retrofit Lake Placid High School	Retrofit Lake Placid High School building by implementing study recommendations	LP	LP Town Council	Natural hurricane/tropical storm, floods, freezes/severe winter storms, wildfires, severe thunderstorm	Stafford Act	HMGP, Capital Budget, Mitigation Assistance	\$400,000.00	Goal 13. Objective 13. 2.	More than 12 months (2 yrs)	Added 1/24/2005	Removed by the LMS/WG 11/19/2008; funded by HMGP at 75% but was not accepted

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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/Technological/Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
OS	32	Shuttering of Sebring Utilities Building	Hurricane Shutters for Utility Building - the building serves as a shelter for critical employees during disaster events	SB	SB Utilities Dir	Natural hurricane/tropical storm, dam failure/levee, severe thunderstorms	Retrofit public/historical structures	DCAs RCMP	\$1,500.00	Goal 3. Objective 3.6	Less than 12 months	Added 1/6/2005	Removed by the LMS/WG 11/19/2008; shutters were purchased out of Utilities Operating Account; cost approx. \$5,000
OS	30	Shuttering of Fire Headquarters	Hurricane Shutters for Fire Department Headqtrs because Fire Service personnel shelter in the building during disaster events	SB	SB Fire Chief	Natural hurricane/tropical storm, severe thunderstorm	Retrofit public/historical structures	DCAs RCMP	\$5,000.00	Goal 3. Objective 3.6	Less than 12 months	Added 1/6/2005	Removed by the LMS/WG 11/19/2008; shutters were added as part of remodel project for fire station; paid by Fire Operation Budget; Cost approx. \$10,000
EP		Emergency Generators for Town	For the continuance of local government Facilities where needed	LP	LP Town Council	Natural hurricane/tropical storm, floods, severe thunderstorms	Emergency response equipment	EOC grants	\$39,900.00	Goal 4. Objective 4.3	Less than 12 months	Added 2003	Completed project; \$39,900.00 from EOC grant

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EP		Connect Generators to Town Hall	For the continuance of local government Facilities where needed	LP	LP Town Council	Natural hurricane/tropical storm, floods, severe thunderstorms	Emergency response equipment	Capital Budget	\$3,000.00	Goal 4. Objective 4.3.	Less than 12 months	Added 2005	Completed project; \$3,000.00 from Capital Budget
EM		Make District Office an EOC facility	Hurricane shutters, generator, and supplies; strictly for administration and support	SLID	SLID Dist Mgr/LMS Rep	Natural hurricane/tropical storm, floods, dam failure/levee Technological water service and sewer services Societal economic and key employer crisis	Retrofit public/historical structures	Capital Budget	\$32,000	Goal 4. Objective 4.3.	Less than 12 months	Added 2007	Completed project; \$32,000 from Capital Budget
ONS		Construction of sea wall on Arbuckle Creek	The sea wall and pump station operate as a flood control structures for the Spring Lake Improvement District	SLID	SLID Dist Mgr/LMS Rep	Natural floods, dam failure/levee	Stormwater/ flood control structures/ measures	Capital Budget	\$300,000	Goal 1. Objective 1.4.	Less than 12 months	Added 2008	Completed project; \$300,000 from Capital Budget

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ID*	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/ Technological /Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
ONS		Repairs to pump station as result of sink hole	The effective operation of the pump station discharges stormwater out of Spring Lake and into the Arbuckle Creek channel. Failure to operate causes excessive flooding.	SLID	SLID Dist Mgr/ LMS Rep	Natural floods, dam failure/levee Technological water service and sewer services Societal economic and key employer crisis	Stormwater/ flood control structures/ measures	Capital Budget	\$100,000	Goal 1. Objective 1.4.	Less than 12 months	Added 2008	Completed project; \$100,000from Capital Budget

National Flood Insurance Program

Highlands County is considered vulnerable to flooding. A homeowner and business owner can buy National Flood Insurance no matter where they live if their community participates in the NFIP, except in Coastal Barrier Resources System (CBRS) areas. The NFIP is administered by the Mitigation Division of the FEMA, a component of the U.S. Department of Homeland Security (DHS). This federal program was created in 1968 to make federally backed flood insurance available to help alleviate the economic costs for flooding to property owners who live in eligible communities. In order to participate in the NFIP and make flood insurance available to home and business owners, a community must agree to adopt and enforce a floodplain management ordinance to reduce future flooding risk with respect to new construction in floodplains. Homeowners can include contents coverage in their NFIP policy. Residential and commercial renters can purchase contents coverage. Business owners can purchase flood insurance coverage for their buildings and contents/inventory to protect their livelihood.

There is a voluntary program for NFIP-participating communities called the Community Rating System (CRS). The CRS was established to meet the following goals: to reduce flood losses and damages to insurable property, to support the insurance aspects of the NFIP and promote the awareness of flood insurance, and to encourage a comprehensive approach to floodplain management in participating communities. Incentives have been developed as a means of motivation for communities to go beyond the minimum floodplain management requirements. When communities develop extra measures to provide protection from flooding, the CRS program rewards the communities with premium discounts. There are several eligibility requirements to enter the Program and separate Class Rating ranging from CRS 1 thru CRS 10. A total of 18 activities are recognized as measures for eliminating exposure to floods. Credit points are assigned to each activity under the following categories: Public Information, Mapping and Regulation, Flood Damage Reduction, and Flood Preparedness. The FEMA bases each CRS Classification on the total number of credit points. (FEMA, 2009 1).

National Flood Insurance Program Compliance

Unincorporated Highlands County joined the NFIP on 25 December 1975, under the Emergency Program and then entered the Regular Program on 16 February 1983. The Development Services Director is the designated Floodplain Administrator. The current map is dated 16 February 1983. The most recent Community Assistance Contact (CAC) was on 11 December 2008, from a FEMA representative post tropical storm Fay. The CAC identified that the County updated the ordinance per issues listed in the last CAC and that there was a couple of minor issues that were called to their attention regarding Letter of Map Amendments (LOMA) and Letter of Map Revisions (LOMR). The County will review their Zoning ordinance as discussed in the CAC. The county has 1,200 policies in force for a total insured value of \$243,509,500 million (building and content). There have been 78 claims in total, of which only 39 have been paid out for a total payment of \$549,476 thousand. FEMA has ranked Highlands County a Class 8 in the CRS due to the floodplain mitigation activities the County has been implementing,

which will qualify insurance policyholders for a 10 percent discount in the premium costs for NFIP policies issued or renewed in a Special Flood Hazard Area (SFHA).

Table 5.3. Community Rating System (CRS) - National Flood Insurance Statistics						
Community Number	Community Name	CRS Entry Date	Current Effective Date	Current Class	% Discount for SFHA⁽¹⁾	Status⁽²⁾
120111	Highlands County	10/1/1994	10/1/2004	8	10	C

(1) For the purpose of determining CRS discounts, all AR and A99 zones are treated as non-Special Flood Hazard Areas (SFHAs)

(2) Status: C = Current; R = Rescinded

Source: <http://www.fema.gov/pdf/nfip/manual200905/19crs.pdf>

Highlands County Flood Hazard Protection Ordinance states that new construction within the 100 year floodplain, the lowest floor, including the basement, elevated to no lower than two feet above the base flood elevation (see Appendix K). The following floodplain studies have been undertaken in the County, Kissimmee River, Holiday Acres, and Nicholas Acres. Floodplain management and floodplain control is incorporated in the County Comprehensive Plan through floodplain protection policies under the following Elements:

- Natural Resources: Objective 11: Measures to Protect Floodplains; Policy 11.1 through Policy 11.10.
- Future Land Use: Objective 8: Kissimmee River; Policy 8.1 through Policy 8.2
- Future Land Use: Objective 1, Policy 1.1.(4) and Objective 3.F. Policy 3.6 and Policy 3.11.
- Infrastructure: Objective 17, Policy 17.4.
- Transportation: Objective 9, Policy 9.7.(b); and Objective 13, Policy 13.1.
- Public School Facility: Objective 1.5, Policy 1.5.2.E and Policy 1.5.4.H.

Floodplain management has also been incorporated into other planning mechanisms and documents, such as the County *Land Development Regulations* under Division 1, Resource Protection Standards: 12.12.101; Division 2, Surface Water Quality and Wetland Protection: 12.12.200; and Division 4, Stormwater Management: 12.12.400.

The Town of Lake Placid joined the NFIP on 25 April 25 2006, under the Regular Program. The Public Works Director is the designated Floodplain Administrator. The current map is dated 1 January 1950. The Town has never been mapped and the most recent CAC was on 16 December 2008, from a FEMA representative post tropical storm Fay. The CAC identified that the Town has a very small SFHA and no structures in it. The County does most of the Towns permits and codes issues, and the Town has no repetitive loss issues. The Town Ordinance is based on the 2005 model. The city has no policies in force, as such there have been no claims, and no pay outs. At this time, the Town is not a participant in the CRS. Lake Placid's Flood Damage Protection Ordinance states that for new construction within the 100 year floodplain the lowest floor, including the basement, elevated to no lower than one foot above the base flood elevation

(see Appendix K). Floodplain management and floodplain control is incorporated in the Town Comprehensive Plan through floodplain protection policies under the following Elements:

- Infrastructure - Drainage: Goal 3, Objective A, Policy A4a-b-c.
- Future Land Use: Goal 1, Policy A2d-e; Objective E, Policy E5c; and Policy H4.
- Conservation: Goal 1, Objective A, Policy A13.
- Capital Improvement: Goal 1, Objective 1A, Policy 1A3a.
- Public School Facilities: Goal 1, Objective 1E2e and 1E4h.

Floodplain management has also been incorporated into other planning mechanisms and documents, such as the Town *Land Development Code* under Chapter 156, Natural Resource Management: §156-1 through §156-7, and Chapter 157, Stormwater Management Regulations: §157-1 through §157.4.

The City of Avon Park joined the NFIP on 6 June 2002, under the Emergency Program. The City has not joined the Regular Program. The Emergency Program is typically the initial phase of a community's participation in the NFIP. It was designed to provide only limited amounts of insurance, less than actuarial rates. A community joins an Emergency Program because there is not any flood hazard information available on the community, or the community does not have a Flood Hazard Boundary Map (FHBM) but no Flood Insurance Rate Map (FIRM). However, to participate in the Emergency Program, the community must adopt limited floodplain management standards. The Zoning Director is the designated Floodplain Administrator. The current map is dated 1 January 1950. The Town has never been mapped and the most recent CAC was on 11 November 2008, from a FEMA representative post tropical storm Fay. The CAC identified that the City had no flood related losses and have just a small section of a SFHA and apparently no issues with the mapping. The ordinance is old but considering the exposure there is no great issue. It was suggested that they look into changing their ordinance to be more in line with the approved model. The City has one (1) policy in force for a total insured value of \$45,000 thousand (building and contents). There have been no claims and no pay outs. The City of Avon Park is not a participant in the CRS; one of the qualifying requirements is to be a participant in the Regular Program of the NFIP. Avon Park's Flood Damage Protection Ordinance states that new construction within the 100 year floodplain shall have the lowest floor, including the basement, elevated no lower than two (2) feet above the base flood elevation (see Appendix K). The following floodplain studies have been undertaken in the City: the City of Avon Park Floodplain Analysis, October 2005, and Avon Park Municipal Airport Conceptual Stormwater Management Plan, December 1999. Floodplain management and floodplain control is incorporated in the City Comprehensive Plan through floodplain protection policies under the following Elements:

- Infrastructure – Level of Service: Objective 1, Policy 1.6; Sanitary and Potable Water: Objective 2, Policy 2.2.
- Future Land Use: Objective 1, Policy 1.1 and Policy 1.11.
- Conservation: Objective 4, Policy 4.1.
- Public School Facilities: Objective 1.5, Policy 1.5.2.E and Policy 1.5.4.H.

Floodplain management has also been incorporated into other planning mechanisms and documents, such as the City's *Unified Land Development Code*:

- Article 3, Development Design and Improvement Standards, Section 3, Stormwater Management, §3.05.01 through §3.05.13.
- Article 5, Resource Protection Standards, Section 5.01, Development in Flood-Prone Areas, §5.01.01 through §5.01.05.
- Article 5, Resource Protection Standards, Section 5.03.Wetland Protection, §5.03.01 through §5.03.08.

The City of Sebring joined the NFIP on 29 September 2003, under the Emergency Program. The City has not joined the Regular Program. The Building Official is the designated Floodplain Administrator. The current map is dated 1 January 1950. The City has never been mapped and the most recent CAC was on 11 November 2008, from a FEMA representative post tropical storm Fay. The CAC identified that the City Flood Plain Manager is relatively new in the position, and is not too familiar with the ordinance. The City was not originally mapped, however, they have annexed from the county, areas that are mapped, but it is unclear as to what, if any, enforcement was needed or done. There may be issues involving mobile homes or R Vs. The FEMA CAC stated that there is a need for a Community Assistance Visit (CAV) to be done to look into any issues and that the ordinance is old and in need of updating. The city has six (6) policies in force for a total insured value of \$615,200 thousand (building and contents). There have been no claims and no pay outs. The City of Sebring is not a participant in the CRS; one of the qualifying requirements is to be a participant in the Regular Program of the NFIP. Sebring’s Flood Hazard Protection Ordinance states that new construction within the 100 year floodplain shall have the lowest floor, including basement, elevated no lower than two (2) feet above the base flood elevation (see Appendix K). Floodplain management and floodplain control is incorporated in the City Comprehensive Plan through floodplain protection policies under the following Elements:

- Future Land Use: Objective 5, Policy 5.4, Policy 5.8., Policy 5.14, and Policy 11.2.6.
- Conservation: Objective C-2, Policy 2.1, Policy 2.1.5, and Policy 2.1.6.; Objective C-3, Policy 3.1, Policy 3.2, and Policy 3.3; Objective C-6, Policy 6.5; Objective C-10; Objective IG-7, and Objective IG-8.
- Public School Facilities: Goal 1 Policy 1.5.1(5), Policy 1.5.3(8), Policy 1.5.2.E and Policy 1.5.4.H.

The NFIP policy, claim, and loss information for each participating jurisdiction is summarized below in Tables 5.4 and 5.5 provided below.

Table 5.4. Policy Statistics - National Flood Insurance Program			
Community Name	No. of Policies in Force	Insured Buildings and Contents	Total Premiums Paid
Highlands County	1,200	\$243,509,500	\$446,832
Avon Park, City of	1	\$45,000	\$450
Lake Placid, Town of	0	0	0
Sebring, City of	6	\$615,200	\$3,280

Source: Policy Statistics in Effect on Report ‘AS OF’ April 30, 2009.

<http://www.fema.gov/business/nfip/statistics/pcstat.shtm>

FEMA Community Overview.

Table 5.5. Loss Statistics - National Flood Insurance Program				
Community Name	Total Claims	Total Claims Paid	Claims w/out Payment	Total Payments
Highlands County	78	38	39	\$549,476.48
Avon Park, City of	0	0	0	0
Lake Placid, Town of	0	0	0	0
Sebring, City of	0	0	0	0

Source: Loss Statistics from January 1, 1978 thru Report ‘AS OF’ April 30, 2009.

<http://www.fema.gov/business/nfip/statistics/pcstat.shtm>

FEMA Community Overview.

A new floodplain study, funded by FEMA and coordinated through SWFWMD in cooperation with SFWMD is underway countywide. The only and current FIRM for the participating communities, which includes Highlands County, is the FIRM that became effective on February 16, 1983. The FEMA Community Status Book Report summarizes the current effective map date for the municipalities:

- Town of Lake Placid: A notation to use Highlands County FIRM panels 120111 0150B and 0175B; The County FIRMS indicate that the Town area is not included; therefore, there are no flood zone designations within the municipal jurisdiction.
- City of Avon Park: The city does not have an identified FIRM; however, the County FIRMS indicate that the area is not included.
- City of Sebring: The city does not have an identified FIRM; however, the County FIRMS indicate that the area is not included.

The municipalities are not included in the County FIRMS because they were not included in the original mapping of the County.

The County DFIRMS will consist of the latest ortho photos, road layers, new flood zone depiction, and new detailed studies since the last effective date of the FIRMS. The DFIRMS will also incorporate national wetland inventory and new topographic information for delineation and redelineation of the floodplain. Light Detection and Radar (LIDAR) Mapping by the SWFWMD will update the County’s floodplain maps. LIDAR provides highly accurate (contours within 6”) topographic maps.

Continued NFIP Compliance

Highlands County and each of its municipalities, Town of Lake Placid, City of Avon Park, and City of Sebring, participate in the NFIP. In an effort to ensure continued compliance with the NFIP, Highlands County and each of the municipalities will:

1. Continue to enforce the adopted Floodplain Management Ordinance requirements, which regulate development within the 100-year floodplain.
2. Continue to maintain all records pertaining to floodplain development, which shall be available for public inspection.

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3. Continue to notify the public when there are proposed changes to the floodplain ordinance or FIRMs.
4. Maintain the map and Letter of Map Change repositories.
5. Continue to provide information to the public on the NFIP.
6. Continue to promote Flood Insurance for all properties.
7. (Highlands County) Continue its Community Rating System outreach programs.
8. Continue to participate in the NFIP Biennial Reports.
9. Contribute to the SWFWMD for the management of the DFIRMs.

The municipalities were not included in the original mapping of the County and have had to have special flood studies prepared by the Water Management Districts with floodplain mapping. This has caused them to trail the County in compliance with the NFIP. The municipalities have not had the data until recently to implement development within the 100-year floodplain. Our priority is to do the following:

1. After the map modernization project is complete, Highlands County and each of its municipalities will review and revise their floodplain ordinance accordingly.
2. Set a goal to have Plan Reviewer and/or Inspectors to attend training.
3. Change permitting forms when improvements are in the city/town but permits are obtained through the county. Implement a process for Flood Plain Administrator to sign building application prior to issuance.
4. Sponsor workshops for surveyors and developers through the SWFWMD.
5. Maintain supplies of FEMA/NFIP material at the Building Department and the local Libraries to help homeowners evaluate measures to reduce damage.
6. Develop handout specific to manufactured application.
7. Place Floodplain DFIRMs on the County website utilizing a GIS web-based searchable format for public use.

**HIGHLANDS COUNTY BOARD OF ADJUSTMENT
B.O.A. HEARING NO. 1678 - VARIANCE**

Board of Adjustment Hearing: July 13, 2010

Action Request: Requesting a variance to allow a 22.8 foot and a 22.1 foot front yard setback instead of the required 25 feet, and an 8.2 foot and a 7.9 foot side yard setback instead of the required 10 feet on Lot 14 for an existing structure in order to turn it into a dwelling, and a 16.9 foot rear yard setback instead of the required 25 feet and a 9.3 foot, a 9.4 foot, and a 9.5 yard setback instead of the required 10 feet for an existing dwelling on Lot 13.

Applicant's Name: Mary A. and William M. Shackelford

Applicant's Representative: n/a

Is this request the result of a violation notice? No

I. General Location: Approximately 1/2 acre located on the north side of Main Avenue, contiguous to the Town of Lake Placid, the lot being located at 813 Spruce Avenue, Lake Placid, Florida 33852.

II. The following Departments had no comments:

III. The following Departments offered the following comments:

Engineering Department:

Zoning Department:

Planning Department: The Planning Department has no objections to the granting of this variance.

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Appendix A: Bylaws

Bylaws of the Highlands County Mitigation Strategy Working Group (LMS/WG)

ARTICLE I. PURPOSES OF THE LMS/WG

The purpose of the Highlands County Local Mitigation Strategy Working Group (hereafter LMS/WG) is to decrease the vulnerability of the citizens, governments, businesses and institutions of Highlands County to the future human, economic and environmental costs of natural, technological, and societal disasters. The LMS/WG will develop, monitor, implement, and maintain a comprehensive plan for hazard mitigation which will be intended to accomplish this purpose.

ARTICLE II. MEMBERSHIP

Participation in the LMS/WG is voluntary by all entities. Membership in the LMS/WG is open to all jurisdictions, organizations and individuals supporting its purposes. It is further recognized that this LMS/WG is a collegial body, as contemplated by Florida Statutes Chapter 286 Florida's Sunshine Law, and that all records created by the LMS/WG are public records within contemplation of Florida Chapter 119.

ARTICLE III. ORGANIZATIONAL STRUCTURE

The organizational structure of the LMS/WG shall consist of the LMS/WG as a whole, and other temporary subcommittees as deemed necessary by the LMS/WG.

A. *The LMS/WG*

The LMS/WG shall be guided by members consisting of designated representatives of the following:

- One representative from the government of Highlands County and each participating incorporated municipality,
- One representative from organizations and associations representing key business, industry, and community interest groups of Highlands County, and
- Other such individuals appointed by a majority vote of the LMS/WG.
- The membership shall be listed in the Resolution establishing the LMS/WG by the Board of County Commissioners.

Members of the LMS/WG will be designated by formal resolution, appointment or other action to serve as the official representative and spokesperson for the jurisdiction or organization

regarding the activities and decisions of the Local Mitigation Strategy LMS/WG. To maintain good standing, members of the LMS/WG must not have more than two unexcused absences from meetings during the course of a year.

B. *Subcommittees*

The LMS/WG shall have no permanent subcommittees.

Temporary subcommittees may be established at any time for special purposes by the chair of the LMS/WG, and their membership designated at that time.

Membership in a temporary subcommittees is not restricted to voting members.

C. *Program Staff*

Highlands County, or other agency as so designated by the LMS/WG, will serve as the program staff for the LMS/WG, and assist in the coordination and support of the LMS/WG activities.

ARTICLE IV. OFFICERS

Any member in good standing of the LMS/WG is eligible for election as an officer. The LMS/WG will have a chair elected by a majority vote of a quorum of the members. The LMS/WG will also elect by majority vote a vice chair. Representatives of local government agencies and any participating private sector organizations will be eligible for election as an officer. Each will serve a term of one year, and be eligible for re-election for an unlimited number of terms.

The chair of the LMS/WG will preside at each meeting of the LMS/WG, as well as establish temporary subcommittees and assign personnel to them. The vice chair will fulfill the duties and responsibilities of the chair in his or her absence.

The chair of each temporary subcommittee will be designated from the members in good standing of the LMS/WG by its chair, and will serve at the pleasure of the chair of the LMS/WG.

ARTICLE V. RESPONSIBILITIES

A. *LMS/WG*

The LMS/WG will be responsible for oversight and coordination of all actions and decisions by the LMS/WG, and is solely responsible for formal actions in the name of the LMS/WG, including the release of reports, development of resolutions, issuance of position papers, and similar activities. The LMS/WG makes subcommittee assignments, coordinates their work, and takes action on their recommendations.

B. *Possible Temporary Subcommittees*

Planning – to identify, analyze, and monitor the hazards threatening Highlands County and the vulnerabilities of the community to those hazards, as well as to assist in the definition of actions to mitigate the impacts of those hazards; to define structural and non-structural actions needed to decrease the human, economic and environmental impacts of disasters, and to prepare for consideration and action by the Steering Committee a strategy for implementation of those initiatives in both the pre- and post-disaster time frame; to define the general financial vulnerability of the community to the impacts of disasters; to assist with identification of initiatives to minimize vulnerabilities; and to seek funding sources for all priority mitigation initiatives identified in the mitigation strategy developed by the Task Force.

Public Information – to secure public input and comment on the efforts of the Task Force; to inform the public about the activities of the Task Force; to conduct public information and education programs regarding hazard mitigation; to assist with the conduct of public hearings; and, to promote public acceptance of the strategy developed by the Task Force.

C. *Program Staff*

Technical, clerical and other types of support activities to the LMS/WG and subcommittees will be provided through Highlands County or any other agency or organizational staff as designated by the LMS/WG. Other jurisdictions and organizations may also provide such services on a voluntary basis upon request of the chair of the LMS/WG.

ARTICLE VI. ACTIONS BY THE LMS/WG

A. *Authority for Actions*

Only the LMS/WG has the authority to take final actions in the name of the LMS/WG. Actions by subcommittees or program staff are not considered as final until affirmed by action of the LMS/WG as a whole by majority vote.

B. *Meetings, Voting and Quorum*

Meetings of the LMS/WG and its subcommittees will be conducted in accord with Robert's Rules of Order, and local custom, practice and procedure if and when deemed necessary by chair of the meeting. Regular meetings of the LMS/WG will be scheduled at least quarterly with reasonable notice, in accordance with Florida Statutes Chapter 286 and Article I Florida Constitution. Subcommittees may meet prior to LMS/WG meetings, or more frequently as deemed necessary, at the discretion of their chairperson.

All final actions and decisions made in the name of the LMS/WG will be by affirmative vote of a quorum of the LMS/WG. A quorum shall be 50 percent plus one of the members of the LMS/WG at the time of the vote. Each member of the LMS/WG will have one vote. Voting by proxy, written or otherwise, is not permitted.

C. *Special Meetings*

The chair of the LMS/WG is authorized to call Special Meetings as the need arises. Votes may not be by telephone, email and/or first class mail, and shall be in accord with all applicable statutes for such actions.

D. *Public Hearings*

When required by statute or the policies of Highlands County, or when deemed necessary by the LMS/WG, a public hearing regarding actions under consideration for implementation by the LMS/WG will be held.

E. *Documentation of Actions*

All meetings and other forms of action by the LMS/WG and subcommittees will be documented and made available for inspection by the public as required by Chapter 119, Florida Statutes.

ARTICLE VII. ADOPTION OF AND AMENDMENTS TO THE BYLAWS

The Bylaws of the LMS/WG may be adopted and/or amended by a two-thirds majority vote of the members of the LMS/WG. All proposed changes to the bylaws will be provided to each member of the LMS/WG not less than ten working days prior to such a vote.

ARTICLE VIII. DISSOLUTION OF THE LMS/WG

The LMS/WG may be dissolved by affirmative vote of 100% of the members of the LMS/WG at the time of the vote, by order of a court of competent jurisdiction, and/or by instruction of the Highlands County governing body. At the time of dissolution, all remaining documents, records, equipment and supplies belonging to the LMS/WG will be transferred to Highlands County for disposition.

Appendix B: Highlands County Local Mitigation Strategy (LMS) Working Group

Highlands County LMS Working Group: 12 Voting Members

Member: Bill Nichols, (chair) Highlands County
Address: 6850 W. George Blvd., Sebring, Fl 33875
E-Mail: bnichols@hceoc.org
Ph.#: (o) 863) 385-1112
Term: 1 yr (expires Oct 2010)

Member: Al Grieshaber, (v-chair) Sun 'n Lake of Sebring Improvement District
Address: 5306 Sun n Lake Blvd, Sebring, Fl, 33872
E-Mail: agrieshaber@snldistrict.org
Ph.#: (o) (863) 382-2196
Term: 1 yr (expires Oct 2010)

Member: Glenn Little, South Florida Community College
Address: 600 W College Dr., Avon Park, Fl 33825
E-Mail: littleg@southflorida.edu
Ph.#: (o) (863) 784-7218

Member: C.B. Shirey, City of Avon Park
Address: 94 E. Raymond St., Avon Park, Fl 33825
E-Mail: cbshirey@avonpark.cc
Ph.#: (o) (863) 452-2039

Member: Rodney Hollinger, Highlands County School Board
Address: 426 School St., Sebring, Fl 33870
E-Mail: hollingr@highlands.k12.fl.us
Ph.#: (o) (863) 471-5567

Member: Rob Miller, City of Sebring
Address: 368 S. Commerce Ave., Sebring, Fl 33870
E-Mail: robmiller@mysebring.com
Ph.#: (o) (863) 471-5112

Member: Mike Willingham, Sebring Airport Authority
Address: 128 Authority Ln., Sebring Fl 33870
E-Mail: mike@sebring-airport.com
Ph.#: (o) (863) 381-4735

Member: Jim Fulton, Town of Lake Placid
Address: 311 W. Interlake Rd., Lake Placid, Fl 33852
E-Mail: Jim_Fulton@mylakeplacid.org
Ph.#: (o) (863) 699-3747

Member: Joe DeCerbo, Spring Lake Improvement District
Address: 5824 Edgewater Terrace, Sebring, Fl 33876
E-Mail: jdecerbo@springlakefl.com
Ph.#: (o) (863) 655-1715

Member: Bill Trucano, Orange Blossom Baptist Association
Address: N. Amaryllis Rd., Avon Park, Fl 33825
E-Mail: wtrucanojr@yahoo.com
Ph.#: (o) (863) 452-1281

Member: Jack Richie, Highlands County Homeowners Association
Address: P.O. Box 1997, Lake Placid, Fl 33862
E-Mail: jackrichie@comcast.net
Ph.#: (o) (863) 465-1983

Member: Gary Ritter, South Florida Water Management District
Address: 205 N. Parrott Ave., Suite 201, MSC 7430, Okeechobee, Fl 34972.gov
E-Mail: gritter@sfwmd.gov
Ph.#: (o) (863) 462-5260 or (800) 250-4200 ext. 3017

**HIGHLANDS COUNTY BOARD OF ADJUSTMENT
B.O.A. HEARING NO. 1678 - VARIANCE**

Board of Adjustment Hearing: July 13, 2010

Action Request: Requesting a variance to allow a 22.8 foot and a 22.1 foot front yard setback instead of the required 25 feet, and an 8.2 foot and a 7.9 foot side yard setback instead of the required 10 feet on Lot 14 for an existing structure in order to turn it into a dwelling, and a 16.9 foot rear yard setback instead of the required 25 feet and a 9.3 foot, a 9.4 foot, and a 9.5 yard setback instead of the required 10 feet for an existing dwelling on Lot 13.

Applicant's Name: Mary A. and William M. Shackelford

Applicant's Representative: n/a

Is this request the result of a violation notice? No

I. General Location: Approximately 1/2 acre located on the north side of Main Avenue, contiguous to the Town of Lake Placid, the lot being located at 813 Spruce Avenue, Lake Placid, Florida 33852.

II. The following Departments had no comments:

III. The following Departments offered the following comments:

Engineering Department:

Zoning Department:

Planning Department: The Planning Department has no objections to the granting of this variance.

Appendix D: Meeting Notice Emails

Public Meeting Notices

01/06/2009 16:17 4026935

ADMINISTRATIVE

PAGE 01/01

04/05/2009 14:40 4026935

ADMINISTRATIVE

PAGE 01/01

NOTICE OF REGULAR MEETING

LOCAL MITIGATION STRATEGY WORKING GROUP

Will hold a regular meeting on:

Wednesday, January 28, 2009 at 8:00 a.m.

Highlands County Government Center
600 S. Commerce Avenue, Room 251, Sebring, FL

ALL INTERESTED PERSONS ARE INVITED TO ATTEND

ONE OR MORE COUNTY COMMISSIONERS MAY BE PRESENT AT THE MEETING

ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION MADE BY THIS GROUP, IN PUBLIC HEARING OR MEETING IS HEREBY ADVISED THAT THEY WILL NEED A RECORD OF THE PROCEEDINGS MADE WHICH WILL INCLUDE THE TESTIMONY AND EVIDENCE UPON SUCH APPEAL IS TO BE BASED.

THE BOARD OF COUNTY COMMISSIONERS OF HIGHLANDS COUNTY, FLORIDA, DOES NOT DISCRIMINATE UPON THE BASIS OF ANY INDIVIDUAL'S DISABILITY STATUS. THIS NON-DISCRIMINATORY POLICY INVOLVES EVERY ASPECT OF THE BOARD'S FUNCTIONS, INCLUDING ONE'S ACCESS TO, PARTICIPATION, EMPLOYMENT OR TREATMENT IN ITS PROGRAMS OR ACTIVITIES. ANYONE REQUIRING REASONABLE ACCOMMODATION AS PROVIDED FOR IN THE AMERICANS WITH DISABILITIES ACT OR SECTION 286.26, FLORIDA STATUTES, SHOULD CONTACT MR. JOHN A. MINOR, ADA COORDINATOR, AT: (863) 462-6599 (VOICE), (863) 462-6598 (ADD), OR VIA FLORIDA RELAY SERVICE 711, OR BY E-MAIL: JMINOR@HCBC.CC.ORG. REQUESTS FOR CART OR INTERPRETER SERVICES SHOULD BE MADE AT LEAST 24 HOURS IN ADVANCE TO PERMIT COORDINATION OF THE SERVICE. ONE OR MORE COUNTY COMMISSIONERS MAY BE PRESENT AT THE MEETING.

NOTICE OF REGULAR MEETING

LOCAL MITIGATION STRATEGY WORKING GROUP

Will hold a regular meeting on:

Wednesday, April 8, 2009 at 8:00 a.m.

Highlands County Government Center
600 S. Commerce Avenue, Room 251, Sebring, FL

ALL INTERESTED PERSONS ARE INVITED TO ATTEND

ONE OR MORE COUNTY COMMISSIONERS MAY BE PRESENT AT THE MEETING

ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION MADE BY THIS GROUP, IN PUBLIC HEARING OR MEETING IS HEREBY ADVISED THAT THEY WILL NEED A RECORD OF THE PROCEEDINGS MADE WHICH WILL INCLUDE THE TESTIMONY AND EVIDENCE UPON SUCH APPEAL IS TO BE BASED.

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January 28, 2009, and April 8, 2009, LMS/WG Public Meetings

Public Meeting Notices

06/05/2009 14:52 4026895

ADMINISTRATION

PAGE 02/01

06/25/2009 14:03 4026895

ADMINISTRATION

PAGE 13/13

NOTICE OF REGULAR MEETING

LOCAL MITIGATION STRATEGY WORKING GROUP

Will hold a regular meeting on:

Wednesday, June 10, 2009 at 8:00 a.m.

Highlands County Government Center
600 S. Commerce Avenue, Room 251, Sebring, FL

ALL INTERESTED PERSONS ARE INVITED TO ATTEND

ONE OR MORE COUNTY COMMISSIONERS MAY BE PRESENT AT THE MEETING

ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION MADE BY THIS GROUP, IN PUBLIC HEARING OR MEETING IS HEREBY ADVISED THAT THEY WILL NEED A RECORD OF THE PROCEEDINGS MADE WHICH WILL INCLUDE THE TESTIMONY AND EVIDENCE UPON SUCH APPEAL IS TO BE BASED.

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06/05/2009 14:52

NOTICE OF REGULAR MEETING

LOCAL MITIGATION STRATEGY WORKING GROUP

1. The Local Mitigation Strategy Working Group will no longer meet in Room 251 of the Highlands County Government Center, 600 S. Commerce Avenue, Sebring, FL.
2. The July meeting will be held in the Boardroom of the Highlands County Government Center, 600 S. Commerce Avenue, Sebring, FL.
3. All meetings held after July 2009 will take place in Room 3 of the Bert J. Harris, Jr. Agricultural Center, 4509 George Boulevard, Sebring, FL.
4. The next LOCAL MITIGATION STRATEGY WORKING GROUP will be held on:

Wednesday, July 8, 2009, at 8:00 a.m.

in the Boardroom of the Highlands County Government Center,
600 S. Commerce Avenue, Sebring, FL

ALL INTERESTED PERSONS ARE INVITED TO ATTEND

ONE OR MORE COUNTY COMMISSIONERS MAY BE PRESENT AT THE MEETING

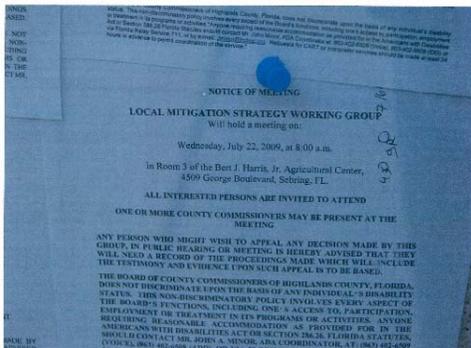
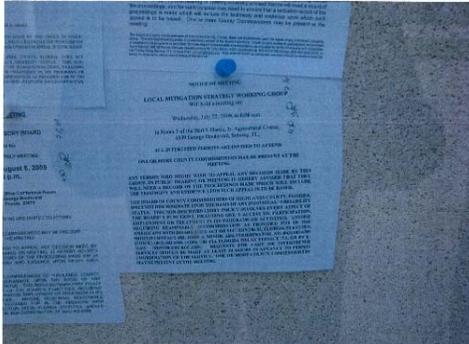
ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION MADE BY THIS GROUP, IN PUBLIC HEARING OR MEETING IS HEREBY ADVISED THAT THEY WILL NEED A RECORD OF THE PROCEEDINGS MADE WHICH WILL INCLUDE THE TESTIMONY AND EVIDENCE UPON SUCH APPEAL IS TO BE BASED.

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06/25/2009 14:03

June 10, 2009, and July 8, 2009, LMS/WG Public Meetings

Public Meeting Notices



07/31/2009 11:38 4297636 40718187470 PAGE 16/17

NOTICE OF MEETING
LOCAL MITIGATION STRATEGY WORKING GROUP
 Will hold a meeting on:
 Wednesday, August 5, 2009, at 9:50 a.m.
 in Room 3 of the Bert J. Harris, Jr. Agricultural Center,
 4509 George Boulevard, Sebring, FL.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND
ONE OR MORE COUNTY COMMISSIONERS MAY BE PRESENT AT THE MEETING

ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION MADE BY THIS GROUP IN PUBLIC HEARING OR MEETING IS HEREBY ADVISED THAT THEY WILL NEED A RECORD OF THE PROCEEDINGS MADE WHICH WILL INCLUDE THE TESTIMONY AND EVIDENCE UPON SUCH APPEAL IS TO BE BASED.

THE BOARD OF COUNTY COMMISSIONERS OF HIGHLANDS COUNTY, FLORIDA, DOES NOT DISCRIMINATE UPON THE BASIS OF ANY INDIVIDUAL'S DISABILITY STATUS. THIS NON-DISCRIMINATORY POLICY INVOLVES EVERY ASPECT OF THE BOARD'S FUNCTIONS, INCLUDING ONE'S ACCESS TO, PARTICIPATION, EMPLOYMENT OR TREATMENT IN ITS PROGRAMS OR ACTIVITIES. ANYONE REQUIRING REASONABLE ACCOMMODATION AS PROVIDED FOR IN THE AMERICANS WITH DISABILITIES ACT OR SECTION 282.16, FLORIDA STATUTES, SHOULD CONTACT MR. JOHN A. MINOR, ADA COORDINATOR, AT: (863) 492-6599 (VOICE), (863) 492-6598 (ADD), OR VIA FLORIDA RELAY SERVICE 711, OR BY E-MAIL: JMINOR@HCC.ORG. REQUESTS FOR CART OR INTERPRETER SERVICES SHOULD BE MADE AT LEAST 24 HOURS IN ADVANCE TO PERMIT COORDINATION OF THE SERVICE. ONE OR MORE COUNTY COMMISSIONERS MAY BE PRESENT AT THE MEETING.

July 22, 2009, and August 22, 2009, LMS/WG Public Meetings

Public Meeting Notices

B7/3 / 0209 1811R 4306855

ADMINISTRATION

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09/26/2009 09:07 4826806

ADMINISTRATION

PAGE 01/25

NOTICE OF REGULAR MEETING
LOCAL MITIGATION STRATEGY WORKING GROUP
 Will hold a regular meeting on:
 Wednesday, August 12, 2009, at 8:00 a.m.
 in Room 3 of the Bert J. Harris, Jr. Agricultural Center,
 4509 George Boulevard, Sebring, FL.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND
 ONE OR MORE COUNTY COMMISSIONERS MAY BE PRESENT AT THE MEETING

ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION MADE BY THIS GROUP, IN PUBLIC HEARING OR MEETING IS HEREBY ADVISED THAT THEY WILL NEED A RECORD OF THE PROCEEDINGS MADE WHICH WILL INCLUDE THE TESTIMONY AND EVIDENCE UPON SUCH APPEAL IS TO BE BASED.

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NOTICE OF MEETING
LOCAL MITIGATION STRATEGY WORKING GROUP
 Will hold a meeting on:
 Wednesday, August 26, 2009, at 8:00 a.m.
 in Room 2 of the Bert J. Harris, Jr. Agricultural Center,
 4509 George Boulevard, Sebring, FL.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND
 ONE OR MORE COUNTY COMMISSIONERS MAY BE PRESENT AT THE MEETING

ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION MADE BY THIS GROUP, IN PUBLIC HEARING OR MEETING IS HEREBY ADVISED THAT THEY WILL NEED A RECORD OF THE PROCEEDINGS MADE WHICH WILL INCLUDE THE TESTIMONY AND EVIDENCE UPON SUCH APPEAL IS TO BE BASED.

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August 12, 2009, and August 26, 2009, LMS/WG Public Meetings

Public Meeting Notices

07/04/2007 10:49 4325835 ADMINISTRATION 06/26/07

NOTICE OF REGULAR MEETING
LOCAL MITIGATION STRATEGY WORKING GROUP

Will hold a regular meeting on:
Wednesday, September 9, 2009, at 8:00 a.m.

Room 3 of the Bert J. Harris, Jr. Agricultural Center,
4509 George Boulevard, Sebring, FL.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND
ONE OR MORE COUNTY COMMISSIONERS MAY BE PRESENT AT THE MEETING

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9/9/09

08/06/2009 13:08 4325835 ADMINISTRATION 06/26/07

NOTICE OF REGULAR MEETING
LOCAL MITIGATION STRATEGY WORKING GROUP

Will hold a regular meeting on:
Wednesday, October 14, 2009 at 8:00 a.m.

Room 3 of the Bert J. Harris, Jr. Agricultural Center,
4509 George Boulevard, Sebring, FL.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND
ONE OR MORE COUNTY COMMISSIONERS MAY BE PRESENT AT THE MEETING

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10/14/09

September 9, 2009, and October 14, 2009, LMS/WG Public Meetings

Public Meeting Notices

18/38/2635 15:58 4C26855 ADMINISTRATION PAGE 01/61

NOTICE OF REGULAR MEETING

LOCAL MITIGATION STRATEGY WORKING GROUP

1. The Chair of the Local Mitigation Strategy Working Group and its voting members have decided to move the regular November meeting of Wednesday, November 11, 2009, due to the Veterans Day holiday.
2. The LOCAL MITIGATION STRATEGY WORKING GROUP will hold its next regular meeting on:

Wednesday, November 4, 2009, at 8:00 a.m.

in Room 3 of the Bert J. Harris, Jr. Agricultural Center,
4509 George Boulevard, Sebring, FL.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND

ONE OR MORE COUNTY COMMISSIONERS MAY BE PRESENT AT THE MEETING

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November 4, 2009, LMS/WG Public Meetings

DRAFT

Email Invitation to LMS/WG Meeting, Meeting Documents

From: Susan BuChans

Sent: Thursday, April 02, 2009 12:35 PM

To: 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glarner'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; Don Hanna; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Marty Roepstorff'; 'Mike Willingham'; 'Preston Colby'; 'Rodney Hollinger'; 'Scott Noethlich'

Cc: Michael Wright

Attachments: April, 2009 agenda.wbk; Minutes 01.28.09.rtf; Bylaws.pdf

Good Afternoon,

Please find attached the April 8th agenda and the January 2009 minutes.

As you recall the meetings were moved to the 2nd Wednesday of the month. The meeting time and location is the same.

I have attached a copy of the LMS-WG Bylaws which you may review before the meeting.

Thanks,

Sue

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org
(863) 402-6650

LEGAL NOTICE REGARDING EMAIL

Senate Bill 80 - effective July 1, 2006

Under Florida Law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic email to this entity. Instead, contact this office by phone or in writing.

DRAFT

Email Invitation to LMS/WG Meeting, Meeting Documents

From: Susan BuChans
Sent: Wednesday, April 08, 2009 9:49 AM
To: Barbara Stewart
Cc: Don Hanna
Subject: LMS-WG

Attachments: Highlands County Map Mod Outreach Plan-Draft 03-11-09.doc; Minutes 01.28.09.rtf
Chairwoman Stewart,

The LMS-WG meets the second Wednesday of every month at 8:00 a.m. in the Highlands County Government Center, Room 251.

The next scheduled meeting is May 13th.

Scott Letasi from SFWMD distributed a copy of the updated Highlands County Map Moderation Outreach Plan Draft, dated 03-11-09, which I have attached.

I also included the approved January 28, 2009 minutes.

If you have any questions, please feel free to call me or Don at 402-6650.

Thanks,
Sue

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org
(863) 402-6650

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Email Invitation to LMS/WG Meeting, Meeting Documents

From: Susan BuChans

Sent: Wednesday, April 22, 2009 3:24 PM

To: 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glarner'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; Don Hanna; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Noethlich'

Cc: Barbara Stewart; Don Hanna; Michael Wright; 'Scott.Letasi@SWFWMD.STATE.FL.US'

Subject: LMS-WG

Attachments: Sumter 2004 Prioritization.pdf; Miami-Dade 2005 Prioritization.pdf; Duval 2004 Prioritization.pdf; Collier 2005 Prioritization.pdf; Charlotte 2005 Prioritization.pdf; Calhoun 2004 Prioritization.pdf; Sample project prioritization methods.doc

Good Afternoon,

As discussed in the April 8, 2009 LMS-WG meeting, the LMS-WG is considering moving from the MG2020 program. This means the LMS-WG will need to establish a Project Prioritization Method. The Florida Division of Emergency Management (DEM) has recommended that the County move from the MG2020 program. Our DEM planner, Ms. Herbert, provided SAMPLE Project Prioritization Methods from six other Counties for our Working Group to review and possibly model. Based upon the amount of material for review, Chairman Shirey has given staff permission to distribute this material early. Please see the attached.

Thanks,
Susan

Susan M. BuChans, AICP
Planner I
Highlands County Planning
*sbuchans@hcbcc.org
(863) 402-6650

*LEGAL NOTICE REGARDING EMAIL
Senate Bill 80 - effective July 1, 2006*

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DRAFT

Email Invitation to LMS/WG Meeting, Meeting Documents

From: Susan BuChans
Sent: Wednesday, April 29, 2009 10:30 AM
To: 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glarner'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; Don Hanna; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Noethlich'
Cc: Michael Wright; Barbara Stewart; Don Hanna; 'Scott.Letasi@SWFWMD.STATE.FL.US'
Subject: LMS-WG May agenda

Attachments: May, 2009 agenda.wbk; Minutes 04.08.09.rtf; Draft Bylaws revision.doc

Good Morning,

Please find attached the May 13, 2009 agenda and the April 2009 minutes.

Attached is a Draft Bylaw revision for your review. Staff was asked to prepare an alternative to Article VI., B. Meetings, Voting and Quorum of your adopted Bylaws.

You were emailed the SAMPLE Project Prioritization Methods material on April 22, 2009.

Thanks,
Sue

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org
(863) 402-6650

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DRAFT

Email Invitation to LMS/WG Meeting, Meeting Documents

From: Susan BuChans
Sent: Friday, May 08, 2009 10:20 AM
To: 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glarner'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; Don Hanna; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Noethlich'
Cc: Michael Wright; Barbara Stewart; Don Hanna; 'Scott.Letasi@SWFWMD.STATE.FL.US'
Subject: May 13th LMS meeting

Good Morning,

The Chairman has cancelled the Wednesday, May 13, 2009, LMS-WG meeting.

The LMS-WG will meet at the next regularly scheduled meeting date, Wednesday, June 10, 2009.

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org
(863) 402-6650

*LEGAL NOTICE REGARDING EMAIL
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Email Invitation to LMS/WG Meeting, Meeting Documents

From: Susan BuChans

Sent: Wednesday, May 27, 2009 2:10 PM

To: Barbara Stewart; Michael Wright; Mark J. Hill; Don Hanna; 'Scott.Letasi@SWFWMD.STATE.FL.US'; 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glarner'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; Don Hanna; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Noethlich'

Subject: LMS-WG June 10th meeting

Attachments: June, 2009 agenda.wbk; Minutes 04.08.09.rtf; Sample project prioritization methods.doc; Calhoun 2004 Prioritization.pdf; Charlotte 2005 Prioritization.pdf; Collier 2005 Prioritization.pdf; Duval 2004 Prioritization.pdf; Duval 2004 Prioritization.pdf; Miami-Dade 2005 Prioritization.pdf; Sumter 2004 Prioritization.pdf; Draft Bylaws revision.#2.doc

Good Afternoon,

Please find attached the June 10, 2009 agenda and the April 2009 minutes.

Attached is a Revised Bylaw revision for your review.

You were emailed the SAMPLE Project Prioritization Methods material on April 22, 2009. I have included it again for ease of

Thanks,
Sue

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org
(863) 402-6650

LEGAL NOTICE REGARDING EMAIL

Senate Bill 80 - effective July 1, 2006

Under Florida Law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic email to this entity. Instead, contact this office by phone or in writing.

DRAFT

Email Invitation to LMS/WG Meeting, Meeting Documents

From: Susan BuChans
Sent: Thursday, May 28, 2009 9:29 AM
To: 'Scott.Letasi@SWFWMD.STATE.FL.US'
Subject: RE: LMS-WG June 10th meeting

Scott,
Absolutely...have a nice day.
Thanks,

Sue
Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org
(863) 402-6650

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From: Scott.Letasi@SWFWMD.STATE.FL.US [mailto:Scott.Letasi@SWFWMD.STATE.FL.US]
Sent: Thursday, May 28, 2009 8:25 AM
To: Susan BuChans
Cc: Chancey.Springstead@SWFWMD.STATE.FL.US; Danny.Kushmer@swfwmd.state.fl.us
Subject: Re: LMS-WG June 10th meeting

Susan,
Could you please add Danny Kushmer and Chancey Springstead to your email list. They will be attending when I am not there.

Thank you.
Scott Letasi, E.I.
Engineering Section
Resource Projects Department
Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 34604-6899
Phone: 352.796.7211, Ext. 4287 800.423.1476, (Florida Only) Fax: 352.797.5806

Email Invitation to LMS/WG Meeting, Meeting Documents

From: Susan BuChans
Sent: Monday, June 01, 2009 9:03 AM
To: 'ed.baldrige@newssun.com'
Cc: Don Hanna; Gloria Rybinski
Subject: RE: Please include on e-mails
Attachments: June, 2009 agenda.wbk; Minutes 04.08.09.rtf; Calhoun 2004
Prioritization.pdf; Charlotte 2005 Prioritization.pdf; Collier 2005 Prioritization.pdf; Duval 2004 Prioritization.pdf; Miami-Dade 2005
Prioritization.pdf; Sumter 2004 Prioritization.pdf; Sample project prioritization methods.doc; Draft Bylaws revision.#2.doc

Good Morning Ed,
Please see the attached for the June 10, 2009 LMS-WG meeting.

Thanks,
Sue
Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org
(863) 402-6650

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this entity. Instead, contact this office by phone or in writing.

-----Original Message-----
From: Ed Baldrige [mailto:ed.baldrige@newssun.com]
Sent: Friday, May 29, 2009 9:36 AM
To: Susan BuChans; editor@newssun.com
Subject: Please include on e-mails

Susan:
Could you please add me to the e-mail list for LMS stuff?
And, could I get the Project Prioritization Methods material and the agenda and minutes.

Thanks
Ed Baldrige, Staff Reporter
News-Sun ed.baldrige@newssun.com

Email Invitation to LMS/WG Meeting, Meeting Documents

From: Susan BuChans

Sent: Thursday, June 25, 2009 4:35 PM

To: Barbara Stewart; Michael Wright; Mark J. Hill; Don Hanna; 'ed.baldrige@newssun.com'; 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glamer'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; 'Chancey Springstead'; 'Danny Kushmer'; Don Hanna; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Letasi'; 'Scott Noethlich'

Subject: July 10, 2009 LMS/WG meeting

Attachments: July, 2009 agenda.wbk; Draft Bylaws revision.07.08.09.doc; Sample project prioritization methods.doc; Calhoun 2004 Prioritization.pdf; Charlotte 2005 Prioritization.pdf; Collier 2005 Prioritization.pdf; Duval 2004 Prioritization.pdf; Miami-Dade 2005 Prioritization.pdf; Sumter 2004 Prioritization.pdf; Highlands County Local Mitigation Strategy GOALS AND OBJECTIVES.doc

Good Afternoon,

Please see the attached documents for the July 8, 2009, LMS/WG meeting. Included in this email are the materials for the Update to the Plan listed on the agenda. The minutes from the June 10, 2009 LMS/WG meeting will be sent out in a later email.

A gentle reminder, the LMS/WG will **no longer** meet in Room 251 of the Highlands County Government Center.

Thanks,
Sue

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org
(863) 402-6650

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DRAFT

Email Invitation to LMS/WG Meeting, Meeting Documents

From: Susan BuChans
Sent: Thursday, July 02, 2009 12:14 PM
To: Mark J. Hill; Michael Wright; Barbara Stewart; Don Hanna; 'ed.baldridge@newssun.com'; 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glamer'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; 'Chancey Springstead'; 'Danny Kushmer'; Don Hanna; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Letasi'; 'Scott Noethlich'
Subject: LMS minutes

Attachments: Minutes 06.10.09.rtf

Please see the attached minutes for the July 8, 2009 meeting.

Thanks,
Sue

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org
(863) 402-6650

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Email Invitation to LMS/WG Meeting, Meeting Documents

From: Susan BuChans

Sent: Tuesday, July 07, 2009 5:51 PM

To: Barbara Stewart; Mark J. Hill; Michael Wright; 'ed.baldrige@newssun.com'; Don Hanna; 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glamer'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; 'Chancey Springstead'; 'Danny Kushmer'; Don Hanna; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerberbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Letasi'; 'Scott Noethlich'

Subject: Revised LMS minutes

Attachments: Minutes 06.10.09.Revised.rtf

Good evening,

Attached are Revised LMS minutes for the July 8, 2009, meeting.

A gentle reminder: The July 8th LMS/WG meeting will be held in the Boardroom of the Highlands County Government Center, 600 S. Commerce Avenue, Sebring, FL.

The time is the same – 8:00 a.m.

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org
(863) 402-6650

LEGAL NOTICE REGARDING EMAIL

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Email Invitation to LMS/WG Meeting, Meeting Documents and Invitation to Adjacent County's Local Mitigation Strategy Working Groups to Join in our 5-Year Update

From: Susan BuChans

Sent: Wednesday, July 15, 2009 10:47 AM

To: Barbara Stewart; Michael Wright; Mark J. Hill; Don Hanna; 'ed.baldrige@newssun.com'; 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glarner'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; 'Chancey Springstead'; 'Danny Kushmer'; Don Hanna; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Letasi'; 'Scott Noethlich'; 'Angie Snow'; 'Catherine Furr'; 'Debbie Deriso'; 'Michael Faulkner'; 'Paul Womble'; 'Rich Shepard'

Subject: July 22, 2009, LMS meeting agenda and meeting location

Attachments: July, 22, 2009 agenda.wbk; 2009 July 22nd .new meeting location for email.doc

Please see the attached July 22, 2009, meeting agenda and meeting location.

Thanks,

Sue

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org
(863) 402-6650

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Email Invitation to LMS/WG Meeting, Meeting Documents
Invitation to Adjacent County's Local Mitigation Strategy Working Groups
to Join in our 5-Year Update

From: Susan BuChans
Sent: Wednesday, July 15, 2009 10:58 AM
To: Don Hanna; Bill Nichols; Mark J. Hill; 'Angie Snow'; 'Catherine Furr'; 'Debbie Deriso'; 'Michael Faulkner'; 'Paul Womble'; 'Rich Shepard'
Subject: Highlands County Local Mitigation Strategy Plan Update

Attachments: 2009 July 22nd .new meeting location for email.doc; July, 22, 2009 agenda.wbk

The Highlands County Local Mitigation Strategy Working Group (LMS/WG) is in the process of the mandatory 5-year update to the *Highlands County Local Hazard Mitigation Strategy 2005*. As the program staff to the LMS/WG, all the meeting agendas and meeting locations will be emailed as an invitation to participate in our update to our *Local Mitigation Strategy*. If you any questions please feel free to call me, at 863-402-6650.

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org
(863) 402-6650

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Email Invitation to LMS/WG Meeting, Meeting Documents

Invitation to Adjacent County's Local Mitigation Strategy Working Groups to Join in our 5-Year Update

From: Susan BuChans
Sent: Wednesday, July 15, 2009 11:05 AM
To: 'bbalcer@co.okeechobee.fl.us'; Don Hanna
Subject: Highlands County 5-year update to the Highlands County Local Hazard Mitigation Strategy 2005

Attachments: July, 22, 2009 agenda.wbk; 2009 July 22nd .new meeting location for email.doc

As you and discussed on the telephone, Mr. Faulker's email was full and this message was returned.

The Highlands County Local Mitigation Strategy Working Group (LMS/WG) is in the process of the mandatory 5-year update to the *Highlands County Local Hazard Mitigation Strategy 2005*. As the program staff to the LMS/WG, all the meeting agendas and meeting locations will be emailed as an invitation to participate in our update to our *Local Mitigation Strategy*. If you any questions please feel free to call me, at 863-402-6650.

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org
(863) 402-6650

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Email Invitation to LMS/WG Meeting, Meeting Documents

From: Susan BuChans

Sent: Thursday, July 16, 2009 5:02 PM

To: Barbara Stewart; Michael Wright; Mark J. Hill; Don Hanna; 'ed.baldrige@newssun.com'; 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glamer'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; 'Chancey Springstead'; 'Danny Kushmer'; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Letasi'; 'Scott Noethlich'

Subject: July 22, 2009, LMS meeting agenda items

Attachments: Highlands County Local Mitigation Strategy GOALS AND OBJECTIVES.Plan update.doc; Project Prioritization Email.zip; Miami Dade Email.zip

Hello,

Please find attached the agenda items for the July 22, 2009, LMS/WG meeting.

Quite a bit of information is being sent and I have grouped this together for you.

Recall, the Division of Emergency Management provided six sample project prioritization methods. These were provided to each of you in past emails. The meeting minutes will be emailed next week.

Thanks,

Sue

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org
(863) 402-6650

LEGAL NOTICE REGARDING EMAIL

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DRAFT

Email Invitation to LMS/WG Meeting, Meeting Documents

From: Susan BuChans

Sent: Monday, July 20, 2009 1:09 PM

To: Mark J. Hill; Barbara Stewart; Michael Wright; Don Hanna; 'ed.baldrige@newssun.com'; 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glarner'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; 'Chancey Springstead'; 'Danny Kushmer'; Don Hanna; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Letasi'; 'Scott Noethlich'

Subject: LMS/WG minutes

Attachments: Minutes 07.08.09.doc

Good Afternoon,

Please find attached the meeting minutes from the July 8, 2009, LMS/WG meeting.

Thanks,

Sue

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org
(863) 402-6650

LEGAL NOTICE REGARDING EMAIL

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Email Invitation to LMS/WG Meeting, Meeting Documents

Invitation to Adjacent County's Local Mitigation Strategy Working Group to Join in our 5-Year Update

From: Susan BuChans
Sent: Tuesday, July 28, 2009 4:02 PM
To: 'Jessica Hand'
Subject: LMS/WG August 5th meeting

Attachments: 2009 August 5th.meeting time changed for email.doc

Good Afternoon,

Please see the attached document and note the August 5, 2009, LMS/WG meeting time has changed, per Chair Nichols. The location is the same.

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org
(863) 402-6650

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Email Invitation to LMS/WG Meeting, Meeting Documents and Invitation to Adjacent County's Local Mitigation Strategy Working Group to Join in our 5-Year Update

From: Susan BuChans

Sent: Monday, August 03, 2009 4:56 PM

To: Mark J. Hill; Barbara Stewart; Michael Wright; Don Hanna; 'ed.baldrige@newssun.com'; 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glarner'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; 'Chancey Springstead'; 'Danny Kushmer'; Don Hanna; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Letasi'; 'Scott Noethlich'

Cc: 'Herbert, Laura'; 'Jessica Hand'; 'Angie Snow'; 'Ben Balcer'; 'Catherine Furr'; 'Debbie Deriso'; 'Michael Faulkner'; 'Paul Womble'; 'Rich Shepard'

Subject: August 5, 2009, LMS/WG Meeting packet

Attachments: Minutes 07.22.09.rtf; Recommended Highlands County project prioritization.doc; Highlands County Local Mitigation Strategy HAZARDS and VULERNABILITIES Plan update.doc; August 5, 2009 agenda.wbk

Please see the attached packet for the August 5, 2009, Local Mitigation Strategy Working Group (LMS/WG) Meeting.

The LMS/WG will meet at 9:30 a.m., in Room 3 of the Bert J. Harris, Jr. Agricultural Center, 4509 George Boulevard, Sebring, Florida.

Thanks,
Sue

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org
(863) 402-6650

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Email Invitation to LMS/WG Meeting, Meeting Documents

Invitation to State Hazard Mitigation Officer to Join in our 5-year Update

From: Susan BuChans
Sent: Monday, August 03, 2009 4:58 PM
To: 'Herbert, Laura'
Subject: RE: LMS meeting

Attachments: August 5, 2009 agenda.wbk; Minutes 07.22.09.rf; Highlands County Local Mitigation Strategy HAZARDS and VULERNABILITIES Plan update.doc; Recommended Highlands County project prioritization.doc

Good Evening Laura,
We will be meeting at 9:30 a.m., in Room 3 of the Bert J. Harris, Jr. Agricultural Center, 4509 George Boulevard, Sebring, FL
I look forward to seeing you.
Here is our packet for the meeting.

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org (863) 402-6650

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From: Herbert, Laura [mailto:Laura.Herbert@em.myflorida.com]
Sent: Monday, August 03, 2009 10:51 AM
To: Susan BuChans
Subject: LMS meeting

Hey Sue,
I'm going to be coming by on Wed. What is the address of the LMS meeting?

Laura Herbert
Mitigation- Planner IV
Florida Division of Emergency Management
(850) 922-5580 www.Floridadisaster.org

Email Invitation to LMS/WG Meeting, Meeting Documents and Invitations to Adjacent County's Local Mitigation Strategy Working Groups and State Hazard Mitigation Officer's to Join in our 5-Year Update

From: Susan BuChans
Sent: Monday, August 10, 2009 4:15 PM
To: Mark J. Hill; Michael Wright; Barbara Stewart; Don Hanna; 'ed.baldrige@newssun.com'; 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glarner'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; 'Chancey Springstead'; 'Danny Kushmer'; Don Hanna; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Letasi'; 'Scott Noethlich'
Cc: 'Herbert, Laura'; 'Jessica Hand'
Subject: August 12, 2009, LMS Meeting packet

Attachments: August 12, 2009 agenda.wbk; August 12, 2009 email packet.zip

Please find attached the August 12, 2009, LMS Meeting packet.
Attached is the August 12, 2009, LMS Working Group Agenda as approved by the Chair.
The August 5, 2009, LMS Meeting Minutes will be emailed tomorrow.
We will meet at 8:00 A.M., in Room 3 of the Bert J. Harris, Jr. Agricultural Center.

Thanks,
Sue

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org
(863) 402-6650

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Email Invitation to LMS/WG Meeting, Meeting Documents and Invitations to Adjacent County's Local Mitigation Strategy Working Groups and State Hazard Mitigation Officer's to Join in our 5-Year Update

From: Susan BuChans
Sent: Monday, August 10, 2009 4:31 PM
To: 'Angie Snow'; 'Ben Balcer'; 'Catherine Furr'; 'Debbie Deriso'; 'Michael Faulkner'; 'Paul Womble'; 'Rich Shepard'
Cc: 'Jessica Hand'; 'Herbert, Laura'; 'Don Hanna'; 'Bill Nichols'; 'Mark J. Hill'
Subject: Highlands County Public Meeting for 5-year update to Plan
Attachments: August 12, 2009 agenda.wbk

Please find attached Highlands County Local Mitigation Strategy (LMS) Working Group Meeting Agenda.

Highlands County LMS Working Group is currently preparing its five-year update to the plan. All LMS Working Group Meetings are open to the public. We encourage your attendance and participation as we prepare our plan update for review by the Florida Division of Emergency Management and the Federal Emergency Management. Any suggested strategies and improvements are welcome. If you are not able to attend, a member of your staff is welcome.

We will meet this Wednesday, August 12, 2009, at 8:00 A.M. in Room 3 of the Bert J. Harris, Jr. Agricultural Center, 4509 George Boulevard, Sebring, FL

Our next scheduled meeting is Wednesday, August 26, 2009, at 8:00 A.M. (conference room 2) of the Bert J. Harris, Jr. Agricultural Center, 4509 George Boulevard, Sebring, FL.

Please call me if you plan to attend any of the meetings listed above. I will be glad to email you the materials to be addressed on the LMS Working Group Agenda. I can be reached at the telephone number below.

Thanks,
Sue

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org (863) 402-6650

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Email Invitation to LMS/WG Meeting, Meeting Documents

Invitation to Adjacent County's Local Mitigation Strategy Working Groups to Join in our 5-Year Update

From: Susan BuChans
Sent: Monday, August 10, 2009 4:34 PM
To: 'bbalcer@co.okeechobee.fl.us'
Cc: Don Hanna
Subject: Highlands County LMS August 12, 2009, Meeting

Attachments: August 12, 2009 agenda.wbk

Please find attached Highlands County Local Mitigation Strategy (LMS) Working Group Meeting Agenda.

Highlands County LMS Working Group is currently preparing its five-year update to the plan. All LMS Working Group Meetings are open to the public. We encourage your attendance and participation as we prepare our plan update for review by the Florida Division of Emergency Management and the Federal Emergency Management. Any suggested strategies and improvements are welcome. If you are not able to attend, a member of your staff is welcome.

We will meet this Wednesday, August 12, 2009, at 8:00 A.M. in Room 3 of the Bert J. Harris, Jr. Agricultural Center, 4509 George Boulevard, Sebring, FL

Our next scheduled meeting is Wednesday, August 26, 2009, at 8:00 A.M. (conference room 2) of the Bert J. Harris, Jr. Agricultural Center, 4509 George Boulevard, Sebring, FL.

Please call me if you plan to attend any of the meetings listed above. I will be glad to email you the materials to be addressed on the LMS Working Group Agenda. I can be reached at the telephone number below.

**Thanks,
Sue**

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org (863) 402-6650

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Email Invitation to LMS/WG Meeting, Meeting Documents and Invitation to State Hazard Mitigation Officer's to Join in our 5-Year Update

From: Susan BuChans
Sent: Monday, August 24, 2009 8:58 AM
To: Mark J. Hill; Michael Wright; Barbara Stewart; Don Hanna; 'ed.baldridge@newssun.com'; 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glamer'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; 'Chancey Springstead'; 'Danny Kushmer'; Don Hanna; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Letasi'; 'Scott Noethlich'
Cc: 'Herbert, Laura'; 'Jessica Hand'
Subject: August 26, 2009, LMS Meeting packet

Attachments: August, 2009 agenda.wbk; Minutes 08.12.09.rtf; Minutes 08.05.09.present for suggested corrections.rtf; Plan maintenance - address quarterly updates.doc; Plan maintenance Appendix - quarterly updates.doc; Critical Facilites folder.zip

Good Morning,
Please find attached the items for the August 26, 2009, LMS/WG Meeting.

Thanks,
Sue

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org
(863) 402-6650

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Email Invitation to LMS/WG Meeting, Meeting Documents

From: Susan BuChans

Sent: Tuesday, September 08, 2009 9:17 AM

To: Don Hanna; Mark J. Hill; Michael Wright; Barbara Stewart; Ed Baldrige; 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glarner'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; 'Chancey Springstead'; 'Danny Kushmer'; Don Hanna; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Letasi'; 'Scott Noethlich'

Subject: LMS Agenda and packet for September 9, 2009, Meeting

Attachments: September 9, 2009 agenda.doc; Minutes 08.26.09.rtf; Update Initiatives.doc; Plan maintenance - address quarterly updates.doc; NFIP Compliance.doc

Please see the attached for the September 9, 2009, LMS Meeting.

Thanks

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org
(863) 402-6650

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DRAFT

Email Invitation to LMS/WG Meeting, Meeting Documents and Invitations to Adjacent County's Local Mitigation Strategy Working Groups and State Hazard Mitigation Officer to Join in our 5-Year Update

From: Susan BuChans
Sent: Tuesday, September 08, 2009 9:27 AM
To: Don Hanna; 'Angie Snow'; 'balcer'; 'Ben Balcer'; 'Catherine Furr'; 'Debbie Deriso'; 'Michael Faulkner'; 'Paul Womble'; 'Rich Shepard'
Cc: 'Herbert, Laura'
Subject: Highlands County LMS Working Group Meeting Agenda
Attachments: September 9, 2009 agenda.doc

Please find attached Highlands County Local Mitigation Strategy (LMS) Working Group Meeting Agenda.

Highlands County LMS Working Group is currently preparing its five-year update to the plan. All LMS Working Group Meetings are open to the public. We encourage your attendance and participation as we prepare our plan update for review by the Florida Division of Emergency Management and the Federal Emergency Management. Any suggested strategies and improvements are welcome. If you are not able to attend, a member of your staff is welcome or you may submit written comments. If you would like a copy of the materials to be addressed at this LMS Working Group Meeting, you may email me or reach me at the telephone number below.

We will meet this Wednesday, September 9, 2009, at 8:00 A.M. in Room 3 of the Bert J. Harris, Jr. Agricultural Center, 4509 George Boulevard, Sebring, FL

Thanks,
Sue

Susan M. BuChans, AICP
Planner I
Highlands County Planning
sbuchans@hcbcc.org (863) 402-6650

LEGAL NOTICE REGARDING EMAIL Senate Bill 80 - effective July 1, 2006 Under Florida Law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

DRAFT

Email Invitation to LMS/WG Meeting, Meeting Documents and Invitation to State Hazard Mitigation Officer's to Join in our 5-Year Update

From: Susan BuChans

Sent: Thursday, October 08, 2009 3:20 PM

To: Michael Wright; Barbara Stewart; Mark J. Hill; Don Hanna; 'Ed Baldrige'; 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glarner'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; 'Chancey Springstead'; 'Danny Kushmer'; Don Hanna; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Letasi'; 'Scott Noethlich'

Cc: 'Herbert, Laura'

Subject: LMS October 14, 2009, LMS Meeting items

Attachments: Update Initiatives.doc; October, 2009 agenda.wbk; Minutes 09.09.09.rtf; Plan Update - quarterly updates.doc

Please find attached the October 14, 2009, LMS Meeting packet.

Something new has been added to the agenda by the chair to shorten the meetings, a consent agenda. Please be prepared to act on the consent agenda items.

The 2010 LMS DRAFT Update is on the October 14, 2009, Meeting agenda. Due to its size, it will be sent in several emails.

Thanks,
Sue

Susan BuChans, AICP
Planner I
Highland County Planning
sbuchans@hcbcc.org
(863) 402-6650

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DRAFT

Email Invitation to LMS/WG Meeting, Meeting Documents and Invitation to State Hazard Mitigation Officer's to Join in our 5-Year Update

From: Susan BuChans

Sent: Thursday, October 08, 2009 3:49 PM

To: Michael Wright; Barbara Stewart; Mark J. Hill; Don Hanna; 'Ed Baldrige'; 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glarner'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; 'Chancey Springstead'; 'Danny Kushmer'; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Letasi'; 'Scott Noethlich'

Cc: 'Herbert, Laura'

Subject: 2010 LMS Draft Update

Attachments: 2010 Update October 12, 2009, meeting email #1.zip; 2010 LMS Update Oct. 12, 2009, mtg email #2.zip

Please see the zipped folder(s) of the Highlands County 2010 LMS Draft Update.
More to come.

Susan BuChans, AICP
Planner I
Highland County Planning
sbuchans@hcbcc.org
(863) 402-6650

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DRAFT

Email Invitation to LMS/WG Meeting, Meeting Documents and Invitation to State Hazard Mitigation Officer's to Join in our 5-Year Update

From: Susan BuChans

Sent: Thursday, October 08, 2009 4:05 PM

To: Michael Wright; Barbara Stewart; Mark J. Hill; Don Hanna; 'Ed Baldrige'; 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glarner'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; 'Chancey Springstead'; 'Danny Kushmer'; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Letasi'; 'Scott Noethlich'

Cc: 'Herbert, Laura'

Subject: 2010 LMS Draft Update

Attachments: 2010 Update October 12, 2009, meeting email #1.zip; 2010 LMS Update Oct. 12, 2009, mtg email #2.zip; 2010 LMS Update Oct. 12, 2009, mtg email #3.zip

Please see the zipped folder(s) of the Highlands County 2010 LMS Draft Update.
These should open.

Susan BuChans, AICP
Planner I
Highland County Planning
sbuchans@hcbcc.org
(863) 402-6650

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DRAFT

Email Invitation to LMS/WG Meeting, Meeting Documents and Invitation to State Hazard Mitigation Officer's to Join in our 5-Year Update

From: Susan BuChans

Sent: Thursday, October 08, 2009 4:08 PM

To: Michael Wright; Barbara Stewart; Mark J. Hill; Don Hanna; 'Ed Baldrige'; 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glarner'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; 'Chancey Springstead'; 'Danny Kushmer'; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Letasi'; 'Scott Noethlich'

Cc: 'Herbert, Laura'

Subject: 2010 LMS Draft Update

Attachments: 2010 LMS Update Oct. 12, 2009, mtg email #4. doc.zip; 2010 LMS Update Oct. 12, 2009, mtg email #5.zip

Please see the zipped folder(s) of the Highlands County 2010 LMS Draft Update for the October 14, 2009, LMS Working Group Meeting.

Susan BuChans, AICP
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sbuchans@hcbcc.org
(863) 402-6650

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DRAFT

Email Invitation to LMS/WG Meeting, Meeting Documents and Invitation to State Hazard Mitigation Officer's to Join in our 5-Year Update

From: Susan BuChans

Sent: Thursday, October 08, 2009 4:27 PM

To: Michael Wright; Barbara Stewart; Mark J. Hill; Don Hanna; 'Ed Baldrige'; 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glarner'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; 'Chancey Springstead'; 'Danny Kushmer'; Don Hanna; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Letasi'; 'Scott Noethlich'

Cc: 'Herbert, Laura'

Subject: 2010 LMS Draft Update

Attachments: 2010 LMS Update Oct. 12, 2009, mtg email #6.zip

Please find attached the last zip file for the October 14, 2009, LMS, Meeting.

Susan BuChans, AICP
Planner I
Highland County Planning
sbuchans@hcbcc.org
(863) 402-6650

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DRAFT

Email Invitation to LMS/WG Meeting, Meeting Documents and Invitations to Adjacent County's Local Mitigation Strategy Working Groups and State Hazard Mitigation Officer to Join in our 5-Year Update

From: Susan BuChans
Sent: Friday, October 09, 2009 8:45 AM
To: Bill Nichols; Mark J. Hill; Don Hanna; 'bbalcer@co.okeechobee.fl.us'; 'Angie Snow'; 'balcer'; 'Ben Balcer'; 'Catherine Furr'; 'Debbie Deriso'; 'Michael Faulkner'; 'Paul Womble'; 'Rich Shepard'
Cc: 'Herbert, Laura'
Subject: Highlands County 2010 LMS Draft Update

Attachments: October, 2009 agenda.wbk

Please find attached Highlands County Local Mitigation Strategy (LMS) Working Group Meeting Agenda.

Highlands County LMS Working Group will review its five-year update to the adopted 2005 LMS Plan – the 2010 LMS DRAFT Update. All LMS Working Group Meetings are open to the public. We encourage your attendance and participation as we review the 2010 DRAFT Update. Any suggested improvements are welcome. If you are not able to attend, a member of your staff is welcome or you may submit written comments. If you would like a copy of the Draft Update be addressed at this LMS Working Group Meeting, you may email me or reach me at the telephone number below.

We will meet Wednesday, October 14, 2009, at 8:00 A.M. in Room 3 of the Bert J. Harris, Jr. Agricultural Center, 4509 George Boulevard, Sebring, FL.

Thanks,
Sue

Susan BuChans, AICP
Planner I
Highland County Planning
sbuchans@hcbcc.org (863) 402-6650

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DRAFT

Email Invitation to LMS/WG Meeting, Meeting Documents
and Invitation to State Hazard Mitigation Officer's to Join in our 5-Year Update

From: Susan BuChans

Sent: Monday, October 12, 2009 10:39 AM

To: Michael Wright; Bill Nichols; Mark J. Hill; Don Hanna; Barbara Stewart; 'Ed Baldrige'; 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glarner'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; 'Chancey Springstead'; 'Danny Kushmer'; Don Hanna; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Letasi'; 'Scott Noethlich'

Cc: 'Herbert, Laura'

Subject: DRAFT LMS Update

Good Morning,

Attached are the following for Wednesday, LMS Meeting regarding the DRAFT LMS Update:

Completed Reference Page.

Revised Appendix C – Critical Facilities List.

–South Florida Community College and Sebring Airport Authority have now been added.

Thanks,

Sue

Susan BuChans, AICP
Planner I
Highland County Planning
sbuchans@hcbcc.org
(863) 402-6650

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DRAFT

Email Invitation to LMS/WG Meeting, Meeting Documents and Invitation to State Hazard Mitigation Officer's to Join in our 5-Year Update

From: Susan BuChans

Sent: Monday, October 12, 2009 11:03 AM

To: Michael Wright; Barbara Stewart; Mark J. Hill; Don Hanna; 'Ed Baldrige'; 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glarner'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; 'Chancey Springstead'; 'Danny Kushmer'; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Letasi'; 'Scott Noethlich'

Cc: 'Herbert, Laura'

Subject: FW: DRAFT LMS Update with attachments

Importance: High

Attachments: Appendix C Critical Facilities List.revised.doc; References.doc

Please see the attached that did not go through with the first email.

Thanks,
Sue

Susan BuChans, AICP
Planner I
Highland County Planning
sbuchans@hcbcc.org
(863) 402-6650

LEGAL NOTICE REGARDING EMAIL

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DRAFT

Email Invitation to LMS/WG Meeting, Meeting Documents

From: Susan BuChans
Sent: Monday, October 12, 2009 2:03 PM
To: 'wtrucanojr@yahoo.com'
Subject: FW: DRAFT LMS Update

Attachments: Appendix C Critical Facilities List.revised.doc; References.doc

Here you go.

Susan BuChans, AICP
Planner I
Highland County Planning
sbuchans@hcbcc.org
(863) 402-6650

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From: William Trucano, Jr. [mailto:wtrucanojr@yahoo.com]
Sent: Monday, October 12, 2009 1:53 PM
To: Susan BuChans
Subject: Re: DRAFT LMS Update

Susan,

There were no attachments on my e-mail. I don't know if they got stripped out when I received them or just what. If you have time, try e-mailing them to me again.

Thanks,
Bill Trucano

DRAFT

Email Invitation to LMS/WG Meeting, Meeting Documents and Invitations to Adjacent County's Local Mitigation Strategy Working Groups and State Hazard Mitigation Officer to Join in our 5-Year Update

From: Susan BuChans
Sent: Monday, October 19, 2009 1:28 PM
To: Don Hanna; Mark J. Hill; Bill Nichols; 'Angie Snow'; 'balcer'; 'Ben Balcer'; 'Catherine Furr'; 'Debbie Deriso'; 'Michael Faulkner'; 'Paul Womble'; 'Rich Shepard'
Cc: 'Herbert, Laura'

Subject: Highlands County 2010 LMS Draft Update

On November 4th, the Highlands County LMS Working Group will consider for adoption the five-year update to the 2005 adopted LMS Plan - the 2010 LMS Draft Update. After this consideration, the LMS Working Group will forward its updated Plan to the Florida Division of Emergency Management's State Hazard Mitigation Officer for its initial review and coordination with the State, with the State then forwarding the plan to the Federal Emergency Management Agency for its formal review and approval.

All LMS Working Group Meetings are open to the public. We encourage your attendance and participation as we consider for adoption the 2010 LMS Draft Update. Your attendance and participation is welcome. If you are not able to attend, a member of your staff is welcome or you may submit written comments. If you would like a copy of the Highlands County 2010 LMS Draft Update, you may email me or reach me at the telephone number below.

We will meet Wednesday, November 4, 2009, at 8:00 A.M. in Room 3 of the Bert J. Harris, Jr. Agricultural Center, 4509 George Boulevard, Sebring, FL.

**Thanks,
Sue**

Susan BuChans, AICP
Planner I
Highland County Planning
sbuchans@hcbcc.org (863) 402-6650

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DRAFT

Email Invitation to LMS/WG Meeting, Meeting Documents

From: Susan BuChans

Sent: Wednesday, October 28, 2009 4:49 PM

To: Michael Wright; Barbara Stewart; Mark J. Hill; Don Hanna; 'Ed Baldrige'; 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glarner'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; 'Chancey Springstead'; 'Danny Kushmer'; Don Hanna; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Letasi'; 'Scott Noethlich'

Subject: LMS November 4, 2009, LMS Meeting Packet

Attachments: November, 2009 agenda.wbk; Errata.doc; changes to pages in the 2010 LMS Update.pdf; Update Initiatives.doc; Minutes 10.14.09.rtf

Good Afternoon,

Attached are the following:

1. Agenda
2. Meeting Minutes
3. City of Sebring Project initiative for removal from Project List.
4. An errata listing the existing text in one column and the changes in the next column of the 2010 LMS Update.
5. As directed by the LMS Working Group, only the pages with changes have been provided. Refer to the errata to see both the before and after text. The Working Group asked that changes to the appendix not be provided. However, staff is providing the sinkhole map as this has only been prepared recently and has not been seen by the Working Group.

The Chair of the Local Mitigation Strategy Working Group and its voting members have decided to move the regular November meeting of Wednesday, November 11, 2009, due to the Veterans Day holiday. The Local Mitigation Strategy Working Group will hold its next regular meeting on:

Wednesday, November 4, 2009, at 8:00 a.m.

in Room 3 of the Bert J. Harris, Jr. Agricultural Center,
4509 George Boulevard, Sebring, FL.

Thanks,
Sue

Susan BuChans, AICP
Planner I, Highland County Planning sbuchans@hcbcc.org (863) 402-6650

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DRAFT

Email Invitation to LMS/WG Meeting, Meeting Documents

From: Susan BuChans

Sent: Thursday, October 29, 2009 3:09 PM

To: Michael Wright; Barbara Stewart; Mark J. Hill; Don Hanna; 'Ed Baldrige'; 'Al Grieshaber'; 'Arlene Tuck'; 'Beverly Glarner'; Bill Nichols; 'Bill Trucano'; 'C.B. Shirey'; 'Chancey Springstead'; 'Danny Kushmer'; 'Gary Ritter'; 'Glenn Little'; 'Jack Richie'; 'Jim Fulton'; 'Joe DeCerbo'; 'Keith Loweke'; 'Mike Willingham'; 'Preston Colby'; 'Rob Miller'; 'Rodney Hollinger'; 'Scott Letasi'; 'Scott Noethlich'

Subject: Proposed Initiative for Nov 4th LMS Meeting

Attachments: Proposed Initiative.doc

Good Afternoon,

Please find attached a proposed mitigation initiative that will be presented to the LMS Working Group under item 6 of the agenda, New Initiatives.

Thanks,

Sue

Susan BuChans, AICP

Planner I

Highland County Planning

sbuchans@hcbcc.org

(863) 402-6650

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DRAFT

Appendix E: Participation in Planning Process for Update Process

Highlands County Local Mitigation Strategy Working Group			
Participation and Submittal Documentation for Update Process			
■ – present at meeting provided information and data for update process		□ – absent – not at meeting did not provide information or data for update process	
Participant Information	Meetings		
Meetings For Update To Plan Addressed	Meeting packets pertained to: 9G-22 compliance report; Housing Authority wind complaint & energy compliant shading; and the Five (5) year Update to Plan - contact information was updated; timeline was prepared; critical facilities were updated; bylaw changes were made; a prioritization process method was established; goals & objectives were reviewed; hazards & vulnerabilities were rewritten and updated; the LMS/WG voted to prepare a county-wide multi-hazard LMS; plan maintenance changed from quarterly; a program/project status chart/was created; new project initiatives were approved by the LMS/WG for the Spring Lake Improvement District; Highlands County Map Modernization Project that includes the preparation and adoption procedure of county-wide DFIRMS and community outreach was reviewed; the NFIP compliance for the update was discussed and prepared; the LMS/WG voted to move away from MG20/20 and move to Microsoft Office Suite; the LMS/WG planned additional meetings for the update process; the LMS/WG questioned the SHMO on update process to LMS, sections of the Draft were reviewed in the LMS public meetings, the WG and the public reviewed the 2010 DRAFT LMS, and the adopted 2010 DRAFT Update was forwarded to the DEM for its informal review and to FEMA for its formal review.		
Committee: HC LMS/WG chairman Voting member Highlands County Bill Nichols Dir. EOC bnichols@hceoc.org (o) 863) 385-1112	Point of Contact Info Update Critical Facilities Prioritization Process Hazards & Vulnerabilities Project/ Program Status Reviewed 2010 Draft LMS Adopt 2010 Draft Update	■ Update timeline ■ Bylaw Changes ■ Goals & Objectives ■ Plan Maintenance ■ New Projects ■ NFIP information ■ Map Modernization	Jan 28, 2009 □ Apr 8, 2009 ■ Jun 10, 2009 ■ July 8, 2009 ■ July 22, 2009 ■ Aug 5, 2009 ■ Aug 12, 2009 ■ Aug 26, 2009 ■ Sept 9, 2009 ■ Oct 14, 2009 ■ Nov 4, 2009 ■
Committee: HC LMS/WG, v-chairman Voting member South Florida Community College Glenn Little Vice President for Administrative Services littleg@southflorida.edu (o) (863) 784-7218	Point of Contact Info Update Critical Facilities Prioritization Process Hazards & Vulnerabilities Project/ Program Status Reviewed 2010 Draft LMS Adopt 2010 Draft Update	■ Update timeline ■ Bylaw Changes ■ Goals & Objectives ■ Plan Maintenance ■ New Projects ■ NFIP information ■ Map Modernization	Jan 28, 2009 □ Apr 8, 2009 ■ Jun 10, 2009 ■ July 8, 2009 ■ July 22, 2009 ■ Aug 5, 2009 □ Aug 12, 2009 ■ Aug 26, 2009 ■ Sept 9, 2009 ■ Oct 14, 2009 ■ Nov 4, 2009 ■

Highlands County Local Mitigation Strategy Working Group			
Participation and Submittal Documentation for Update Process			
<input checked="" type="checkbox"/> – present at meeting provided information and data for update process		<input type="checkbox"/> – absent – not at meeting did not provide information or data for update process	
Participant Information	Meetings		
Committee: HC LMS/WG Voting member City of Avon Park C.B. Shirey Zoning Administrator cbshirey@avonpark.cc (o) (863) 452-2039	Point of Contact Info Update Critical Facilities Prioritization Process Hazards & Vulnerabilities Project/ Program Status Reviewed 2010 Draft LMS Adopt 2010 Draft Update	<input checked="" type="checkbox"/> Update timeline <input checked="" type="checkbox"/> Bylaw Changes <input checked="" type="checkbox"/> Goals & Objectives <input checked="" type="checkbox"/> Plan Maintenance <input type="checkbox"/> New Projects <input checked="" type="checkbox"/> NFIP information <input checked="" type="checkbox"/> Map Modernization	<input checked="" type="checkbox"/> Jan 28, 2009 <input checked="" type="checkbox"/> Apr 8, 2009 <input checked="" type="checkbox"/> Jun 10, 2009 <input type="checkbox"/> July 8, 2009 <input checked="" type="checkbox"/> July 22, 2009 <input checked="" type="checkbox"/> Aug 5, 2009 <input checked="" type="checkbox"/> Aug 12, 2009 <input checked="" type="checkbox"/> Aug 26, 2009 <input checked="" type="checkbox"/> Sept 9, 2009 <input checked="" type="checkbox"/> Oct 14, 2009 <input checked="" type="checkbox"/> Nov 4, 2009
Committee: HC LMS/WG Voting member Highlands County School Board Rodney Hollinger Deputy Superintendent hollingr@ highlands.k12.fl.us (o) (863) 471-5567	Point of Contact Info Update Critical Facilities Prioritization Process Hazards & Vulnerabilities Project/ Program Status Reviewed 2010 Draft LMS Adopt 2010 Draft Update	<input checked="" type="checkbox"/> Update timeline <input checked="" type="checkbox"/> Bylaw Changes <input checked="" type="checkbox"/> Goals & Objectives <input checked="" type="checkbox"/> Plan Maintenance <input type="checkbox"/> New Projects <input type="checkbox"/> NFIP information <input checked="" type="checkbox"/> Map Modernization	<input checked="" type="checkbox"/> Jan 28, 2009 <input type="checkbox"/> Apr 8, 2009 <input type="checkbox"/> Jun 10, 2009 <input checked="" type="checkbox"/> July 8, 2009 <input type="checkbox"/> July 22, 2009 <input type="checkbox"/> Aug 5, 2009 <input checked="" type="checkbox"/> Aug 12, 2009 <input type="checkbox"/> Aug 26, 2009 <input checked="" type="checkbox"/> Sept 9, 2009 <input type="checkbox"/> Oct 14, 2009 <input type="checkbox"/> Nov 4, 2009
Committee: HC LMS/WG Voting member Sun ‘N Lake of Sebring Improvement District Al Grieshaber, SNLID General Manager agrieshaber@ snldistrict.org (o) (863) 382-2196	Point of Contact Info Update Critical Facilities Prioritization Process Hazards & Vulnerabilities Project/ Program Status Reviewed 2010 Draft LMS Adopt 2010 Draft Update	<input checked="" type="checkbox"/> Update timeline <input checked="" type="checkbox"/> Bylaw Changes <input checked="" type="checkbox"/> Goals & Objectives <input checked="" type="checkbox"/> Plan Maintenance <input type="checkbox"/> New Projects <input checked="" type="checkbox"/> NFIP information <input checked="" type="checkbox"/> Map Modernization	<input type="checkbox"/> Jan 28, 2009 <input checked="" type="checkbox"/> Apr 8, 2009 <input checked="" type="checkbox"/> Jun 10, 2009 <input checked="" type="checkbox"/> July 8, 2009 <input type="checkbox"/> July 22, 2009 <input checked="" type="checkbox"/> Aug 5, 2009 <input checked="" type="checkbox"/> Aug 12, 2009 <input type="checkbox"/> Aug 26, 2009 <input checked="" type="checkbox"/> Sept 9, 2009 <input checked="" type="checkbox"/> Oct 14, 2009 <input checked="" type="checkbox"/> Nov 4, 2009

Highlands County Local Mitigation Strategy Working Group				
Participation and Submittal Documentation for Update Process				
■ – present at meeting provided information and data for update process		□ – absent – not at meeting did not provide information or data for update process		
Participant Information	Meetings			
Committee: HC LMS/WG Voting member City of Sebring Rob Miller, Sebring Public Works Director robmiller@ mysebring.com (o) (863) 471-5112	Point of Contact Info Update Critical Facilities Prioritization Process Hazards & Vulnerabilities Project/ Program Status Reviewed 2010 Draft LMS Adopt 2010 Draft Update	■ Update timeline ■ Bylaw Changes ■ Goals & Objectives ■ Plan Maintenance ■ New Projects ■ NFIP information ■ Map Modernization	■ ■ ■ ■ □ ■ ■ □ ■ ■ ■ ■ ■ ■ ■ ■	Jan 28, 2009 □ Apr 8, 2009 ■ Jun 10, 2009 ■ July 8, 2009 ■ July 22, 2009 □ Aug 5, 2009 ■ Aug 12, 2009 □ Aug 26, 2009 ■ Sept 9, 2009 ■ Oct 14, 2009 ■ Nov 4, 2009 ■
Committee: HC LMS/WG Voting member Sebring Airport Authority Mike Willingham Executive Director mike@ sebring-airport.com (o) (863) 381-4735	Point of Contact Info Update Critical Facilities Prioritization Process Hazards & Vulnerabilities Project/ Program Status Reviewed 2010 Draft LMS Adopt 2010 Draft Update	■ Update timeline ■ Bylaw Changes □ Goals & Objectives □ Plan Maintenance ■ New Projects ■ NFIP information ■ Map Modernization	□ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	Jan 28, 2009 □ Apr 8, 2009 □ Jun 10, 2009 □ July 8, 2009 □ July 22, 2009 □ Aug 5, 2009 □ Aug 12, 2009 □ Aug 26, 2009 □ Sept 9, 2009 □ Oct 14, 2009 □ Nov 4, 2009 □
Committee: HC LMS/WG Voting member Town of Lake Placid Jim Fulton Public Works Director Jim_Fulton@ mylakeplacid.org (o) (863) 699-3747	Point of Contact Info Update Critical Facilities Prioritization Process Hazards & Vulnerabilities Project/ Program Status Reviewed 2010 Draft LMS Adopt 2010 Draft Update	■ Update timeline ■ Bylaw Changes ■ Goals & Objectives ■ Plan Maintenance ■ New Projects □ NFIP information ■ Map Modernization	■ ■ ■ ■ ■ □ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■	Jan 28, 2009 □ Apr 8, 2009 ■ Jun 10, 2009 ■ July 8, 2009 ■ July 22, 2009 ■ Aug 5, 2009 ■ Aug 12, 2009 □ Aug 26, 2009 □ Sept 9, 2009 ■ Oct 14, 2009 □ Nov 4, 2009 □

Highlands County Local Mitigation Strategy Working Group			
Participation and Submittal Documentation for Update Process			
<input checked="" type="checkbox"/> – present at meeting provided information and data for update process		<input type="checkbox"/> – absent – not at meeting did not provide information or data for update process	
Participant Information	Meetings		
Committee: HC LMS/WG Voting member Spring Lake Improvement District Joe DeCerbo District Manger, SLID jdecerbo@ springlakefl.com (o) (863) 655-1715	Point of Contact Info Update Critical Facilities Prioritization Process Hazards & Vulnerabilities Project/ Program Status Reviewed 2010 Draft LMS Adopt 2010 Draft Update	<input checked="" type="checkbox"/> Update timeline <input checked="" type="checkbox"/> Bylaw Changes <input checked="" type="checkbox"/> Goals & Objectives <input checked="" type="checkbox"/> Plan Maintenance <input checked="" type="checkbox"/> New Projects <input checked="" type="checkbox"/> NFIP information <input checked="" type="checkbox"/> Map Modernization	<input checked="" type="checkbox"/> Jan 28, 2009 <input checked="" type="checkbox"/> Apr 8, 2009 <input checked="" type="checkbox"/> Jun 10, 2009 <input checked="" type="checkbox"/> July 8, 2009 <input checked="" type="checkbox"/> July 22, 2009 <input type="checkbox"/> Aug 5, 2009 <input checked="" type="checkbox"/> Aug 12, 2009 <input checked="" type="checkbox"/> Aug 26, 2009 <input checked="" type="checkbox"/> Sept 9, 2009 <input type="checkbox"/> Oct 14, 2009 <input checked="" type="checkbox"/> Nov 4, 2009
Committee: HC LMS/WG Voting member Orange Blossom Baptist Association Bill Trucano wtrucanojr@yahoo.com (o) (863) 452-1281	Point of Contact Info Update Critical Facilities Prioritization Process Hazards & Vulnerabilities Project/ Program Status Reviewed 2010 Draft LMS Adopt 2010 Draft Update	<input checked="" type="checkbox"/> Update timeline <input checked="" type="checkbox"/> Bylaw Changes <input checked="" type="checkbox"/> Goals & Objectives <input checked="" type="checkbox"/> Plan Maintenance <input checked="" type="checkbox"/> New Projects <input checked="" type="checkbox"/> NFIP information <input checked="" type="checkbox"/> Map Modernization	<input checked="" type="checkbox"/> Jan 28, 2009 <input checked="" type="checkbox"/> Apr 8, 2009 <input type="checkbox"/> Jun 10, 2009 <input checked="" type="checkbox"/> July 8, 2009 <input checked="" type="checkbox"/> July 22, 2009 <input checked="" type="checkbox"/> Aug 5, 2009 <input checked="" type="checkbox"/> Aug 12, 2009 <input type="checkbox"/> Aug 26, 2009 <input checked="" type="checkbox"/> Sept 9, 2009 <input checked="" type="checkbox"/> Oct 14, 2009 <input checked="" type="checkbox"/> Nov 4, 2009
Committee: HC LMS/WG Voting member Highlands County Homeowners Association Jack Richie jackrichie@comcast.net (o) (863) 465-1983	Point of Contact Info Update Critical Facilities Prioritization Process Hazards & Vulnerabilities Project/ Program Status Reviewed 2010 Draft LMS Adopt 2010 Draft Update	<input checked="" type="checkbox"/> Update timeline <input checked="" type="checkbox"/> Bylaw Changes <input checked="" type="checkbox"/> Goals & Objectives <input checked="" type="checkbox"/> Plan Maintenance <input checked="" type="checkbox"/> New Projects <input checked="" type="checkbox"/> NFIP information <input checked="" type="checkbox"/> Map Modernization	<input checked="" type="checkbox"/> Jan 28, 2009 <input checked="" type="checkbox"/> Apr 8, 2009 <input checked="" type="checkbox"/> Jun 10, 2009 <input checked="" type="checkbox"/> July 8, 2009 <input checked="" type="checkbox"/> July 22, 2009 <input checked="" type="checkbox"/> Aug 5, 2009 <input checked="" type="checkbox"/> Aug 12, 2009 <input checked="" type="checkbox"/> Aug 26, 2009 <input checked="" type="checkbox"/> Sept 9, 2009 <input checked="" type="checkbox"/> Oct 14, 2009 <input checked="" type="checkbox"/> Nov 4, 2009

Highlands County Local Mitigation Strategy Working Group			
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Participant Information	Meetings		
Committee: HC LMS/WG Voting member Gary Ritter, SFWMD Director, Okeechobee Service Center gritter@sfwmd.gov (o) (863) 462-5260 or (800) 250-4200 ext. 3017	Point of Contact Info Update Critical Facilities Prioritization Process Hazards & Vulnerabilities Project/ Program Status Reviewed 2010 Draft LMS Adopt 2010 Draft Update	<input checked="" type="checkbox"/> Update timeline <input checked="" type="checkbox"/> Bylaw Changes <input checked="" type="checkbox"/> Goals & Objectives <input checked="" type="checkbox"/> Plan Maintenance <input type="checkbox"/> New Projects <input checked="" type="checkbox"/> NFIP information <input checked="" type="checkbox"/> Map Modernization	Jan 28, 2009 <input checked="" type="checkbox"/> Apr 8, 2009 <input checked="" type="checkbox"/> Jun 10, 2009 <input type="checkbox"/> July 8, 2009 <input checked="" type="checkbox"/> July 22, 2009 <input checked="" type="checkbox"/> Aug 5, 2009 <input checked="" type="checkbox"/> Aug 12, 2009 <input type="checkbox"/> Aug 26, 2009 <input checked="" type="checkbox"/> Sept 9, 2009 <input checked="" type="checkbox"/> Oct 14, 2009 <input checked="" type="checkbox"/> Nov 4, 2009 <input type="checkbox"/>
Program Staff: HC/LMSWG County Planner Susan BuChans Highlands County Planning Department sbuchans@hcbcc.org (o) (863) 402-402-6650	Point of Contact Info Update Critical Facilities Prioritization Process Hazards & Vulnerabilities Project/ Program Status Prepared 2010 Draft LMS Finalized 2010 Draft Update for LMS/WG Nov. 4 Adoption	<input checked="" type="checkbox"/> Update timeline <input checked="" type="checkbox"/> Bylaw Changes <input checked="" type="checkbox"/> Goals & Objectives <input checked="" type="checkbox"/> Plan Maintenance <input checked="" type="checkbox"/> New Projects <input type="checkbox"/> NFIP information <input checked="" type="checkbox"/> Map Modernization	Jan 28, 2009 <input checked="" type="checkbox"/> Apr 8, 2009 <input checked="" type="checkbox"/> Jun 10, 2009 <input checked="" type="checkbox"/> July 8, 2009 <input checked="" type="checkbox"/> July 22, 2009 <input checked="" type="checkbox"/> Aug 5, 2009 <input checked="" type="checkbox"/> Aug 12, 2009 <input checked="" type="checkbox"/> Aug 26, 2009 <input checked="" type="checkbox"/> Sept 9, 2009 <input checked="" type="checkbox"/> Oct 14, 2009 <input checked="" type="checkbox"/> Nov 4, 2009 <input checked="" type="checkbox"/>
Program Staff: HC/LMSWG County Planner Don Hanna Highlands County Planning Department dhanna@hcbcc.org (o) (863) 402-402-6650	Point of Contact Info Update Critical Facilities Prioritization Process Hazards & Vulnerabilities Project/ Program Status Reviewed 2010 Draft LMS Reviewed final 2010 Draft Update for LMS/WG Nov. 4 Adoption	<input checked="" type="checkbox"/> Update timeline <input checked="" type="checkbox"/> Bylaw Changes <input checked="" type="checkbox"/> Goals & Objectives <input checked="" type="checkbox"/> Plan Maintenance <input checked="" type="checkbox"/> New Projects <input type="checkbox"/> NFIP information <input checked="" type="checkbox"/> Map Modernization	Jan 28, 2009 <input checked="" type="checkbox"/> Apr 8, 2009 <input checked="" type="checkbox"/> Jun 10, 2009 <input checked="" type="checkbox"/> July 8, 2009 <input checked="" type="checkbox"/> July 22, 2009 <input checked="" type="checkbox"/> Aug 5, 2009 <input checked="" type="checkbox"/> Aug 12, 2009 <input checked="" type="checkbox"/> Aug 26, 2009 <input checked="" type="checkbox"/> Sept 9, 2009 <input checked="" type="checkbox"/> Oct 14, 2009 <input checked="" type="checkbox"/> Nov 4, 2009 <input checked="" type="checkbox"/>

Highlands County Local Mitigation Strategy Working Group			
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Participant Information	Meetings		
<p>Program Staff: HC/LMSWG Development Services Director Mark J. Hill Highlands County Board of County Commission mhill@hcbcc.org (o) (863) 402-6650</p>	Point of Contact Info	■ Update timeline	■ Jan 28, 2009
	Update Critical Facilities	■ Bylaw Changes	■ Apr 8, 2009
	Prioritization Process	■ Goals & Objectives	■ Jun 10, 2009
	Hazards & Vulnerabilities	■ Plan Maintenance	■ July 8, 2009
	Project/ Program Status	■ New Projects	□ July 22, 2009
	Reviewed 2010 Draft LMS	■ NFIP information	■ Aug 5, 2009
	Reviewed final 2010 Draft	■ Map Modernization	■ Aug 12, 2009
	Update for WG Nov. 4		□ Aug 26, 2009
	Adoption	■	□ Sept 9, 2009
			□ Oct 14, 2009
		□ Nov 4, 2009	
<p>Guest: HC/LMSWG Barbara Stewart County Commissioner District 1, Chairperson Highlands County Board of County Commission bstewart@hcbcc.org (o) (863) 402-6500</p>	Meeting packets with agenda, minutes, agenda materials were provided by either email or available in each meeting for participation and comment as detailed on page 1. Commissioner Stewart attended several meetings as observer and representative of the County. A copy of the 2010 Draft LMS was provided for review and comment, which would be presented at the Oct. 14, 2009, meeting.		Jan 28, 2009
			□ Apr 8, 2009
			■ Jun 10, 2009
			■ July 8, 2009
			□ July 22, 2009
			□ Aug 5, 2009
			□ Aug 12, 2009
			□ Aug 26, 2009
			□ Sept 9, 2009
			□ Oct 14, 2009
		□ Nov 4, 2009	
<p>Guest: HC/LMSWG Michael Wright County Administrator Highlands County Board of County Commission mwright@hcbcc.org (o) (863) 402-6836</p>	Meeting packets with agenda, minutes, agenda materials were provided by either email or available in each meeting for participation and comment as detailed on page 1. County Administrator Wright attended several meetings as observer and representative of the County. A copy of the 2010 Draft LMS was provided for review and comment, which would be presented at the Oct. 14, 2009, meeting.		Jan 28, 2009
			■ Apr 8, 2009
			□ Jun 10, 2009
			□ July 8, 2009
			□ July 22, 2009
			□ Aug 5, 2009
			□ Aug 12, 2009
			□ Aug 26, 2009
			□ Sept 9, 2009
			□ Oct 14, 2009
		□ Nov 4, 2009	

Highlands County Local Mitigation Strategy Working Group		
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Participant Information	Meetings	
Guest: HC/LMSWG Jessica Hand Florida Division Emergency Management Hardee County Emergency Management Jessica.Hand@ em.myflorida.com (o) (850) 922-5580	Meeting packets with agenda, minutes, agenda materials were provided by either email or available in each meeting for participation and comment as detailed on page 1. Ms. Hand attended two LMS meetings and provided comment on draft prioritization method, suggested changes and answered questions from LMS Working Group members on the LMS update process and statutory requirements, grant funding, requirements for a multi-jurisdictional plan, status of our planning update on LMS .	Jan 28, 2009 <input type="checkbox"/> Apr 8, 2009 <input type="checkbox"/> Jun 10, 2009 <input type="checkbox"/> July 8, 2009 <input type="checkbox"/> July 22, 2009 <input checked="" type="checkbox"/> Aug 5, 2009 <input checked="" type="checkbox"/> Aug 12, 2009 <input type="checkbox"/> Aug 26, 2009 <input type="checkbox"/> Sept 9, 2009 <input type="checkbox"/> Oct 14, 2009 <input type="checkbox"/> Nov 4, 2009 <input type="checkbox"/>
Guest: HC/LMSWG Laura Herbert Florida Division Emergency Management Laura.Herbert@ em.myflorida.com (o) (850) 922-5580	Meeting packets with agenda, minutes, agenda materials were provided by either email or available in each meeting for participation and comment as detailed on page 1. Ms. Herbert attended one LMS meeting and answered questions from LMS Working Group members on the LMS update process and statutory requirements, Committee or Working Group, FEMA Cross Walk, Assistance in preparation of plans, One Plan versus Individual Jurisdictional Plans, Planning Process, Local hazard mitigation plan update, Local LMS Jurisdiction Plan, Plan format/ Information content , Different matrixes – how are they graded, Other Software Programs versus MG20/20, Multi-jurisdictional plan – jurisdictional adoption , Grant applications under a County Plan, 9G-22 Report, Cost Benefit Analysis vs Cost Benefit review, County LMS Plan Approval Process. A copy of the 2010 Draft LMS was provided for review and comment, which would be presented at the Oct. 14, 2009, meeting.	Jan 28, 2009 <input type="checkbox"/> Apr 8, 2009 <input type="checkbox"/> Jun 10, 2009 <input type="checkbox"/> July 8, 2009 <input type="checkbox"/> July 22, 2009 <input type="checkbox"/> Aug 5, 2009 <input checked="" type="checkbox"/> Aug 12, 2009 <input type="checkbox"/> Aug 26, 2009 <input type="checkbox"/> Sept 9, 2009 <input type="checkbox"/> Oct 14, 2009 <input type="checkbox"/> Nov 4, 2009 <input type="checkbox"/>
Guest: HC/LMSWG Keith Loweke South Florida Community College Risk Management Coordinator Keith.Loweke@ southflorida.edu (o) 863) 784-7219	Meeting packets with agenda, minutes, agenda materials were provided by either email or available in each meeting for participation and comment as detailed on page 1. Mr. Loweke attended nearly every meeting and provided the Critical Facilities update for the SFCC. He also provided valuable comments to the Working Group during the draft prioritization process, and review of the goals and objectives. He assisted in the review and update of the project initiatives. He participated throughout the update process and has been coming regularly since 2006. A copy of the 2010 Draft LMS was provided for review and comment, which would be presented at the Oct. 14, 2009,	Jan 28, 2009 <input checked="" type="checkbox"/> Apr 8, 2009 <input checked="" type="checkbox"/> Jun 10, 2009 <input checked="" type="checkbox"/> July 8, 2009 <input checked="" type="checkbox"/> July 22, 2009 <input checked="" type="checkbox"/> Aug 5, 2009 <input checked="" type="checkbox"/> Aug 12, 2009 <input checked="" type="checkbox"/> Aug 26, 2009 <input type="checkbox"/> Sept 9, 2009 <input checked="" type="checkbox"/> Oct 14, 2009 <input checked="" type="checkbox"/> Nov 4, 2009 <input checked="" type="checkbox"/>

Highlands County Local Mitigation Strategy Working Group		
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Participant Information	Meetings	
	meeting.	
Guest: HC/LMSWG Mark Schrader Highlands County Sherriff's Office	Meeting packets with agenda, minutes, agenda materials were provided by either email or available in each meeting for participation and comment as detailed on page 1. Mr. Schrader provided comment to the Working on the DFIRMS, and the Highlands County Map Modernization Outreach Plan.	Jan 28, 2009 <input checked="" type="checkbox"/> Apr 8, 2009 <input checked="" type="checkbox"/> Jun 10, 2009 <input type="checkbox"/> July 8, 2009 <input type="checkbox"/> July 22, 2009 <input type="checkbox"/> Aug 5, 2009 <input type="checkbox"/> Aug 12, 2009 <input type="checkbox"/> Aug 26, 2009 <input type="checkbox"/> Sept 9, 2009 <input type="checkbox"/> Oct 14, 2009 <input type="checkbox"/> Nov 4, 2009 <input type="checkbox"/>
Guest: HC/LMSWG Scott Letasi Southwest Florida Water Management District	Meeting packets with agenda, minutes, agenda materials were provided by either email or available in each meeting for participation and comment as detailed on page 1. Mr. Letasi has been working closely with the Working Group as liaison from the SWFWMD regarding the DFIRMS for Highlands County. He has attended several meetings to present Highlands County Map Modernization Outreach Plan, (a draft and revision) to obtain comment from the WG. A copy of the 2010 Draft LMS was provided for review and comment, which would be presented at the Oct. 14, 2009, meeting.	Jan 28, 2009 <input checked="" type="checkbox"/> Apr 8, 2009 <input checked="" type="checkbox"/> Jun 10, 2009 <input type="checkbox"/> July 8, 2009 <input checked="" type="checkbox"/> July 22, 2009 <input type="checkbox"/> Aug 5, 2009 <input type="checkbox"/> Aug 12, 2009 <input type="checkbox"/> Aug 26, 2009 <input type="checkbox"/> Sept 9, 2009 <input type="checkbox"/> Oct 14, 2009 <input type="checkbox"/> Nov 4, 2009 <input type="checkbox"/>
Guest: HC/LMSWG Lincoln Walter Continental Shelf International Consultant	Meeting packets with agenda, minutes, agenda materials were provided by either email or available in each meeting for participation and comment as detailed on page 1. Mr. Walter wanted to update the Working Group that the State Hazard Mitigation Officer has not decided if LMS money was available for Fay.	Jan 28, 2009 <input checked="" type="checkbox"/> Apr 8, 2009 <input type="checkbox"/> Jun 10, 2009 <input type="checkbox"/> July 8, 2009 <input type="checkbox"/> July 22, 2009 <input type="checkbox"/> Aug 5, 2009 <input type="checkbox"/> Aug 12, 2009 <input type="checkbox"/> Aug 26, 2009 <input type="checkbox"/> Sept 9, 2009 <input type="checkbox"/> Oct 14, 2009 <input type="checkbox"/> Nov 4, 2009 <input type="checkbox"/>

Highlands County Local Mitigation Strategy Working Group		
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Participant Information	Meetings	
<p>Guest: HC/LMSWG Michael Durham Highlands County Sherriff’s Office Attorney</p>	<p>Meeting packets with agenda, minutes, agenda materials were provided by either email or available in each meeting for participation and comment as detailed on page 1. Mr. Durham provided the Working Group recommendations regarding operations of a collegial body when they were reviewing their Bylaws as well as the other items on the agenda the months on Jan. and February, such as the DFIRMS, and the Highlands County Map Modernization Outreach Plan, and moving from the MG20/20 software program.</p>	<p>Jan 28, 2009 ■ Apr 8, 2009 ■ Jun 10, 2009 ■ July 8, 2009 □ July 22, 2009 □ Aug 5, 2009 □ Aug 12, 2009 □ Aug 26, 2009 □ Sept 9, 2009 □ Oct 14, 2009 □ Nov 4, 2009 □</p>
<p>Guest: HC/LMSWG Richard Kennel Orange Blossom Baptist Association</p>	<p>Meeting packets with agenda, minutes, agenda materials were provided by either email or available in each meeting for participation and comment as detailed on page 1. Mr. Kennel provided comments regarding the Highlands County Map Modernization Outreach Plan.</p>	<p>Jan 28, 2009 ■ Apr 8, 2009 □ Jun 10, 2009 □ July 8, 2009 □ July 22, 2009 □ Aug 5, 2009 □ Aug 12, 2009 □ Aug 26, 2009 □ Sept 9, 2009 □ Oct 14, 2009 □ Nov 4, 2009 □</p>
<p>Guest: HC/LMSWG Beverly Glarner Sebring Airport Authority</p>	<p>Meeting packets with agenda, minutes, agenda materials were provided by either email or available in each meeting for participation and comment as detailed on page 1. Ms. Glarner attended to take the place of Mike Willingham. A copy of the 2010 Draft LMS was provided for review and comment, which would be presented at the Oct. 14, 2009, meeting.</p>	<p>Jan 28, 2009 ■ Apr 8, 2009 □ Jun 10, 2009 □ July 8, 2009 □ July 22, 2009 □ Aug 5, 2009 □ Aug 12, 2009 □ Aug 26, 2009 □ Sept 9, 2009 □ Oct 14, 2009 □ Nov 4, 2009 □</p>

Highlands County Local Mitigation Strategy Working Group		
Participation and Submittal Documentation for Update Process		
<p>■ – present at meeting provided information and data for update process</p>	<p>□ – absent – not at meeting did not provide information or data for update process</p>	
Participant Information	Meetings	
<p>Guest: HC/LMSWG Larry Shoeman Avon Park Housing Authority</p>	<p>Meeting packets with agenda, minutes, agenda materials were provided by either email or available in each meeting for participation and comment as detailed on page 1. Mr. Shoeman made a brief presentation on wind compliant shading (energy compliant). Funding was available at the U.S. Depart. Of Urban Development and American Recovery and Reinvestment Act as stimulus money for the elderly and poor.</p>	<p>Jan 28, 2009 <input type="checkbox"/> Apr 8, 2009 <input type="checkbox"/> Jun 10, 2009 <input checked="" type="checkbox"/> July 8, 2009 <input type="checkbox"/> July 22, 2009 <input type="checkbox"/> Aug 5, 2009 <input type="checkbox"/> Aug 12, 2009 <input type="checkbox"/> Aug 26, 2009 <input type="checkbox"/> Sept 9, 2009 <input type="checkbox"/> Oct 14, 2009 <input type="checkbox"/> Nov 4, 2009 <input type="checkbox"/></p>
<p>Guest: HC/LMSWG Ed Baldrige News Sun Reporter</p>	<p>Meeting packets with agenda, minutes, agenda materials were provided by either email or available in each meeting for participation and comment as detailed on page 1. Mr. Baldrige, a reporter was sent all meeting packet and agendas. He attended many meetings as a reporter for the News Sun. A copy of the 2010 Draft LMS was provided for review and comment which would be presented at the Oct. 14, 2009, mtg. Mr. Baldrige attended the Oct. 14, 2009, LMS mtg in which the 2010 Draft LMS was presented and reviewed.</p>	<p>Jan 28, 2009 <input type="checkbox"/> Apr 8, 2009 <input type="checkbox"/> Jun 10, 2009 <input checked="" type="checkbox"/> July 8, 2009 <input type="checkbox"/> July 22, 2009 <input checked="" type="checkbox"/> Aug 5, 2009 <input type="checkbox"/> Aug 12, 2009 <input type="checkbox"/> Aug 26, 2009 <input type="checkbox"/> Sept 9, 2009 <input checked="" type="checkbox"/> Oct 14, 2009 <input checked="" type="checkbox"/> Nov 4, 2009 <input checked="" type="checkbox"/></p>
<p>Guest: HC/LMSWG Edwin Padilla, Jr Florida Public Safety</p>	<p>Meeting packets with agenda, minutes, agenda materials were provided by either email or available in each meeting for participation and comment as detailed on page 1. Mr. Padilla attends the meeting and is provided material in each meeting.</p>	<p>Jan 28, 2009 <input type="checkbox"/> Apr 8, 2009 <input type="checkbox"/> Jun 10, 2009 <input checked="" type="checkbox"/> July 8, 2009 <input type="checkbox"/> July 22, 2009 <input checked="" type="checkbox"/> Aug 5, 2009 <input checked="" type="checkbox"/> Aug 12, 2009 <input type="checkbox"/> Aug 26, 2009 <input type="checkbox"/> Sept 9, 2009 <input type="checkbox"/> Oct 14, 2009 <input type="checkbox"/> Nov 4, 2009 <input type="checkbox"/></p>

Highlands County Local Mitigation Strategy Working Group		
Participation and Submittal Documentation for Update Process		
<input checked="" type="checkbox"/> – present at meeting provided information and data for update process		<input type="checkbox"/> – absent – not at meeting did not provide information or data for update process
Participant Information	Meetings	
Guest: HC/LMSWG Preston Colby Florida Public Safety Consultant	Meeting packets with agenda, minutes, agenda materials were provided by either email or available in each meeting for participation and comment as detailed on page 1. Mr. Colby, a consultant for one participating jurisdiction (SNLID) has attended each public meeting and provides comment on each and every agenda item. They are to numerous to list. A copy of the 2010 Draft LMS was provided for review and comment, which was presented at the Oct. 14, 2009, meeting.	Jan 28, 2009 ■ Apr 8, 2009 ■ Jun 10, 2009 ■ July 8, 2009 ■ July 22, 2009 ■ Aug 5, 2009 ■ Aug 12, 2009 ■ Aug 26, 2009 ■ Sept 9, 2009 ■ Oct 14, 2009 ■ Nov 4, 2009 ■
Court Reporter for Preston Colby	This court reporter attended one meeting for Mr. Colby.	Jun 10, 2009 ■

Appendix F: LMS Working Group Meeting Minutes for Update Process

**LOCAL MITIGATION STRATEGY WORKING GROUP MINUTES
JANUARY 28, 2009 REGULAR MEETING
Highlands County Government Center, Room 251
600 S. Commerce Avenue, Sebring, Florida 33870**

ATTENDANCE:

MEMBERS *

C.B. Shirey, AP, Chair
Glen Little, SFCC, V-Chair (absent)
Al Grieshaber, SNL (absent)
Rodney Hollinger, HCSB
Bill Nichols, HCEM (absent)
Marty Roepstorff, S (absent)
Mike Willingham, SAA (absent)
Joe DeCerbo, SLID
Jim Fulton, LP (absent)
Bill Trucano, OBBA
Jack Richie, HCHOA
Gary Ritter, SFWMD

*** Present unless otherwise indicated**

ALTERNATES

Keith Loweke, SFCC

Scott Noethlich, S
Beverly Glarner, SAA

COUNTY ADMINISTRATION

Michael Wright, County Administrator

COUNTY STAFF:

Susan BuChans, Planner
Don Hanna, Planner

CONSULTANT

Preston Colby - present

GUEST(S)

Scott Latasi, SFWMD
Lincoln Walther, CSA
Mark Schrader, HCSO
Michael Durham HCSO
Richard Kennel, OBBA

1. 8:00 CALL TO ORDER, OPENING

PROTOCOL AND INTRODUCTION OF MEMBERS AND GUESTS

2. PUBLIC COMMENT ON INITIATIVES/PROJECTS OR ANY OTHER PUBLIC INPUT:
None.

3. APPROVAL OF MINUTES: NOVEMBER 19, 2008, MEETING: subject to amending item no. 4: the contents of the rubber tub and banker boxes have been located by the Planning Department: Motion to approve Richie, second DeCerbo, approval unanimous.

APPROVAL OF MINUTES: NOVEMBER 24, 2008 (CONTINUED FROM THE NOVEMBER 19, 2008 LMS MEETING: subject to correcting the attendance, Joe DeCerbo was not present: Motion to approve Richie, second DeCerbo, approval unanimous.

4. Public Comment on Initiatives: None.

5. Discussion:

A. Florida Administrative Code (F.A.C.) 9G-22 Compliance Report: The Highlands County LMS 9G-22 Compliance Report was submitted before the last working day of January. It has been received by the Division of Emergency Management.

B. Tropical Storm Fay Funding Briefing: The paperwork was mailed by Zane on January 14, 2009.

C. Guest Speaker: Mr. Scott Letasi, Southwest Florida Water Management District (SFWMD)
• Digital Flood Insurance Rate Maps (DFIRMs) Update

LMS Working Group Meeting Minutes for Update Process

- Citizen Outreach

Scott distributed the Watershed Management Program and Federal Emergency Management Agency (FEMA) Map Moderation Schedule, which details the Water Management District (District) timetable for the Governing Board to approve their Watershed Management Plans. The District uses these Watershed Management Plans in the Flood Insurance Rate Maps (FIRMs) update. The schedule reflects a one-year delay due to the changes in the schedule of the Water Management Plan's completion as well as the required levee evaluation and certification of the Spring Lake Improvement District. Joe DeCerbo explained that it may take approximately three years to complete the levee certification. The schedule calls for public meetings in January 2010 with preliminary maps submitted to FEMA in September 2010. The delay was caused by the District Governing Board adding another peer review process in the Watershed Model phase to help ensure the quality of the data being sent to FEMA for regulatory purposes. Scott explained that, due to public outcry in Pasco and Hernando Counties, the District implemented additional peer review and added public workshops and public meetings to the schedule.

Scott said the Draft Outreach Plan was currently being reviewed by SWFWMD and SFWMD. Once the review is completed by both of the Districts, it will be sent to each community who should receive it within the month. Joe DeCerbo has received a copy that he will email to staff to forward to members. Scott explained that the Plan outlines and details "Outreach" as well as the outreach efforts. The District will handle the public meetings for the detailed studies. Before the public meetings, the District will send out notification letters. At this point, Scott believes there will be two public meetings, one in Avon Park and one in Sebring, with an associate who has been working on Carter Creek, given its central location, at both meetings. It was recommended that it might be beneficial for the District to have a meeting with each local government prior to the public meetings to explain what the meetings will entail.

Scott said the District is anticipating sending the preliminary maps to FEMA in September 2010. It takes another ten to twelve months for the maps to be adopted by both FEMA and the local communities. Therefore, they could come effective some time in 2011. The most important step right now is getting the maps sent to FEMA. Other aspects after this are important, such as the ninety-day lapse before they become effective to allow all communities to have the appropriate ordinances in place for adopting the Maps.

D. Move the LMSWG meeting to the 2nd Wednesday of the month. The next meeting is February 11, 2009, subject to the availability of the room. Staff will email the members of the meeting date, location, and time.

6. New Initiatives: None.

7. DECIDE BUSINESS TO BE ADDRESSED NEXT MEETING: Review of the By-laws.

8. ADJOURNMENT: 9:00

**LOCAL MITIGATION STRATEGY WORKING GROUP MINUTES
APRIL 8, 2009 REGULAR MEETING
Highlands County Government Center, Room 251
600 S. Commerce Avenue, Sebring, Florida 33870**

ATTENDANCE:

MEMBERS *

C.B. Shirey, AP, Chair
Glen Little, SFCC, V-Chair
Al Grieshaber, SNL
Rodney Hollinger, HCSB (excused)
Bill Nichols, HCEM
Rob Miller, S
Mike Willingham, SAA (absent)
Joe DeCerbo, SLID
Jim Fulton, LP
Bill Trucano, OBBA
Jack Richie, HCHOA
Gary Ritter, SFWMD

*** Present unless otherwise indicated**

ALTERNATES

Keith Loweke, SFCC

Scott Noethlich, S (absent)
Beverly Glarner, SAA (absent)

COUNTY COMMISSIONER

Barbara Stewart, Chairwoman

COUNTY ADMINISTRATION

Michael Wright, County Administrator (absent)

COUNTY STAFF:

Susan BuChans, Planner
Don Hanna, Planner

CONSULTANT

Preston Colby

GUEST(S)

Scott Letasi, SWFWMD
Mark Schrader, HCSO
Michael Durham HCSO
Ed Baldrige, News Sun

1./2. 8:00 CALL TO ORDER, OPENING PROTOCOL AND INTRODUCTION OF MEMBERS AND GUESTS

3. PUBLIC COMMENT ON INITIATIVES/PROJECTS OR ANY OTHER PUBLIC INPUT:

A.

- Mr. Colby brought up the five year gap (2003-2008) of missing data for the City of Sebring, Sun N' Lake of Sebring, and the City of Avon Park in the MG2020 program that is maintained by the County. Mr. Hanna said we have printouts from past years data. Mr. Colby said the print out is up through 2005, so three years of data are missing.
- Mr. Hanna stated the problem was the MG2020 program itself. He spoke with the State Mitigation Planner at Florida Division of Emergency Management (DEM) assigned to our County, Ms. Laura Herbert, regarding the MG2020 program. This program has been dropped by almost everyone in the state and DEM has been encouraging governments not to use it. They have advised Orange County to move their information in the MG2020 program over to

LMS-WG Minutes

April 8, 2009

Page 2

a more universal program like Microsoft Word and Microsoft Excel. Even though the MG2020 program in concept was desirable, it has not proven to be very reliable or functional in the field. The State's recommendation is to move away from the MG2020 program entirely as it is an outdated system, and keep the data in Microsoft.

- The MG2020 is a relational data base. How will this be handled when moving to Microsoft Word? Mr. Hanna explained Microsoft Word is not a relational data base. Information will have to be moved around by using a common sense approach. Other jurisdictions using Microsoft Word have developed some reasonable system to assign priorities to their various incentives. The conversion from MG2020 would not be to a software package but to a combination of charts and Word documents. The system should not be difficult to manage if we have a reasonable way of prioritizing the incentives.
- Mr. Nichols also spoke with Ms. Herbert about the problems we have been encountering with the MG2020 software program. Ms. Herbert is our regional representative of the State for the Local Mitigation Strategy. Highlands County reports to her and sends our Plan to her for review. He was told only Highlands County and Orange County were using this program.
- Mr. Nichols asked Ms. Herbert what software program she recommended for the Local Mitigation Plan (since she will be reviewing our Plan.) The State recommends Microsoft Word for the following reasons: (1) it is a universal program, and; (2) it is not a proprietary type software with a proprietary ranking system.
- Mr. Nichols asked how the County would develop a method to prioritize our initiatives. Ms. Herbert explained that other counties have developed their own way of prioritizing initiatives. Examples from six counties were provided to County staff. The LMS-WG would review these examples and consider what is appropriate for Highlands County and develop a prioritization method like the other counties have, utilizing sections from the examples that apply to Highlands County.
- Mr. Nichols recommended the LMS-WG move out of the MG2020 software because: (1) it is not being used anymore, (2) it is not an acceptable software package, and; (3) our state planner recommends Microsoft Word.
- A discussion ensued encompassing the MG2020 program capabilities based upon a correspondence from the president of the MG2020 company (a March 11, 2009, email between County Administrator Mr. Wright and Mr. Colby, a portion read aloud in the meeting by the Chairman, but not distributed.) The County would establish and maintain a County master database with specific subprograms for each municipality and other reporting entity.
- Mr. Nichols reiterated that the MG2020 software program seems to be a problem. The State recommends that the County move out of the MG2020 program. He further emphasized if Ms. Herbert is the one who is going to be reviewing our Plan, and the one that we report to, it seemed like a good idea to go with her recommendation.
- Chairman Shirey questioned moving from MG2020 when there is the impression the County was expected to continue with the MG2020 County master database and specific subprograms for each municipality and other reporting entity, as referenced in the March 11, 2009, email between County Administrator Mr. Wright and Mr. Colby.

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- If the LMS-WG moves from the MG2020 program, does each jurisdiction maintain its own data base or will the County maintain the master data base? Mr. Nichols said it would be unproblematic if the data was in Microsoft Word, because everyone knows how to use this program. The County can send each jurisdiction their information and it can be modified and updated as needed.
- Mr. Colby recommended that Mr. Sam Winningham, Senior Mitigation Planner from FEMA, attend the next meeting.
- Vice-Chairman Little said one of the big problems with the MG2020 program was it could not be used by everyone due to the proprietary licenseship. In moving from the MG2020 program, the ranking systems will be lost; not only for ranking initiatives, but for vulnerabilities and hazards. Mr. Hanna explained the other Counties have come up with their own systems and have solved these issues, and they are relatively straightforward.
- Mr. Colby said a “program” has to be written, the “Draft Plan” has to be written and asked who would write the “program,” the “Draft Plan,” and train each jurisdiction and still meet the November 17, 2010 deadline for submission of the revised Plan to the DEM? Mr. Hanna said a “program” does not have to be written.
- Ms. BuChans stated the prioritization method is a process that would be written in a Word document, accepted by the LMS-WG, and documented in the Plan Appendix. The inclusion and description of our prioritization process would document Highlands County LMS-WG prioritization method.
- Mr. DeCerbo would like the proposed prioritization methods to contain objective components and not rely solely on subjective components, as in the MG2020 program.
- Mr. Colby demanded a conversion plan if we move from the MG2020 system. Mr. Hanna said a conversion plan was premature at this point. The group should first decide which County prioritization method the LMS-WG would follow.

B. Mr. Colby brought up Highlands County Local Mitigation Strategy 9G-22 Annual Report and stated that our report was not complete. Mr. Hanna said the State has said our 9G-22 Report was just fine. Mr. Nichols said the same.

C. Staff distributed the revised Draft Outreach Plan, date 03-11-09. As Mr. Letasis was not going to make a presentation, he was not placed on the agenda by the Chairman. Mr. Letasis was present for questions. Mr. Letasi noted the following in the Draft Outreach Plan, date 03-11-09:

- Page 3. Timeline. Revised scheduled reflects a one-year delay due to the changes in the schedule of the Water Management Plan’s completion.
- Page 3. January/ February 2010. Public Workshop Phase. These will be held in the areas the detailed studies have been performed. The Public Workshops will be funded and handled by the District.
- Page 4. Spring 2010. D FIRM Production Phase. This is a critical phase. Once the preliminary DFIRMS are produced, communities will need to review the maps. The D FIRM Production Phase will be handled by FEMA, SWFWMD, and SFWMD.

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4. APPROVAL OF MINUTES: JANUARY 28, 2009, LMS MEETING MINUTES: Motion to approve Mr. Trucano, second Mr. Richie, approval unanimous.

5. Review of the Bylaws: The LMS-WG wanted to specifically look at who the voting members were, and if there could be voting by proxy. Mr. DeCerbo said the issue of voting by proxy arose in past meetings. Chairman Shirey noted that the Bylaws do not allow voting by proxy. The Bylaws state regular meetings will be scheduled monthly, and we have not met monthly. This section may need to be updated as well. Chairman Shirey asked that staff prepare a draft proposal of changes for May's meeting.

6. Five Year Plan Update: Staff presented a general timeline to the 5-year update to the Plan. Clarification regarding the public hearing required for the Plan adoption will be provided at the next meeting.

7. New Initiatives: The Spring Lake Improvement District (SLID) presented five proposed mitigation initiatives to the LMS-WG. The SLID proposed mitigation initiatives were listed under Highlands County jurisdiction, per the recommendation of our DEM Mitigation Planner. During the 5-year update to the Highlands County Local Hazard Mitigation Plan, the SLID jurisdiction will be established and its data moved from under Highlands County jurisdiction. Listed below were the five proposed mitigation initiatives:

- Canal Restoration
- Construction of stormwater surface water bodies
- Rehabilitate Water Control Structures
- Rehabilitate Pump Station and Sea Wall
- Rehabilitate Levees

Motion to approve the five proposed mitigation initiatives Vice-Chairman Little, second Mr. Richie, approval unanimous.

8. BUSINESS TO BE ADDRESSED NEXT MEETING: Sample Prioritization Methods from other Counties, Mr. Colby arrange for Sam Winningham from FEMA as speaker, and draft proposal to Bylaws.

9. ADJOURNMENT: 9:26

LOCAL MITIGATION STRATEGY WORKING GROUP MINUTES

REVISED

JUNE 10, 2009, REGULAR MEETING

**Highlands County Government Center, Room 251
600 S. Commerce Avenue, Sebring, Florida 33870**

Attendance:

VOTING MEMBERS *

C.B. Shirey, AP, Chair	Bill Trucano, OBBA (abs)
Glen Little, SFCC, V-Chr	Rob Miller, S
Bill Nichols, HCEM	Mike Willingham, SAA (abs)
Jack Richie, HCHOA	Gary Ritter, SFWMD (abs)
Rodney Hollinger, HCSB (abs)	Joe DeCerbo, SLID
Jim Fulton, LP	Al Grieshaber, SNL

* Present unless otherwise indicated

County Staff:

Susan BuChans, County Planner
Don Hanna, County Planner
Mark Hill, Development Services Director

Guests:

Barbara Stewart, County Commissioner – District 1
Danny Kushmer, Southwest Florida Water Management District
Larry Shoeman, Avon Park Housing Authority
Edwin Padilla
Michael Durham, Highlands County Sheriff's Office
Keith Loweke, South Florida Community College
Preston Colby
Court Reporter for Preston Colby

1./2. 8:00 CALL TO ORDER, OPENING PROTOCOL AND INTRODUCTION OF MEMBERS AND GUESTS:

3. APPROVAL OF MINUTES: APRIL 8, 2009, LMS MEETING MINUTES: The April 8, 2009, LMS Meeting Minutes were unanimously approved with the following change: amend the word “demanded” to “requested” located on Page 3, seventh dash, first line. Motion Mr. Grieshaber/Mr. Miller.

4. FIVE YEAR PLAN UPDATE:

A) 23RD ANNUAL GOVERNOR'S HURRICANE CONFERENCE INFORMATION ON UPDATE TO LMS PLAN: County Planning staff, Ms. BuChans, attended the New Local Mitigation Strategies Workshop at the Conference. The workshop provided new requirements for this round of LMS updates. This information will assist staff while preparing Plan update.

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B) ADJUSTED GENERAL TIMELINE FOR A FIVE YEAR UPDATE TO THE LOCAL HAZARD MITIGATION PLAN: The general timeline was based upon information staff obtained at the Governor's Hurricane Conference. There was a discussion in which Mr. Colby stated actual data was needed to mitigate actual disasters; and that one could not mitigate hypothetical disasters. Mr. DeCerbo, from Spring Lake Improvement District (SLID), said the District had an engineering plan that described what would happen if certain things were not corrected, but the District did not have the history of what took place during the past disaster. The District had no hard data as the event was over and done with. Mr. DeCerbo explained that most of the participating jurisdictions would be in the same situation as SLID. Mr. Little said he did not concur with Mr. Colby. Mr. Little stated that the MG2020 program was incredibly comprehensive compared to what other entities around the state and nation have been using. Mr. Little explained that our Mitigation Plan does not have to have that level of detail. Mr. Little said the level of analysis and detail in the MG2020 program would be very important for grant writing, for supporting grants. Mr. Little said to suggest that a qualified engineer can't make recommendations regarding the needs to mediate a disaster prone issue was nonsense because that's what engineers were paid to do. Mr. Colby said the data that the County was maintaining was five years out-of-date and the last three years of data lost. Mr. Nichols said we were only one quarter behind because all the past data could be updated at this point. Mr. Little said it appeared that the responsibility for the quarterly updates lied with each jurisdiction. Staff suggested as the update to the Plan was written, it could be stated that each jurisdiction would be responsible for its update, and the update would be annual. Mr. Nichols concurred. Motion to approve the timeline Mr. Nichols/Mr. Little, approval unanimous.

5. UPDATE TO PLAN

A) BYLAWS: The LMS/WG was considering revisions to Article VI, Section IV, of the *Bylaws of the Highlands County Mitigation Strategy Working Group*, specifically to Article VI., *B. Meetings, Voting and Quorum*, as discussed in the April 8, 2009, LMS/WG meeting. In summary, staff recommended that the Bylaws be changed from monthly meetings to quarterly meetings, which would still provide for monthly or any other special meeting. The revision would reflect more current practices.

Chairman Shirey felt the minimum 10 working days' notice for a regular meeting was excessive. The County standard public notice requirement was 24 hours. Mr. Grieshaber suggested at least quarterly with reasonable notice in accordance with Florida Statutes.

Motion Mr. Little/Mr. Fulton to move to accept the recommendations of staff regarding the changes related to the voting and the meeting times, the quarterly issues, and the voting by proxy issue (A and B) and that C, not part of the motion, but C and staff will come back with further recommendation on updates of the Plan including that C issue of changing it to special meetings.

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After discussion, motion by Mr. Little/Mr. Fulton that language as provided by staff with the following adjustment, that under Article VI. *B. Meetings, Voting and Quorum...* Regular meetings of the meetings of the LMS/WG will be scheduled at least quarterly with reasonable notice, in accordance with Florida Statutes 286 and Article I Florida Constitution, and paragraph 2, under B., A quorum shall be 50 percent plus one of the members of the LMS/WG at the time of the vote. The motion passed.

B) ACTION NECESSARY TO MOVE FROM MG2020 DATA BASE TO MS WORD PROGRAMS: Staff stated the Planning Department would like the LMS/WG to decide to move from utilizing the MG2020 data base to the Microsoft Word programs and feels this has been discussed thoroughly by the WG. Staff explained that the Planning Department has the recommendation from the Division of Emergency Management (DEM) and would like to move forward with the LMS/WGs vote. Mr. Nichols noted the data could be exported from MG2020 into Word. Staff explained that Word would be used for the text, and that Excel and Word would be used for tables, but Access would not be used at all.

Motion to move to Microsoft Office Suite Mr. Nichols/Mr. Little, approval unanimous.

- **Hazard Analysis and Vulnerability Assessment:** Staff reported she has been working on collecting this data for the Plan update.
- **Sample project prioritization methods:** This item would be moved to next month.

6. NEW INITIATIVES: Mr. Larry Shoeman, from the Avon Park Housing Authority, made a brief presentation on wind compliant shading (energy complaint). Funding was available at the United States Department of Urban Development and American Recovery and Reinvestment Act stimulus money for the elderly and poor.

7. PUBLIC COMMENT ON INITIATIVES/ PROJECTS OR ANY OTHER PUBLIC INPUT

8. BUSINESS TO BE ADDRESSED AT NEXT MEETING: The Sample project prioritization method would be moved to next month.

9. ADJOURNMENT: 10:15

**LOCAL MITIGATION STRATEGY WORKING GROUP (LMS/WG) MINUTES
JULY 8, 2009, REGULAR MEETING**

Held in the Boardroom of the Highlands County Government Center,
600 S. Commerce Avenue, Sebring, FL

Attendance:

VOTING MEMBERS *

Bill Nichols, HCEM, Chair	Bill Trucano, OBBA
Glen Little, SFCC, V-Chr	Rob Miller, S
C.B. Shirey, AP (abs)	Mike Willingham, SAA (abs)
Jack Richie, HCHOA	Gary Ritter, SFWMD
Rodney Hollinger, HCSB	Joe DeCerbo, SLID
Jim Fulton, LP	Al Grieshaber, SNL

* Present unless otherwise indicated

County Staff:

Susan BuChans, County Planner

Don Hanna, County Planner

Guests:

Barbara Stewart, County Commissioner – District 1

Scott Letasi, Southwest Florida Water Management District

Keith Loweke, South Florida Community College

Preston Colby

1./2. 8:00 CALL TO ORDER, OPENING PROTOCOL AND INTRODUCTION OF MEMBERS AND GUESTS:

CONSIDERATION OF REVISION TO THE AGENDA

Vice Chair Little asked the voting members to consider: (1) a revision to the agenda to accept the resignation letter submitted by Chair Shirey, and; (2) election of a new Chair. Vice Chair Little stated that Mr. Shirey's resignation letter explained that he would like to remain a voting member in good standing, but not continue as Chair. Vice Chair Little explained that he did not have any interest in filling the Chair position.

Motion to revise the agenda and elect a new Chair Trunaco/Richie. Motion to nominate Mr. Nichols as Chair and to fulfill the term of Mr. C.B. Shirey, effective immediately DeCerbo/Richie. Motion to close the nominations for Chair, Grieshaber/Trunaco. The motions passed unanimously.

3. APPROVAL OF MINUTES: JUNE 10, 2009, REVISED LMS MEETING MINUTES: Mr. Colby said that the minutes were not in conformity with *Florida Statute*, Chapter 286.012, because they do not record the vote of each member. Chair Nichols directed staff that if a committee vote were not unanimous, individual votes should be recorded. Mr. Colby noted on page 2, item B, the following statement in the minutes: "Mr. Little said it

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appeared that the responsibility for the quarterly updates lied with each jurisdiction. Staff suggested as the update to the Plan was written, it could be stated that each jurisdiction would be responsible for its update, and the update would be annual.”

After discussion, motion to approve June 10, 2009, Revised LMS Meeting Minutes, Ritter/Grieshaber. The motion passed unanimously.

4. FIVE YEAR PLAN UPDATE:

A) BYLAWS: DRAFT REVISIONS TO ARTICLE VI., C. SPECIAL VOTES: The LMS/WG was considering revisions to Article VI, Section IV, of the *Bylaws of the Highlands County Mitigation Strategy Working Group*, specifically to Article VI., C. *Special Votes*, as discussed in the June 10, 2009, LMS/WG meeting. In summary, staff recommended that deleting the Chair and Vice Chair conferencing and authorizing the Chair to call Special Meetings as the need arises ensures Florida Statue, Chapter 286, would not be violated. Staff further explained that regarding Special Votes of the LMS/WG...*under emergency situations or when there are other extenuating circumstances that are judged by both the chair and vice chair...*should be changed to *as the need arises* for clarification.

After discussion, motion to change the Bylaws as presented and recommended by staff, Little/Miller. The motion passed unanimously.

B) SAMPLE PROJECT PRIORITIZATION METHODS: Chair Nichols explained that this item was tabled from last month’s meeting and the LMS/WG was looking at ways to prioritize initiatives. The Division of Emergency Management (DEM) provided the Working Group (WG) with six sample methods to review. A draft project prioritization method, which included portions extracted from each of the six sample methods, was prepared by Chair Nichols and distributed to the WG. Chair Nichols explained that the WG was in the process of updating the Plan and the prioritization method was one of the components that needed to be finalized.

Motion to move forward with the matrix provide by Chair Nichols, Fulton/Miller.

A discussion ensued and Chair Nichols clarified that the draft was a working copy. He asked each member to be prepared to discuss this prioritization method so the committee can move forward with developing a final copy at the next meeting, and each member should bring any items they want incorporated into the method. Staff explained the State has said what mattered in the end was that a prioritized list of initiatives would be sent to the Federal Emergency Management Agency (FEMA), and that the project prioritization method made common sense.

The motion was withdrawn, Fulton.

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Mr. Colby explained that the Miami Dade Local Mitigation Strategy Steering Committee (LMS/SC) updated their prioritization method based upon the 2008 *Code of Federal Regulations* change. Staff was directed by the Chair to locate the current *Code of Federal Regulations* and the Miami Dade LMS/SC prioritization method to share with the WG at the next meeting. Chair Nichols invited Mr. Colby to bring any input to the next meeting for this process.

C) GOALS AND OBJECTIVES: Staff explained that part of the Plan update was review of the current Goals and Objectives in the *Highlands County Local Hazard Mitigation Strategy 2005* (LMS). Staff provided the WG a copy of: (1) the LMS 2005 Plan: Goals and Objectives; and, (2) the *Highlands County Comprehensive Emergency Management Plan 2006*, (CEMP) with updates to the original *Highlands County Local Mitigation Strategy 1999*, Goals and Objectives. Staff suggested the WG consider the following:

1. Review Year 2005 and CEMP 2006 Goals and Objectives (G&O) (which included Year 1999 Goals and Objectives) to determine the options.
2. Leave Year 2005 Goals and Objectives as they were.
3. Merge Year 2005 Goals and Objectives with CEMP 2006 Goals and Objectives.
4. Amend either or both.

After discussion, Chair Nichols said that the WG should review the G&O to determine if any were current and if any changes or additions must be made in this Plan update. He asked the members to come to the next meeting prepared to make additions and deletions, and finalize the G&O.

5. NEW INITIATIVES: There were no new initiatives presented.

6. PUBLIC COMMENT ON INITIATIVES/ PROJECTS OR ANY OTHER PUBLIC INPUT: Staff asked the Chair if the WG would like to add to the agenda an 'old business' and a 'new business' section. The WG agreed to add these sections to their meeting agenda.

Mr. Colby told the WG that the County Commission was considering a wildfire committee for one of the Local Mitigation Strategy (LMS) hazards. He explained that, based on public records he received, a portion of the data collected by staff does not pertain to Highlands County. Additionally, Mr. Colby stated there was duplication of the critical facilities. Chair Nichols responded that he realized there may be duplication of critical facilities at this point and that steps were being taken to eliminate the duplication. Mr. Colby made a public records request at this time to see the steps that Chair Nichols has taken.

7. BUSINESS TO BE ADDRESSED AT NEXT MEETING: Chair Nichols said the WG would have to meet more frequently during the Plan update. Staff said that Conference Room 3, of the Bert J. Harris, Jr. Agricultural Center, has been reserved for July 22, 2009, at 8:00 a.m. and reminded the WG that all future meetings of the LMS/WG have been scheduled for the second Wednesday of every month at that same location. Chair Nichols directed staff to reserve this same room every other week and to bring the dates and outline the specific items that must be reviewed by the WG to the next meeting.

8. ADJOURNMENT: The meeting adjourned.

**LOCAL MITIGATION STRATEGY (LMS) WORKING GROUP MINUTES
JULY 22, 2009, MEETING**

Held in Room 3 of the Bert J. Harris, Jr. Agricultural Center,
4509 George Boulevard, Sebring, FL.

Attendance:

VOTING MEMBERS *

Bill Nichols, HCEM, Chair	Bill Trucano, OBBA
Glen Little, SFCC, V-Chr	Rob Miller, S (abs)
C.B. Shirey, AP	Mike Willingham, SAA (abs)
Jack Richie, HCHOA	Gary Ritter, SFWMD
Rodney Hollinger, HCSB (abs)	Joe DeCerbo, SLID
Jim Fulton, LP	Al Grieshaber, SNL (abs)

* Present unless otherwise indicated

County Staff:

Susan BuChans, County Planner

Don Hanna, County Planner

Guests:

Keith Loweke, South Florida Community College

Preston Colby, Florida Public Safety

Jessica Hand, Florida Division of Emergency Management, Hardee County Emergency
Management

**1./2. 8:00 CALL TO ORDER, OPENING PROTOCOL AND INTRODUCTION OF MEMBERS
AND GUESTS.**

**3. APPROVAL OF MINUTES: JULY 8, 2009, LMS MEETING MINUTES: Motion to approve
July 8, 2009, LMS Meeting Minutes, Fulton/Trucano. The motion passed unanimously.**

4. OLD BUSINESS/UNFINISHED BUSINESS

A) FIVE YEAR UPDATE TO THE PLAN:

1) GOALS AND OBJECTIVES: Part of the mandatory 5-year update to the *Highlands County Local Hazard Mitigation Strategy 2005* (LMS) includes reviewing the Goals and Objectives (G&O) in the Plan. The Local Mitigation Strategy Working Group (LMS/WG) agreed in the July 8, 2009, meeting to use the 2005 LMS G&O as a starting point. Chair Nichols said the LMS/WG could use the *Highlands County Local Mitigation Strategy 1999* Goals and Objectives in formulating ideas for new G&O.

Mr. Colby brought to the LMS/WG attention the *Integrating Hazard Mitigation into Comprehensive Planning, Highlands County Profile*, prepared by the Florida Department of Community Affairs (DCA). He stated this should be shared with the LMS/WG. Mr. Hanna clarified that the DCA prepared this Plan;

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review as a courtesy to each County; and selected municipalities as a guide for migrating items in Local Mitigation Strategy Plans into the Comprehensive Plans during Evaluation and Appraisal (EAR) processes. Mr. Hanna further explained that the County is in the EAR process and hopes to transmit those changes in December. Chair Nichols asked staff to distribute a copy of *Integrating Hazard Mitigation into Comprehensive Planning, Highlands County Profile* to the voting members. Mr. DeCerbo would like to propose a subcommittee made up of jurisdictions with common mitigation concerns. He explained the subcommittee come up with clear priorities and projects and present these to the LMS/WG and to staff. Chair Nichols said the LMS/WG should work towards trying to incorporate mitigation principles through the implementation of our Comprehensive Plan.

Motion to: (1) accept these as the Goals and Objectives (G&O) and move forward as part of our updated Plan, and (2) if a subcommittee is necessary, we put it in place and we take their recommendations and we accept their recommends as necessary, Fulton/Richie. The motion passed unanimously.

2) SAMPLE PROJECT PRIORITIZATION METHODS: Staff explained that she added to Chair Nichols working document of the project prioritization method by including a Cost Benefit review form to assess the measurable benefits and costs associated with each mitigation initiative, which can be used later by the WG when prioritizing the mitigation action. Staff defined the rating scale of the proposed Prioritization Matrix and included Social Equity/Community values and Legislation/ Policy under Ancillary Benefits Criteria. Staff said the following documents were used in preparation of these additions:

1. The six sample methods provided to our Working Group (WG) by Ms. Herbert, State Mitigation Planner at Florida Division of Emergency Management (DEM),
2. *Code of Federal Regulations*.
3. The Miami Dade Local Mitigation Strategy Prioritization Method, 2008.
4. The Federal Emergency Management Agency (FEMA) STAPLE(E) Social, Technical, Aministrative, Political, Legal, Economic, and Environment criteria used as a guide.
5. Division of Emergency Management criteria for preparing and Local Plans.

Vice-Chair Little believed the proposed prioritization method should have a priority ranking. Chair Nichols was in agreement. Mr. DeCerbo felt subjectivity should be included, as the number ranking was not always a true representation. Chair Nichols said that the proposed prioritization method would permit this flexibility. Chair Nichols recommended several initiatives be applied to the proposed prioritization method and compare the results to the how MG20/20 ranked them. Staff and Chair Nichols will come back with an expanded glossary, ancillary terms, priority ranking, and several initiatives applied to proposed prioritization method.

5. NEW BUSINESS

A) PROPOSED MEETING DATES: The LMW/WG considered additional meeting dates for the Plan update.

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Motion to form a subcommittee of the five local jurisdictions so that they can meet and discuss local issues and bring recommendations before the LMS/WG, DeCerbo/Richie. The motion passed unanimously.

The LMS/WG agreed to the following meeting dates through November 2009:

LMS/WG monthly meeting (2 nd Wednesday of each month)	Additional meeting to the LMS/WG monthly meetings
August 12, 2009 (conference room 3)	August 5, 2009, 1 st Wednesday (conference room 3)
September 9, 2009 (conference room 3)	* August 26, 2009, 4 th Wednesday (conference room 2)
October 14, 2009 (conference room 3)	September 23, 2009, 4 th Wednesday (conference room 3)
November 11, 2009, National Holiday	October, 7, 2009, 1 st Wednesday (conference room 3)

* Please note this meeting will be held in conference room 2

B) BUSINESS TO BE ADDRESSED AT NEXT MEETING: Project prioritization method and the Hazards and Vulnerability will be addressed at the next meeting.

C) OUTLINE OF WORK TO UPDATE OF THE PLAN OVER THE SEVERAL MONTHS:

- 1) Hazards and Vulnerabilities
- 2) Critical Facilities
- 3) Quarterly Updates
- 4) National Flood Insurance Program (NFIP) continued compliance for communities in the NFIP.
- 5) Individual sections of the Highlands County LMS Plan with proposed changes and updates.

6. NEW INITIATIVES: No new initiatives were presented.

7. PUBLIC COMMENT ON INITIATIVES/ PROJECTS OR ANY OTHER PUBLIC INPUT: No comment.

8. ADJOURNMENT: The meeting adjourned 9:56 a.m.

**LOCAL MITIGATION STRATEGY (LMS) WORKING GROUP MINUTES
AUGUST 5, 2009, MEETING**

Room 3 of the Bert J. Harris, Jr. Agricultural Center,
4509 George Boulevard, Sebring, FL.

Attendance:

VOTING MEMBERS *

Bill Nichols, HCEM, Chair	Bill Trucano, OBBA
Glen Little, SFCC, V-Chr (abs)	Rob Miller, S
C.B. Shirey, AP	Mike Willingham, SAA (abs)
Jack Richie, HCHOA	Gary Ritter, SFWMD
Rodney Hollinger, HCSB (abs)	Joe DeCerbo, SLID (abs)
Jim Fulton, LP	Al Grieshaber, SNL

* Present unless otherwise indicated

County Staff:

Susan BuChans, County Planner

Don Hanna, County Planner

Guests:

Keith Loweke, South Florida Community College

Jessica Hand, Florida Division of Emergency Management, Hardee County Emergency
Management

Laura Herbert, Florida Division of Emergency Management

Preston Colby, Florida Public Safety

Edwin Padilla Jr, Florida Public Safety

**1./2. 9:30 CALL TO ORDER, OPENING PROTOCOL AND INTRODUCTION OF MEMBERS
AND GUESTS.**

Mr. Colby, citing *Florida Administrative Code* 9G-22, explained that the Board of County Commissioners (BOCC) established the Local Mitigation Strategy as a *Committee* instead of a Working Group in November 23, 2008, as provided in the FAC.

Chair Nichols introduced Ms. Laura Herbert, who oversees the Local Strategy Mitigation Program at the Florida Division of Emergency Management (DEM). Ms. Herbert and her staff will review the County's updated plan. Ms. Herbert was willing to accept questions from the Committee members for clarification of planning requirements.

CONSIDERATION OF AMENDMENT TO THE AGENDA

Chair Nichols asked the voting members to consider: (1) amending the agenda before starting the meeting; (2) placing questions to Ms. Herbert that clarify the planning process at the beginning of the agenda; (3) limiting questions to Ms. Herbert to voting members; and (4) addressing agenda items not addressed in today's meeting at the next meeting.

Motion to amend the agenda, Grieshaber/Miller. The motion passed unanimously.

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QUESTIONS FROM VOTING MEMBERS TO MS. HERBERT

COMMITTEE OR WORKING GROUP

Does the State have a problem with the terminology of *Committee* or *Working Group*? Ms. Herbert responded the 'Name' was not in the review process and was not listed in the Federal Emergency Management Agency (FEMA) Crosswalk.

CROSSWALK

Clarify Crosswalk. Ms. Herbert explained that Crosswalk is a tool that DEM uses to review and grade LMS Plans submitted to the State. Ms. Herbert said that someone from this Working Group/Committee would fill in the Crosswalk column with the plan page numbers of the required sections. Their Department looks at those page numbers to make sure the information meets the requirements of 44 CFR §201.6 (requirements). If the Plan passes DEM review, it is sent to FEMA.

ASSISTANCE IN PREPARATION OF PLANS

Does DEM assist other counties in preparing their 5-year update? Ms. Herbert stated that the DEM acted as liaisons. They can help facilitate the planning process by providing technical support and answering questions. She said if LMS needs help putting together the Plan update, she was available and could assist.

ONE PLAN VERSUS INDIVIDUAL JURISDICTIONAL PLANS

As LMS is updating the Plan, does each individual jurisdiction need to have its own plan, or does the Plan update cover each individual jurisdiction? Ms. Herbert explained that technically, one Plan should be good enough. She stated that the information for each jurisdiction would have to be included in that 'one' Plan. Ms. Herbert clarified that this would be done in the Risk Assessment section in defining the risks, explaining historical background and probability, etc. She said when the hazards were discussed in the update, the Plan address how it may have affected a particular jurisdiction more than others, eliminating the need to have a risk assessment for individual jurisdictions.

PLANNING PROCESS

Is our Working Group on the right track in updating the Plan? Ms. Herbert responded that she had reviewed the items sent by email and everything looked good.

LOCAL HAZARD MITIGATION PLAN UPDATE

According to a document titled *The Local Hazard Mitigation Plan Update*, local jurisdictions were to be provided with individual Plans. Ms. Herbert responded she was not familiar with that particular document; however, in the planning guidance from FEMA individual jurisdictions are to be a part of the County LMS, unless they want to be on their own. For clarification, she said individual jurisdictions would not just be located in the County risk assessment of the Plan, but included in the mitigation actions and the projects. She explained that by adopting the County Plan (a County-wide Plan with the jurisdictions participating), which would include all the participating jurisdictions; the jurisdictions would have their own Plan as well.

LOCAL LMS JURISDICTION PLAN

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Can a local jurisdiction have its own LMS Jurisdictional Plan. Ms. Herbert explained there was nothing to prevent a local jurisdiction from having its own Local LMS Jurisdictional Plan. She stated that a local jurisdiction would have to have its own Working Group, meetings, public notices, risk assessment from start to finish, jurisdictional project list, and adoption. She further explained that the jurisdiction would be responsible for its own 9G-22 report. When funding came through to the County after a disaster, the jurisdiction's projects would have to agree with those of the County.

PLAN FORMAT/ INFORMATION CONTENT

Are there specific format requirements or is the information content the focus for the Plan submissions to DEM and FEMA? Ms. Herbert responded a Plan could be formatted that is the easiest for us to follow. She stated as long as the Plan meets the requirements, it can be formatted in any way.

DIFFERENT MATRIXES – HOW ARE THEY GRADED

Since most counties seem to be different and have different prioritization matrixes, how are they graded? Ms. Herbert explained that the LMS Crosswalk is the same for every county, but every county Plan is different and set up in a different way.

OTHER SOFTWARE PROGRAMS VERSUS MG20/20

Does the State/DEM, have a problem with the Highlands County LMS Working Group (LMS/WG) using another software program other than the MG20/20 program? Ms. Herbert responded no, she was 'on board' with the LMS/WG decision. She noted that the MG20/20 program served its purpose. It was used for preparing a Plan that was huge. It contained so much data that if it were not clearly explained, one was just looking at numbers. She said if a county wanted to use the MG20/20 program for its Plan update, they could, but that most counties that used it in the past have moved away from it. Ms. Herbert said some of the counties that have moved away from MG20/20 may use selected sections until they come up with their own processes, for example, a prioritization process. She explained most have moved away because the program costs so much, it is very technical, and it doesn't give a readable Plan. Ms. Jessica Hand, from DEM, held up the *Hardee County Plan Multi-Hazard Local Mitigation Strategy* draft, which was not prepared utilizing the MG20/20 program, and it was not nearly the size of the *Highlands County Local Hazard Mitigation Plan*.

MULTI-JURISDICTIONAL PLAN – JURISDICTIONAL ADOPTION

Since this was a multi-jurisdictional Plan and the BOCC approved it, does each jurisdiction then have to approve the Plan also? Ms. Herbert said that yes, each jurisdiction does have to approve the Plan and agree with it because LMS worked on it as a group. The governing body of each jurisdiction adopts the Plan.

GRANT APPLICATIONS UNDER A COUNTY PLAN

Mr. Grieshaber, Sun 'N Lake Improvement District of Sebring (SNLID), said he did not want to lose the opportunity for a grant application according to 44CFR 201.6(a) Plan requirements, which states a local government shall have a mitigation plan approved pursuant to this section in order to receive HMPG project grants. Ms. Herbert said that his community would not be denied an opportunity to apply for a grant if it had been participating in the Plan, participating in the process, documenting it was here all along with projects on the list, however prioritized, and providing input on

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prioritization method. She said for example, if a community had a good project and it was near the top of the list and funding was available, the project would be strongly considered for the grant. Ms. Herbert went on to explain that unincorporated Highlands County doesn't get all the top five projects because it is the largest area. The decision is based upon the project itself, the criteria used and how everyone in the LMS/WG grades it. Ms. Herbert said if a SNLID community project happened to be number one and the community was hit by a disaster and the County received grant money, the SNLID would fill out a grant application. She said the LMS/WG Chair would prepare a letter stating yes, this project is on our list and they are participating in the LMS and we have an approved Plan. This letter is submitted with SNLID application to the State where it is reviewed by the HMGP Department and then submitted to FEMA.

Mr. Grieshaber restated for clarification that a local jurisdiction would not be denied an opportunity to apply for a grant without a local mitigation plan. Ms. Herbert responded if you don't participate in the planning process, you don't come to any of the meetings, and you want a project done that is not on the list, you won't get funding for it. Mr. Grieshaber said it appeared that the committee input was what the State was looking for. Ms. Hand agreed, you have to adopt the County-wide Plan. Mr. Grieshaber added that as long as you put in the county results and your local jurisdiction is in 'that' Plan. Ms. Herbert replied yes, and the Plan documents that you have been coming to the meetings, that you are representing the jurisdiction, and this is all in the planning process of the Plan.

Mr. Grieshaber stated that he agreed with Ms. Herbert and according to CFR206.1, page 406, (iii) or multi-jurisdictional plans, the risk assessment section must assess each jurisdiction's risk where they vary from the risks facing the entire planning area.

9G-22 REPORT

Now that we have moved away from the MG20/20 database, how do we prepare our 9G-22 Reports? Ms. Herbert responded that if you have added a critical facility such as a new hospital, all LMS/WG would have to say in our annual update is that we have a new critical facility, and it is a new hospital. She said we could choose to update our vulnerability section or update our risk assessment section if our County had several hurricanes this past year. If any of these change, we can send the changes up to the State. The current project list can also be sent. Ms. Herbert said we do not need the MG20/20 program to send this information. If we do not have any changes to any these sections, we state no changes; it is very simple.

COST BENEFIT ANALYSIS

With the drop in property values, how does the LMS/WG assess our initiatives moving from MG20/20 program and its cost benefit analysis? Ms. Herbert responded that it would only be an issue when you reprioritize your list at the end of the year. She clarified it is a cost benefit review, not a cost benefit analysis. She said a cost benefit analysis is prepared on FEMA software; it is extremely technical and used in grant preparations. A cost benefit analysis delves into flood study information, maintenance costs, cost of the project, and other detailed technical information. Ms. Herbert explained that a cost benefit review is put together to determine whether or not a project is cost effective, by looking at the following: a project will cost x amount of dollars, in a disaster it will save x amount of lives, and protect

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the value of the structure. A cost benefit review justifies that this project would be cost effective and could be funded if on the prioritized list.

COUNTY LMS PLAN APPROVAL PROCESS

Since a County LMS Plan includes each jurisdiction, does each one have to have the Plan approved by its governing body? Ms. Herbert responded that when the County-wide Plan is submitted to the State and they have said it is good; each jurisdiction can adopt the Plan at this point. Ms. Herbert recommends holding off on the adoption until FEMA says yes, the Plan is approvable pending adoption. Ms. Herbert said at that point each jurisdiction can take an approved Plan to each Board, instead of a half approved Plan. She stated that each jurisdiction must adopt that Plan if they want to receive funding, and one jurisdiction has to adopt it within one year of FEMA approval. Ms. Herbert recommends all the jurisdictions adopt the Plan within one year. This will ensure if a disaster comes, each jurisdiction would receive funding. If a jurisdiction had its on local jurisdiction plan, would it have to be adopted by the County.

3. APPROVAL OF MINUTES: JULY 22, 2009, LMS MEETING MINUTES: Motion to approve the July 22, 2009, LMS Meeting Minutes with the following change: amend 'Page 2' to 'Page 3', Shirey/Richie. The motion passed unanimously.

4. OLD BUSINESS/UNFINISHED BUSINESS

A) FIVE YEAR UPDATE TO THE PLAN:

1) SAMPLE PROJECT PRIORITIZATION METHODS: Staff explained that she and Chair Nichols expanded upon the project prioritization method as directed by the Working Group. Chair Nichols presented a comparison of several initiatives between the proposed prioritization method and the MG20/20 ranking. Chair Nichols said the input he received from the State was our project prioritization method may be a little too comprehensive. Ms. Herbert briefly reviewed the method and stated it was up to the LMS/WG as to whether this method would work for us because the LMS/WG prioritizes the projects and it was up to us if the method was effective. This item will be tabled to next month's meeting.

5. NEW BUSINESS: All items will be moved to next month.

6. NEW INITIATIVES: No new initiatives were presented.

7. PUBLIC COMMENT ON INITIATIVES/ PROJECTS OR ANY OTHER PUBLIC INPUT: No comment.

8. ADJOURNMENT: The meeting adjourned.

**LOCAL MITIGATION STRATEGY (LMS) WORKING GROUP MINUTES
AUGUST 12, 2009, MEETING**

Room 3 of the Bert J. Harris, Jr. Agricultural Center,
4509 George Boulevard, Sebring, FL.

Attendance:

VOTING MEMBERS *

Bill Nichols, HCEM, Chair	Bill Trucano, OBBA
Glen Little, SFCC, V-Chr	Rob Miller, S (abs)
C.B. Shirey, AP	Mike Willingham, SAA (abs)
Jack Richie, HCHOA	Gary Ritter, SFWMD (abs)
Rodney Hollinger, HCSB	Joe DeCerbo, SLID
Jim Fulton, LP (abs)	Al Grieshaber, SNL (abs)

* Present unless otherwise indicated

County Staff:

Susan BuChans, County Planner

Don Hanna, County Planner

Guests:

Keith Loweke, South Florida Community College

Preston Colby, Florida Public Safety

1./2. 8:00 CALL TO ORDER, OPENING PROTOCOL AND INTRODUCTION OF MEMBERS AND GUESTS.

3. APPROVAL OF MINUTES: AUGUST 5, 2009, LMS MEETING MINUTES: Motion to approve the August 5, 2009, LMS Meeting Minutes with the following changes: item 1./2., amend 8:00 to '9:30', page 4 of 5 under 9G-22 REPORT bolded question amend MG20/20 to 'MG20/20', and page 4 of 5 under 9G-22 REPORT, amend third sentence by adding 'any of these' after If, and the amended sentence reads: If any of these change, we can send the changes up to the State, Shirey/Richie. The motion passed unanimously.

4. OLD BUSINESS/UNFINISHED BUSINESS

A) FIVE YEAR UPDATE TO THE PLAN:

1) SAMPLE PROJECT PRIORITIZATION METHOD: Chair Nichols presented a summary of a comparative analysis he performed on three project initiatives between the MG20/20 and the proposed prioritization method (*proposed matrix*) with their overall scores as follows, respectively: (1) Emergency Generators (food storage for the School Board) 32/65; (2) Shuttering the Recreation Building in Avon Park 28/52.5; and (3) the Flooding of Pine and Fernleaf in City of Sebring 22/39.5. Chair Nichols then distributed a prioritization chart (*chart*) from the current LMS Plan that is used in the MS MG20/20 software program. He said the *chart* has a priority score list that is based on ten separate prioritization criteria. Chair Nichols

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noted that the *chart* includes a scoring for cost of initiatives, which is not included in the *proposed matrix*. He stated that the *proposed matrix* includes scoring for repetitive loss properties, environmental impacts, life expectancy of the project, and social equity, which is not included in the *chart*. Mr. Hanna explained that the *chart* has a line for benefit to cost ratio, which staff wanted to minimize because of the problem in preparing this ratio efficiently. He stated that he prefers the *proposed matrix* with its benefit to cost review. Chair Nichols said he agreed with Mr. Hanna. He went on to say that a benefit to cost analysis could be provided by the Federal Emergency Management Agency (FEMA), but that the State confirmed in our meeting last month that at the local level, our Working Group (WG) would use a cost to benefit review, which is preliminary and not scientific. He said the cost to benefit review will justify whether a project will be cost effective and could be funded if on a prioritized list. Chair Nichols then distributed The City of Sebring Jurisdictional Plan to: (1) review the information that is being called a Local Jurisdictional Plan; and (2) ensure that the LMS prioritization matrix is general and will apply to all participating jurisdictions versus an individual jurisdictional matrix. After much discussion, the WG decided to continue using the current prioritization *chart* with the clear understanding that the benefit to cost ratio criteria that is listed on the *chart* is a benefit to cost review, and that the MG20/20 software program will not be utilized.

5. NEW BUSINESS

A) UPDATE TO PLAN

1) DECIDE ON COUNTY-WIDE MULTI-HAZARD LOCAL MITIGATION

PLAN: Chair Nichols explained that a representative from the State who was at last's month's meeting explained that one Plan would be acceptable as long as the information for each jurisdiction was included in that one Plan. He said that instead of separate jurisdictional plans there would be one streamlined plan that included jurisdictional information specific to each jurisdiction. Chair Nichols noted as an example that staff's presentation of the hazards and vulnerabilities for the update to the Plan addresses how each hazard and vulnerability may have affected a particular jurisdiction more than others, eliminating the need to have a hazard and vulnerability for individual jurisdictions. He said that the WG could work together as we have in the past and have individual jurisdictional plans, or we can have one County-wide Plan. The WG stated that they had no objection to preparing a County-wide Multi-hazard Local Mitigation Strategy Plan.

2) HAZARDS AND VULNERABILITIES: Staff explained that she researched various National websites to access their archived hazards events in preparation for this report. She said that she reviewed the current Highlands County LMS and the following highly-ranked hazards were identified as risks to the County: lightning damage, flooding and high winds. Staff also reviewed Florida's State Hazard Mitigation Plan which identified the risk of the following hazards to Highlands County: dam failure, floods, hurricanes, severe thunderstorms, hail, wildfire, drought and extreme heat, winter storm and freezes, and sinkholes, which were not identified as highly ranked hazards. She noted certain hazards will be excluded from further analysis and not included in the LMS Update because of either the County's current conditions, location, climate and or its topography. She went on to explain that dam failure or levee failure was not included in the 2005 LMS as a hazard to Highlands County but would be included in the

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update. Staff said when hazards are discussed in the update, it addresses: (1) how a hazard may have affected a particular jurisdiction more than others, and (2) if it also affected the entire panning area. Staff explained that per *Code of Federal Regulation* 44 §201.6, each hazard is to include a discussion with the following subtexts: history/background, location, event/occurrence, extent, probability, and vulnerability. Staff stated that she included supporting text, maps, tables, and data with cited sources, and this material culminated with two matrices: (1) a Natural Hazard Vulnerability Matrix (Vulnerability Matrix); and (2) a Multi Hazard Vulnerability Analysis (Vulnerability Analysis). Staff and Chair Nichols both explained that the Vulnerability Matrix summarized the information discussed in each hazard regarding it probability, impact, frequency, and distribution. They continued by explaining that the Vulnerability Analysis assesses the likelihood of experiencing threat, effect, or occurrence of a hazard event by individual jurisdiction. Staff asked the voting members to review the Hazard and Vulnerability Section and inform her if: (1) any of the hazard information specific to their jurisdiction was not included, or (2) any information was incorrect, and (3) provide any correct data. Chair Nichols asked that each voting member review the matrices and provide feedback to staff. He said if no input was provided, this section would be included into the Plan as written.

B. BUSINESS TO BE ADDRESSED AT NEXT MEETING: The next LMS/WG meeting is August 26, 2009, at the Bert J. Harris, Jr. Agricultural Center, Conference Room 2. It will address:

- 1) Critical Facilities
- 2) Quarterly Updates

6. NEW INITIATIVES: There were no new initiatives presented.

7. PUBLIC COMMENT ON INITIATIVES/ PROJECTS OR ANY OTHER PUBLIC INPUT: No public comment.

8. ADJOURNMENT: The meeting adjourned at 9:25 A.M.

**LOCAL MITIGATION STRATEGY (LMS) WORKING GROUP MINUTES
AUGUST 26, 2009, MEETING**

Room 2 of the Bert J. Harris, Jr. Agricultural Center,
4509 George Boulevard, Sebring, FL.

Attendance:

VOTING MEMBERS *

Bill Nichols, HCEM, Chair	Bill Trucano, OBBA (abs)
Glen Little, SFCC, V-Chr	Rob Miller, S (arrived at 8:30)
C.B. Shirey, AP	Mike Willingham, SAA (abs)
Jack Richie, HCHOA	Gary Ritter, SFWMD
Rodney Hollinger, HCSB (abs)	Joe DeCerbo, SLID
Jim Fulton, LP (abs)	Al Grieshaber, SNL (abs)

* Present unless otherwise indicated

County Staff:

Susan BuChans, County Planner

Don Hanna, County Planner

Guests:

Edwin Padilla, Florida Public Safety

Preston Colby, Florida Public Safety

1./2. 8:00 CALL TO ORDER, OPENING PROTOCOL AND INTRODUCTION OF MEMBERS AND GUESTS.

3. APPROVAL OF MINUTES: AUGUST 12, 2009, LMS MEETING MINUTES AND CHANGES TO THE AUGUST 5, 2009, LMS MEETING MINUTES: Motion to approve the August 12, 2009, LMS Meeting Minutes as written and approve the August 5, 2009, LMS Meeting Minutes with the following changes: Page 2 of 5, under PLANNING PROCESS, amend bolded question by deleting the word ‘was’; Page 3 of 5, under OTHER SOFTWARE PROGRAMS VERSUS MG20/20, amend last sentence by adding the word ‘not’ between the words ‘was prepared’; Page 4 of 5, under 9G-22 REPORT, amend first sentence after bolded question by deleting ‘DEM’ and inserting ‘LMS/WG’ in its place; and Page 4 of 5, under 9G-22 REPORT, amend the second to the last sentence by adding the word ‘need’ between the words ‘not the,’ Shirey/Richie. The motion passed unanimously.

4. OLD BUSINESS/UNFINISHED BUSINESS: There was not any old business to address.

5. NEW BUSINESS

A) FIVE YEAR UPDATE TO THE PLAN:

1) CRITICAL FACILITIES: Staff noted that an initial critical facility list was provided to each jurisdiction. She noted that many have provided necessary updates or changes for the 5-year update to the *Highlands County Local Hazard Mitigation Strategy (LMS)*. Staff presented two critical facility definitions to the Working Group (WG) as the critical facility list was reviewed: one from the Federal Emergency Management Agency (FEMA) *Local Multi-*

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Hazard Mitigation Planning Guidance (Guidance) dated July 1, 2008, and the other from the Division of Emergency Management.

Chair Nichols stated that each jurisdiction is to provide to staff the following:

- (1) Any critical facility that has been added in the last five years.
- (2) All new lift stations in the last five years.
- (3) Critical facilities not identified on your individual lists.
- (4) Facility name, function, address, city, GIS coordinates, and Parcel ID, ect. for all data provided to staff.

Chair Nichols concluded that this will ensure complete jurisdictional critical facilities lists and a county-wide/comprehensive critical facilities list for the update to the Plan. He said it was the participating jurisdictions' responsibility to gather this information and deliver it quickly to staff. Mr. Ritter would work with staff in gathering critical facility information for the dams and levees in the County.

1.1) COUNTY-WIDE MULTI-HAZARD LOCAL MITIGATION PLAN: Chair Nichols noted that in the August 12, 2009, LMS Meeting each of the voting members stated that they had no objection to preparing a County-wide Multi-hazard Local Mitigation Strategy (LMS). He asked if the voting members would prefer a vote over agreeing to the County-wide LMS. Mr. Shirey stated that the voting WG should send the County-wide/Comprehensive LMS Plan onto the State to see what happens. Chair Nichols noted that the voting members thought that using *Comprehensive* to infer *County-wide* was an excellent idea, as stated by Mr. Shirey.

After discussion, motion to move on with sending the Comprehensive Multi-Jurisdictional Local Mitigation Strategy Plan to the State for their review to meet the Five-Year review, Shirey/Miller. The motion passed unanimously.

2) QUARTERLY UPDATES: There was not a quorum as several voting members left at the beginning of this agenda item. The remaining voting members briefly discussed the memorandum presented by staff. As a quorum was not present, the item was held over to next month's meeting.

B. BUSINESS TO BE DISCUSSED AT THE NEXT MEETING: The next LMS/WG meeting is September 9, 2009, at the Bert J. Harris, Jr. Agricultural Center, Conference Room 3. It will address:

- 1) National Flood Insurance Program (NFIP) continued compliance for communities in the NFIP.
- 2) Update initiatives

6. NEW INITIATIVES: There were no new initiatives presented.

7. PUBLIC COMMENT ON INITIATIVES/ PROJECTS OR ANY OTHER PUBLIC INPUT: No public comment.

8. ADJOURNMENT: The meeting adjourned at 9:25 A.M.

**LOCAL MITIGATION STRATEGY (LMS) WORKING GROUP MINUTES
SEPTEMBER 9, 2009, MEETING**

Room 3 of the Bert J. Harris, Jr. Agricultural Center,
4509 George Boulevard, Sebring, FL.

Attendance:

VOTING MEMBERS *

Bill Nichols, HCEM, Chair	Bill Trucano, OBBA
Glen Little, SFCC, V-Chr	Rob Miller, S (abs)
C.B. Shirey, AP	Mike Willingham, SAA (abs)
Jack Richie, HCHOA	Gary Ritter, SFWMD
Rodney Hollinger, HCSB (abs)	Joe DeCerbo, SLID
Jim Fulton, LP (abs)	Al Grieshaber, SNL

* Present unless otherwise indicated

County Staff:

Susan BuChans, County Planner

Don Hanna, County Planner

Guests:

Keith Loweke, South Florida Community College

Edwin Padilla, Florida Public Safety

Preston Colby, Florida Public Safety

1./2. 8:00 CALL TO ORDER, OPENING PROTOCOL AND INTRODUCTION OF MEMBERS AND GUESTS.

3. APPROVAL OF MINUTES: AUGUST 26, LMS MEETING MINUTES: Motion to approve the August 26, 2009, LMS Meeting Minutes as written, Little/Shirey. The motion passed unanimously.

4. OLD BUSINESS/UNFINISHED BUSINESS

A) FIVE YEAR UPDATE TO THE PLAN:

1) CRITICAL FACILITIES: Staff explained that a memorandum with a critical facility list was not prepared because each jurisdiction was provided their list in a previous meeting. She stated that each jurisdiction should review their list for completeness and provide: (1) any critical facility that has been added in the last five years; (2) all new lift stations added in the last five years; (3) any critical facilities not identified on your individual lists; and (4) its corresponding data. Staff noted that that emails were sent to the County utility providers requesting their support for the update to the *Highlands County Local Hazard Mitigation Strategy (LMS)* of the location of substations, distribution sites, and or switching yards added in the last five years. She explained that the County dam/ levee critical facility list is being updated jointly by Mr. Ritter and staff. Chair Nichols said all finalized critical facilities update lists should be provided to staff as soon as possible.

2) **QUARTERLY UPDATES:** Staff said the 2005 LMS provides for quarterly updates with annual re-adoption and proposed alternatives. Mr. Little and Mr. Grieshaber both agreed that quarterly updates are not necessary as the Plan update is a continuous process. After much discussion among the voting members, Chair Nichols summarized that the Plan update is a continuous process and it will be updated as required by events or circumstances, but at least annually. Staff was asked to provide proposed language in the next meeting for the voting members to consider for the 5-year Plan Update.

5. NEW BUSINESS

A) UPDATE TO PLAN

1) **NATIONAL FLOOD INSURANCE PROGRAM (NFIP) CONTINUED COMPLIANCE FOR COMMUNITIES IN THE NFIP:** Staff informed the voting members that in the 5-year update to the Plan, NFIP compliance is required for participating jurisdictions, per *44 CFR §201.6, Local Mitigation Plans*. She explained that she has been working with Highlands County and each of its municipalities to achieve items 15A and 15B in the Federal Emergency Management Agency July 1, 2008, Crosswalk and is still continuing this work.

2) **UPDATE INITIATIVES:** Staff explained that part of the 5-year update to the Plan includes a review of the LMS project/program initiatives. She said many of the voting members were able to update their portion of the LMS, All Initiatives Listed by Priority Score, indicating whether their projects were still valid, submitted for funding and awaiting funding decision, completed, etc. Chair Nichols said that the jurisdictions that were not present or had not provided the necessary language in the meeting for this update should present it to staff immediately. The two attached initiatives were removed by the LMS Working Group. (See attachment)

3) **FUTURE MEETINGS:** Chair Nichols asked staff the upcoming meeting dates. Staff noted that September 23, 2009, and October 7, 2009, have been scheduled as extra meetings and October 14, 2009, is the next regularly scheduled meeting. The voting members agreed to cancel the extra meetings (September 23, 2009, and October 7, 2009).

B. BUSINESS TO BE DISCUSSED AT THE NEXT MEETING: The next LMS/WG meeting is October 14, 2009, at the Bert J. Harris, Jr. Agricultural Center, Conference Room 3. It will address: (1) Quarterly Updates; and (2) Five-Year Update to Plan.

6. **NEW INITIATIVES:** There were no new initiatives presented.

7. **PUBLIC COMMENT- INITIATIVES OR OTHER PUBLIC INPUT:** No comments.

8. **ADJOURNMENT:** The meeting adjourned at 9:25 A.M.

Highlands County Multi-Hazard Local Mitigation (LMS) Project/Program List

Avon Park – AP Highlands County – HC Highlands County School Board – HCSB Lake Placid – LP Sebring – SB	Sebring Airport Authority – SAA South Florida Community College – SFCC Spring Lake Improvement District – SLID Sun “n Lake of Sebring Improvement District – SNLID	ID’s EP: Equipment Purchase EM: Equipment Modification ONS: Other Non-Structural PT: Personnel Training	ID’s PE: Public Education PCD: Policy/Code Development SR: Structure Retrofit
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ID#	Score	Project Program Name	Project Program Description	Location	Responsible for Implementing	Hazards (Natural/ Technological /Societal)	Project Category	Possible Funding Source	Estimated Costs	Goal & Objective	Time Frame	Date Update	Project Status
OS	31	Retrofit Town Hall for Wind Protection	Add hurricane shutters to Town Hall to increase safety of persons therein during high winds events.	LP	LP	Natural hurricanes/tropical storms, high winds, flooding, thunderstorms/ lightning, hail , severe thunderstorm/ tornado Technological hazardous material, electrical service, computer system failure Societal economic crisis	Retrofit public/ historical structures	Capital Budget, HMGP, RCMP	\$15,000.00	Goal 3. Objective 3.6.	Less than 12 months	Added 2/22/2005	Removed by the Local Mitigation Strategy Working Group (LMS/WG) 9/9/2009; (shutters were for the Police Dpirt) Police Chief asked the Council to delete the placing of the shutters about 3 yrs ago
PE	26	Wildfire Fuel Reduction- Public Education	Wildfire fuel reduction program- public education element. Use of prepared A/V materials to educate residents in wildfire zones.	HC	HC	Natural wildfire, thunderstorms/ lightning, hail, drought/extreme heat Technological electrical service, telecommunications, computer system failure Societal economic crisis	Public education	Fire Management, Assistance to Firefighters, Capital Budget	\$633.00	Goal 11. Objective 11.1.	Less than 12 months	Added 2/22/2005	Removed by the LMS/WG 9/9/2009; completed project

**LOCAL MITIGATION STRATEGY (LMS) WORKING GROUP MINUTES
OCTOBER 14, 2009, MEETING**

Room 3 of the Bert J. Harris, Jr. Agricultural Center,
4509 George Boulevard, Sebring, FL.

Attendance:

VOTING MEMBERS *

Bill Nichols, HCEM, Chair	Bill Trucano, OBBA
Glenn Little, SFCC, V-Chr	Rob Miller, S
C.B. Shirey, AP	Mike Willingham, SAA (abs)
Jack Richie, HCHOA	Gary Ritter, SFWMD
Rodney Hollinger, HCSB (abs)	Joe DeCerbo, SLID (abs)
Jim Fulton, LP (abs)	Al Grieshaber, SNLID

* Present unless otherwise indicated

County Staff:

Susan BuChans, County Planner

Don Hanna, County Planner

Guests:

Keith Loweke, South Florida Community College

Ed Baldrige, News Sun Reporter

Preston Colby, Florida Public Safety

1./2. 8:00 CALL TO ORDER, OPENING PROTOCOL AND INTRODUCTION OF MEMBERS AND GUESTS.

3. ELECTIONS: Staff informed the Working Group that the positions of Chair and Vice-chair expire every year in October. Mr. Little announced that he would not like to be considered for a new term as Vice-chair or for a term as Chair. Dr. Stephens, President of South Florida Community College, has indicated his intention to appoint Mr. Keith Loweke as SFCC's official representative to the LMS Working Group within the month.

Motion to nominate Mr. Grieshaber as Vice-Chair, Shirey/Miller. Motion to nominate Mr. Nichols as Chair, Miller/Grieshaber. Motion to close the nominations, Grieshaber/Shirey. The motions passed unanimously.

4. APPROVAL OF CONSENT AGENDA

A) Approval of September 9, 2009, LMS Meeting Minutes

B) Update to Plan:

1) Quarterly Updates

2) City of Sebring and City of Avon Park Recommended Project Initiatives for Removal from Highlands County LMS Initiatives Listed by Priority Score.

Public input was received from Preston Colby concerning item 4.

Motion to approve the consent agenda as presented, Shirey/Richie. The motion passed unanimously.

5. OLD BUSINESS/UNFINISHED BUSINESS There was no old business.

6. NEW BUSINESS

A) HIGHLANDS COUNTY LMS PLAN 2010 DRAFT UPDATE: Staff explained the update to the Plan follows §201.6 of the *Code of Federal Regulations (CFR)*. The Plan meets the following multi-jurisdictional requirements: each jurisdiction must formally adopt the Plan and reserved placeholders have been included for each jurisdiction's Resolution to Adopt; each jurisdiction must participate in the planning process; and each must have identified mitigation actions. Finally, identify where the risks differ from the general planning area.

The following sources were utilized by staff in the preparation of the five year update to the LMS: the Federal Emergency Management Agency (FEMA) *Local Multi-Hazard Mitigation Planning Guidance, July 1, 2008*; FEMA's *Plan Review Crosswalk, July 1, 2008*, based on the *Local Multi-Hazard Mitigation Planning Guidance*; Highlands County 2005 FEMA Region IV *Plan Review Crosswalk*; and *Mitigation Planning Workshop, For Preparing and Reviewing Local Plans, Student Manual, April 2007 Draft*. Staff explained that she had attended the State sponsored *Mitigation Planning Workshop*, led by co-leader Ms. Laura Herbert, our State Hazard Mitigation Officer, and the Governor's 23rd Hurricane Conference *Dotting Your I's and Crossing Your T's for Preparing Local Multi-Hazard Mitigation Plans*, led by Miles Anderson, Director of Division of Emergency Management.

Staff stated the Plan update was prepared in six sections, with appendices A through L. The changes that still need to be made to the Plan update consist of the actions from today's meeting; removal of Sebring's and Avon Park's initiatives from the Priority List Score and change the Project/Program List in Section five; addition of Highlands County Flood Ordinance; addition of future emails/invitations, email/invitations to adjacent counties, public meeting notices and September and October meeting minutes; update of the participation process appendix; addition of the sinkhole map; and changes recommended by this Working Group. Chair Nichols requested that members review the Plan and submit changes to staff by Wednesday, October 21st. Staff will provide each member the changes only by October 28th.

The final submittal to the State requires a letter signed by the LMS Chair addressed to Miles E. Anderson, an electronic MS Word version of the FEMA Crosswalk with the "Location in the Plan" column completed, and an electronic CD of the Plan document to be reviewed. The submitted Plan is considered DRAFT until it is approved by FEMA. It must be submitted to the State no later than six months before the plan expires. Plans submitted later than this timeframe will be reviewed in the order they are received after timely submissions have been reviewed. Highlands County adopted 2005 LMS expires 17 May 2010 and the update is due to the State 17 November 2009. Staff spoke with Ms. Herbert and she explained that it is not uncommon for the State and FEMA to ask for changes.

LMS-WG Minutes

Page 3 of 3

1) **NOVEMBER REGULAR MEETING:** Chair Nichols and the voting members decided to move the regular November meeting of Wednesday, November 11, 2009, due to the Veterans Day holiday. The LMS Working Group will hold its next regular meeting on Wednesday, November 4, 2009, at 8:00 a.m. in Room 3 of the Bert J. Harris, Jr. Agricultural Center, 4509 George Boulevard, Sebring, Florida.

B. BUSINESS TO BE DISCUSSED AT THE NEXT MEETING:

- 1) Highlands County LMS Plan 2010 DRAFT Update.
- 2) 9G-22 as item for new business.

7. **NEW INITIATIVES:** There were no new initiatives presented.

8. **PUBLIC COMMENT ON INITIATIVES OR PUBLIC INPUT:** No comments.

ADJOURNMENT: The meeting adjourned at 9:00 A.M.

**LOCAL MITIGATION STRATEGY (LMS) WORKING GROUP MINUTES
NOVEMBER 4, 2009, MEETING**

Room 3 of the Bert J. Harris, Jr. Agricultural Center,
4509 George Boulevard, Sebring, FL.

Attendance:

VOTING MEMBERS *

Bill Nichols, HCEM, Chair	Bill Trucano, OBBA
Al Grieshaber, SNLID, V-Chr	Rob Miller, S
C.B. Shirey, AP	Mike Willingham, SAA (abs)
Jack Richie, HCHOA	Gary Ritter, SFWMD (abs)
Rodney Hollinger, HCSB (abs)	Joe DeCerbo, SLID
Jim Fulton, LP (abs)	Glenn Little, SFCC

* Present unless otherwise indicated

County Staff:

Susan BuChans, County Planner

Don Hanna, County Planner

Guests:

Keith Loweke, South Florida Community College

Melissa Yunas, Florida Division of Forestry, Wildfire Mitigation Specialist

Preston Colby, Florida Public Safety

1./2. 8:00 CALL TO ORDER, OPENING PROTOCOL AND INTRODUCTION OF MEMBERS AND GUESTS. Chair Nichols introduced Melissa Yunas, from the Florida Division of Forestry (DOF). Ms. Yunas is a Wildfire Mitigation Specialist for DOF. She explained that the DOF would like to become a member of the LMS Working Group. Chair Nichols asked staff to review the Bylaws to determine the procedure for the LMS Working Group to include Ms. Yunas of DOF as a member. Chair Nichols and the voting members were delighted that DOF wants to join the LMS Working Group.

3. APPROVAL OF CONSENT AGENDA:

A) Approval of October 14, 2009, LMS Meeting Minutes

B) Update to Plan:

- 1) City of Sebring recommended a Project Initiative for removal from Highlands County LMS Initiatives Listed by Priority Score.

Public comment was received from Preston Colby concerning item 3.

Motion to approve the consent agenda as presented, Richie/Shirey. The motion passed unanimously.

4. OLD BUSINESS/UNFINISHED BUSINESS: There was no old business.

5. NEW BUSINESS

A) ADOPT HIGHLANDS COUNTY MULTI-HAZARD LMS PLAN 2010 DRAFT UPDATE:

Staff explained the LMS Working Group was provided the errata sheets and the pages with changes only, as requested in their October 14, 2009, meeting. Staff stated the Plan Update will include the addition of today's draft meeting minutes. Staff explained a final submittal letter was prepared for the LMS Chair to sign. This letter is addressed to Miles E. Anderson of the Florida Division of Emergency Management (DEM) and includes an electronic CD of the Plan document and the submittal of the MS Word version of the FEMA Crosswalk. The Plan Update must be submitted to the State no later than six months before the Plan expires. Highlands County's adopted *2005 LMS* expires May 17, 2010, and the Plan Update is due to the DEM November 17, 2009. Chair Nichols explained that it is not uncommon for the State and FEMA to ask for changes. Staff stated once the Plan Update receives "Approval Pending" status from FEMA, the participating jurisdictions have one year to formally adopt the *2010 LMS Plan*. If it is not adopted within the one year time frame, the LMS Working Group would have to go through this entire process and update the Plan again.

Public comment was received from Preston Colby concerning item 5.A.

Vice Chair Grieshaber stated the LMS Working Group should submit the Plan Update. He explained it was a good idea to transmit the Plan Update to DEM and receive their comments, if any. He further stated if the *2010 LMS Draft Plan* needed more work, the LMS Working Group would be available to work on it. Chair Nichols asked Vice Chair Grieshaber if this was a motion. Vice Chair Grieshaber said yes, it is a motion to submit.

Motion to submit, Grieshaber/Miller. The motion passed unanimously.

B) DISCUSS THE 9G-22: Staff explained that the 9G-22 Report is due to the DEM by the last week in January 2010. Staff placed a call to the DEM and asked the procedure during a Plan Update year because much of the material that would be required to submit with the 9G-22 Report is within the *2010 LMS Plan Draft Update*. Staff stated she has not received a response. Chair Nichols said that as soon as staff receives a response from the DEM, to please inform him.

C) SOUTH FLORIDA COMMUNITY COLLEGE (SFCC) OFFICIAL REPRESENTATIVE:

Chair Nichols explained he received a letter from Dr. Stephens, President of South Florida Community College, appointing Mr. Keith Loweke as SFCC's official representative to the LMS Working Group beginning in December 2009. Mr. Glenn Little would serve as a designated alternate. Chair Nichols thanked Mr. Little for his service to the LMS Working Group and welcomed Mr. Loweke to the Committee.

LMS-WG Minutes

Page 3 of 3

6. NEW INITIATIVES: Highlands County submitted one proposed mitigation initiative to the LMS Working Group. The proposed mitigation initiative listed below is a Special Needs Shelter Generator Project for emergency back-up power to service the Special Needs Shelter. Chair Nichols led the LWM/WG through the proposed initiative's characterization form. A priority score would be established by the LMS/WG at the next LMS Working Group Meeting.

Public comment was received from Preston Colby concerning the characterization form.

Motion to approve the proposed mitigation initiative as presented, Richie/Shirey. The motion passed unanimously.

7. PUBLIC COMMENT ON INITIATIVES OR PUBLIC INPUT:

1) DECEMBER REGULAR MEETING: The LMS Working Group agreed that the next regular meeting would be on Wednesday, December 9, 8:00 a.m. at a location to be determined. Staff will notify the LMS Working Group of the location.

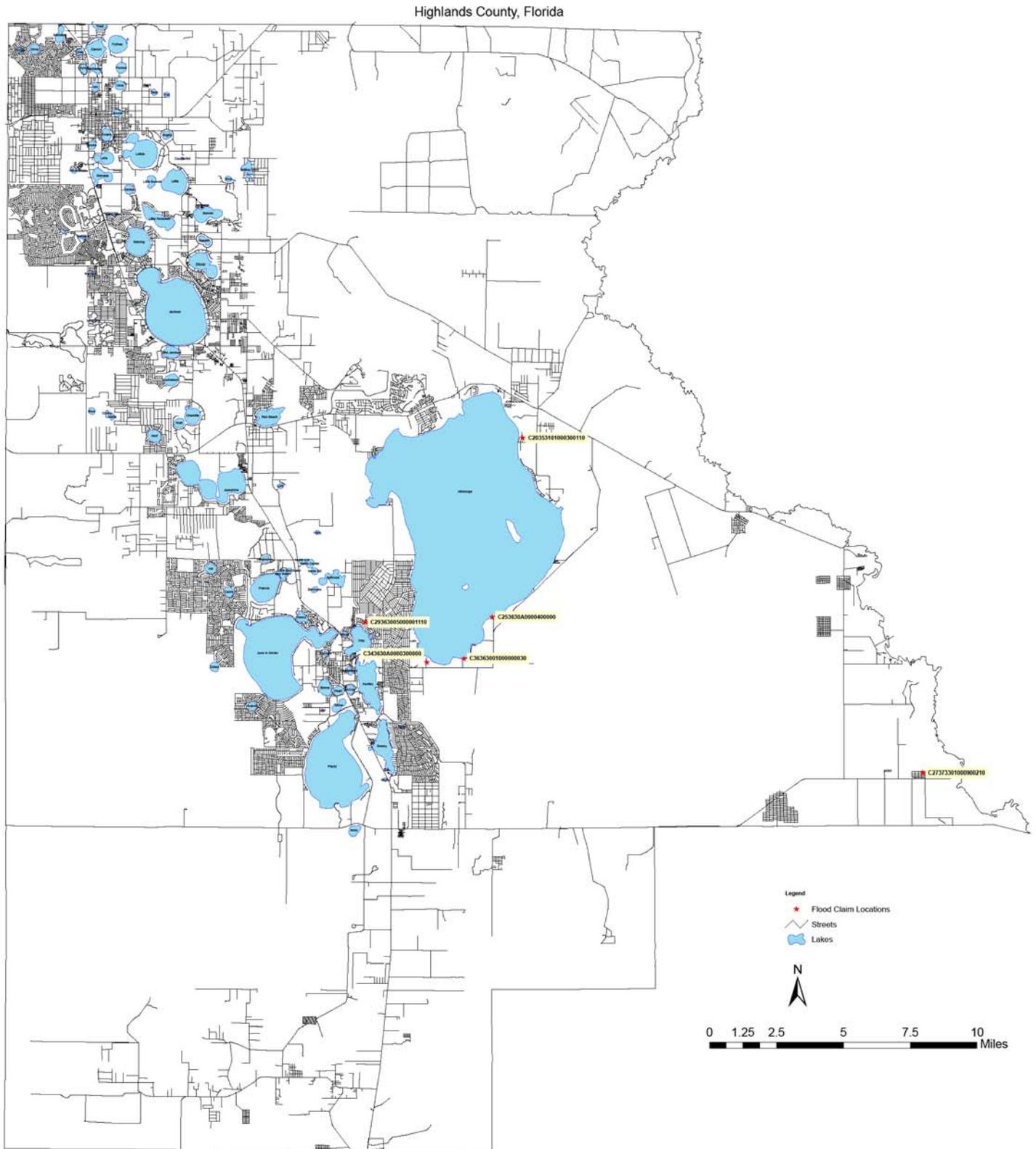
8. ADJOURNMENT: The meeting adjourned at 8:45 A.M.

G:\LMS\2009\12. December 9, 2009\Minutes 11.04.09.rtf

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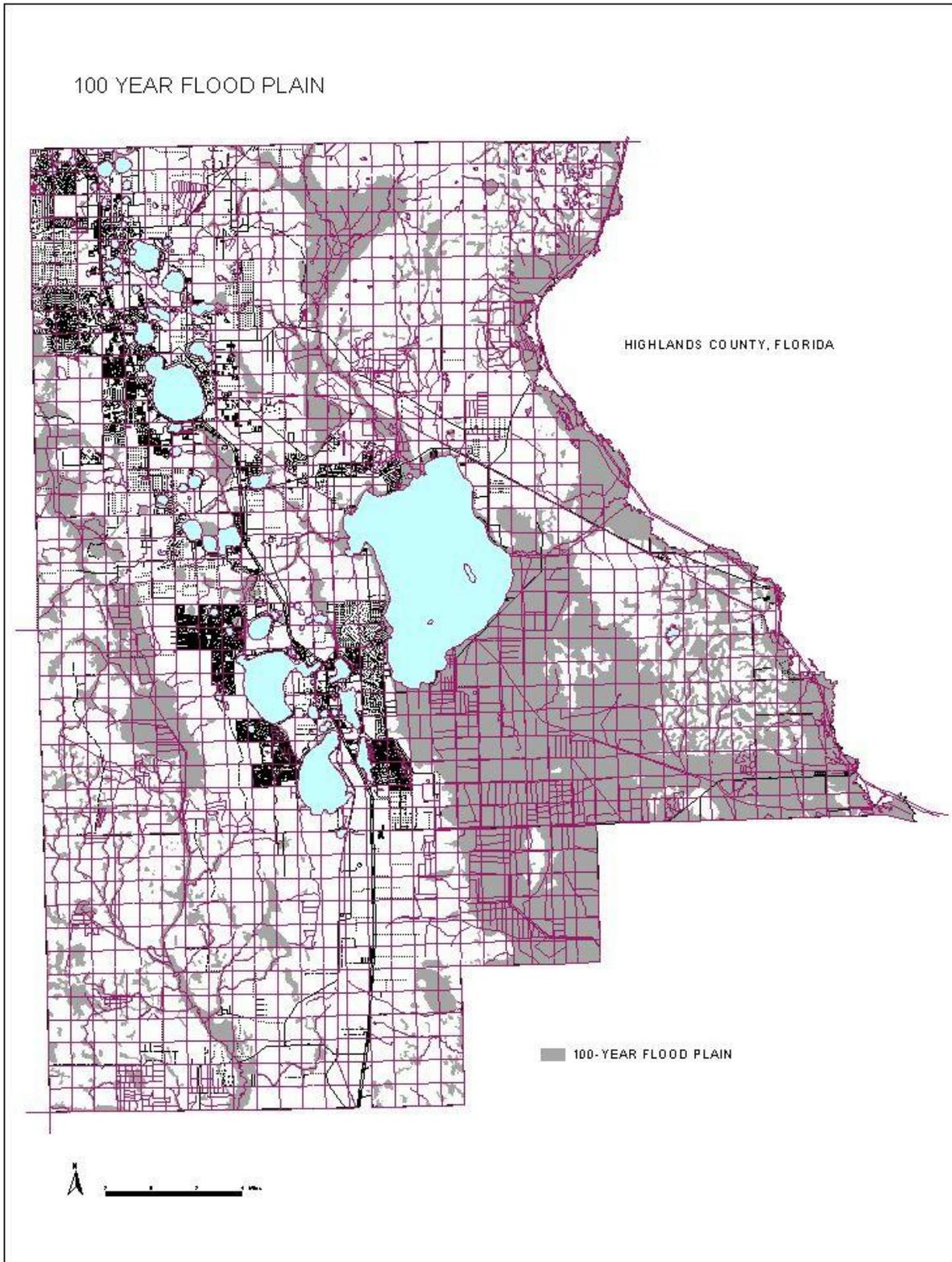
**Appendix G: Map of Repetitive Loss Properties in
Unincorporated Highlands County and 100- Year
Flood Plain**

Map of Repetitive Loss Properties in Unincorporated Highlands County and 100-Year Flood Plain



Flood Claims - Repetitive Loss Properties in Unincorporated Highlands County. Highlands County Building Department

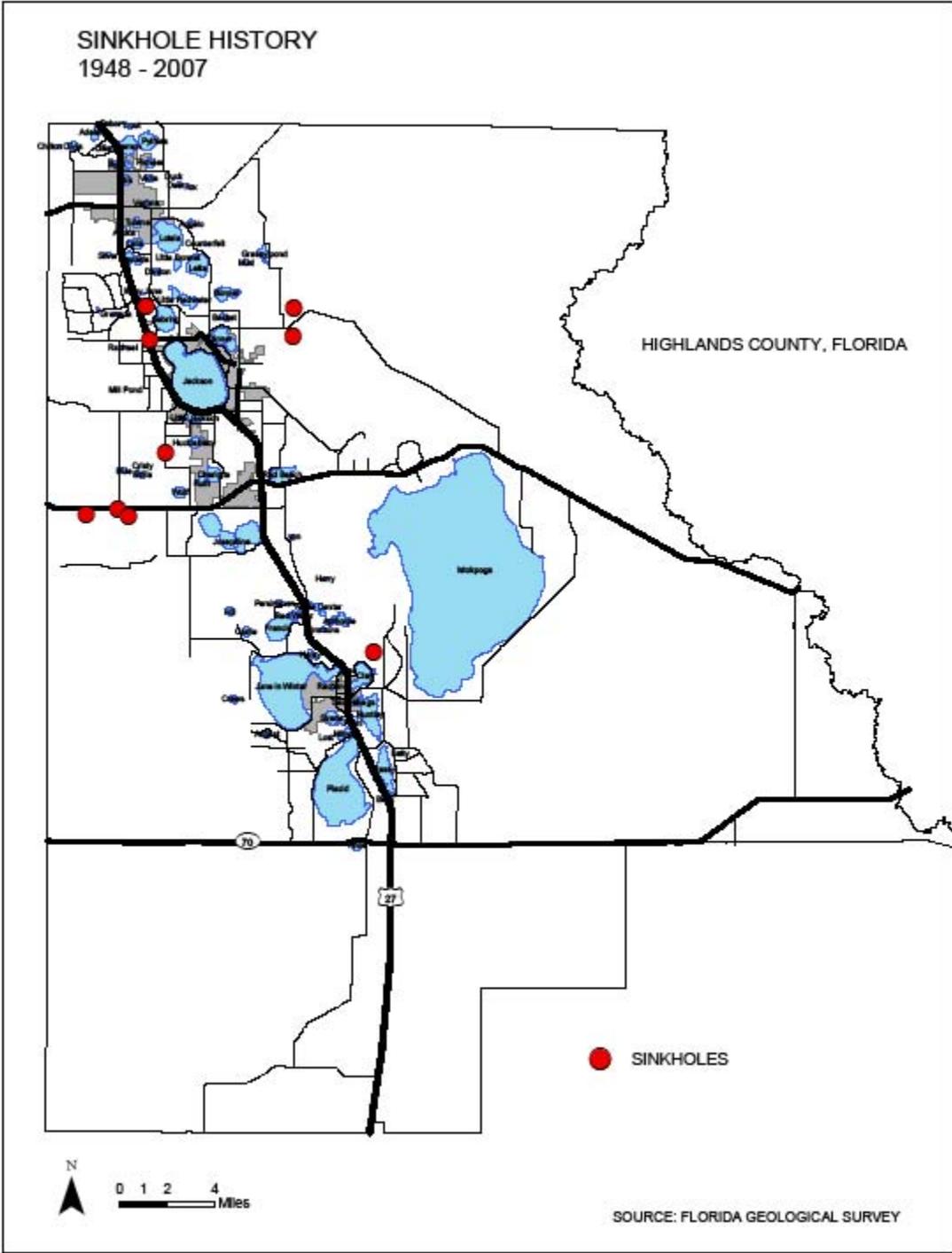
Map of Repetitive Loss Properties in Unincorporated Highlands County and 100-Year Flood Plain



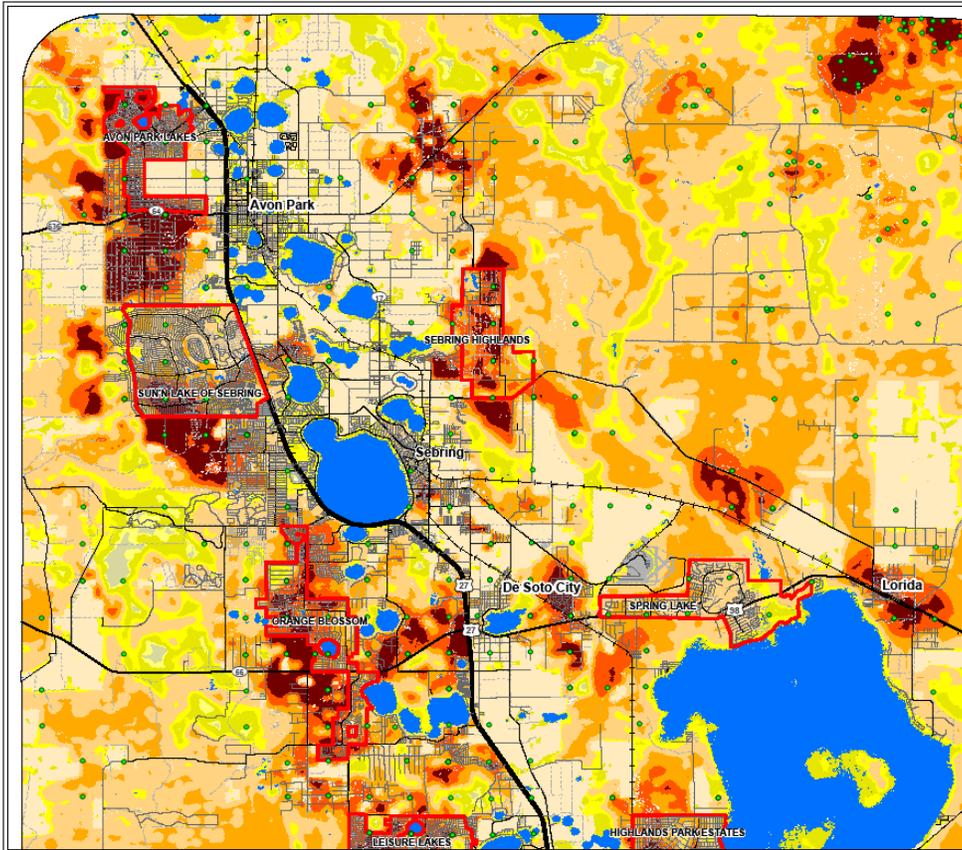
Highlands County Building Department

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Appendix H: Map of Sink Holes

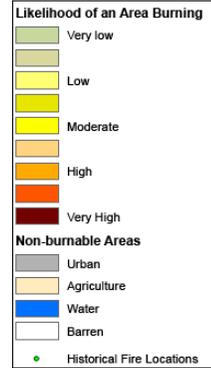


Appendix I: Maps of Wildland Fire Susceptibility & Surface Fuel Models by Section

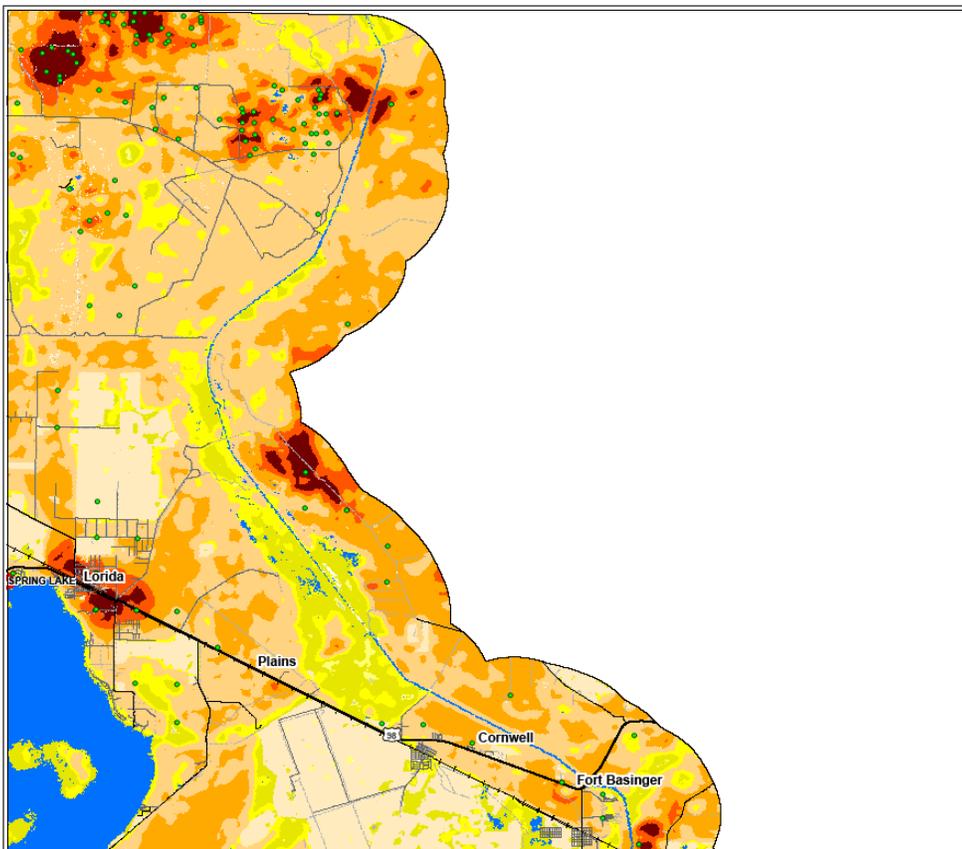


Wildland Fire Susceptibility Index
 Highlands County, Florida
 DRAFT: July 28, 2009

WFSI is the likelihood of an area burning. Historical fire locations were compiled from both federal and non-federal sources for the years 1997 - 2002.

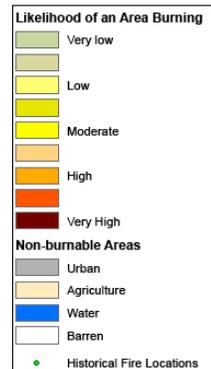


Data Sources:
 WFSI derived using 2005 DOF surface fuel models and data from the Southern Wildfire Risk Assessment (SWRA). Historical fire locations acquired from the SWRA. Railways data acquired from the Florida Department of Transportation. Subdivision boundaries and roads data acquired from Highlands County Planning Department.



Wildland Fire Susceptibility Index
 Highlands County, Florida
 DRAFT: July 28, 2009

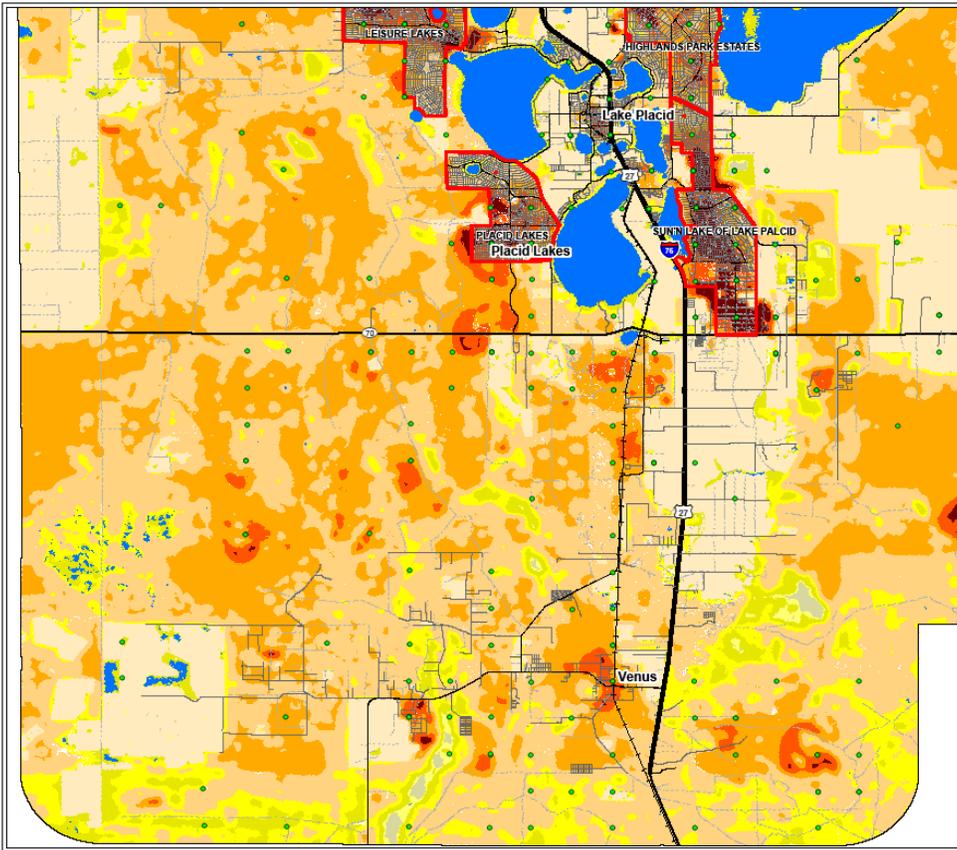
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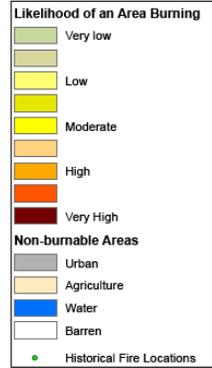


Source: http://www.highlandswildfire.com/index.php/documents/cat_view/46-maps

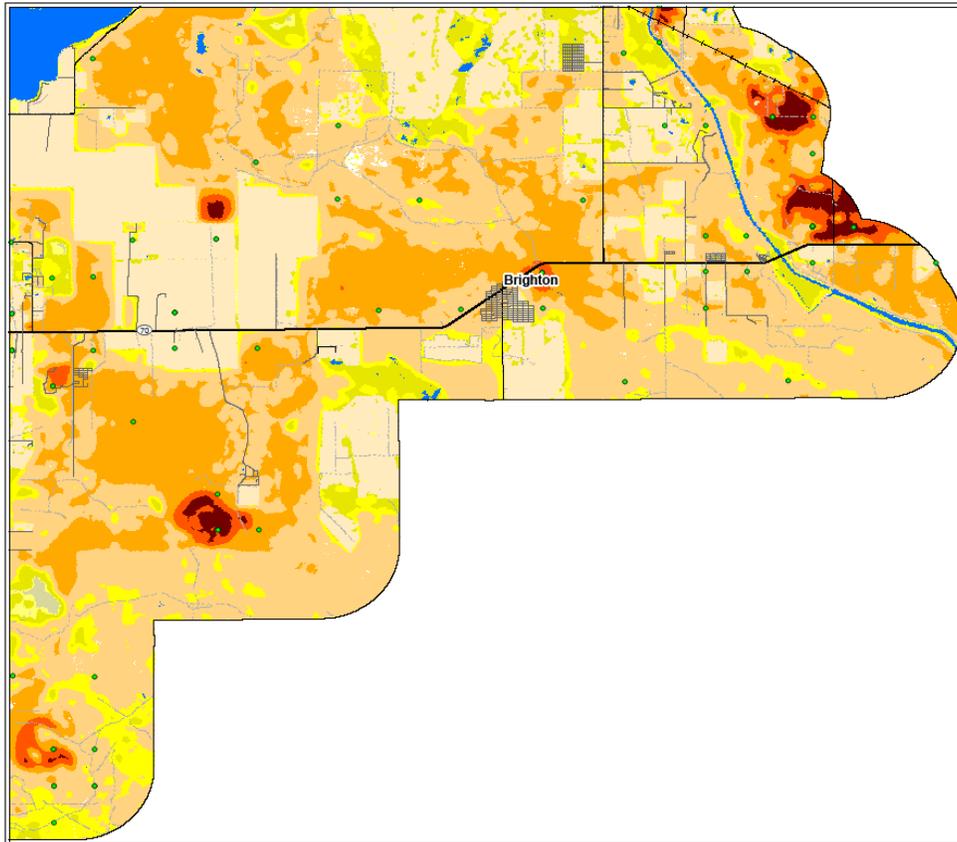


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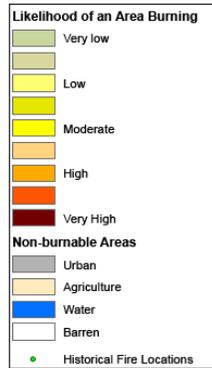


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Wildland Fire Susceptibility Index
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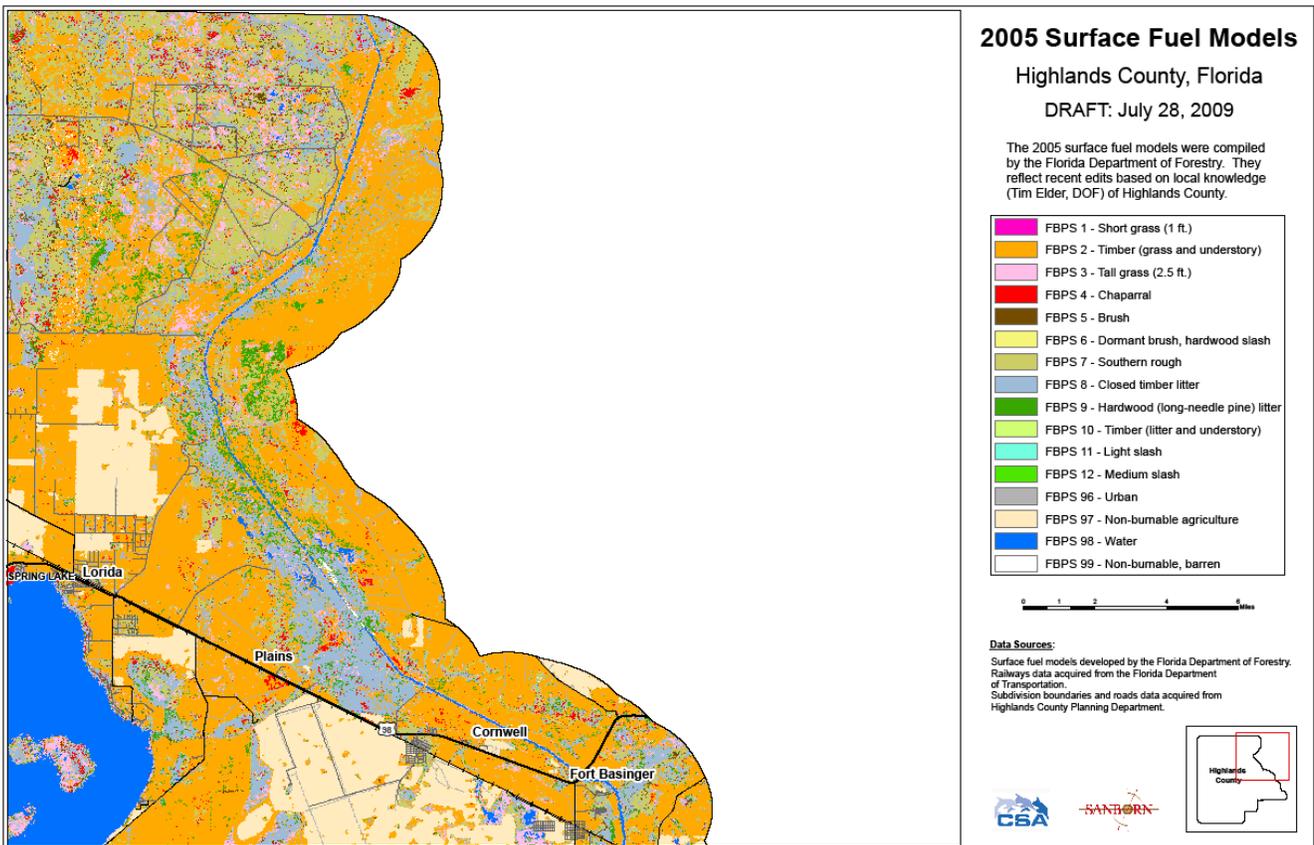
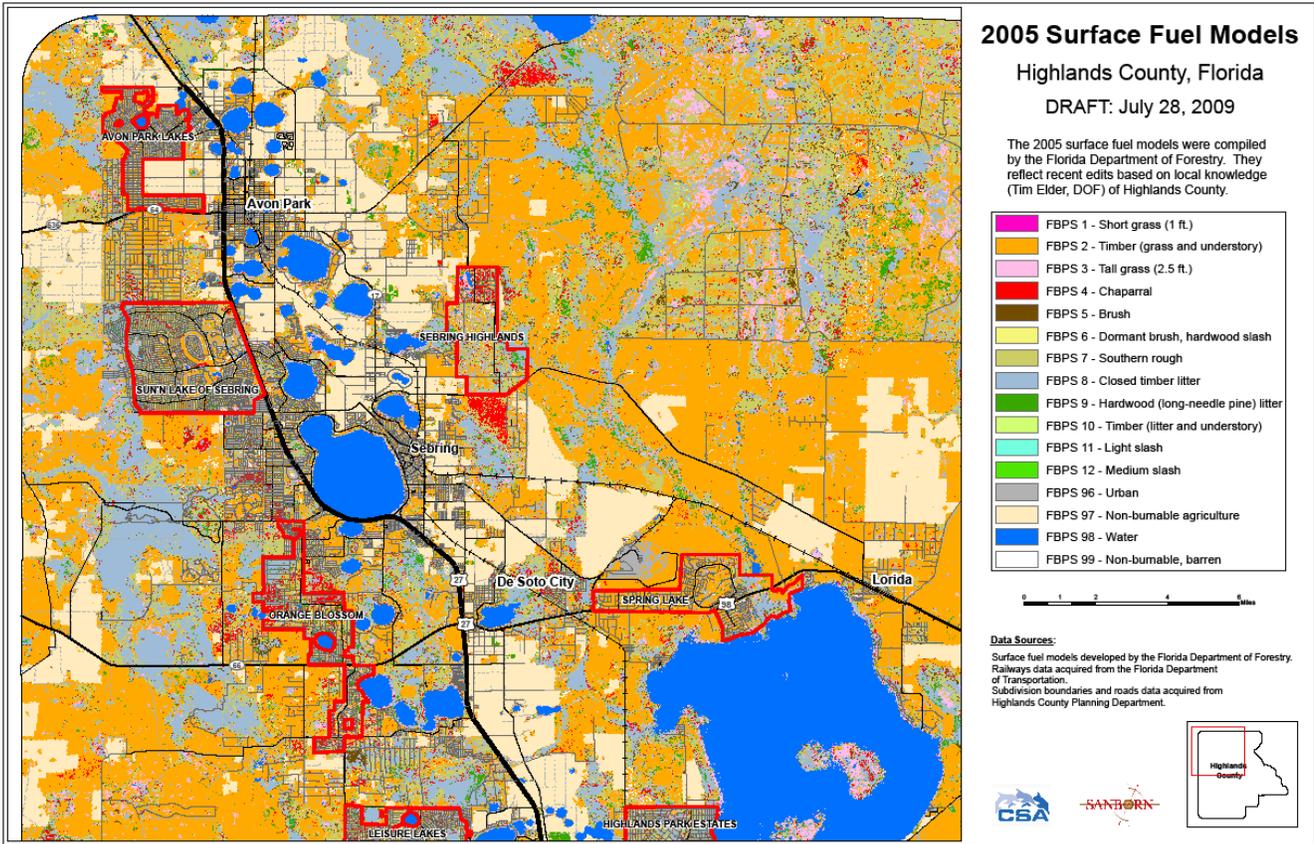
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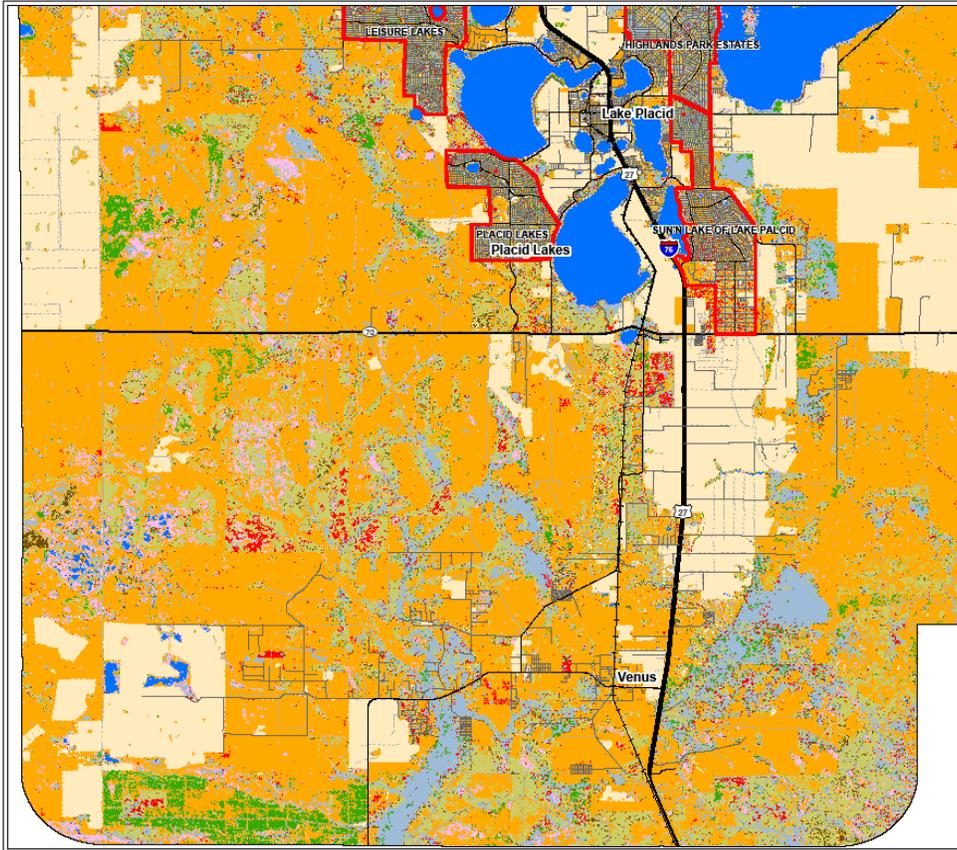
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Source: http://www.highlandswildfire.com/index.php/documents/cat_view/46-maps



Source: http://www.highlandswildfire.com/index.php/documents/cat_view/46-maps



2005 Surface Fuel Models

Highlands County, Florida

DRAFT: July 28, 2009

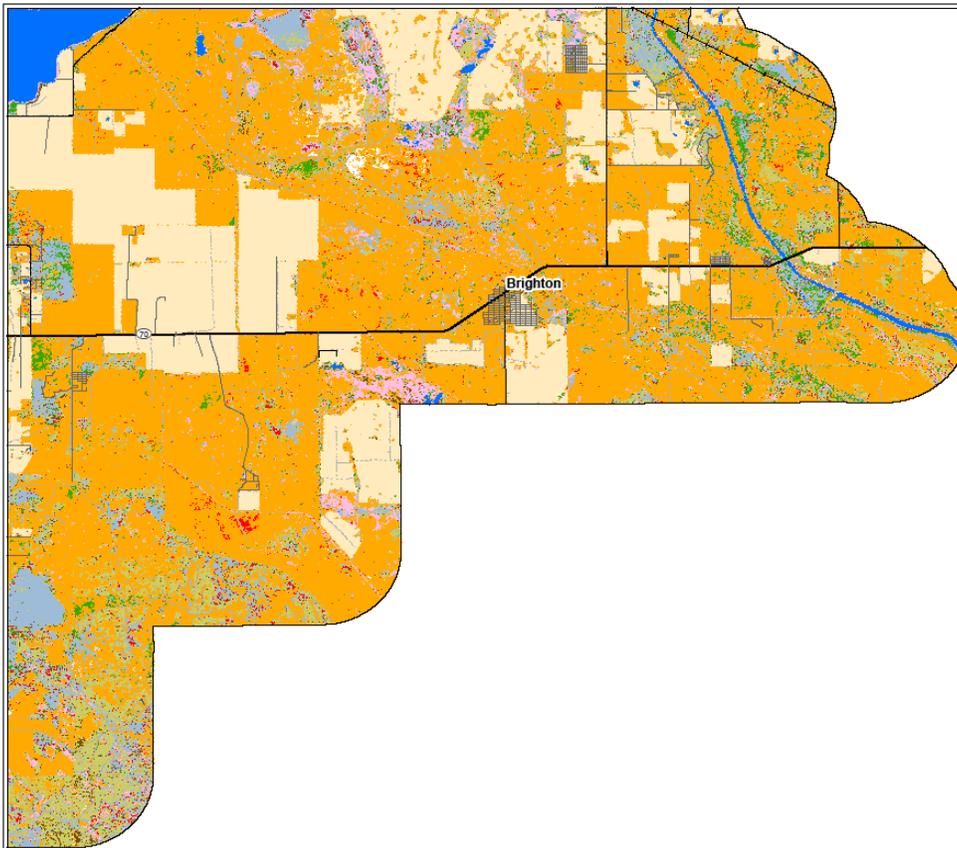
The 2005 surface fuel models were compiled by the Florida Department of Forestry. They reflect recent edits based on local knowledge (Tim Elder, DOF) of Highlands County.

- FBPS 1 - Short grass (1 ft.)
- FBPS 2 - Timber (grass and understory)
- FBPS 3 - Tall grass (2.5 ft.)
- FBPS 4 - Chaparral
- FBPS 5 - Brush
- FBPS 6 - Dormant brush, hardwood slash
- FBPS 7 - Southern rough
- FBPS 8 - Closed timber litter
- FBPS 9 - Hardwood (long-needle pine) litter
- FBPS 10 - Timber (litter and understory)
- FBPS 11 - Light slash
- FBPS 12 - Medium slash
- FBPS 96 - Urban
- FBPS 97 - Non-burnable agriculture
- FBPS 98 - Water
- FBPS 99 - Non-burnable, barren



Data Sources:

Surface fuel models developed by the Florida Department of Forestry. Railways data acquired from the Florida Department of Transportation. Subdivision boundaries and roads data acquired from Highlands County Planning Department.



2005 Surface Fuel Models

Highlands County, Florida

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Source: http://www.highlandswildfire.com/index.php/documents/cat_view/46-maps

Appendix J: Initiatives Listed by Priority Score

This report contains confidential information. Not for public disclosure.

**Highlands County
LMS/Working Group
All Initiatives Listed by Priority Score***

Score	Initiative Name	Jurisdiction	Organization	Estimated Cost to Implement
35	Retrofit Courthouse Annex w/ shutters & generators	Highlands County	Board of County Commissioners	\$181,000.00
33	Retrofit Traffic Operations Building w/ generator	Highlands County	Board of County Commissioners	\$33,000.00
32	Emergency Generators for food storage	Highlands County School District	Highlands County School District	\$125,000.00
32	Hazard Mitigation Planning Grant	South Florida Community College	South Florida Community College	\$100,000.00
31	EOC Expansion and Hardening	Highlands County	Board of County Commissioners	\$500,000.00
31	Pandemic Influenza Plan	Sun N' Lake of Sebring Imprvt. District	Sun N' Lake of Sebring Imprvt. District	\$75,000.00
31	Retrofit Fire Headquarters Building	City of Avon Park	City of Avon Park	\$27,060.00
31	Retrofit Public Works Building	City of Avon Park	City of Avon Park	\$17,250.00
30	Lightning damage prevention system - wastewater	City of Avon Park	City of Avon Park	\$70,000.00
30	Stormwater/Flooding Mango and Center Streets	City of Sebring	City of Sebring	\$163,263.00
30	Wind Retrofit Avon Park City Hall	City of Avon Park	City of Avon Park	\$170,000.00
29	Avon Park Pandemic Flu Plan	City of Avon Park	City of Avon Park	\$10,000.00
29	Portable emergency equipment	Highlands County	Board of County Commissioners	\$84,000.00
28	Avon Park Retrofit Recreation Bldg shutters	City of Avon Park	City of Avon Park	\$30,996.00
28	Pumper-Tanker Fire Truck	Sun N Lake of	Sun N' Lake of Sebring	\$350,000.00
27	Canal Restoration	Spring Lake Improvement District	Spring Lake Improvement District	\$850,000.00
27	Drainage Structure improvement: Arbuckle Creek Rd	Highlands County	Board of County Commissioners	\$250,000.00
27	FEMA Pilot Project Debris Removal	City of Avon Park	City of Avon Park	\$5,000.00
27	Rehabilitate Water Control Structures	Spring Lake Improvement District	Spring Lake Improvement District	\$400,000.00
27	Security Fence phase II	Sebring Airport Authority	Sebring Airport Authority	\$1,000,000.00

Score	Initiative Name	Jurisdiction	Organization	Estimated Cost to Implement
27	Update Continuity of Operations Plan	City of Avon Park	City of Avon Park	\$10,000.00
27	Wildfire Fuel Reduction-Mechanical or other lane	Highlands County	Board of County Commissioners	\$20,000.00
26	Rehabilitate Levees	Spring Lake Improvement District	Spring Lake Improvement District	\$540,000.00
26	Rehabilitate Pump Station and Sea Wall	Spring Lake Improvement District	Spring Lake Improvement District	\$750,000.00
26	Retrofit airport ramp with add'l lighting	Sebring Airport Authority	Sebring Airport Authority	\$200,000.00
26	Stormwater/Flooding - S. Pine and Rose St.	City of Sebring	City of Sebring	\$158,136.00
25	Avon Park Airport Stormwater Drainage	City of Avon Park	City of Avon Park	\$1,500,000.00
25	Lake Placid Ridge Community Hurricane Shelter	Town of Lake Placid	Town of Lake Placid	\$1,050,000.00
25	Rehabilitate Flood Control Structures	Sun N' Lake of Sebring Imprvt. District	Sun N' Lake of Sebring Imprvt. District	\$460,000.00
25	Stormwater/Flooding 534 Rose St., Sebring, Fl	City of Sebring	City of Sebring	\$163,080.00
25	Wildfire Fuel Reduction - Burn Team	Highlands County	Board of County Commissioners	\$13,900.00
24	Stormwater/Flooding in area of 833 N. Franklin St.	City of Sebring	City of Sebring	\$143,572.00
23	Construction of stormwater surface water bodies	Spring Lake Improvement District	Spring Lake Improvement District	\$2,000,000.00
23	Sebring Convention Center Shelter Upgrade	Highlands County	Board of County Commissioners	\$500,000.00
23	Wildfire Fuel Reduction - Prescribed Burn	Highlands County	Board of County Commissioners	\$4,205.00
22	Stormwater/Flooding at Pine and Fernleaf Streets	City of Sebring	City of Sebring	\$1,117,449.00
19	Floodplain Mitigation / Elevate CR 621	Highlands County	Board of County Commissioners	\$5,000,000.00

**Appendix K: NFIP Compliance – Flood Ordinances
Highlands County, Town of Lake Placid, City of
Avon Park, and City of Sebring**

Highlands County Flood Hazard Protection Ordinance
Excerpted from Ordinance No. 05-06-30

CHAPTER 12
HIGHLANDS COUNTY CODE OF ORDINANCES
LAND DEVELOPMENT REGULATIONS

EFFECTIVE DATE:

ORDINANCE 05-06-30

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF HIGHLANDS COUNTY, FLORIDA, PROVIDING FOR CHANGES TO CHAPTER 12 OF THE CODE OF ORDINANCES, HIGHLANDS COUNTY, FLORIDA PERTAINING TO THE LAND DEVELOPMENT REGULATIONS AND PERTAINING TO ZONING; PROVIDING FOR SHORT TITLE; PROVIDING FOR LEGISLATIVE AUTHORITY; PROVIDING FOR AMENDMENTS TO ARTICLE 1 - LEGISLATIVE PROVISIONS, AUTHORITY, PURPOSE AND INTENT; PROVIDING FOR AMENDMENTS TO ARTICLE 2 - ABBREVIATIONS AND DEFINITIONS; PROVIDING FOR AMENDMENTS TO ARTICLE 3 - (ADMINISTRATION AND ENFORCEMENT); PROVIDING FOR AMENDMENTS TO ARTICLE 3 - DEVELOPMENT REVIEW CONFERENCE; PROVIDING FOR ARTICLE 4 - PLATS, SITE PLANS, AND IMPROVEMENTS PLANS; PROVIDING FOR AMENDMENTS TO THE AU AGRICULTURE, EU ESTATE DISTRICT, R-1A, R-1, R-2, R-3, R-3 NC, M-1, M-1.5, M-2, RV PARK (FUD), P&QP, PW, CG-1, CG-2, CG-3, B-1, B-2, B-3, B-4, L-1, L-2, O, COM-1, BC-2, FD, AND FLD ZONING DISTRICTS OF ARTICLE 5; PROVIDING FOR AMENDMENTS TO THE LIMITATIONS ON USES IN ALL ZONING DISTRICTS; PROVIDING FOR AMENDMENTS TO SINGLE-FAMILY USES IN THE AU DISTRICT ON LOTS WHICH ARE ONE ACRE OR LESS IN SIZE AND ACCESSORY USES AND DETACHED ACCESSORY STRUCTURES IN RESIDENTIAL DISTRICTS; PROVIDING FOR AMENDMENTS TO ARTICLE 8 (SPECIAL LAND USES); PROVIDING FOR ARTICLE 9 - TRANSPORTATION SYSTEM STANDARDS AND PERMITS; PROVIDING FOR ARTICLE 10 - OFF-STREET PARKING AND STORAGE; PROVIDING FOR ARTICLE 11 - LANDSCAPING STANDARDS; PROVIDING FOR AMENDMENTS TO ARTICLE 11 - LANDSCAPING STANDARDS; PROVIDING FOR ARTICLE 12 - RESOURCE PROTECTION STANDARDS; PROVIDING FOR SURFACE WATER QUALITY AND WETLANDS PROTECTION; PROVIDING FOR GROUNDWATER AND WELLHEAD PROTECTION; PROVIDING FOR FLOOD HAZARD PROTECTION AND PROVIDING FOR AMENDMENTS TO ARTICLE 12 DIVISION 5 - FLOOD HAZARD PROTECTION; PROVIDING FOR MINING PERMITS; PROVIDING FOR ARTICLE 13 - OTHER ADMINISTRATIVE PROCEDURES; PROVIDING FOR CONCURRENCY; PROVIDING FOR VESTING; PROVIDING FOR APPLICATION FOR DEVELOPMENT AGREEMENTS; PROVIDING FOR ARTICLE 14 - PUBLIC FACILITY STANDARDS; PROVIDING FOR POTABLE WATER STANDARDS; PROVIDING FOR SANITARY SEWER STANDARDS; PROVIDING FOR UTILITY PERMITS; PROVIDING FOR ARTICLE 15 - CULTURAL RESOURCES; PROVIDING FOR HISTORIC PRESERVATION; PROVIDING FOR AMENDMENTS TO ARTICLE 15, DIVISION 1 - HISTORIC PRESERVATION; PROVIDING FOR ARCHAEOLOGICAL RESOURCES; PROVIDING FOR AMENDMENTS TO ARTICLE 16 - BUILDING CODE; PROVIDING FOR ARTICLE 17 - FIRE CODE; PROVIDING FOR ARTICLE 19 - STANDARD HOUSING CODE; PROVIDING FOR CONFLICT; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Highlands County, Florida, on August 18, 1970, adopted Comprehensive Planning, Zoning and Building Regulations for the County of Highlands and provided for the administration, enforcement, and amendment thereof; and

Page 1 of 255



Article 1 - Legislative Provisions, Authority, Purpose and Intent

DRAFT

WHEREAS, the Board of County Commissioners of Highlands County, Florida, on January 1, 1995, adopted the Land Development Regulations for the County of Highlands and provided for the administration, enforcement, and amendment thereof;

WHEREAS, those Comprehensive Planning, Zoning and Building Regulations have been amended from time to time;

WHEREAS, those Land Development Regulations have been amended from time to time; and

WHEREAS, the Board of County Commissioners deems it useful to consolidate the Land Development Regulations in one publication for the purpose of making the Regulations easier to understand and enforce; and

WHEREAS, the Board of County Commissioners deems it necessary for the purpose of promotion, protection and improvement of the public health, safety, comfort, good order, appearance, convenience, morals and general welfare of the County to amend those Regulations as set forth in this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HIGHLANDS COUNTY, FLORIDA, after due notice and public hearing that:

SECTION 1 AMENDMENT AND ADOPTION. Articles One, Two, Three, Four, Five, Six, and Seven of Chapter 5.5 of the Code of Ordinances, Highlands County, Florida are hereby repealed.

HIGHLANDS COUNTY CODE OF ORDINANCES LAND DEVELOPMENT REGULATIONS SUMMARY TABLE OF CONTENTS

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SECTION 2 AMENDMENT AND ADOPTION. Division 1 of Article 1 (Administration and Enforcement) of Chapter 12 of the Code of Ordinances, Highlands County, Florida is amended and adopted to read as follows:

ARTICLE 1 - LEGISLATIVE PROVISIONS, AUTHORITY, PURPOSE AND INTENT



Section 12.01.100 Short Title: These Regulations shall be known and may be cited as the "Highlands County Land Development Regulations" or "Regulations."

Section 12.01.101 Legislative Authority: The Board of County Commissioners of Highlands County, Florida, pursuant to Article 8, Section 1(f), the Florida Constitution; Section 125.01 et. seq., Florida Statutes; Section 163.3161, et. seq., Florida Statutes; Section 163.3171(2), Florida Statutes; Section 163.3174, Florida Statutes; Section 163.3177, Florida Statutes; Section 163.3184, Florida Statutes; Section 163.3187, Florida Statutes; Section 163.3189, Florida Statutes; Section 163.3194, Florida Statutes; Section 163.3201, Florida Statutes; and Section 163.3202, Florida Statutes; Rule 9J-5, Florida Administrative Code; Rule 9J-24, Florida Administrative Code; and such other authorities and provisions established in statutory or common law has the authority and statutory obligation to adopt, enact, and enforce these Regulations.

Section 12.01.102 Intent, Purpose, and Findings:

A. Intent: The Board of County Commissioners deems it necessary to promote, protect and improve the public health, safety, comfort, good order, appearance, convenience, morals and the general welfare of the County to enact these Land Development Regulations.

B. Findings. The Board of County Commissioners of Highlands County, Florida, hereby makes the following findings:

1. Section 163.3161, et. seq., Florida Statutes, known as the Florida Local Government Comprehensive Planning and Land Development Regulation Act (hereinafter the "Act"), requires Highlands County to prepare and adopt a Comprehensive Plan.
2. Section 163.3171(2), Florida Statutes, stipulates that the County shall exercise authority for the total unincorporated area under its jurisdiction pursuant to the "Act".
3. Section 163.3174, Florida Statutes, directs the establishment of a "local planning agency" (LPA) for the purpose of preparing and administering a Comprehensive Plan for Highlands County.
4. Section 163.3177, Florida Statutes, identifies and describes the contents of the required and optional elements comprising the Comprehensive Plan.
5. Sections 163.3184, 163.3187, and 163.3189, Florida Statutes, describe the process for the adoption of a Comprehensive Plan and for the subsequent Plan amendments.
6. Section 163.3194, Florida Statutes, confirms and clarifies the legal status of the Comprehensive Plan in directing all development regulations and subsequent development orders for achieving the growth management goals, policies and objectives adopted by the County as expressed in the Comprehensive Plan.
7. Section 163.3201, Florida Statutes, provides that it is the intent of the "Act" that the adoption and enforcement by Highlands County of land development regulations for the total unincorporated areas shall be based on, be related to, and be a means of implementation for, the Comprehensive Plan.
8. Section 163.3202, Florida Statutes, directs the County to prepare and adopt land development regulations, in sufficient comprehensiveness, to implement all land development, within Highlands County, consistent with the adopted Comprehensive Plan. Also, it encourages the County to use innovative land development regulations such as transfer of development rights, incentive and inclusionary zoning, planned-unit development, impact fees and performance standards.
9. Rule 9J-5, Florida Administrative Code, establishes the requirements for Comprehensive Plan consistency with the State Comprehensive Plan and the Central Florida Regional Policy Plan.
10. Rule 9J-24, Florida Administrative Code, establishes the requirements for land development regulations consistent with the implementation of the County Comprehensive Plan.
11. On January 16, 1991, the Highlands County Comprehensive Plan was adopted. That Comprehensive Plan was amended and approved, (in compliance) pursuant to Section 163.3184 and 163.3187, Florida Statutes, and pursuant to the requirements of Section 163.3161 et. seq., Florida Statutes and Rule 9J-5, Florida Administrative Code.
12. Further, the Board of County Commissioners finds that these regulations are intended and necessary to preserve and enhance the present advantages that exist in Highlands County; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present



handicaps; and deal effectively with future problems that may result from the use and development of land within the total unincorporated area of Highlands County; and it is intended that these Land Development Regulations preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, and general welfare of Highlands County; prevent the overcrowding of land and avoid undue concentration of population; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services; conserve, develop, utilize, and protect natural, cultural, archaeological, and historical resources within the jurisdiction of Highlands County; protect human, environmental, social, and economic resources; and maintain, through orderly growth and development, the character and stability of present and future land uses and development in Highlands County.

13. It is the intent of the Board of County Commissioners of Highlands County to implement the Land Development Regulations in accordance with the provisions of the Highlands County Comprehensive Plan, Chapter 125, Florida Statutes, and Chapter 163, Florida Statutes, through the adoption of these regulations, and the Board of County Commissioners of Highlands County find that the adoption of these regulations is consistent with, compatible with, and furthers the goals, objectives, policies, land uses and densities and intensities of uses contained in the Highlands County Comprehensive Plan.

B. Purpose and Intent - General: The provisions of these Land Development Regulations shall be construed and implemented to achieve the following purposes and intentions of the Highlands County Board of County Commissioners:

1. To foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, aesthetically pleasing and socially beneficial development of the County in accordance with the Comprehensive Plan.
2. To establish the regulations, procedures and standards for review and approval of all proposed development in the County.
3. To adopt a development review process that is:
 - a. Efficient, in terms of time and expense;
 - b. Effective, in terms of addressing the natural resource and public facility implications of proposed development; and
 - c. Equitable, in terms of consistency with established regulations and procedures, respect for the rights of property owners, and consideration of the interests of the citizens of the County.
4. To implement the County Comprehensive Plan as required by the "Local Government Comprehensive Planning and Land Development Regulation Act".
5. To provide specific procedures to ensure that development orders and permits are conditioned on the availability of public facilities and services that meet level of service requirements (concurrency).

Resolutions of 8-18-70, § 1) (Ordinance 03-04-1) (Old Section 12-1)

Section 12.01.103 Regulations to be Consistent with the Comprehensive Plan: Section 163.3201, Florida Statutes, provides that the adoption and enforcement by Highlands County of Land Development Regulations for the total unincorporated areas shall be based on, be related to, and be a means of implementation for, the Comprehensive Plan; and further, Section 163.3202, Florida Statutes, directs the County to prepare and adopt Land Development Regulations, in sufficient comprehensiveness, to implement all land development within Highlands County, consistent with the adopted Comprehensive Plan.

Section 12.01.104 Provisions of Chapter Declared to be the Minimum Requirements: In their interpretation and application, the provisions of this chapter shall be held to be minimum requirements, adopted for the promotion of the public health, safety, morals and general welfare of the County. Whenever the requirements of this chapter are at variance with the requirements of any other lawfully adopted rules, Regulations, resolutions, deed restrictions or covenants, the more restrictive or that imposing the higher standards shall govern. (Resolutions of 8-18-70, § 25)(Ordinance 03-04-1) (Old Section 12-4)

Section 12.01.105 Rules of Interpretation-



- A. General:** In the interpretation and application of these regulations all provisions shall be liberally construed in favor of the objectives and purposes of the County and deemed neither to limit nor repeal any other powers granted under state statutes. Other Rules for interpretation are pursuant to Article 2 and other applicable sections of this code.
- B. Responsibility for Interpretation:** In the event that any question arises concerning the application of regulations, performance standards, definitions, developmental criteria, or any other provision of these regulations, the Development Services Director shall be responsible for interpretation and shall look to the County Comprehensive Plan for guidance. Responsibility for interpretation by the Director shall be limited to standards, regulations and requirements of these regulations, but shall not be construed to include interpretation of any technical codes adopted by reference in these regulations, nor be construed as overriding the responsibilities given to any commission, board or official named in other sections or articles of these regulations.
- C. Computation of Time:** When a time certain is specified for the completion of an act or compliance with an order or requirement of these Regulations, the time shall be computed by using calendar days unless noted otherwise.
- D. Written or In Writing:** The term "written" or "in writing" shall be construed to include any representation of words, letters or figures, whether by printing or otherwise.
- E. Year:** The word "year" shall mean a calendar year, unless otherwise indicated.
- F. Day:** The word "day" shall mean a working day, unless a calendar day is indicated.
- G. Rules for Interpretation of Boundaries:** Interpretations regarding boundaries shall be made by the Enforcing Official in accordance with the following:
1. Boundaries shown as following or approximately following any street shall be construed as following the centerline of the street.
 2. Boundaries shown as following or approximately following any platted lot line or other property line shall be construed as following such line.
 3. Boundaries shown as following or approximately following section lines, half-section lines, or quarter-section lines shall be construed as following such lines.
 4. Boundaries shown as following or approximately following natural features shall be construed as following such features.
 5. Boundaries indicated as approximately following the boundaries of an incorporated municipality shall be construed as following such boundaries.
 6. Boundaries indicated as following railroad tracks shall be construed to be midway between the main tracks.
 7. Boundaries indicated as parallel to or extensions of features indicated in subsections (1) through (4) above shall be so construed.
- H. Relationship of Specific to General Provisions:** More specific provisions of these regulations shall be followed in lieu of more general provisions that may be more lenient than or in conflict with the more specific provision.

Section 12.01.106 Delegation of Authority for Enforcement and Interpretation: The County Administrator may appoint the following persons to act as his designee with respect to the provisions of these Regulations as cited hereinafter and pursuant to Section 12.18.105 of this Chapter for the enforcement and interpretation of these Regulations:

- A. County Engineer
- B. Building Official
- C. Fire Marshal
- D. Development Services Director
- E. Planning Supervisor
- F. Zoning Supervisor

Whenever a provision appears requiring the head of a department or some other County officer or employee to do some act or perform some duty, it is to be construed to authorize delegation to professional-level subordinates to perform the required act or duty unless the terms of this provision or section specify otherwise.

Section 12.01.107 Incorporation by Reference:

- A. Technical Construction Standards Manuals:** Current construction standards codes, such as the Highlands County Technical Standards Manual, the Florida Building Code and other applicable Codes are incorporated and adopted by reference into these regulations. Where these current construction standards codes are modified or changed in any



manner through the process of updating; such modification or changes shall be automatically made in these regulations.

B. Maps: Maps showing land use districts, conservation areas, overlay zones and other applicable maps illustrating spatial land standards are here incorporated into these regulations by reference.

Section 12.01.108 Pending Applications: Any and all pending development actions up to and including the date of adoption of these Regulations shall be considered in accordance with the following provisions:

A. All applications for development approval for which required public hearings have been convened prior to the effective date of these Regulations shall be heard and decided pursuant to the terms of those procedures, requirements and Regulations in effect at the time such application was filed.

B. Except as otherwise provided in these Regulations, all applications filed prior to the adoption of these Regulations for which a final decision will be made after the effective date of these Regulations shall be decided pursuant to the terms of the procedures in effect at the time said application was filed.

C. All applications made after adoption of these Regulations shall be decided pursuant to the terms of these Regulations. All applications made after adoption of these Regulations shall be decided pursuant to the terms of these Regulations in effect at the time of the decision.

Section 12.01.109 (Reserved)

Section 12.01.110 Amendments: The Regulations, restrictions and district boundaries may from time to time be amended, supplemented, changed or repealed in accordance with the following procedures:

A. A petition for a change to these Regulations may be filed by the County, any citizen, or owner of land in the County.

B. The P&Z shall consider the petition for change in these Regulations at an advertised public hearing and shall forward a recommendation on the requested change to the BCC for final action. No recommendation for change may be made by the P&Z unless and until a public hearing has been held on the same. The P&Z shall operate under the criteria and procedures of applicable Sections and Articles of this Chapter.

C. Petitions shall be addressed to the P&Z and shall be filed with the zoning clerk. Such petitions shall contain or be accompanied by all pertinent information which may be required by the County for its proper consideration of the matter.

D. If a P&Z recommendation for change is not acted upon by the BCC within 60 days of the date of its receipt by the BCC, the petition upon which the recommendation was based shall be deemed to have been denied.

E. The time limits of this Chapter may be waived by the affirmative vote of four members of the P&Z or a majority of the BCC when such action is deemed necessary to prevent injustice or to facilitate the proper development of the County. Resolutions of 8-18-70, § 24; Resolutions of 7-30-74; Ordinance No. 93-15, § 2; Ordinance No. 94-4, § 2) (Ordinance 03-04-1) (Old Section 12-3)

Section 12.01.111 Fees and Costs:

A. Upon recommendation of the P&Z, the BCC shall establish a schedule of fees, charges and expenses and a collection procedure for all matters pertaining to these Regulations. This schedule of fees and charges shall be posted in the office of the Zoning Supervisor and may be altered or amended by the BCC.

B. No permit, certificate, special exception, or variance, shall be issued or public hearing held unless and until such costs, fees, charges or expenses have been paid in full. (Resolutions of 8-18-70, § 25) (Ordinance 03-04-1) (Old Section 12-5)

Section 12.01.112 Repeal of Conflicting Ordinances and Resolutions:

A. If the provisions of these regulations conflict with those of any other statute, code, local ordinance, resolution, regulation or other applicable federal, state or local law, the more stringent standard, limitation or requirement shall govern or prevail to the extent of the conflict.

B. Any prosecution arising from a violation of any resolution repealed by this chapter, which prosecution was pending as of January 1, 1971, or any prosecution which may be started within one year after such date, in consequence of any violation of any resolution herein, which violation was committed prior to such date, shall be tried and determined exactly as if such resolution had not been repealed. (Resolutions of 8-18-70, § 25) (Ordinance 03-04-1) (Old Section 12-7)



Section 12.01.113 Abrogation: These Land Development Regulations are not intended to repeal, abrogate or interface with any existing easements, covenants, or deed restrictions duly recorded in the public records of Highlands County.



SECTION 29 AMENDMENT AND ADOPTION. Chapter 12 of the Code of Ordinances, Highlands County, Florida is amended by adding thereto a new Division 1 (General), a new Division 2 (Surface Water Quality and Wetlands Protection), a new Division 3 (Groundwater and Wellhead Protection), a new Division 4 (Storm Water Management), and a new Division 5 (Flood Hazard Protection) therein to Article 12 (Resource Protection Standards) which is adopted to read as follows:

ARTICLE 12 – RESOURCE PROTECTION STANDARDS

DIVISION 1: GENERAL

Section 12.12.100 General Resource Protection Standards: The purpose of this article is to insure that future growth, development, and redevelopment in Highlands County conforms to certain minimum criteria. These criteria are provided for the express purpose of achieving the goals of the County as stated in its Comprehensive Plan as well as implementing objectives and policies adopted to insure fulfillment of those goals. The design standards and criteria contained in this section are provided to protect the general health, safety, and welfare of the County and its citizens; to insure the beneficial impacts of growth and guard against negative impacts of growth; and to protect neighboring properties as well as the general public from potential adverse impacts from a proposed use.

The standards and criteria provided in this article are mandatory and apply to all properties in the unincorporated area of Highlands County unless exempted elsewhere in these regulations. These standards describe minimum acceptable design and developmental standards that must be met as a prerequisite to obtaining a final development order for a proposed development.

It should be noted that County approval of standards in these regulations does not invalidate deed restrictions nor restrictive covenants, nor does the County enforce such private contractual agreements.

Section 12.12.101 Purpose and Intent: This article is intended to provide those standards and regulations necessary to protect important resources of the County and to insure for current and future citizens clean and plentiful water; protection from flood damage; protection of wetlands and habitats; and to protect the health, safety, and general welfare of the public. It is specifically the intent of the County to protect against potentially adverse impacts of urbanization that may threaten the natural character, scenic beauty, and quality of resources in Highlands County.

DIVISION 2: SURFACE WATER QUALITY AND WETLANDS PROTECTION

Section 12.12.200 Surface Water Quality and Wetlands Protection and Improvement-Purpose and Intent: The purpose of this division is to describe requirements for the protection of surface water quality and to insure both the safety and aesthetic appeal of water bodies in Highlands County for present and future residents and visitors. This division also provides for protection of wetlands and their beneficial functions while also protecting the rights of property owners. Specifically, it is the intent of this division to protect wetland systems and their ecological functions to ensure their long term, economic, environmental, and recreational value and encourage restoration of wetland systems to a functional condition. Highlands County finds that protection of wetlands promotes the well being of the people and of the natural resources of Highlands County. It is further found that wetlands serve many beneficial functions, as listed below:

A. Wetlands provide natural storage and conveyance of flood waters and minimize erosion and sedimentation by



regulations and shall accompany the plan upon first submittal.

Section 12.12.404 Review Fees: Review fees for Stormwater Management Plans shall be as described in Section 12.04.101, H. of these regulations and shall accompany the plan upon first submittal.

Section 12.12.405 Right of Entry: Whenever it becomes necessary to enter upon private property to make an inspection to enforce any of the articles of these regulations, the County Engineer may enter such private building, structure or premises at all reasonable times to inspect the same or to perform any duty imposed upon the County Engineer by these regulations, provided that if such building or premises is occupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of such an entry request. If entry is refused, the County Engineer shall have recourse to every remedy provided by law to secure entry.

Section 12.12.406 - Powers and Duties of the County Engineer: Where it pertains to the enforcement of the articles listed in Section 12.12.405 above, the County Engineer shall have the same authority as that granted to the Building Official in Section 12.16.202, *Powers and Duties of the Building Official*, of these regulations.

DIVISION 5 – FLOOD HAZARD PROTECTION

Section 12.12.500 Flood Plain Protection:

A. Findings of Fact:

1. The flood hazard areas of Highlands County are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
2. These flood losses are caused in part by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, and by the occupancy in flood hazard areas by uses vulnerable to floods or hazardous to other lands which are inadequately elevated, flood-proofed, or otherwise unprotected from flood damages.

B. Purpose and Intent: It is the purpose of this division to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

1. Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion, or in flood heights or velocities.
2. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.
3. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters.
4. Control filling, grading, dredging and other development which may increase erosion or flood damage.
5. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

C. Objectives: The objectives of this division are:

1. To protect human life and health;
2. To minimize expenditure of public money for costly flood control projects;
3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions;
5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;



6. To help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize flood blight areas;
7. To insure that potential home buyers are notified that property is in a flood area;
8. To maintain the County's eligibility in the National Flood Insurance Program and comply with FEMA standards;
9. To insure that the County continues to regulate construction in the floodplain pursuant to the requirements of the Federal Emergency Flood Management program; Natural Resources ~~Element~~ Objective 11
10. To institute measures to protect the natural functions of floodplains and flood prone areas from the negative impacts of new development and redevelopment, with design emphasis on:
 - a. Stormwater quality and quantity outputs;
 - b. Maintaining flood-carrying and flood-storage capacities;
 - c. Flood control improvements for flood prone lands;
 - d. The incorporation of open space to maintain the natural character of riverine systems.

D. Lands to which this Division Applies: This division shall apply to all Areas of Special Flood Hazard within the jurisdiction of the BCC.

E. Basis for Establishing the Areas of Special Flood Hazard: The Areas of Special Flood Hazard identified by the Federal Emergency Management Agency in its Flood Insurance Study for the BCC, dated August 16, 1982, with accompanying maps and other supporting data, and any revision, thereto, are adopted by reference and declared to be a part of these regulations.

F. Definitions: Unless specifically defined below, words or phrases used in this paragraph shall be interpreted so as to give them the meaning they have in common usage and to give this paragraph its most reasonable application.

1. **Accessory structure (Appurtenant structure):** A structure which is located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory structures should constitute a minimal initial investment, may not be used for human habitation, and must be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.
2. **Addition (to an existing building):** Any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a fire wall. Any walled and roofed addition, which is connected by a fire wall or is separated by independent perimeter load bearing walls, is new construction.
3. **Appeal:** A request for a review of the floodplain management administrator's interpretation of any provision of this paragraph or a request for a land development regulation variance.
4. **Area of shallow flooding:** A designated AO or AIF Zone on the community's Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.
5. **Area of Special Flood Hazard:** The land in the floodplain within a community subject to a one-percent or greater chance of flooding in any given year.
6. **Base flood:** The flood having a one percent chance of being equaled or exceeded in any given year.
7. **Base flood elevation:** The highest water-surface elevation associated with the base flood.
8. **Basement:** That portion of a building having its floor sub-grade (below ground level) on all sides.
9. **Breakaway wall:** A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.
10. **Has the same definition as structure.**
11. **Critical facility:** A facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals, police, fire and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste.



12. **Development:** Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or permanent storage of materials or equipment.
13. **Elevated building:** A non-basement building built to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns (posts and piers), shear walls, or breakaway walls.
14. **Encroachment:** The advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.
15. **Existing construction:** Any structure for which the "start of construction" commenced before February 16, 1983.
16. **Existing manufactured home park or subdivision:** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before February 16, 1983.
17. **Expansion to an existing manufactured home park or subdivision:** The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
18. **Flood or flooding:** A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - a. The overflow of inland or tidal waters;
 - b. The unusual and rapid accumulation or runoff of surface waters from any source.
19. **Flood Boundary and Floodway Map (FBFM):** The official map on which the Federal Emergency Management Agency (FEMA) or Federal Insurance Administration (FIA) has delineated the areas of flood hazards and regulatory floodway.
20. **Flood Hazard Area, Special: (SFHA) (see Area of Special Flood Hazard and Special Flood Hazard Area Definitions)**
21. **Flood Hazard Boundary Map (FHBM):** An official map of a community, issued by FEMA, where the boundaries of the areas of special flood hazard have been identified as Zone A.
22. **Flood Insurance Rate Map (FIRM):** An official map of a community, on which FEMA has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.
23. **Flood Insurance Study (FIS):** The official hydraulic & hydrologic report provided by FEMA. The report contains flood profiles, as well as the FIRM, FHBM (where applicable) and the water surface elevation of the base flood.
24. **Floodplain:** 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. Floodplain as used in this paragraph has substantially the same meaning as Area of Special Flood Hazard.
25. **Floodplain management:** The operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.
26. **Floodplain Management Administrator:** The individual appointed to administer and enforce the flood plain management regulations.
27. **Floodplain management regulations:** This paragraph and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances, and other applications of police power which control development in flood-prone areas. This term describes Federal, state or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss and damage.



28. **Flood Prone Area:** An area bounded by the 100-year storm event boundaries established on the FEMA maps or the calculated 25-year storm event for a specific property, whichever applies.
29. **Floodway:** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
30. **Floodway fringe:** That area of the floodplain on either side of the regulatory floodway where encroachment may be permitted without additional hydraulic and/or hydrologic analysis.
31. **Functionally dependent facility:** A facility which cannot be used for its intended purpose unless it is located or carried out in close proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, ship repair, or seafood processing facilities. The term does not include long-term storage, manufacture, sales, or service facilities.
32. **Hardship (as related to variances of this Division):** The exceptional hardship that would result from a failure to grant the requested variance. The BCC requires that the variance is exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.
33. **Highest adjacent grade:** The highest natural elevation of the ground surface, prior to the start of construction, next to the proposed walls of a building.
34. **Historic Structure:** Any structure that is:
- Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
 - Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - Individually listed on a state inventory of historic places if the Florida historic preservation program has been approved by the Secretary of the Interior; or
 - Individually listed on a local inventory historic places in communities with historic preservation programs that have been certified either:
 - By an approved state program as determined by the Secretary of the Interior, or
 - Directly by the Secretary of the Interior in states without approved programs.
35. **Increased Cost of Construction (ICC):** The cost to repair a substantially damaged building that exceeds the minimal repair cost and that is required to bring a substantially damaged building into compliance with the local flood damage prevention ordinance. ICC insurance coverage is provided in a standard (NFIP) flood insurance policy.
36. **Lowest adjacent grade:** The lowest elevation, after the completion of construction, of the ground, sidewalk, patio, deck support, or basement entryway immediately next to the structure.
37. **Lowest floor:** The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the non-elevation design standards of this paragraph.
38. **Manufactured home:** A building, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term also includes park trailers, travel trailers, and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.
39. **Manufactured home park or subdivision:** A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.
40. **Manufactured home park or subdivision, Existing:** (See "Existing to existing manufactured home



- park or subdivision")
41. **Manufactured home park or subdivision, expansion to existing park or subdivision:** (See "Expansion to existing manufactured home park or subdivision")
 42. **Manufactured home park or subdivision, new:** (See "New manufactured home park or subdivision")
 43. **Mean Sea Level:** The average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For purposes of this Division, the term is synonymous with National Geodetic Vertical Datum (NGVD).
 44. **National Geodetic Vertical Datum (NGVD) as corrected in 1929:** A vertical control used as a reference for establishing varying elevations within the floodplain.
 45. **New construction:** Any structures for which the "start of construction" commenced on or after the effective date of this Division.
 46. **New manufactured home park or subdivision:** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after floodplain regulations adopted by a community.
 47. **Obstruction:** Obstruction includes, but is not limited to, any dam, wall, wharf, embankment levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to store or collect debris carried by the flow of water, or its likelihood of being carried downstream.
 48. **Public safety and nuisance:** Anything which is injurious to safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.
 49. **Recreational vehicle:** A vehicle that is:
 - a. Built on a single chassis;
 - b. 400 square feet or less when measured at the largest horizontal projection;
 - c. Designed to be self-propelled or permanently towable by a light duty truck; and
 - d. Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.
 50. **Regulatory floodway:** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
 51. **Repetitive Loss:** Flood-related damages sustained by a structure on two separate occasions during a 10-year period ending on the date of the event for which the second claim is made, in which the cost of repairing the flood damage, on the average, equaled or exceeded 25% of the market value of the building at the time of each such flood event.
 52. **Special Flood Hazard Area: (SFHA)** (see Area of Special Flood Hazard) means an area having special flood hazard and shown on a FIRM or FIRM as Zone A, AO, A1-A30, A1, A99, or AH.
 53. **Start of construction:** Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms;



- nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.
54. **Structure:** A walled and roofed building that is principally above ground, a manufactured home, a gas or liquid storage tank, or other man-made facilities or infrastructures.
55. **Substantial damage:** Damage of any origin sustained by a structure, whereby the cost of restoring the structure to its-before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Substantial damage also means flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.
56. **Substantially improved existing manufactured home parks or subdivisions:** Is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.
57. **Substantial improvement:** Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "repetitive loss" or "substantial damage," regardless of the actual repair work performed. This includes any combination of repairs, reconstruction, alteration, or improvements to a building taking place during the life of the building in which the cumulative cost equals or exceeds 50 percent of the market value of the building either:
- Before the improvement or repair is started; or,
 - If the structure has been damaged and is being restored, before the damage occurred.

For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. This term includes structures that have incurred "substantial damage" and are "repetitive loss," regardless of the actual repair work performed. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. The term does not, however, include either:

- Any project for improvement of a building required to comply with existing health, sanitary, or safety code violations which have been identified prior to permit issuance by the Code Enforcement Official and which are solely necessary to assure safe living conditions; or,
 - Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure."
58. **Variance, Flood Hazard Protection** is a grant of relief from the requirements of Division 5, Flood Hazard Protection of Article 12 of Chapter 12, which permits construction in a manner otherwise prohibited by that Division where specific enforcement would result in unnecessary hardship and will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship.
59. **Violation:** The failure of a structure or other development to be fully compliant with this Division. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this Division is presumed to be in violation until such time as that documentation is provided.
60. **Watercourse:** A lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.
61. **Water surface elevation:** The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.



Section 12.12.501 Kissimmee River Floodplain:

A. **Purpose and Intent:** This division implements special measures for flood control protection within the Kissimmee River's 100-year floodplain according to the applicable objectives and policies expressed in the Natural Resources Element of the County's adopted Comprehensive Plan and this division. Measures to conserve water, protect water quality, conserve habitat, and protect cultural resources in the Kissimmee River's 100-year floodplain are implemented in other divisions of these regulations. This division also insures that proposed land use activities within the Kissimmee River's 100-year floodplain are not inconsistent with the stated goals of the *Resource Management Plan for the Lower Kissimmee River and Taylor Creek Drainage Basins*, adopted August 21, 1985, and prepared pursuant to Chapter 380 F.S.

B. **Measures Supporting Kissimmee River Resource Management Plan:** Where development is proposed within the Kissimmee River's 100-year floodplain, the developer should examine certain pertinent facts concerning such development as a part of his or her initial planning process. Foremost for consideration is the County's establishment of urban growth areas outside of the river floodplain where development can be more easily accomplished, and the developer is encouraged to consider such sites. Furthermore, because the County has stated its intention to support the *Kissimmee River Resource Management Plan* and its objectives, all development in the Kissimmee River's 100-year floodplain will be reviewed subject to its ability to:

1. Maintain, at a minimum, the present water quality conditions, but enhance or improve water quality where possible and practical
2. Provide assurance that the economic development is in an appropriate area with further assurance that future development does not interfere with protection of the area's critical resources
3. Ensure reasonable level of flood control and water conservation, thereby preventing excessive damage to the areas' critical resources, both natural and manmade
4. Maintain or enhance the Kissimmee River's riparian system to ensure the continuation of incigenous fish and wildlife, the river's aesthetic appeal, boating, recreation, and other benefits
5. Provide protection for as many of the archaeological, historical, and distinctive cultural features as possible.

C. **Development Requirements for Kissimmee Floodplain:** All new development, redevelopment, and land clearing proposals within the Kissimmee River's 100-year floodplain shall comply with the following as they might apply:

1. The establishment of a Planned Unit Development zoning district on the site prior to submitting a site plan or plat
2. The application of stormwater treatment techniques and the use of mandatory stormwater retention to bring post-development outputs to acceptable water quality/quantity standards prior to discharge into the Kissimmee River
3. The inclusion of proposed flood control mitigation and design specifications in the proposal
4. The inclusion of erosion control specifications in final site plans and improvement plan for development
5. The incorporation of open space buffers, land set asides, and setbacks pursuant to the policies of the County's adopted Comprehensive Plan and these regulations in the proposal.

D. **Low Density within Kissimmee Floodplain:** Within the Kissimmee River's 100-year floodplain, all un-vested residential development or subdivision shall be according to agricultural densities at 1 dwelling unit per 10 gross ac. Resolutions Clustered development or lot configurations space/riparian easements shall be encouraged. Natural Resources Element, Policy 11.7

E. **Best Management Practices for Kissimmee Floodplain:** All development orders for agricultural operations located within the Kissimmee River's 100-year floodplain shall be conditioned upon the application of *Best Management Practices*.

Section 12.12.502 Clearinghouse Procedures when Developing Kissimmee Areas:

A. The County shall generally support restoration of the Kissimmee River's 100-year floodplain as it reviews



proposals for new development, redevelopment, and land clearing proposals for consistency with the plans and programs of the following agencies:

1. The U.S. Army Corps of Engineers pursuant to the *Kissimmee River Restoration Plan* when it is completed and approved by the Congress and the Florida Legislature
2. The Florida Department of Environmental Protection pursuant to *The Resource Management Plan for the Lower Kissimmee River and Taylor Creek Drainage Basin* adopted on August 21, 1985, by the Kissimmee River Resource Planning and Management Committee
3. The Florida Department of Community Affairs pursuant to the cited *Resource Management Plan for the Lower Kissimmee River*
4. The South Florida Water Management District pursuant to the *Save Our Rivers 1991 5-year Plan*, the *Surface Water Improvement and Management (SWIM)* program, and the *Kissimmee River Restoration Plan* cited above
5. The Central Florida Regional Planning Council pursuant to *The Resource Management Plan for the Lower Kissimmee River* cited above, and the *Regional Policy Plan* then in effect.

B. In addition to the requirements of Section 12.12.503 of this division, when a developer contemplates new development, redevelopment, or land clearing in the Kissimmee River's 100-year floodplain the following action by the developer shall be required:

1. **Proof of Notification:** All applications for Flood Hazard Development Permits within the Kissimmee River's 100-year floodplain shall include proof of notification to the agencies listed in Section 12.12.502, A. of this division and the Highlands County Natural Resources Advisory Committee (NRAC). Transmitted information to the various agencies and NRAC shall include copies of the application for a final development order including all attachments and the Flood Hazard Development Permit application. This Proof of Notification shall be in the form of copies of transmittal letters to the various agencies, and a signed and sealed certificate prepared by the project engineer noting the date that the copies were forwarded. The transmittal letter as required by Section 12.12.614.D. and shown in the Highlands County Technical Standards Manual, current edition which asks the agencies and NRAC to respond directly to Highlands County shall be used.
2. **Other Requirements and Recommendations:** Requirements of any agency's permits which are communicated back to the County within 45 days shall be incorporated into the County's final development order for the project. Other recommendations for development and mitigation received from NRAC or these agencies may, at the discretion of the BCC, also be applied as conditions of approval for the County's final development order.

C. Requirements of this section shall only apply to final development orders for lands over 20 acres in size or the clearing of undisturbed native vegetation on tracts of land over 10 acres in size. Final development orders to construct one single family home, one accessory dwelling, and attendant accessory structures shall be exempt from this section regardless of lot size.

Section 12.12.503 Establishment of Flood Hazard Development Permit: A Flood Hazard Development Permit is hereby established and shall be required prior to development in an Area of Special Flood Hazard as identified in Section 12.12.500, B. of this division.

A. **Subdivisions, Manufactured Home Parks, and Seasonal Parks:** When required by this section, an application for a Flood Hazard Development Permit shall be submitted to the County Engineer concurrently with the improvement plan for a development requiring the recording of a final plat, and this application must receive approval prior to approval of the improvement plan and issuance of a final development order for construction of the improvements.

B. **Structures:** When required by this section, an application for a Flood Hazard Development Permit shall be submitted to the County Engineer concurrently with the final site plan for a structure not exempted by Section 12.12.503, C. below, and this application must receive approval prior to approval of the final site plan and issuance of a final development order for construction of the improvements. However, a structure shall not require a Flood Hazard Development Permit where the construction is proposed on property for which an overall Flood Hazard Development



Permit has been issued by virtue of the review and approval of the improvement plan and subsequent recording of a subdivision, mobile home park, or seasonal park.

C. Single Family, Duplex, and Manufactured Home Dwellings Exemption: An Elevation Certificate, rather than a Flood Hazard Development Permit, will be required for Single Family, Duplex, and Manufactured Home Dwellings proposed for construction on existing lots or parcels.

D. Compliance: No structure or land shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this division and other applicable regulations.

E. Abrogation and Greater Restrictions: This division is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this division and another division of these regulations conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

F. Interpretation: In the interpretation and application of this division all provisions shall be:

1. Considered as minimum requirements
2. Liberally construed in favor of Highlands County
3. Deemed neither to limit nor repeal any other powers granted under State statutes.

G. Warning and Disclaimer of Liability: The degree of flood protection required by this division is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This division does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This division shall not create liability on the part of the BCC or by any officer or employee thereof for any flood damage that results from reliance on this division or any administrative decision lawfully made there under.

Section 12.12.504 Flood Hazard Development Permitting Procedure:

A. Flood Hazard Development Permit: When required, as described in Section 12.12.503 of this division, three copies of an application for a Flood Hazard Development Permit shall be submitted to the County Engineer on forms furnished by the County, and this application shall receive approval prior to approval of the improvement plan or final site plan and issuance of a final development order for construction. The application shall include, but not be limited to, the following:

1. Plans drawn to the same scale as that of the improvement plan or final site plan for the project, prepared, signed, and sealed by an engineer registered in Florida, and showing:
 - a. The nature, location, dimensions, and elevations of the area to be developed.
 - b. Existing and proposed structures.
 - c. Any required fill.
 - d. Any proposed or existing storage of materials.
 - e. Drainage facilities.
 - f. Location of any wetlands and/or watercourses and waterbodies.
 - g. The following certificate by the engineer: *"I hereby certify that to the best of my knowledge and belief, the design of this project complies with the requirements of the Highlands County Land Development Regulations pertaining to development within a floodplain as defined by the regulations"*.
2. The application form containing:
 - a. Developer/owner's name and current address.
 - b. Name and address of engineer preparing application, plans, and supporting documents.
 - c. Project location.
 - d. Legal description of property.
 - e. FIRM designation of property.
 - f. Type of construction, i.e., structure (excluding single family, duplex, or manufactured home dwelling), subdivision, manufactured home park, or seasonal park.
 - g. Total land area of the project in acres.
 - h. Total land area of the project in acres lying within a floodplain as defined by these regulations.
 - i. Amount of site alteration within wetlands.



- j. Amount of impervious surface within the project boundary lying within the floodplain.
 - k. Lowest existing floor elevation.
 - l. Base flood elevation and method of establishment.
 - m. A description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
 - n. The following statement by the owner: *The undersigned applicant hereby binds and obligates himself to conform to the project description, information, sketches and development plans associated with this project and to comply with all requirements of the Highlands County Land Development Regulations pertaining to development within a floodplain as defined by the regulations.*
 - o. Signature and seal of the engineer, and signature of the owner/developer.
3. A narrative, prepared by the registered engineer, describing base flood elevation and method used for determination, existing conditions, proposed construction, the lowest proposed elevation for roads and first floors of structures, and methods that will be used to assure that construction within the floodplain, when required, will be floodproofed; the narrative should explain the benefits of the project to the owner and public, and why such construction in a floodplain is needed.
 4. A soils map and a soils analysis prepared by a registered professional engineer or a soil scientist with the Natural Resource Conservation Service, delineating the upland, pine flatwood, and wetland soils classifications with respect to the property in question.
 5. Copies of any other required governmental or private permits for construction within a floodplain.
 6. The plan review fee as established by the BCC and described in Section 12.04.101, H. of these regulations.

B. Elevation Certificate: Highlands County hereby adopts the *Elevation Certificate*, FEMA Form 81-31, as it may be amended or superseded, and provided by the Federal Emergency Management Agency, as its means of complying with FEMA's requirement that the County "obtain the elevation of the lowest floor (including basement) of all new and substantially improved structures, and maintain a record of all such information." This is in keeping with Section 12.12.500, C., 8. of this division and the County's objective to maintain eligibility in the National Flood Insurance Program and comply with FEMA requirements. These Elevation Certificates shall be filed as follows:

1. For Single Family, Duplex and Manufactured Home Dwellings: Elevation Certificates shall be filed with the Building Official concurrently with the application for a Building Permit.
2. For Structures other than Single Family, Duplex and Manufactured Home Dwellings: Elevation Certificates shall be filed with the County Engineer concurrently with the submittal of the final site plan for review.
3. **Filing Procedure:** The Elevation Certificate shall be completed by a professional land surveyor, registered engineer, or architect in compliance with FEMA instructions included with the Elevation Certificate.
 - a. Section A, Property Information, Section B, Flood Insurance Rate Map (FIRM) Information, and Section C, Building Elevation Information shall be completed and submitted to either the County Engineer or Building Official as described in Section 12.12.504, B., 1. and 2. of this division.
 - b. Section D, Community Information shall be completed by a professional land surveyor, registered engineer, or architect when it is determined that the "reference level" elevation, as described in the FEMA instructions, is different from the "lowest floor" elevation. The lowest floor elevation in relation to the NGVD shall be recorded.
 - c. Section E, Certification shall be completed, signed, and sealed by a professional land surveyor, registered engineer, or architect upon placement of the lowest floor or upon placement of the horizontal structural members of the lowest floor, whichever is applicable.
 - d. **Floodproofing Certificate:** Where floodproofing is employed in lieu of the structure being elevated as described in Section 12.12.508, B., 2., of this division, a registered



professional engineer or architect shall certify that the requirements of this section have been satisfied. The certification shall be submitted to the County Engineer.

4. The Building Official and/or the County Engineer shall review the floor elevation survey data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further progressive work being permitted to proceed. Failure to submit the survey or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.

Section 12.12.505 Duties and Responsibilities of the County Engineer: The duties of the County Engineer in implementing Division 5 of this article shall include, but not be limited to:

- A. Review applications for and issue all Flood Hazard Development Permits upon assurance that the permit requirements of these regulations have been satisfied.
- B. Advise permittee that additional federal or State permits may be required, and if specific federal or State permit requirements are known, require that copies of such permit applications be provided and maintained on file with the Flood Hazard Development Permit.
- C. Notify adjacent communities and the Central Florida Regional Planning Council prior to any known alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
- D. Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.
- E. For all structures except single family, duplex, and manufactured home dwellings, verify and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, in accordance with Section 12.12.504, B. of this division.
- F. When flood-proofing is utilized for a particular structure except single family, duplex, and manufactured home dwellings, the County Engineer shall obtain certification from a registered professional engineer or architect, in accordance with Section 12.12.508, B., 2. of this division.
- G. For all structures except single family, duplex, and manufactured home dwellings, where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the County Engineer shall make the necessary interpretation; any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 12.12.507 of this division.
- H. For all structures except single family, duplex, and manufactured home dwellings, when base flood elevation data or floodway data have not been provided in accordance with Section 12.12.500, E. of this division, then the County Engineer shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, State or other source, in order to administer the provisions of Section 12.12.508 of this division.
- J. All records pertaining to Flood Hazard Development Permits or Elevation Certificates approved and/or issued by the County Engineer shall be maintained in that office and shall be open for public inspection.

Section 12.12.506 Duties and Responsibilities of the Building Official: The duties of the Building Official in implementing Division 5 of this article shall include, but not be limited to:

- A. Verify and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, in accordance with Section 12.12.504, B. of this division.
- B. For single family, duplex, and manufactured home dwellings, where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Building Official shall make the necessary interpretation; any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 12.12.507. of this division.
- C. For single family, duplex, and manufactured home dwellings, when base flood elevation data or floodway data have not been provided in accordance with Section 12.12.500, E. of this division, then the Building Official shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, State or other source, in order to administer the provisions of Section 12.12.508 of this division.



D. All records pertaining to Elevation Certificates approved and/or issued by the Building Official shall be maintained in that office and shall be open for public inspection.

Section 12.12.507 Land Development Regulation Variances and Appeals:

A. Land Development Regulation Variances: Any person desiring to undertake a development activity not in conformance with the requirements of Division 5 of this article may apply to the County Engineer for a variance in such requirements as provided in Section 12.04.118 of these regulations.

B. National Register of Historic Places: Upon approval by the Building Official and the Historic Preservation Commission, the County Engineer may issue variances for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places without regard to the procedures set forth in the remainder of this section, *Variances and Appeals*, except for items D.1. and F.) of this section, and provided the proposed reconstruction, rehabilitation, or restoration will not result in the structure losing its historical designation.

C. Required Findings: In addition to the required findings listed in Section 12.04.113, C., County Staff shall consider the following physical properties, most of which are peculiar to flood hazard areas:

1. The danger that materials may be swept onto other lands to the injury of others;
2. The danger to life and property due to flooding or erosion damage;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;
5. The necessity of the facility to a waterfront location, in the case of a functionally dependent facility;
6. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
7. The compatibility of the proposed use with existing and anticipated development;
8. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
11. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as wastewater, gas, electrical, and water systems, and streets and bridges.

D. Special Conditions for Variances in Special Flood Hazard Areas:

1. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief; and in the instance of a historical building, a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building.
2. Variances shall only be issued upon a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create a nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
3. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

E. Notice to Applicant: Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation to which the structure is to be built and stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

F. Records: The County Engineer shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.

G. Appeals: Pursuant to Section 12.04.119 the BOA shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by County Staff in the enforcement or administration of



these regulations.

Section 12.12.508 Provisions for Flood Hazard Reduction:

A. General Standards: In all Areas of Special Flood Hazard the following provisions are required:

1. New construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure;
2. All manufactured homes shall be elevated and anchored to prevent flotation, collapse, or lateral movement; methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors; this standard shall be in addition to and consistent with applicable State requirements for resisting wind forces;
3. All manufactured homes placed or substantially improved within A1-30, AH, and AE Zones, which meet one of the following location criteria, shall be elevated such that the lowest floor is at or above the BFE and shall be securely anchored:
 - a. outside a manufactured home park or subdivision;
 - b. in a new manufactured home park or subdivision;
 - c. in an expansion to an existing manufactured home park or subdivision;
 - d. on a site in an existing park on which a manufactured home has incurred substantial damage as a result of a flood.
4. All recreational vehicles being placed on a site must be elevated and anchored or be on the site for less than 180 consecutive days or be fully licensed and highway ready;
5. New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
6. New construction or substantial improvements shall be constructed by methods and practice that minimize flood damage;
7. Electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
8. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
9. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
10. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding; and
11. Any alteration, repair, reconstruction or improvements to a structure which is in compliance with the provisions of this Division, shall meet the requirements of "new construction" as contained in this Division.

B. Specific Standards: In all Areas of Special Flood Hazard where base flood elevation data have been provided, as set forth in Section 12.12.500.E, Section 12.12.505.C, and Section 12.12.506.B of this division, the following provisions are required:

1. **Residential Construction:** New construction or substantial improvement of any residential structure shall have the lowest floor, including basement, elevated no lower than 2 feet above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movement of flood waters shall be provided in accordance with standards of Section 12.12.508, B., 3., of this division.
2. **Non-Residential Construction:** New construction or substantial improvement of any commercial, industrial, or non-residential structure shall have the lowest floor, including basement, elevated no lower than 2 feet above the level of the base flood elevation. Structures located in all A-zones may be flood-proofed in lieu of being elevated provided that all areas of the structure below the required elevation are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the



standards of this subsection are satisfied. Such certification shall be provided to the official as set forth in Section 12.12.504, B. of this division.

3. **Elevated Buildings:** New construction or substantial improvements of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls below the base flood elevation shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.

a. Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the following minimum criteria:

- (1) Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
- (2) The bottom of all openings shall be no higher than one foot above grade;
- (3) Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.

b. Electrical, plumbing, and other utility connections are prohibited below the base flood elevation.

c. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator).

d. The interior portion of such enclosed area shall not be partitioned or finished into separate rooms.

4. **Floodways:** Located within Areas of Special Flood Hazard established in Section 12.12.500, E. of this division, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

a. Prohibit encroachments, including fill, new construction, substantial improvements and other developments unless certification (with supporting technical data) by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during occurrence of the base flood discharge;

b. If Section 12.12.508, B., 4. a of this division is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 12.12.508 of this division; and

c. Prohibit the placement of manufactured homes (mobile homes), except in an existing manufactured homes (mobile homes) park or subdivision; a replacement manufactured home may be placed on a lot in an existing manufactured home park or subdivision provided the anchoring standards of Section 12.12.508, A., 2. of this division and the elevation standards of Subparagraph v., 2), a) Section 12.12.508, B., 1. of this division are met.

C. **Standards for Streams without Established Base Flood Elevation and/or Floodways:** Located within the Areas of Special Flood Hazard established in Section 12.12.500, E. of this division are areas where small streams exist but where no base flood data have been provided or where no floodways have been provided. In these areas the following provisions apply:

1. No encroachments, including fill material or structures shall be located within a distance of the stream bank equal to one times the width of the stream at the top of bank or twenty feet each side from top of bank, whichever is greater, unless certification by a registered professional engineer is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
2. New construction or substantial improvements of structures shall be elevated or flood-proofed to elevations established in accordance with Section 12.12.505, H. and 12.12.506, C. of this division.

D. **Standards for Subdivision Proposals:**

1. All subdivision proposals shall be consistent with the need to minimize flood damage;
2. All subdivision proposals shall have public utilities and facilities such as wastewater, gas, electrical



3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards;
4. Base flood elevation data shall be provided for subdivision proposals and other proposed development (including manufactured home parks and subdivisions) which is greater than the lesser of 50 lots or five acres.

E. **Standards for Areas of Shallow Flooding (AO Zones):** Located within the Areas of Special Flood Hazard established in Section 12.12.500, E. of this division are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one to three feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate; therefore, the following provisions apply:

1. All new construction and substantial improvements of residential structures shall have the lowest floor, including basement, elevated to the depth number specified on the Flood Insurance Rate Map, in feet, above the highest adjacent grade; if no depth number is specified, the lowest floor, including basement, shall be elevated, at least two feet above the highest adjacent grade, and;
2. All new construction and substantial improvements of non-residential structures shall:
 - a. Have the lowest floor, including basement, elevated to the depth number specified on the Flood Insurance Rate Map, in feet, above the highest adjacent grade; if no depth number is specified, the lowest floor, including basement shall be elevated at least two feet above the highest adjacent grade; or
 - b. Together with attendant utility and sanitary facilities be completely flood-proofed to or above that level so that any space below that level is watertight with walls substantially impervious to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

DIVISION 6 - ENVIRONMENTAL CLEARANCE (Division 6 - Environmental Clearance not included in document except the following amendment)

SECTION 80 AMENDMENT AND ADOPTION. Section 12.12.614 (Environmental Clearance Report) of Article 12 (Resource Protection Standards) of Chapter 12 of the Code of Ordinances, Highlands County, Florida is amended to read as follows:

Section 12.12.614 Environmental Clearance Report (ECR): The ECR will contain the basic information upon which the County shall condition its Environmental Clearance. The report shall be prepared by an environmental professional, firm, agency, or institution pursuant to the requirements of this Division, and shall be submitted to the Planning Department along with an initial ECR review fee determined from time to time by the BCC. An application for Environmental Clearance shall be made using an official form available from the Planning Department.

- A. **Minimum Contents:** An Environmental Clearance Report shall contain, at a minimum, the following:
1. The County trap number(s) and the most recent scale aerial photographic print of the site; scale no smaller than 1"=400';
 2. Scale excerpt of published soil survey covering the site;
 3. Scale excerpt of most recently updated USGS Topographic Series maps covering the site;
 4. Listed animal species surveys: Pursuant to Section 12.12.611 of this division, for each mapped vegetation association describe the survey methodology used to determine the presence or absence of each of the listed species which may be expected to utilize the area (approved Florida Fish and Wildlife Conservation Commission survey protocols required if applicable), including an explanation for the absence of expected listed species;
 5. Vascular plant surveys: Pursuant to Section 12.12.611 of this division, describe the survey methodology used to determine the presence or absence of the listed plant species for each mapped vegetation association. Address special survey conditions or timing for particular species as appropriate;



G. Sanitary Conditions: The operator of every rooming house shall be responsible for the sanitary maintenance of all walls, floors, and ceilings, and for maintenance of a sanitary condition in every other part of the rooming house, and shall be further responsible for the sanitary maintenance of the entire premises where the entire structure or building is leased or occupied by the operator.

DIVISION 5: UNFIT DWELLING AND LEGAL PROCEDURE FOR CONDEMNATION

Section 12.19.500 Designation of Unfit Dwellings and Legal Procedure for Condemnation:

A. Dangerous Structures: Any dwelling or dwelling unit which shall be found to have any of the following defects shall be condemned as unfit for human habitation and declared to be a nuisance and shall be so designated and placarded by the housing official:

1. One which is so damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that it creates a serious hazard to the health or safety of the occupants or the public.
2. One which lacks illumination, ventilation, or sanitation facilities adequate to protect the health or safety of the occupants or the public.

B. Form of Notice: Whenever the housing official has declared a dwelling or multiple dwelling as unfit for human habitation and constituting a nuisance, he shall give notice to the owner of such declaration and placarding of the dwelling or multiple dwelling as unfit for human habitation. Such notice shall:

1. Be in writing;
2. Include a description of the real estate sufficient for identification;
3. State the time occupants must vacate the dwelling unit; and
4. State that, if such repairs, reconstruction, alterations, removal, or demolition are not voluntarily completed within the stated time as set forth in the notice, the housing official shall institute such legal proceedings charging the person or persons, firm, corporation or agent with a violation of this code.

C. Service of Notice: Service of notice to vacate shall be as follows:

1. By delivery to the owner personally, or by leaving the notice at the usual place of abode of the owner with a person of suitable age and discretion; or
2. By depositing the notice in the United States Post Office addressed to the owner at his last known address with postage prepaid thereon; or
3. By posting and keeping posted for 24 hours a copy of the notice in placard form in a conspicuous place on the premises to be vacated.

D. Vacating of Condemned Building: Any dwelling or dwelling unit condemned as unfit for human habitation, and so designated and placarded by the housing official, shall be vacated within 30 days after notice of such condemnation has been given by the housing official to the owner and/or occupant of the building.

E. Occupancy of Building: No dwelling or dwelling unit which has been condemned and placarded as unfit for human habitation shall again be used for human habitation until approval is secured from and such placard is removed by the housing official. The housing official shall remove such placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated.

F. Removal of Placard or Notice: No person shall deface or remove the placard from any dwelling or dwelling unit which has been condemned as unfit for human habitation and placarded as such, except as provided in 309.5.

SECTION 90 SEVERABILITY. The subsections, sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph, subsection, or section of this ordinance shall be declared invalid, unconstitutional or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such invalidity, unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs, subsections, and sections of this ordinance.



SECTION 91 CONFLICT. Any ordinance or part thereof in conflict with this ordinance or any part hereof is hereby repealed to the extent of the conflict.

SECTION 92 INCLUSION IN CODE. When the text of this Ordinance is published for inclusion in the Code of Ordinances, Highlands County, Florida, the text marked for deletion by strike-through text and surrounded by () shall be deleted or the text marked for deletion by strike-through text shall be deleted and the additions appearing as underlined surrounded by [] shall be added or the additions appearing as underlined shall be added so that the text of the Code shall be as amended rather than in the legislative format used in this Ordinance to highlight the changes being made.

SECTION 93 EFFECTIVE DATE. This Ordinance shall take effect immediately upon filing with the Department of State.

DONE AND ADOPTED this 18th day of April, 2006.

BOARD OF COUNTY COMMISSIONERS
OF HIGHLANDS COUNTY, FLORIDA

ATTEST:


R. H. Tucker, Brooker, Clerk

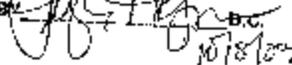



Bob Brillard, Chairman

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CERTIFIED
TO BE A TRUE COPY
ROBERT W. GERMAINE, CLERK


B.C.
10/18/09

Town of Lake Placid
Flood Damage Prevention Ordinance No. 05-457

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TOWN OF LAKE PLACID

PAGE 02/33

ORDINANCE NO. 05-457

**AN ORDINANCE OF THE TOWN OF LAKE PLACID
AMENDING ORDINANCE NO. 436 OF THE TOWN
OF LAKE PLACID, FLORIDA ENTITLED FLOOD
DAMAGE PREVENTION; AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, the Town of Lake Placid desires to maintain floodplain management within the Town consistent with State Statutes and regulate same through a local ordinance; and

WHEREAS, notice of this proposed Ordinance was published at least ten (10) days prior to adoption in a newspaper of general circulation in the Town of Lake Placid; and

WHEREAS, two public hearings were held by the Town Council on said Ordinance on:

The 9th day of May 2005; and

The 13th day of June 2005.

WHEREAS, the proposed Ordinance was read by title, or in full at both public hearings; and

WHEREAS, it appears to be in the best interest of the Town of Lake Placid that the Ordinance be adopted;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKE PLACID, FLORIDA:

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**ARTICLE 1. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE,
AND OBJECTIVES**

SECTION A. STATUTORY AUTHORIZATION

The Legislature of the State of Florida has authorized and delegated in Chapters 125 (counties) and 166 (municipalities) Florida Statutes, the responsibility of local government units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Town Council of Lake Placid, Florida does hereby adopt the following floodplain management regulations.

SECTION B. FINDINGS OF FACT

- (1) The flood hazard areas of Lake Placid, Florida are subject to periodic inundation, which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- (2) These flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, and by the occurrence in flood hazard areas by uses vulnerable to floods or hazardous to other lands which are inadequately elevated, flood-proofed, or otherwise unprotected from flood damages.

SECTION C. STATEMENT OF PURPOSE

It is the purpose of this ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- (1) Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, which result in damaging increases in erosion or in flood heights and velocities;
- (2) Require that uses vulnerable to floods including facilities which serve such uses be protected against flood damage throughout their intended life span.
- (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;
- (4) Control filling, grading, dredging and other development which may increase erosion or flood damage; and
- (5) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

SECTION D. OBJECTIVES

The objectives of this ordinance are to:

- (1) Protect human life, health and to eliminate or minimize property damage;
- (2) Minimize expenditure of public money for costly flood control projects;
- (3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

- (4) Minimize prolonged business interruptions;
- (5) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, roadways, and bridges and culverts located in floodplains;
- (6) Maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize flood blight areas; and
- (7) Ensure that potential homebuyers are advised that property is in a flood hazard area.

ARTICLE 2. DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

Accessory structure (Appurtenant structure) means a structure that is located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory structures should constitute a minimal investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.

Appeal means a request for a review of the Floodplain Administrator's interpretation of any provision of this ordinance or a request for a variance.

Area of shallow flooding means a designated AO or AH Zone on the community's Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident. Such flooding is characterized by ponding or slow flow.

Area of special flood hazard is the land in the floodplain within a community subject to a one-percent or greater chance of flooding in any given year. This term is synonymous with the phrase "special flood hazard area."

Base flood means the flood having a one percent chance of being equalled or exceeded in any given year (also called the "100-year flood" and the "regulatory flood"). Base flood is the term used throughout this ordinance.

Base Flood Elevation means the water surface elevation associated with the base flood.

Basement means that portion of a building having its floor sub-grade (below ground level) on all sides.

Breakaway wall means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

Building - see Structure.

Coastal high hazard area means an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on the FIRM as Zone V1 - V50, VE, or V.

Datum A reference surface used to ensure that all elevation records are properly related. Many communities have their own datum that was developed before there was a national standard. The current national datum is the National Geodetic Vertical Datum (NGVD) of 1929, which is expressed in relation to mean sea level, or the North American Vertical Datum (NAVD) of 1988.

Development means any man-made change to improved or unimproved real estate, including, but not limited to buildings or other structures, raising, dredging, filling, grading, paving, excavating, drifting operations, or storage of materials or equipment.

Elevated building means a non-basement building built to have the lowest floor elevated above the ground level by foundation walls, posts, piers, columns, pilings, or shear walls.

Encroachment means the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.

Existing Construction means, for the purposes of floodplain management, structures for which "the start of construction" commenced before the date of the initial Flood Insurance Rate Map (FIRM). Existing construction means for the purposes of determining rates structures for which the "start of construction" commenced before the effective date of the first FIRM or before January 1, 1973, for FIRMs effective before that date. This term may also be referred to as "existing structures".

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood or flooding means:

- (a) A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - (1) The overflow of inland or tidal waters.
 - (2) The unusual and rapid accumulation or runoff of surface waters from any source.
 - (3) Mudslides (i.e., mudflows) which are precipitated by flooding as defined in paragraph (a) (2) of this definition and are akin to a river of liquid and flowing mud on the surface of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
- (b) The collapse or subsidence of land along a shore of a lake or other body of water as the result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a) (1) of this definition.

Flood Boundary and Floodway Map (FBFM) means the official map of the community on which the Federal Emergency Management Agency (FEMA) has delineated the areas of special flood hazard and regulatory floodways.

Flood Hazard Boundary Map (FHBM) means an official map of the community, issued by FEMA, where the boundaries of the areas of special flood hazard have been identified as only Approximate Zone A.

Flood Insurance Rate Map (FIRM) means an official map of the community, issued by FEMA, which delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Flood Insurance Study (FIS) is the official hydraulic & hydrologic report provided by FEMA. This study contains an examination, evaluation, and determination of flood hazards, and, if appropriate, corresponding water surface

elevations, or an examination, evaluation, and determination of mudslide (i.e., mudflow) and other flood-related erosion hazards. The study may also contain flood profiles, as well as the FIRM, FIRM (where applicable), and other related data and information.

Floodplain means any land area susceptible to being inundated by water from any source (see definition of "flooding").

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

Floodplain Administrator is the individual appointed to administer and enforce the floodplain management regulations of the community.

Floodplain management regulations means this ordinance and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain ordinance, grading ordinance, and erosion control ordinance), and other applications of police power which control development in flood-prone areas. This term describes Federal, State of Florida, or local regulations in any jurisdiction thereof, which provide standards for preventing and reducing flood loss and damage.

Floodproofing means any combination of structural and non-structural additions, changes, or adjustments to structures, which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without unduly increasing the water surface elevation more than a designated height.

Floodway fringe means that area of the floodplain on either side of the regulatory floodway where encroachment may be permitted without additional hydraulic and/or hydrologic analysis.

Freeboard means the additional height, usually expressed as a factor of safety in feet, above a flood level for purposes of floodplain management. Freeboard tends to compensate for many unknown factors, such as wave action, bridge openings and hydrological effect of urbanization of the watershed, that could contribute to flood heights greater than the height calculated for a selected frequency flood and floodway conditions.

Functionally dependent use means a use that cannot be used for its intended purpose unless it is located or carried out in close proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding or ship repair. The term does not include long-term storage, manufacture, sales, or service facilities.

Hardship as related to variances from this ordinance means the exceptional hardship associated with the land that would result from a failure to grant the requested variance. The community requires that the variance is exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical hardships, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

Highest adjacent grade means the highest natural elevation of the ground surface, prior to the start of construction, next to the proposed walls of a structure.

Historic Structure means any structure that is:

- a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c) Individually listed on the Florida inventory of historic places, which has been approved by the Secretary of the Interior; or
- d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 1. By the approved Florida program as determined by the Secretary of the Interior; or
 2. Directly by the Secretary of the Interior.

Lowest adjacent grade means the lowest elevation, after the completion of construction, of the ground, sidewalk, patio, deck support, or basement entryway immediately next to the structure.

Lowest floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the construction design standards of this ordinance.

Mangrove Stand means an assemblage of mangrove trees which are mostly low trees noted for a copious development of interlacing aerenchyma roots above ground and which contain one or more of the following species: Black mangrove (*Avicennia Nitida*); red mangrove (*Rhizophora mangle*); white mangrove (*Laguncularia racemosa*); and buttonwood (*Conocarpus erecta*).

Manufactured home means a building, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term also includes park trailers, travel trailers, and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value means the building value, which is the property value excluding the land value and that of the detached accessory structures and other improvements on site (as agreed to between a willing buyer and seller) as established by what the local real estate market will bear. Market value can be established by an independent certified appraisal (other than a limited or curbside appraisal), or one based on income approach⁽¹⁾, Actual Cash Value (replacement cost depreciated for age and quality of construction of building), or adjusted tax-assessed values.

Mean Sea Level means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For purposes of this ordinance, the term is synonymous with National Geodetic Vertical Datum (NGVD) of 1929, or North American Vertical Datum (NAVD) of 1988.

National Geodetic Vertical Datum (NGVD) of 1929 means a vertical control used as a reference for establishing varying elevations within the floodplain.

New Construction means, for floodplain management purposes, any structure for which the "start of construction" commenced on or after the effective date of the initial floodplain management code, ordinance, or standard based upon specific technical base flood elevation data that establishes the area of special flood hazard -- include only one date. The term also includes any subsequent improvements to such structures. For flood insurance rates, structures for which the start of construction commenced on or after the effective date of the date of an initial FIRM or after December 31, 1974, whichever is later -- include only one date, and includes any subsequent improvements to such structures.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum: the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management code, ordinance or standard.

North American Vertical Datum (NAVD) of 1988 means a vertical control used as a reference for establishing varying elevations within the floodplain.

Free of Obstruction means any type of lower area enclosure or other construction element that will obstruct the flow of velocity water and wave action beneath the lowest horizontal structural member of the lowest floor of an elevated building during a base flood event is not allowed. This requirement applies to the structures in velocity zones (V-Zones).

Program deficiency means a defect in the community's floodplain management regulations or administrative procedures that impairs effective implementation of those floodplain management regulations or the standards required by the National Flood Insurance Program.

Public safety and nuisance means anything which is injurious to safety or health of the entire community or a neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

Recreational vehicle means a vehicle that is:

- a) Built on a single chassis;
- b) 400 square feet or less when measured at the largest horizontal projection;
- c) Designed to be self-propelled or permanently towable by a light duty truck; and
- d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Remedy a deficiency or violation means to bring the regulation, procedure, structure or other development into compliance with State of Florida, Federal or local floodplain management regulations; or if this is not possible, to reduce the impacts of its noncompliance. Ways the impacts may be reduced include promoting the structure or other affected development from flood damages, implementing the enforcement provisions of this ordinance or otherwise deterring future similar violations, or reducing Federal financial exposure with regard to the structure or other development.

Riverine means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Sand dune means naturally occurring accumulations of sand in ridges or mounds landward of the beach.

Shallow flooding means the same as area of shallow flooding.

Special flood hazard area means the same as area of special flood hazard.

Start of construction For other than new construction or substantial improvements under the Coastal Barrier Resources Act P. L. 97-348, includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main building. For substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Storm cellar means a place below grade used to accommodate occupants of the structure and emergency supplies as a means of temporary shelter against severe winds or similar wind-torn activity.

Structure means for floodplain management purposes a walled and roofed building, including gas or liquid storage tank that is principally above ground, as well as a manufactured home.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage" regardless of the actual repair work performed. This term does not, however, include any repair to improvement of a structure to correct existing violations of State of Florida or local health, sanitary, or safety code specifications, which have been identified by the local code enforcement official prior to the application for permit for improvement, and which are the minimum necessary to assure safe living conditions.

Substantially improved existing manufactured home parks or subdivisions is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

Variance is a grant of relief from the requirements of this ordinance.

Violation means the failure of a structure or other development to be fully compliant with the requirements of this ordinance. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

Watercourse means a lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Water surface elevation means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 or the North American Vertical Datum (NAVD) of 1988, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

ARTICLE 3. GENERAL PROVISIONS

SECTION A. LANDS TO WHICH THIS ORDINANCE APPLIES

This ordinance shall apply to all areas of special flood hazard within the jurisdiction of the Town Council of Lake Placid, Florida.

SECTION B. BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD

The areas of special flood hazard will be identified by the Federal Emergency Management Agency and adopted at that time for the Town of Lake Placid in Highlands County, Florida and subsequent revisions hereto, are adopted by reference and declared to be a part of this ordinance. The Town of Lake Placid is located on the FIRM panels 0150 and 0175 of the Highlands County's FIRM and at time of revisions to the Flood Insurance Study that include Lake Placid, the FIS will be on file at the Town and the Highlands County Courthouse in Sebring, Florida. When the Town of Lake Placid is mapped, the maps and any revisions to the maps will be adopted.

SECTION C. DESIGNATION OF FLOODPLAIN ADMINISTRATOR

The Town Council of the Town of Lake Placid, Florida hereby appoints the Mayor or his designate to administer and implement the provisions of this ordinance and is herein referred to as the Floodplain Administrator.

SECTION D. ESTABLISHMENT OF DEVELOPMENT PERMIT

A development permit shall be required in conformance with the provisions of this ordinance prior to the commencement of any development activities.

SECTION E. COMPLIANCE

No structure or land shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this ordinance and other applicable regulations.

SECTION F. ABROGATION AND GREATER RESTRICTIONS

This ordinance is not intended to repeal, abrogate, or impair any existing covenants, covenants, or deed restrictions. However, where this ordinance and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

SECTION G. INTERPRETATION

In the interpretation and application of this ordinance all provisions shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the governing body; and
- (3) Deemed neither to limit nor repeal any other powers granted under State of Florida statute.

SECTION H. WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the Town Council of the Town of Lake Placid, Florida or by any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

SECTION 1. PENALTIES FOR VIOLATION

Violation of the provisions of this ordinance or failure to comply with any of its requirements, including violation of conditions and covenants established in connection with grants of variance or special exceptions, shall be punishable for a non-criminal violation. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon adjudication thereof, be fined not more than \$500, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the Floodplain Administrator from taking such other lawful actions as is necessary to prevent or remedy any violation.

ARTICLE 4. ADMINISTRATION

SECTION A. PERMIT PROCEDURES

Application for a Development Permit shall be made to the Floodplain Administrator on forms furnished by him or her prior to any development activities, and may include, but not be limited to, the following plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill, storage of materials or equipment, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

(1) Application Stage:

- a) Elevation in relation to mean sea level of the proposed lowest floor (including basement) of all buildings;
- b) Elevation in relation to mean sea level to which any non-residential building will be flood-proofed;
- c) Certificate from a registered professional engineer or architect that the non-residential flood-proofed building will meet the flood-proofing criteria in Article 4, Section A (2) and Article 5, Section B (2);
- d) Description of the extent to which any watercourses will be altered or relocated as a result of proposed development; and
- e) Elevation in relation to mean sea level of the bottom of the lowest horizontal structural member of the lowest floor and provide a certification from a registered engineer or architect indicating that they have developed and/or reviewed the structural designs, specifications and plans of the construction and certified that are in accordance with accepted standards of practice in Coastal High Hazard Areas.

(2) Construction Stage:

Upon placement of the lowest floor, or flood-proofing by whatever construction means, or bottom of the lowest horizontal structural member it shall be the duty of the permit holder to submit to the Floodplain Administrator a verification of the NGVD or NAVD elevation of the lowest floor or flood-proofed elevation, or bottom of the lowest horizontal structural member as built, in relation to mean sea level. Said certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by same. When flood proofing is utilized for a particular building said certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. Any work undertaken prior to submission of the certification shall be at the permit holder's risk. The Floodplain Administrator shall review the lowest floor and flood-proofing elevation survey data submitted. The permit holder immediately and prior to further progressive work being

permitted to proceed shall correct violations detected by such review. Failure to submit the survey or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.

SECTION B. DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR

Duties of the Administrator shall include, but are not be limited to:

- (1) Review permits to assure sites are reasonably safe from flooding;
- (2) Review all development permits to assure that the permit requirements of this ordinance have been satisfied;
- (3) Advise permittee that additional Federal, State of Florida, or local permits may be required, and if such additional permits are necessary, especially as it relates to Chapters 161.053; 320.8349; 320.8359; 373.036; 380.05; 381.0065, and 553, Part IV, Florida Statutes, require that copies of such permits be provided and maintained on file with the development permit;
- (4) Notify adjacent communities, the Department of Community Affairs, Division of Emergency Management, the Southwest Florida Water Management District, the Federal Emergency Management Agency and other Federal and/or State of Florida agencies with statutory or regulatory authority prior to any alteration or relocation of a watercourse;
- (5) Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-varying capacity is maintained;
- (6) Verify and record the actual elevation (in relation to mean sea level) of the lowest floor (A-Zones) or bottom of the lowest horizontal structural member of the lowest floor (V-Zones) of all new or substantially improved buildings, in accordance with Article 5, Section B (1) and (2) and Section B (7), respectively;
- (7) Verify and record the actual elevation (in relation to mean sea level) in which the new or substantially improved buildings have been flood-proofed, in accordance with Article 5, Section B (2);
- (8) Review certified plans and specifications for compliance. When flood-proofing is utilized for a particular building, certification shall be obtained from a registered engineer or architect certifying that all areas of the building below the required elevation are water tight with walls substantially impervious to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy in compliance with Article 5, Section B (7) of this ordinance. In Coastal High Hazard Areas, certification shall be obtained from a registered professional engineer or architect that the building is designed and properly anchored on pilings or columns in order to withstand velocity waters and hurricane wave wash. Additionally in Coastal High Hazard Areas, if the area below the lowest horizontal structural member of the lowest floor is enclosed, it may be done so with open wood lattice and insect screening or with non-supporting breakaway walls that meet the standards of Article 5, Section E (6) of this ordinance;
- (9) Interpret the exact location of boundaries of the areas of special flood hazard. When there appears to be a conflict between a mapped boundary and actual field conditions, the Floodplain Administrator shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this article;
- (10) When base flood elevation data or floodway data have not been provided in accordance with Article 3, Section B, the Floodplain Administrator shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, State of Florida, or any other source, in order to administer the provisions of Article 5;
- (11) Coordinate all change requests to the FES, FIRM and EDFM with the requester, State of Florida, and FEMA, and as well as the changes in the Town of Lake Placid, Florida jurisdictional limits

- (12) Where Base Flood Elevation is utilized, obtain and maintain records of lowest floor and floodproofing elevations for new construction and substantial improvements in accordance with Article 5, Sections B (1) and (2), respectively.

ARTICLE 5. PROVISIONS FOR FLOOD HAZARD REDUCTION

SECTION A. GENERAL STANDARDS

In all areas of special flood hazard, all development sites including new construction and substantial improvements shall be reasonably safe from flooding, and meet the following provisions:

- (1) New construction and substantial improvements shall be designed or modified and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
- (2) Manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable State of Florida requirements for resisting wind forces;
- (3) New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage. See the applicable Technical Bulletin or Bulletins for guidance;
- (4) New construction or substantial improvements shall be constructed by methods and practices that minimize flood damage. See the applicable Technical Bulletin or Bulletins for guidance;
- (5) Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities, including duct work, shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
- (6) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- (7) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
- (8) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;
- (9) Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this ordinance shall meet the requirements of "new construction" as contained in this ordinance;
- (10) Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provisions of this ordinance, shall be undertaken only if said non-conformity is not repaired, extended, or replaced;
- (11) All applicable additional Federal, State of Florida, and local permits shall be obtained and submitted to the Floodplain Administrator. Copies of such permits shall be maintained on file with the development. State of Florida permits may include, but not be limited to the following:
 - (a) Department of Community Affairs: in accordance with Chapter 380.05(1.0)(1) and (12) F.S.

- (b) Department of Environmental Protection, Coastal Construction Control Code in accordance with Chapter 161.059 F.S. Coastal Construction and Excavation.
 - (c) Department of Health in accordance with Chapter 381.0065 F. S. Onsite Treatment and Disposal Systems
- (12) Standards for Subdivision Proposals and other Proposed Development (including manufactured homes):
- (a) All subdivision proposals shall be consistent with the need to minimize flood damage;
 - (b) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage;
 - (c) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.

SECTION B. SPECIFIC STANDARDS.

In all A-Zones where base flood elevation data have been provided (Zones AE, A1-30, and AH), as set forth in Article 3, Section B, the following provisions shall apply:

- (1) *Residential Construction.* All new construction or substantial improvement of any residential building (including manufactured home) shall have the lowest floor, including basement, elevated to no lower than one foot above the base flood elevation. Shutoff solid foundation perimeter walls be used to elevate a structure, there must be a minimum of two openings on different sides of each enclosed area sufficient to facilitate automatic equalization of flood hydrostatic forces in accordance with standards of Article 5, Section B (3).
- (2) *Non-Residential Construction.* All new construction or substantial improvement of any commercial, industrial, or non-residential building (including manufactured home) shall have the lowest floor, including basement, elevated to no lower than one foot above the base flood elevation. All buildings located in A-Zones may be flood-proofed, in lieu of being elevated, provided that all areas of the building components below the base flood elevation plus one foot are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied using the FEMA Floodproofing Certificate. Such certification along with the corresponding engineering data, and the operational and maintenance plans shall be provided to the Floodplain Administrator.
- (3) *Elevated Buildings.* New construction or substantial improvement of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls below the lowest floor elevation shall be designed to preclude finished living space not designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.
 - (a) Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the following minimum criteria:
 - (i) Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - (ii) The bottom of all openings shall be no higher than one foot above foundation (or adjacent interior grade (which must be equal to or higher in elevation than the adjacent exterior grade); and

- (iii) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they provide the required net area of the openings and permit the automatic flow of floodwaters in both directions.
 - (b) Fully enclosed areas below the lowest floor shall solely be used for parking of vehicles, storage, and building access. Access to the enclosed area shall be minimum necessary to allow for parking of vehicles (garage door), limited storage of maintenance equipment used in connection with the premises (standard exterior door), or entry to the living area (stairway or elevator); and
 - (c) The interior portion of such enclosed area shall not be finished or partitioned into separate rooms.
- (4) Standards for Manufactured Homes and Recreational Vehicles
- (a) All manufactured homes that are placed, or substantially improved within Zones A1-30, AH, and AE, on sites (i) outside of an existing manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, the lowest floor be elevated on a permanent foundation to no lower than three feet above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
 - (b) All manufactured homes to be placed or substantially improved in an existing manufactured home park or subdivision within Zones A-1, AH, and AE, that are not subject to the provisions of paragraph 4 (a) of this Section, must be elevated so that either:
 - (i) The lowest floor of the manufactured home is elevated to no lower than one foot above the base flood elevation, or
 - (ii) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least an equivalent strength that are no less than 36 inches in height above the grade and securely anchored to an adequate foundation system to resist flotation, collapse, and lateral movement.
 - (c) All recreational vehicles placed on sites within Zones A1-30, AH, and AE must either:
 - (i) Be on the site for fewer than 130 consecutive days,
 - (ii) Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions), or
 - (iii) Meet all the requirements for new construction, including anchoring and elevation requirements in accordance with Section B, provisions (4) (a) and (b) of this Article.
- (5) Adequate drainage paths around structures shall be provided on slopes to guide water away from structures.
- (6) Standards for streams with established Base Flood Elevations, without Regulatory Floodways
- Located within the areas of special flood hazard established in Article I, Section B, where streams exist for which base flood elevation data has been provided by the Federal Emergency Management Agency without the delineation of the regulatory floodway (Zones AE and A1-30), the following additional provisions shall also apply.
- (a) Until a regulatory floodway is designated, no new construction, substantial improvements, or other development including fill shall be permitted within the areas of special flood hazard, unless it is

- demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the community.
- (b) Development activities which increase the water surface elevation of the base flood by more than one foot may be allowed, provided that the developer or applicant first applies – with the community's endorsement – for a conditional FIRM revision, and receives the approval of the Federal Emergency Management Agency.
- (7) Floodways. Located within areas of special flood hazard established in Article 3, Section B, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and have significant erosion potential, the following additional provisions shall also apply:
- (a) Prohibit encroachments, including fill, new construction, substantial improvements and other developments within the regulatory floodway unless certification (with supporting technical data) by a registered professional engineer is provided through hydraulic and hydrologic analyses produced in accordance with standard engineering practice demonstrating that encroachments would not result in any increase in flood levels during occurrence of the base flood discharge.
- (b) Prohibit the placement of manufactured homes (mobile homes), except in an existing manufactured home park or subdivision. A replacement manufactured home may be placed on a lot in an existing manufactured home park or subdivision provided the anchoring standards of Article 5, Section A (2), and the elevation standards of Article 5, Section B (1) and (2), and the encroachment standards of Article 5, Section B (7) (a), are met.
- (c) Development activities including new construction and substantial improvements that increase the water surface elevation of the base flood by more than one foot may be allowed, provided that the developer or applicant first applies – with the community's endorsement – for a conditional FIRM revision, and receives the approval of FEMA.
- (d) When fill is proposed, in accordance with the permit issued by the Florida Department of Health, within the regulatory floodway, the development permit shall be issued only upon demonstration by appropriate engineering analyses that the proposed fill will not increase the water surface elevation of the base flood in accordance with Article 5, Section (7) (a).
- (8) For all structures located seaward of the Coastal Construction Control Line (CCCL), the lowest floor of all new construction and substantial improvements shall be elevated to the regulatory flood elevation established by the Florida Department of Environmental Protection or by FEMA in accordance with Article 3, Section B, whichever is higher. All non-elevation design requirements of Article 5, Section E shall apply.

SECTION C. SPECIFIC STANDARDS FOR A-ZONES WITHOUT BASE FLOOD ELEVATIONS AND REGULATORY FLOODWAYS.

Located within the areas of special flood hazard established in Article 3, Section B, where there exist A Zones for which no base flood elevation data and regulatory floodway have been provided or designated by the Federal Emergency Management Agency, the following provisions shall apply:

- (1) Regulate standards of Article 5, Section A.
- (2) The Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State of Florida, or any other source, in order to administer the provisions of this ordinance. When such data is utilized, provisions of Article 5, Section B shall apply. The Floodplain Administrator shall:

- a) Obtain the elevation (in relation to the mean sea level) of the lowest floor (including the basement) of all new and substantially improved structures.
 - b) Obtain, if the structure has been floodproofed in accordance with the requirements of Section B (2) of Article 5, the elevation in relation to the mean sea level to which the structure has been floodproofed, and
 - c) Maintain a record of all such information.
- (3) Notify, in diverse situations, adjacent communities, the State of Florida, Department of Community Affairs, NFIP Coordinating Office, and the applicable Water Management District prior to any alteration or relocation of a watercourse, and submit copies of such notifications to FEMA.
 - (4) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
 - (5) Manufactured houses shall be installed using methods and practices that minimize flood damage. They must be elevated and anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State of Florida and local anchoring requirements for resisting wind forces.
 - (6) When the data is not available from any source as in paragraph (2) of this Section, the lowest floor of the structure shall be elevated to no lower than three feet above the highest adjacent grade.
 - (7) Require that all new subdivision proposals and other proposed developments (including proposals for (8) manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals base flood elevation data.

SECTION D. STANDARDS FOR AO ZONES

Located within the areas of special flood hazard established in Article 3, Section B, are areas designated as shallow flooding areas. These areas have flood hazards associated with base flood depths of one to three feet, where a clearly defined channel does not exist and the path of flooding is unpredictable and indeterminate; therefore, the following provisions apply:

- (1) All new construction and substantial improvements of residential structures in all AO Zones shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the Flood Insurance Rate Map. If no flood depth number is specified, the lowest floor, including basement, shall be elevated to no less than two feet above the highest adjacent grade.
- (2) All new construction and substantial improvements of non-residential structures shall:
 - (a) Have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the Flood Insurance Rate Map. If no flood depth number is specified, the lowest floor, including basement, shall be elevated to at least two feet above the highest adjacent grade, or
 - (b) Together with attendant utility and sanitary facilities be completely floodproofed to that level to meet the floodproofing standard specified in Article 5, Section B (2).
- (3) Adequate drainage paths around structures shall be provided on slopes to guide water away from structures.

SECTION E. COASTAL HIGH HAZARD AREAS (V-ZONES)

Located within areas of special flood hazard established in Article 3, Section B are Coastal High Hazard Areas, designated as Zones V1-30, VE, or V (with BFE). The following provisions shall apply for all development activities:

- (1) Meet the Requirements of Article 4, Section A, and Article 5, Sections A, B (except B (7)), C, and D.
- (2) All new construction and substantial improvements in Zones V1-V30, VE, and V (with BFE) shall be elevated on pilings or columns so that:
 - e) The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to no lower than one foot above the base flood elevation whether or not the structure contains a basement; and
 - f) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading will be those values associated with the base flood. Wind loading values will be those required by applicable State of Florida or local, if more stringent than those of the State of Florida, building standards.
- (3) A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of this Section.
- (4) Obtain the elevation (in relation to mean sea level) of the bottom of the lowest horizontal structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures. The Floodplain Administrator shall maintain a record of all such information.
- (5) All new construction and substantial improvements shall be located landward of the reach of ocean high tide.
- (6) Provide that all new construction and substantial improvements have the space below the lowest floor either free of obstruction, or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purpose of this section, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:
 - a) Breakaway wall collapse shall result from water load less than that which would occur during the base flood; and
 - b) The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). The water loading shall be those values associated with the base flood. The wind loading values shall be those required by applicable Florida or local, if more stringent than those of the State of Florida, building standards.
 - c) Such enclosed space shall be usable solely for parking of vehicles, building access, or storage. Such space shall not be finished, partitioned into multiple rooms, or temperature-controlled.

- (7) Prohibit the use of fill for structural support. No development permit shall be issued for development involving fill in coastal high hazard areas unless it has been demonstrated through appropriate engineering analyses that the subject fill does not cause any adverse impacts to the structure on site or adjacent structures. Placement of fill that would result in an increase in the base flood elevation or cause adverse impacts by wave ramping and deflection may be permitted, provided that the permit applicant must apply for and receive a conditional PIRM revision, fulfilling the requirements for such revisions as established by FEMA.
- (8) Prohibit man-made alteration of sand dunes and mangrove stands that would increase potential flood damage.
- (9) Standards for Manufactured Homes
- (a) All manufactured homes to be placed or substantially improved on sites: (i) Outside a manufactured home park or subdivision, (ii) In a new manufactured home park or subdivision, (iii) In an expansion to an existing manufactured home park or subdivision, or, (iv) In an existing manufactured home park or subdivision in which a manufactured home has incurred "substantial damage" as the result of a flood, must meet the standards of Article 5, Section E (2) through (8).
- (b) All manufactured homes placed or substantially improved on other sites in an existing manufactured home park or subdivision shall meet the requirements of Article 5, Section B (4) (b).
- (10) Recreational vehicles placed on sites within Zones VE, V1-V30, V (with base flood elevation) on the PIRM either
- (a) Be on the site for fewer than 180 consecutive days,
- (b) Be fully licensed and ready for highway use (on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions); or
- (c) Meet the requirements of Article 5, Section E (2) through (8).
- (d) *Prohibit the placement of recreational vehicles, except to an existing recreational vehicle park. They must be on site for fewer than 180 consecutive days, fully licensed and ready for highway use (on its wheels or jacking system, is attached to the site by quick disconnect type utilities and security devices, and has no permanently attached additions). They shall also have a plan for removal in case of a threat.*
- (11) For all structures located seaward of the Coastal Construction Control Line (CCCL), the bottom of the lowest horizontal structural member of the lowest floor of all new construction and substantial improvements shall be elevated to the flood elevation established by the Florida Department of Environmental Protection at the base flood elevation, whichever is the higher. All non-elevation design requirements Article 5, Section E (2) through (11) shall apply.
- (12) When fill is proposed, in accordance with the permit issued by the Florida Department of Health, in coastal high hazard areas, the development permit shall be issued only upon demonstration by appropriate engineering analyses that the proposed fill will not increase the water surface elevation of the base flood nor cause any adverse impacts to adjacent properties by wave ramping and deflection.

ARTICLE 6. VARIANCE PROCEDURES.

SECTION A. DESIGNATION OF VARIANCE AND APPEALS BOARD.

The Local Planning Agency/Board of Adjustment as established by the Town Council of Lake Placid, Florida shall hear and decide appeals and requests for variances from the requirements of this ordinance.

SECTION B. DUTIES OF VARIANCE AND APPEALS BOARD.

The board shall hear and decide appeals when it is alleged an error in any requirement, decision, or determination is made by the Floodplain Management Administrator in the enforcement or administration of this ordinance. Any person aggrieved by the decision of the board may appeal such decision to the Circuit Court.

SECTION C. VARIANCE PROCEDURES.

In acting upon such applications, the Local Planning Agency/Board of Adjustment shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance, and:

- (1) The danger that materials may be swept onto other lands to the injury of others;
- (2) The danger of life and property due to flooding or erosion damage;
- (3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- (4) The importance of the services provided by the proposed facility to the community;
- (5) The necessity to the facility of a waterfront location, where applicable;
- (6) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
- (7) The compatibility of the proposed use with existing and anticipated development;
- (8) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
- (9) The safety of access to the property in times of flood for ordinary and emergency vehicles;
- (10) The expected heights, velocity, duration, rate of rise, and sediment of transport of the flood waves and the effects of wave action, if applicable, expected at the site, and
- (11) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

SECTION D. CONDITIONS FOR VARIANCES.

- (1) Variances shall only be issued when there is:
 - a) A showing of good and sufficient cause;
 - b) A determination that failure to grant the variance would result in exceptional hardship; and
 - c) A determination that the granting of a variance will not result in increased flood heights, additional threats to public expense, create retroactive, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- (2) Variances shall only be issued upon a determination that the variance is the minimum necessary deviation from the requirements of this ordinance.
- (3) Variances shall not be granted after-the-fact.

- (4) The Floodplain Administrator shall maintain the records of all variance actions, including justification for their issuance or denial, and report such variances in the community's NFIP Biennial Report or upon request to FEMA and the State of Florida, Department of Community Affairs, NFIP Coordinating Office.

SECTION E. VARIANCE NOTIFICATION.

Any applicant to whom a variance is granted shall be given written notice over the signature of a community official that:

- (1) The issuance of a variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and
- (2) Such construction below the base flood level increases risks to life and property.

A copy of the notice shall be recorded by the Floodplain Administrator in the Office of the Clerk of Court and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land.

SECTION F. HISTORIC STRUCTURES.

Variations may be issued for the repair or rehabilitation of "historic" structures - meeting the definition in this ordinance - upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a "historic" structure.

SECTION G. STRUCTURES IN REGULATORY FLOODWAY.

Variations shall not be issued within any designated floodway if any impact in flood conditions or increase in flood levels during the base flood discharge would result.

ARTICLE 7. SEVERABILITY.

If any section, clause, sentence, or phrase of the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance.

DATED THIS 13th DAY OF June, 2005 AT LAKE PLACID, HIGHLANDS COUNTY, FLORIDA.

TOWN OF LAKE PLACID

BY: John M. Holbrook
John M. Holbrook, Mayor

ATTEST: Arlene J. Tuck
Arlene J. Tuck, Municipal Clerk

(SEAL)



853593749

TOWN OF LAKE PLACID

Page 20/28

Town of Lake Placid

311 WEST INTERLAKE BLVD. • LAKE PLACID, FLORIDA 33852-5591
TELEPHONE (863) 699-3747 • FAX (863) 699-3749

RESOLUTION OF INTENT

WHEREAS, certain areas of Lake Placid, Florida are subject to periodic flooding, or flood-related erosion, threatening lives and causing severe damages to properties within these areas; and

WHEREAS, relief is available in the form of Federally subsidized flood insurance as authorized by the National Flood Insurance Act of 1968; and

WHEREAS, it is the intent of this Lake Placid Town Council to require the recognition and evaluation of flood, or flood-related erosion hazards in all official actions relating to the land use in areas having these hazards; and

WHEREAS, the Town Council has the legal authority to adopt land use and control measures to reduce future flood losses pursuant to Florida Statute 164.01;

NOW, THEREFORE, BE IT RESOLVED, that the Town Council of Lake Placid, Florida hereby:

Assure the Department of Homeland Security's Federal Emergency Management Agency (FEMA) that it will enact, as necessary, and maintain in force in those areas having flood or flood-related erosion hazards, adequate flood use and control measures with effective enforcement provisions consistent with the criteria set forth in Part 60 of the National Flood Insurance Program Regulations (Title 44 of the Code of Federal Regulations); and

Appoint the Mayor of the town and vests with the responsibility, authority, and means to:

- (a) Make a records for public inspection and to furnish upon request for the determination of applicable flood insurance premium rates within all areas of special flood hazards identified on the Flood Hazard Boundary Map or the Flood Insurance Rate Map, for all new construction, substantial improvements, and other development, including, but may not be limited to, elevation of the lowest floor (including basement), in relation to the mean sea level, and the elevation to which structures are floodproofed; elevation of the bottom of the lowest horizontal structural member of the lowest floor; professional certifications and corresponding engineering analyses; variance requests; evaluation, proceedings, justification for issuance or denial, and written modification to applicant; determination of substantial damage and improvements; and historic structures.
- (b) Assist FEMA, at its request, in the initial delimitation of the limits of the area having special flood, or flood-related erosion hazards, as well as subsequent revisions to these areas.
- (c) Provide such information as FEMA may request concerning present uses and occupancy of the floodplain, or flood-related erosion areas.
- (d) Cooperate with Federal, State, and local agencies and private firms that undertake to study, survey, map, and identify flood plain, or flood-related erosion areas, and cooperate with neighboring communities with respect to management of adjoining floodplain, and/or flood-related erosion areas in order to prevent aggravation of existing hazards.
- (e) Upon occurrence, notify FEMA in writing whenever the boundaries of the Community have been modified by annexation or the community has otherwise assumed or no longer has authority to adopt and enforce floodplain management regulations for a particular area. In order that all Flood Hazard Boundary Maps and Flood Insurance Rate Maps accurately represent the Community's boundaries, include within such notification a copy of a map of the community suitable for reproduction, clearly delineating the new corporate limits or new area for which the community has assumed or relinquished flood plain management regulatory authority.
- (f) Take such effective enforcement and other official actions as may be necessary to achieve the purpose of the Town of Lake Placid floodplain management program.

DATED THIS 13th day of June, 2005 at Lake
Placid, Highlands County, Florida.

TOWN OF LAKE PLACID

BY:

John M. Halbrook
John M. Halbrook, Mayor

ATTEST:

Arlene J. Tuck
Arlene J. Tuck, Municipal Clerk

(SEAL)

04/21/2009 02:25 863599745 TOWN OF LAKE PLACID PAGE 25/38
FEDERAL EMERGENCY MANAGEMENT AGENCY

APPLICATION FOR PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. NO. 3007-0020
Expires December 31, 2008

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this form is estimated to average 4 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing, reviewing, and submitting the form. You are not required to submit this collection of information unless a valid OMB control number appears in the upper right corner of this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20472, Paperwork Reduction Project (3037-0020). Please do not send your completed form to the address above.

1. APPLICANT COMMUNITY NAME (City, town, etc.) **TOWN OF LAKE PLACID** DATE **2/11/05**

COUNTY, STATE
Highlands County, Florida

2. COMMUNITY OFFICIAL - CHIEF EXECUTIVE OFFICER (CEO) **John M. Holbrook, Mayor** E-MAIL ADDRESS **ajl-townoflp@hcta.net** TELEPHONE NO. (include area code) **853-699-3747**

ADDRESS (Street or route, city, state, zip code)
311 W. Interlake Blvd., Lake Placid, FL 33852

3. PROGRAM COORDINATOR (Optional, if different from above, with overall responsibility for implementing program) E-MAIL ADDRESS **Jim Fulton, Public Works Director** TELEPHONE NO. (include area code) **jaf-townoflp@hcta.net 853-699-3747**

ADDRESS (Street or route, city, state, zip code)
311 W. Interlake Blvd., Lake Placid, FL 33852

4. LOCATION OF COMMUNITY REPOSITORY FOR PUBLIC INSPECTION OF FIRM MAPS
Highlands County Building Department

ADDRESS
101 N. Main Street, Lake Placid, FL 33852

5. ESTIMATES FOR THOSE AREAS PRONE TO FLOOD AND/OR MUDSLIDE AS OF THE DATE OF THIS APPLICATION

AREA IN ACRES	POPULATION	NO. OF 1-4 FAMILY STRUCTURES	NO. OF ALL OTHER STRUCTURES
N/A			

6. ESTIMATES OF TOTALS IN ENTIRE COMMUNITY

POPULATION	NO. OF 1-4 FAMILY STRUCTURES	NO. OF ALL OTHER STRUCTURES
1720	500	500

7. FOR FEMA REGIONAL OFFICE USE ONLY

1. FEMA REGIONAL OFFICE 2. NAME OF CONTACT 3. TELEPHONE NO.

4. LEVEL OF 44 CFR 60.3 REGULATION ADOPTED (Check one):
 60.3(i) 60.3(j) 60.3(k) 60.3(l) 60.3(m)
 5. CHECK APPROPRIATE BOX:
 EMERGENCY PHASE REGULAR PHASE

IF REGULAR PROGRAM, SPECIFY FIRM INDEX DATE. IF USING ANOTHER COMMUNITY'S FIRM, GIVE COMMUNITY NAME, CID, FIRM INDEX DATE AND MAP PANEL NUMBER DEFECTING COMMUNITY.

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TOWN OF LAKE PLACID

PLAC 26/30

§ 102

LAKE PLACID

§ 201

Section 102. Current municipality established.

The Town of Lake Placid, Highlands County, Florida is hereby created.

**ARTICLE II
Corporate Limits**

Section 201. Description of corporate limits.

The following area shall constitute the corporate limits of the Town of Lake Placid, Highlands County, Florida:

Portions of Section 6, Township 37 south, Range 30 east; Section 31, Township 36 south, Range 30 east; Section 36, Township 36 south, Range 29 east and Section 1, Township 37 south, Range 29 east, all in Highlands County, Florida, and being more particularly described as follows:

Begin at the center of Section 6, Township 37 south, Range 30 east, Highlands County, Florida; thence run north 0° 41' 00" west along the north-south quarter section line of said section 6 to a point 1,036.42 feet south of the north quarter corner; thence run south 39° 48' 30" east for a distance of 400.98 feet to a point; thence run north 0° 59' 17" for a distance of 175.00 feet to a point; thence run north 39° 48' 30" west for a distance of 400.05 feet to a point on the north-south quarter section line of said Section 6; thence run north 0° 41' 00" west along the north-south quarter section line of said Section 6 to a point where the extended south property line of Lot 8, Christensen Manor Subdivision according to the plat thereof recorded in Plat Book 12 at page 21 of the Public Records of Highlands County, Florida, meets said north-south quarter section line; thence run in an easterly direction along said extended south property line of said Lot 8 and along the south property line of said Lot 8 to the southeast corner of said Lot 8; thence run in a northerly direction along the east line of said Lot 8 to the northeast corner of said Lot 8; thence run in a westerly direction along the north property line of said Lot 8 and a line extension thereof to a point on the said north-south quarter section line; thence run north 0° 41' 00" west along the north-south quarter section line of said Section 6 to a point where the extended south property line of Lot 8, Christensen Manor Subdivision according

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CHARTER

§ 201

to the plat thereof recorded in Plat Book 12 at page 21 of the Public Records of Highlands County, Florida, meets said north-south quarter section line; thence run in an easterly direction along said extended south property line of said Lot 6 and along the south property line of said Lot 6 to the southeast corner of said Lot 6; thence run in a northerly direction along the east line of said Lot 6 and also Lot 5 of said Christensen Manor Subdivision to the northeast corner of said Lot 5; thence run in a westerly direction along the north property line of said Lot 5 and a line extension thereof to a point on the said north-south quarter section line; thence run north 0° 41' 00" west along said north-south quarter section line to the north quarter corner of said Section 6, being also the south quarter corner of Section 31, Township 36 south, Range 30 east, Highlands County, Florida; thence run in a northerly direction along the north-south quarter section line of said Section 31 to a point where the extended south property line of Lot 1, East Side Addition according to the plat thereof recorded in Plat Book 4 at page 19, of the Public Records of Highlands County, Florida, meets said north-south quarter section line; thence run in an easterly direction along said extended south property line of Lot 1 (being also the north right-of-way line of S.R. No. 621) to the southeast corner of said Lot 1; thence run in a northerly direction along the east property lines of Lots 1, 2, 3, 4 and 5 of said east side addition to the northeast corner of said Lot 5; thence run in a westerly direction along the north line of said Lot 5 and a line extension thereof to a point on the north-south quarter section line; thence run in a northerly direction along the north-south quarter section line of said Section 31, Township 36 south, Range 30 east, Highlands County, Florida, to a point 150.00 feet south of the south right-of-way line of Tower Street extended to meet said north-south quarter section line; thence run in an easterly direction along an extension thereof and the south property of a parcel housing Goldome Bank to the southeast corner of said parcel; then run in a northerly direction along the east property line of said Goldome parcel for a distance of 150.00 feet to the northeast property corner of said parcel and the south right-of-way line of Tower Street; thence run in a westerly direction along the south right-of-way line of said Tower Street and an extension thereof to the north-south quarter section line of said Section 31; thence run in a northerly direction along the said north-south quarter section line for a distance of 50 feet to a point of extension of the north right-of-way line of Tower Street; thence run in an easterly direction along said

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LAWN OF LAKE PLACID

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extension and the north right-of-way line of said Tower Street to the southwest corner of Tract B of Placid Plaza, recorded in Plat Book 7 at page 23 of the Public Records of Highlands County, Florida; thence continue in an easterly direction along the north right-of-way line of said Tower Street and the south line of said Tract B to the southeast corner of said Tract B; thence run in a northerly direction along the east lines of said Tract B and Tract C of said Placid Plaza to the northeast corner of said Tract C; thence run in a westerly direction along the north line of said Tract C and an extension thereof to a point on the north-south quarter section line of said Section 31, less and except the west 100 feet of said Tract B and the west 100 feet of the south 15 feet of said Tract C (known as the Garden Restaurant); thence run in a northerly direction along the north-south quarter section line of said Section 31 to the center of said Section 31, thence run in a westerly direction along the east-west quarter section line to the westerly right-of-way line of United States Highway No. 27; thence in a northerly direction along the westerly right-of-way line of said United States Highway No. 27 to a point on the north line of the southeast quarter of the northwest quarter of said Section 31; thence in a westerly direction along the north line of the southeast quarter of the northwest quarter of said Section 31 to the northwest corner of said southeast quarter of the northwest quarter; thence in a southerly direction along the west line of the southeast quarter of the northwest quarter of said Section 31 to a point on the north right-of-way line of Roy Pendarvis Road; thence run in a westerly direction along the north right-of-way line of said Roy Pendarvis Road and its extension thereof to a point on the westerly right-of-way line of State Road No. 17; thence run in a southerly direction along the westerly right-of-way line of said State Road No. 17 to a point of intersection with the east-west quarter section line of said Section 31; thence run in a westerly direction along the east-west section line of said Section 31 to the west quarter corner of said Section 31; thence continue in a westerly direction along the east-west quarter section line of Section 36, Township 36 south, Range 29 east, Highlands County, Florida, to the southwest corner of Lot 26 (southeast corner of Lot 25) Lake Groves Subdivision according to the plat thereof recorded in Plat Book 1 at pages 11 and 12, Highlands County, Florida; thence run in a northerly direction along the east lines of the Lots 25 and 11 of said plat Lake Groves Subdivision to the shore of Lake June-in-Winter; thence run southwesterly, westerly and northwesterly along the

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shoreline of said Lake June-In-Winter to the northeast corner of Lot 6 of said Lake Groves Subdivision; thence run in a westerly direction along the north line of said Lot 6 to the northwest corner of said Lot 8 (northeast corner of Lot 7) and the southeast corner of Lot 1 of said Lake Groves Subdivision; thence run in a northwesterly direction along the easterly line of said Lot 1 to the northwest corner of said Lot 1; thence run in a southerly direction along the west lines of Lots 1, 7, 14, 22, 32, 41 and 49 of said Lake Groves Subdivision to the southwest corner of said Lot 49, being also the northwest corner of Lot 20, Lake Groves Resubdivision of a portion according to the plat thereof recorded in Plat Book 1 at page 31 of the Public Records of Highlands County, Florida; thence run in a easterly direction along the south lines of Lots 49 and 48 of said Lake Groves Subdivision and an extension thereof across to the east right-of-way line of Tangerine Road to a point; thence run in a southerly direction along the north-south quarter section line to the south quarter corner of said Section 36 and the north quarter corner of said Section 1; thence continue in a southerly direction along the north-south quarter section line of Section 1, Township 37 south, Range 29 east, Highlands County, Florida, to the center of said Section 1; thence run in an easterly direction along the east-west quarter section line of said Section 1 to a point 100 feet west of the true meander line of Lake Serena (now known as Lake Sirena); thence follow a line 100 feet west of the true meander line of said Lake Serena (now known as Lake Sirena) in a southerly direction to the point of intersection of a projection of the south line of Lot 112, Lake Groves, according to the plat thereof recorded in Plat Book 1 at page 11, Public Records of Highlands County, Florida, said line being projected in an easterly direction to the point of intersection of the meander line of the westerly shoreline of Lake Serena being also on the north line of the plat Oak Island according to the plat thereof recorded in Plat Book 12 at page 45 of the Public Records of Highlands County, Florida; thence run in a westerly direction along the north line of said Oak Island to the northwest corner of said Oak Island; thence run in a southerly direction along the west line of said Oak Island to the southwest corner of said Oak Island; thence run in an easterly and northeasterly direction along the south line of said Oak Island to a point 100.00 feet from the meander line of said Lake Sirena; thence run in a southerly, easterly and northerly direction, maintaining a distance of 100.00 feet from the true meander line of Lake Sirena to the West Quarter Corner of said Section 6; thence run in a easterly direction along the east-west quarter section line of said Section 6 to the point of beginning.

City of Avon Park
Flood Damage Prevention Ordinance No. 06-01

ORDINANCE NO. 06-01

**AN ORDINANCE OF THE CITY OF AVON PARK, FLORIDA,
REGARDING FLOOD DAMAGE PREVENTION**

Whereas, the City of Avon Park desires to maintain floodplain management within the City consistent with state statutes and regulate same through a local ordinance; and,

Whereas, the City Council of the City of Avon Park has determined that said regulation is in the best interest of the citizens of the City of Avon Park and promotes the public health, safety and welfare; and

Whereas, the City Council of the City of Avon Park has determined that said regulation will minimize public and private losses due to flood condition in specific areas

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AVON PARK, FLORIDA:

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ARTICLE 1. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE, AND OBJECTIVES.

SECTION A. STATUTORY AUTHORIZATION.

The Legislature of the State of Florida has in Chapter 196, Florida Statutes delegated the authority to municipal government units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City Council of Avon Park, Florida does hereby adopt the following floodplain management regulations.

SECTION B. FINDINGS OF FACT.

- (1) The flood hazard areas of the City of Avon Park, Florida are subject to possible periodic inundation, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- (2) These flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, and by the occupancy in flood hazard areas by uses vulnerable to floods or hazardous to other lands which are inadequately elevated, flood-protected, or otherwise unprotected from flood damages.

SECTION C. STATEMENT OF PURPOSE.

It is the purpose of this ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- (1) Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, which result in damaging increases in erosion or in flood heights and velocities;
- (2) Require that uses vulnerable to floods including facilities which serve such uses be protected against flood damage throughout their intended life span;
- (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;
- (4) Control filling, grading, dredging and other development which may increase erosion or flood damage; and
- (5) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

SECTION D. OBJECTIVES.

The objectives of this ordinance are:

- (1) To protect human life and health;
- (2) To minimize expenditure of public money for costly flood control projects;
- (3) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

- (4) To minimize prolonged business interruptions;
- (5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, roadways, and bridges and culverts located in floodplains;
- (6) To help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize flood bright areas; and
- (7) To ensure that potential homebuyers are notified that property is in a flood hazard area.

SECTION E. METHODS OF REDUCING FLOOD LOSSES.

In order to accomplish its purposes, this ordinance includes methods and provisions for:

- (1) Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- (2) Requiring that uses vulnerable to floods including facilities which serve such uses be protected against flood damage throughout their intended life span;
- (3) Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- (4) Controlling filling, grading, dredging, and other development which may increase flood damage; and,
- (5) Preventing or regulating the construction of flood barriers that will unnaturally divert flood waters or may increase flood hazards in other areas.

ARTICLE 2. DEFINITIONS.

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

Accessory structure (Appurtenant structure) means a structure that is located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory structures should constitute a minimal investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.

Addition (to an existing building) means any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a firewall. Any walled and roofed addition, which is connected by a firewall or is separated by independent perimeter load-bearing walls, is new construction.

Appeal means a request for a review of the Floodplain Management Administrator's interpretation of any provision of this ordinance or a request for a variance.

Area of shallow flooding means a designated AO or AH Zone on the community's Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood hazard is the land in the floodplain within a community subject to a one-percent or greater chance of flooding in any given year.

Base flood means the flood having a one percent chance of being equaled or exceeded in any given year (also called the "100-year flood" and the "regulatory flood"). Base flood is the term used throughout this ordinance.

Base Flood Elevation means the highest water-surface elevation associated with the base flood.

Basement means that portion of a building having its floor sub-grade (below ground level) on all sides.

Breakaway wall means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

Building – see Structure.

Critical facility means a facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals, police, fire and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste.

Development means any man-made change to improved or unimproved real estate, including, but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or permanent storage of materials or equipment.

Elevated building means a non-basement building built to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns (posts and piers), shear walls, or breakaway walls.

Encroachment means the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.

Existing Construction any structure for which the "start of construction" commenced before the effective date of this ordinance.

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community before the effective date of this ordinance.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- a.) The overflow of inland or tidal waters;
- b.) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood Boundary and Floodway Map (FBFM) means the official map on which the Federal Emergency Management Agency (FEMA) or Federal Insurance Administration (FIA) has delineated the areas of flood hazards and regulatory floodway.

Flood Hazard Boundary Map (FHBM) means an official map of a community, issued by FEMA, where the boundaries of the areas of special flood hazard have been identified as Zone A.

Flood Insurance Rate Map (FIRM) means an official map of a community, on which FEMA has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Flood Insurance Study (FIS) is the official hydraulic & hydrologic report provided by FEMA. The report contains flood profiles, as well as the FIRM, FHBM (where applicable) and the water surface elevation of the base flood.

Floodplain means any land area susceptible to flooding.

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

Floodplain Management Administrator is the individual appointed to administer and enforce the floodplain management regulations.

Floodplain management regulations means this ordinance and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances, and other applications of police power which control development in flood-prone areas. This term describes federal, state or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss and damage.

Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floodway fringe means that area of the floodplain on either side of the regulatory floodway where encroachment may be permitted without additional hydraulic and/or hydrologic analysis.

Functionally dependent facility means a facility which cannot be used for its intended purpose unless it is located or carried out in close proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, ship repair, or seafood processing facilities. The term does not include long-term storage, manufacture, sales, or service facilities.

Hardship (as related to variances of this ordinance) means the exceptional hardship that would result from a failure to grant the requested variance. The City of Avon Park requires that the variance is exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is NOT exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

Highest adjacent grade means the highest natural elevation of the ground surface, prior to the start of construction, next to the proposed walls of a building

Historic Structure means any structure that is:

- a.) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b.) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c.) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- d.) Individually listed on a local inventory historic places in communities with historic preservation programs that have been certified either:
 1. By an approved state program as determined by the Secretary of the Interior, or
 2. Directly by the Secretary of the Interior in states without approved programs.

Increased Cost of Compliance (ICC) means the cost to repair a "substantially" or "repetitively" flood-damaged building that is required to bring it into compliance with the requirements of this ordinance. ICC coverage is provided for in every standard NFIP flood insurance policy.

Lowest adjacent grade means the lowest elevation, after the completion of construction, of the ground, sidewalk, patio, deck support, or basement entryway immediately next to the structure.

Lowest floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the nonelevation design standards of this ordinance.

Manufactured home means a building, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term also includes park trailers, travel trailers, and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value means the building value, excluding the land (as agreed to between a willing buyer and seller), as established by what the local real estate market will bear. Market value can be established by independent certified appraisal, replacement cost depreciated by age of building (Actual Cash Value), or adjusted assessed values.

Mean Sea Level means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For purposes of this ordinance, the term is synonymous with National Geodetic Vertical Datum (NGVD).

National Geodetic Vertical Datum (NGVD) as corrected in 1929 is a vertical control used as a reference for establishing varying elevations within the floodplain.

New Construction means any structure for which the "start of construction" commenced on or after the effective date of this ordinance. The term also includes any subsequent improvements to such structures.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be

affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of this ordinance.

Obstruction includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

Public safety and nuisance, anything which is injurious to safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

Recreational vehicle means a vehicle that is:

- a.) Built on a single chassis;
- b.) 400 square feet or less when measured at the largest horizontal projection;
- c.) Designed to be self-propelled or permanently towable by a light duty truck; and
- d.) Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Repetitive Loss means flood-related damages sustained by a structure on two separate occasions during a 10-year period ending on the date of the event for which the second claim is made, in which the cost of repairing the flood damage, on the average, equaled or exceeded 25% of the market value of the building at the time of each such flood event.

Special flood hazard area (SFHA) (see Area of Special Flood Hazard) means an area having special flood hazard and shown on a FIRM or FIRM as Zone A, AO, A1-A30, AE, A99, AH.

Start of construction (for other than new construction or substantial improvements under the Coastal Barrier Resources Act P. L. 97-348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main building. For substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure means all walled and roofed buildings, including gas or liquid storage tanks and manufactured homes that are principally above ground.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Substantial damage also means flood-related damages sustained

by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term also includes structures that have incurred "substantial damage" or "repetitive loss", regardless of the actual repair work performed. This term does not, however, include either:

- (1) Any project or improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
- (2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure."

[This includes any combination of repairs, reconstruction, rehabilitation, addition, alteration, or other improvements to a building taking place during the life of the building, in which the cumulative cost of such improvements equals or exceeds 50 percent of the market value of the building either:

- (1) Before the improvement is started; or
- (2) In case of substantial damage, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.]

Substantially improved existing manufactured home parks or subdivisions is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

Variance is a grant of relief from the requirements of this ordinance, which permits construction in a manner otherwise prohibited by this ordinance where specific enforcement would result in unnecessary hardship.

Violation means the failure of a structure or other development to be fully compliant with this ordinance. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

Watercourse means a lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Water surface elevation means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

ARTICLE 3. GENERAL PROVISIONS.

SECTION A. LANDS TO WHICH THIS ORDINANCE APPLIES.

This ordinance shall apply to all areas of special flood hazard within the zoning and building code jurisdiction of the City Council of City of Avon Park, Florida

SECTION B. BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD.

The areas of special flood hazard identified by the Federal Emergency Management Agency in the Flood Insurance Study (FIS) for the City of Avon Park, with the accompanying maps and other supporting data, and any subsequent revisions thereto, are adopted by reference and declared to be a part of this ordinance thirty (30) days after receipt of the maps. The Flood Insurance Study is on file at the Office of the City Manager, Avon Park, City Hall.

SECTION C. DESIGNATION OF FLOOD PREVENTION ORDINANCE ADMINISTRATOR.

The City Council of Avon Park, Florida hereby appoints the City Manager or his designate to administer and implement the provisions of this ordinance and is herein referred to as the Floodplain Ordinance Administrator, the Floodplain Management Administrator, or the Administrator.

SECTION D. ESTABLISHMENT OF DEVELOPMENT PERMIT.

A development permit shall be required in conformance with the provisions of this ordinance prior to the commencement of any development activities.

SECTION E. COMPLIANCE.

No structure or land shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this ordinance and other applicable regulations.

SECTION F. ABROGATION AND GREATER RESTRICTIONS.

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

SECTION G. INTERPRETATION.

In the interpretation and application of this ordinance all provisions shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the governing body; and;
- (3) Deemed neither to limit nor repeal any other powers granted under state statutes.

SECTION H. WARNING AND DISCLAIMER OF LIABILITY.

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City Council of Avon Park, Florida or by any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

SECTION I. PENALTIES FOR VIOLATION.

Violation of the provisions of this ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than five hundred (\$500.00) dollars or imprisoned for not more than sixty (60) days, or both, and in addition, shall pay all costs and

expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the Floodplain Management Administrator from taking such other lawful actions as is necessary to prevent or remedy any violation.

ARTICLE 4. ADMINISTRATION.

SECTION A. PERMIT PROCEDURES.

Application for a Development Permit shall be made to the Floodplain Management Administrator on forms furnished by him or her prior to any development activities, and may include, but not be limited to, the following plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill, storage of materials or equipment, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

- (1) Application Stage:
 - a.) Elevation in relation to mean sea level of the proposed lowest floor (including basement) of all buildings;
 - b.) Elevation in relation to mean sea level to which any non-residential building will be flood-proofed;
 - c.) Certificate from a registered professional engineer or architect that the non-residential flood-proofed building will meet the flood-proofing criteria in Article 5, Section B (2) and Section D (2);
 - d.) Description of the extent to which any watercourse will be altered or relocated as result of proposed development. and;
- (2) Construction Stage:

Upon placement of the lowest floor, or flood-proofing by whatever construction means, it shall be the duty of the permit holder to submit to the Floodplain Management Administrator a certification of the NGVD elevation of the lowest floor or flood-proofed elevation, as built, in relation to mean sea level. Said certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by same. When flood proofing is utilized for a particular building said certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. Any work undertaken prior to submission of the certification shall be at the permit holder's risk. (The Floodplain Management Administrator shall review the lowest floor & flood-proofing elevation survey data submitted.) The permit holder immediately and prior to further progressive work being permitted to proceed shall correct deficiencies detected by such review. Failure to submit the survey or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.

SECTION B. DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN MANAGEMENT ADMINISTRATOR.

Duties of the Administrator shall include, but are not be limited to:

- (1) Review all development permits to assure that the permit requirements of this ordinance have been satisfied;
- (2) Advise permittee that additional federal, state, or local permits may be required, and if such additional permits are necessary, require that copies of such permits be provided and maintained on file with the development permit.

- (3) Notify adjacent communities, the State NFIP Coordinator, and other federal and/or state agencies with statutory or regulatory authority prior to any alteration or relocation of a watercourse.
- (4) Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.
- (5) Verify and record the actual elevation (in relation to mean sea level) of the lowest floor of all new or substantially improved buildings, in accordance with Article 4, Section A (2).
- (6) Verify and record the actual elevation (in relation to mean sea level) to which the new or substantially improved buildings have been flood-proofed, in accordance with Article 4, Section A (2).
- (7) Review certified plans and specifications for compliance.
- (8) Interpret the exact location of boundaries of the areas of special flood hazard. When there appears to be a conflict between a mapped boundary and actual field conditions, the Floodplain Management Administrator shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this article.
- (9) When base flood elevation data or floodway data have not been provided in accordance with Article 3, Section B, the Floodplain Management Administrator shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state, or any other source, in order to administer the provisions of Article 5.
- (10) Coordinate all FIRM change requests with the requester, State, and FEMA.

ARTICLE 5. PROVISIONS FOR FLOOD HAZARD REDUCTION.

SECTION A. GENERAL STANDARDS.

In all areas of special flood hazard the following provisions are required:

- (1) New construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.
- (2) Manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable state requirements for resisting wind forces.
- (3) New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- (4) New construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.
- (5) Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- (6) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.

- (7) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
- (8) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;
- (9) Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this ordinance shall meet the requirements of "new construction" as contained in this ordinance; and,
- (10) Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provisions of this ordinance, shall be undertaken only if said non-conformity is not furthered, extended, or replaced.

SECTION B. SPECIFIC STANDARDS.

In all areas of special flood hazard where base flood elevation data have been provided, as set forth in Article 3, Section B, the following provisions shall apply:

- (1) Residential Construction. New construction or substantial improvement of any residential building (or manufactured home) shall have the lowest floor, including basement, elevated no lower than two (2) feet above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate automatic equalization of hydrostatic forces on both sides of the exterior walls shall be provided in accordance with standards of Article 5, Section B (3).
- (2) Non-Residential Construction. New construction or substantial improvement of any commercial, industrial, or non-residential building (or manufactured home) shall have the lowest floor, including basement, elevated to no lower than two (2) feet above the base flood elevation. Buildings located in all A-Zones may be flood-proofed in lieu of being elevated provided that all areas of the building below the BFE (plus any community free board) elevation are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. Such certification shall be provided to the official as set forth in Article 4, Section C (9).
- (3) Elevated Buildings. New construction or substantial improvements of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls below the base flood elevations shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.
 - (a) Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the following minimum criteria:
 - (i) Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - (ii) The bottom of all openings shall be no higher than one foot above foundation interior grade (which must be equal to in elevation or higher than the exterior foundation grade); and,
 - (iii) Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.

- (b) Access to the enclosed area shall be minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator); and
 - (c) The interior portion of such enclosed area shall not be partitioned or finished into separate rooms.
 - (d) Where elevation requirements exceed 8 feet above the highest adjacent grade, a copy of the legally recorded deed restriction prohibiting the conversion of the area below the lowest floor to a use or dimension contrary to the building's originally approved design, shall be presented as a condition of issuance of the final Certificate of Occupancy.
- (4) Standards for Manufactured Homes and Recreational Vehicles.
- a.) All manufactured homes placed, or substantially improved, on individual lots or parcels, in expansions to existing manufactured home parks or subdivisions, in a new manufactured home park or subdivision or in substantially improved manufactured home parks or subdivisions, must meet all the requirements for new construction, including elevation and anchoring.
 - b.) All manufactured homes placed or substantially improved in an existing manufactured home park or subdivision must be elevated so that:
 - (i) The lowest floor of the manufactured home is elevated no lower than two (2) feet above the base flood elevation, or
 - (ii) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least an equivalent strength, of no less than 36 inches in height above the ground.
 - (iii) The manufactured home must be securely anchored to the adequately anchored foundation system to resist flotation, collapse and lateral movement.
 - (iv) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, any manufactured home placed or substantially improved must meet the standards of Article 5, Section B (4)(b)(i) and (iii) above.
 - c.) All recreational vehicles placed on sites must either:
 - (i) Be on the site for fewer than 180 consecutive days.
 - (ii) Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions), or
 - (iii) Meet all the requirements for new construction, including anchoring and elevation requirements of Article 5, Section B (4)(a) or (b) (i) and (iii), above.
- (5) Floodways. Located within areas of special flood hazard established in Article 3, Section B, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and has erosion potential, the following provisions shall apply:
- a.) Prohibit encroachments, including fill, new construction, substantial improvements and other developments unless certification (with supporting technical data) by a registered

professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during occurrence of the base flood discharge:

- b.) If Article 5, Section B (5)(a) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Article 5.
- c.) Prohibit the placement of manufactured homes (mobile homes), except in an existing manufactured homes (mobile homes) park or subdivision. A replacement manufactured home may be placed on a lot in an existing manufactured home park or subdivision provided the anchoring standards of Article 5, Section A (2), and the elevation standards of Article 5, Section B (1) and the encroachment standards of Article 5, Section B (5) (a), are met.

SECTION C. STANDARDS FOR SUBDIVISION PROPOSALS (AO ZONES).

Located within the areas of special flood hazard established in Article 3, Section B, are areas designated as shallow flooding areas. These areas have flood hazards associated with base flood depths of one to three feet (1 - 3'), where a clearly defined channel does not exist and the water path of flooding is unpredictable and indeterminate; therefore, the following provisions apply:

- (1) All new construction and substantial improvements of residential structures shall have the lowest floor, including basement, elevated to the flood depth number specified on the Flood Insurance Rate Map, above the highest adjacent grade. If no flood depth number is specified, the lowest floor, including basement, shall be elevated no less than three (2) feet above the highest adjacent grade. **
- (2) All new construction and substantial improvements of non-residential structures shall:
 - a.) Have the lowest floor, including basement, elevated to the flood depth number specified on the Flood Insurance Rate Map above the highest adjacent grade. If no flood depth number is specified, the lowest floor, including basement, shall be elevated at least two (2) feet** above the highest adjacent grade, or;
 - b.) Together with attendant utility and sanitary facilities be completely flood-proofed to the specified flood level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required as per Article 5, Section B (2).

SECTION D. STANDARDS FOR SUBDIVISION PROPOSALS.

- (1) All subdivision proposals shall be consistent with the need to minimize flood damage;
- (2) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;
- (3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards, and;
- (4) Base flood elevation data shall be provided for subdivision proposals and other proposed development (including manufactured home parks and subdivisions) which is greater than the lesser of fifty lots or five acres.

SECTION E. CRITICAL FACILITY.

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the special flood hazard area (SFHA). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet or more above the level of the base flood elevation at the site. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.

ARTICLE 6. VARIANCE PROCEDURES.

SECTION A. DESIGNATION OF VARIANCE AND APPEALS BOARD.

The Avon Park Zoning Board of Adjustment as established by the City Council of Avon Park, Florida shall hear and decide appeals and requests for variances from requirements of this ordinance.

SECTION B. DUTIES OF VARIANCE AND APPEALS BOARD.

The board shall hear and decide appeals when it is alleged an error in any requirement, decision, or determination is made by the Floodplain Management Administrator in the enforcement or administration of this ordinance. Any person aggrieved by the decision of the board may appeal such decision to the Circuit Court of Highlands County, as provided by law.

SECTION C. VARIANCE PROCEDURES.

In passing upon such applications, the Avon Park Zoning Board of Adjustment shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance, and:

- (1) The danger that materials may be swept onto other lands to the injury of others;
- (2) The danger of life and property due to flooding or erosion damage;
- (3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- (4) The importance of the services provided by the proposed facility to the community;
- (5) The necessity to the facility of a waterfront location, where applicable;
- (6) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
- (7) The compatibility of the proposed use with existing and anticipated development;
- (8) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
- (9) The safety of access to the property in times of flood for ordinary and emergency vehicles;
- (10) The expected heights, velocity, duration, rate of rise, and sediment of transport of the flood waters and the effects of wave action, if applicable, expected at the site; and,
- (11) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

SECTION D. CONDITIONS FOR VARIANCES.

- (1) Variances shall only be issued when there is:
 - a.) A showing of good and sufficient cause;
 - b.) A determination that failure to grant the variance would result in exceptional hardship; and
 - c.) A determination that the granting of a variance will not result in increased flood heights, additional threats to public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- (2) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief; and in the instance of an "historic structure," a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building.
- (3) Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation to which the lowest floor is to be built and stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation. (See Article 6, Section E.)
- (4) The Floodplain Management Administrator shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency, upon request. (See Section E.)

SECTION E. VARIANCE NOTIFICATION.

Any applicant to whom a variance is granted shall be given written notice over the signature of a community official that:

- (1) The issuance of a variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and;
- (2) Such construction below the base flood level increases risks to life and property.

The Floodplain Management Administrator will maintain a record of all variance actions, including justification for their issuance, and report such variances issued in the community's biennial report submission to the Federal Emergency Management Agency.

SECTION F. HISTORIC STRUCTURES.

Variances may be issued for the repair or rehabilitation of "historic structures" upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an "historic structure" and the variance is the minimum to preserve the historic character and design of the structure.

SECTION G. SPECIAL CONDITIONS.

Upon consideration of the factors listed in Article 6, and the purposes of this ordinance, the Avon Park Zoning Board of Adjustment may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.

ARTICLE 7. SEVERABILITY.

If any section, clause, sentence, or phrase of the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance.

This ordinance shall become effective upon adoption.

PASSED at a public meeting of the City Council of the City of Avon Park, Florida, this 30th day of December, 2001.

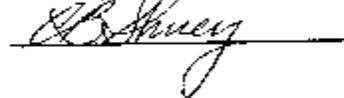
CITY OF AVON PARK, FLORIDA



Thomas A. Macklin
Mayor

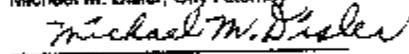
ATTEST:

C.B. Shirey, City Manager



APPROVED AS TO FORM AND CONTENT

Michael M. Dzialer, City Attorney



City of Sebring Floodplain Management Ordinance No. 1042

ORDINANCE NO. 1042

AN ORDINANCE OF THE CITY OF SEBRING, FLORIDA ESTABLISHING FLOODPLAIN MANAGEMENT REGULATIONS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Sebring desires to maintain floodplain management within the City consistent with state statutes and regulate same through a local ordinance; and

WHEREAS, City Council has determined that said regulation is in the best interest of the citizens of the City of Sebring and promotes the public health, safety and welfare; and

WHEREAS, the City Council has determined that said regulation will minimize public and private losses due to flood conditions in specific areas,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEBRING, FLORIDA, THAT:

Section 1. The floodplain management regulation is as follows:

"ARTICLE 1. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE, AND OBJECTIVES.

SECTION A. STATUTORY AUTHORIZATION.

The Legislature of the State of Florida has in Chapter 186, Florida Statutes delegated the authority to municipal government units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City Council of Sebring, Florida does hereby adopt the following floodplain management regulations.

SECTION B. FINDINGS OF FACT.

- (1) The flood hazard areas of the City of Sebring, Florida are subject to possible periodic inundation, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- (2) These flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, and by the occupancy in flood hazard areas by uses vulnerable to floods or hazardous to other lands which are inadequately elevated, flood-proofed, or otherwise unprotected from flood damages.

SECTION C. STATEMENT OF PURPOSE.

It is the purpose of this ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- (1) Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, which result in damaging increases in erosion or in flood heights and velocities;
- (2) Require that uses vulnerable to floods including facilities which serve such uses be protected against flood damage throughout their intended life span;
- (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;
- (4) Control filling, grading, dredging and other development which may increase erosion or flood damage; and
- (5) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

SECTION D. OBJECTIVES.

The objectives of this ordinance are:

- (1) To protect human life and health;
- (2) To minimize expenditure of public money for costly flood control projects;
- (3) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) To minimize prolonged business interruptions;
- (5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, roadways, and bridges and culverts located in floodplains;
- (6) To help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize flood blight areas; and
- (7) To ensure that potential homebuyers are notified that property is in a flood hazard area.

SECTION E. METHODS OF REDUCING FLOOD LOSSES.

In order to accomplish its purposes, this ordinance includes methods and provisions for:

- (1) Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- (2) Requiring that uses vulnerable to floods including facilities which serve such uses be protected against flood damage throughout their intended life span;
- (3) Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- (4) Controlling filling, grading, dredging, and other development, which may increase flood damage; and,

- (5) Preventing or regulating the construction of flood barriers that will unnaturally divert flood waters or may increase flood hazards in other areas.

ARTICLE 2. DEFINITIONS.

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

Accessory structure (Appurtenant structure) means a structure that is located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory structures should constitute a minimal investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.

Addition (to an existing building) means any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a firewall. Any new walled and roofed addition, which is connected by a firewall or is separated by independent perimeter load-bearing walls, is new construction.

Appeal means a request for a review of the Floodplain Management Administrator's interpretation of any provision of this ordinance or a request for a variance.

Area of shallow flooding means a designated AO or AH Zone on the community's Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood hazard is the land in the floodplain within a community, if any, subject to a one-percent or greater chance of flooding in any given year.

Base flood means the flood having a one percent chance of being equaled or exceeded in any given year (also called the "100-year flood" and the "regulatory flood"). Base flood is the term used throughout this ordinance.

Base Flood Elevation means the highest water-surface elevation associated with the base flood.

Basement means that portion of a building having its floor sub-grade (below ground level) on all sides.

Breakaway wall means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

Building - see Structure.

Critical facility means a facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals, police, fire and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste.

Development means any man-made change to improved or unimproved real estate, including, but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or permanent storage of materials or equipment.

Elevated building means a non-basement building built to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns (posts and piers), shear walls, or breakaway walls.

Encroachment means the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.

Existing Construction any structure for which the "start of construction" commenced before the effective date of this ordinance.

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by this ordinance.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- a.) The overflow of inland or tidal waters;
- b.) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood Boundary and Floodway Map (FBFM) means the official map on which the Federal Emergency Management Agency (FEMA) or Federal Insurance Administration (FIA) has delineated the areas of flood hazards and regulatory floodway.

Flood Hazard Boundary Map (FHBM) means an official map of a community, issued by FEMA, where the boundaries of the areas of special flood hazard have been identified as Zone A.

Flood Insurance Rate Map (FIRM) means an official map of a community, on which FEMA has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Flood Insurance Study (FIS) is the official hydraulic & hydrologic report provided by FEMA. The report contains flood profiles, as well as the FIRM, FHBM (where applicable) and the water surface elevation of the base flood.

Floodplain means any land area susceptible to flooding

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

Floodplain Management Administrator is the individual appointed to administer and enforce the floodplain

management regulations.

Floodplain management regulations means this ordinance and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinance, and other applications of police power which control development in flood-prone areas. This term describes federal, state or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss and damage.

Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floodway fringe means that area of the floodplain on either side of the regulatory floodway where encroachment may be permitted without additional hydraulic and/or hydrologic analysis.

Functionally dependent facility means a facility which cannot be used for its intended purpose unless it is located or carried out in close proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, ship repair, or seafood processing facilities. The term does not include long-term storage, manufacture, sales, or service facilities.

Hardship (as related to variances of this ordinance) means the exceptional hardship that would result from a failure to grant the requested variance. The City of Sebring requires that the variance is exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is NOT exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

Highest adjacent grade means the highest natural elevation of the ground surface, prior to the start of construction, next to the proposed walls of a building.

Historic Structure means any structure that is:

- a.) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b.) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c.) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- d.) Individually listed on a local inventory historic places in communities with historic preservation programs that have been certified either:
 1. By an approved state program as determined by the Secretary of the Interior, or
 2. Directly by the Secretary of the Interior in states without approved programs.

Increased Cost of Compliance (ICC) means the cost to repair a "substantially" or "repetitively" flood-

damaged building that is required to bring it into compliance with the requirements of this ordinance. ICC coverage is provided for in every standard NFIP flood insurance policy.

Lowest adjacent grade means the lowest elevation, after the completion of construction, of the ground, sidewalk, patio, deck support, or basement entryway immediately next to the structure.

Lowest floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the nonelevation design standards of this ordinance.

Manufactured home means a building, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term also includes park trailers, travel trailers, and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value means the building value, excluding the land (as agreed to between a willing buyer and seller), as established by what the local real estate market will bear. Market value can be established by independent certified appraisal, replacement cost depreciated by age of building (Actual Cash Value), or adjusted assessed values.

Mean Sea Level means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For purposes of this ordinance, the term is synonymous with National Geodetic Vertical Datum (NGVD).

National Geodetic Vertical Datum (NGVD) as corrected in 1929 is a vertical control used as a reference for establishing varying elevations within the floodplain.

New Construction means any structure for which the "start of construction" commenced on or after the effective date of this ordinance. The term also includes any subsequent improvements to such structures.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of this ordinance.

Obstruction includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

Public safety and nuisance, anything which is injurious to safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

Recreational vehicle means a vehicle that is:

- a.) Built on a single chassis;
- b.) Contains 400 square feet or less when measured at the largest horizontal projection;
- c.) Designed to be self-propelled or permanently towable by a light duty truck; and
- d.) Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Repetitive Loss means flood-related damages sustained by a structure on two separate occasions during a 10-year period ending on the date of the event for which the second claim is made, in which the cost of repairing the flood damage, on the average, equaled or exceeded 25% of the market value of the building at the time of each such flood event.

Special flood hazard area (SFHA) (see Area of Special Flood Hazard) means an area having special flood hazard and shown on a FIRM or FIRM as Zone A, AO, A1-A30, AE, A99, AH.

Start of construction (for other than new construction or substantial improvements under the Coastal Barrier Resources Act, P. L. 97-348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main building. For substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure means all walled and roofed buildings, including gas or liquid storage tanks and manufactured homes that are principally above ground.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Substantial damage also means flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term also includes structures that have incurred "substantial damage" or "repetitive loss", regardless of the actual repair work performed. This term does not, however, include either:

- (1) Any project or improvement of a structure to correct existing violations of state or local health,

- sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
- (2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

[This includes any combination of repairs, reconstruction, rehabilitation, addition, alteration, or other improvements to a building taking place during the life of the building, in which the cumulative cost of such improvements equals or exceeds 50 percent of the market value of the building either:

- (1) Before the improvement is started; or
- (2) In case of substantial damage, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.]

Substantially improved existing manufactured home parks or subdivisions is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

Variance is a grant of relief from the requirements of this ordinance, which permits construction in a manner otherwise prohibited by this ordinance where specific enforcement would result in unnecessary hardship.

Violation means the failure of a structure or other development to be fully compliant with this ordinance. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

Watercourse means a lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Water surface elevation means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

ARTICLE 3. GENERAL PROVISIONS.

SECTION A. LANDS TO WHICH THIS ORDINANCE APPLIES.

This ordinance shall apply to all areas of special flood hazard within the jurisdiction of the City Council of City of Sebring, Florida.

SECTION B. BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD.

The areas of special flood hazard identified by the Federal Emergency Management Agency in the Flood Insurance Study (FIS) for the City of Sebring, with the accompanying maps and other supporting data, and any subsequent revisions thereto, are adopted by reference and declared to be a part of this ordinance thirty

(30) days after receipt of the maps. The Flood Insurance Study shall be kept on file at the office of the City Administrator, Sebring City Hall.

SECTION C. DESIGNATION OF FLOOD PREVENTION ORDINANCE ADMINISTRATOR.

The City Council of Sebring, Florida hereby appoints the City Administrator or his designate, to administer and implement the provisions of this ordinance and is hereby referred to as the Floodplain Ordinance Administrator, the Floodplain Management Administrator, or the Administrator.

SECTION D. ESTABLISHMENT OF DEVELOPMENT PERMIT.

A development permit shall be required in conformance with the provisions of this ordinance prior to the commencement of any development activities.

SECTION E. COMPLIANCE.

No structure or land shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this ordinance and other applicable regulations.

SECTION F. ABROGATION AND GREATER RESTRICTIONS.

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

SECTION G. INTERPRETATION.

In the interpretation and application of this ordinance all provisions shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the governing body, and;
- (3) Deemed neither to limit nor repeal any other powers granted under state statutes.

SECTION H. WARNING AND DISCLAIMER OF LIABILITY.

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City Council of Sebring, Florida or by any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

SECTION I. PENALTIES FOR VIOLATION.

Violation of the provisions of this ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than five hundred (\$500.00) dollars or

imprisoned for not more than sixty (60) days, or both, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the Floodplain Management Administrator from taking such other lawful actions as is necessary to prevent or remedy any violation.

ARTICLE 4. ADMINISTRATION.

SECTION A. PERMIT PROCEDURES.

Application for a Development Permit in a special flood hazard area shall be made to the Floodplain Management Administrator on forms furnished by him or her prior to any development activities, and may include, but not be limited to, the following plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthfill, storage of materials or equipment, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

- (1) Application Stage:
 - a.) Elevation in relation to mean sea level of the proposed lowest floor (including basement) of all buildings;
 - b.) Elevation in relation to mean sea level to which any non-residential building will be flood-proofed;
 - c.) Certificate from a registered professional engineer or architect that the non-residential flood-proofed building will meet the flood-proofing criteria in Article 5, Section B (2) and Section D (2);
 - d.) Description of the extent to which any watercourse will be altered or relocated as result of proposed development, and;

- (2) Construction Stage:

Upon placement of the lowest floor, or flood-proofing by whatever construction means, it shall be the duty of the permit holder to submit to the Floodplain Management Administrator a certification of the NGVD elevation of the lowest floor or flood-proofed elevation, as built, in relation to mean sea level. Said certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by same. When flood proofing is utilized for a particular building said certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. Any work undertaken prior to submission of the certification shall be at the permit holder risk. (The Floodplain Management Administrator shall review the lowest floor & flood-proofing elevation survey data submitted.) The permit holder immediately and prior to further progressive work being permitted to proceed shall correct deficiencies detected by such review. Failure to submit the survey or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.

SECTION B. DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN MANAGEMENT ADMINISTRATOR.

Duties of the Administrator shall include, but are not be limited to:

- (1) Review all development permits to assure that the permit requirements of this ordinance have been satisfied;
- (2) Advise permittee that additional federal, state, or local permits may be required, and if such additional permits are necessary, require that copies of such permits be provided and maintained on file with the development permit.
- (3) Notify adjacent communities, the State NFIP Coordinator, and other federal and/or state agencies with statutory or regulatory authority prior to any alteration or relocation of a watercourse.
- (4) Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.
- (5) Verify and record the actual elevation (in relation to mean sea level) of the lowest floor of all new or substantially improved buildings, in accordance with Article 4, Section A (2).
- (6) Verify and record the actual elevation (in relation to mean sea level) to which the new or substantially improved buildings have been flood-proofed, in accordance with Article 4, Section A (2).
- (7) Review certified plans and specifications for compliance.
- (8) Interpret the exact location of boundaries of the areas of special flood hazard. When there appears to be a conflict between a mapped boundary and actual field conditions, the Floodplain Management Administrator shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this article.
- (9) When base flood elevation data or floodway data have not been provided in accordance with Article 3, Section B, the Floodplain Management Administrator shall obtain, review and responsibly utilize any base flood elevation and floodway data available from a federal, state, or any other source, in order to administer the provisions of Article 5.
- (10) Coordinate all FIRM change requests with the requester, State, and FEMA.

ARTICLE 5. PROVISIONS FOR FLOOD HAZARD REDUCTION.

SECTION A. GENERAL STANDARDS.

In all areas of special flood hazard the following provisions are required:

- (1) New construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.
- (2) Manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable state requirements for resisting wind forces.

- (3) New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
- (4) New construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
- (5) Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
- (6) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- (7) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
- (8) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;
- (9) Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this ordinance shall meet the requirements of "new construction" as contained in this ordinance; and,
- (10) Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provisions of this ordinance, shall be undertaken only if said non-conformity is not furthered, extended, or replaced.

SECTION B. SPECIFIC STANDARDS.

In all areas of special flood hazard where base flood elevation data have been provided, as set forth in Article 3, Section 9, the following provisions shall apply:

- (1) **Residential Construction.** New construction or substantial improvement of any residential building (or manufactured home) shall have the lowest floor, including basement, elevated no lower than two (2) feet above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate automatic equalization of hydrostatic forces on both sides of the exterior walls shall be provided in accordance with standards of Article 5, Section B (3).
- (2) **Non-Residential Construction.** New construction or substantial improvement of any commercial, industrial, or non-residential building (or manufactured home) shall have the lowest floor, including basement, elevated to no lower than two (2) feet above the base flood elevation. Buildings located in all A-Zones may be flood-proofed in lieu of being elevated provided that all areas of the building below the BFE (plus any community free board) elevation are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. Such certification shall be provided to the official as set forth in Article 4, Section C (9).
- (3) **Elevated Buildings.** New construction or substantial improvements of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls below the base flood elevations

shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.

- (a) Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the following minimum criteria:
 - (i) Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - (ii) The bottom of all openings shall be no higher than one foot above foundation interior grade (which must be equal to in elevation or higher than the exterior foundation grade); and,
 - (iii) Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.
 - (b) Access to the enclosed area shall be minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator); and
 - (c) The interior portion of such enclosed area shall not be partitioned or finished into separate rooms.
 - (d) Where elevation requirements exceed 6 feet above the highest adjacent grade, a copy of the legally recorded deed restriction prohibiting the conversion of the area below the lowest floor to a use or dimension contrary to the building's originally approved design, shall be presented as a condition of issuance of the Final Certificate of Occupancy.
- (4) Standards for Manufactured Homes and Recreational Vehicles.
- a.) All manufactured homes placed, or substantially improved, on individual lots or parcels, in expansions to existing manufactured home parks or subdivisions, in a new manufactured home park or subdivision or in substantially improved manufactured home parks or subdivisions, must meet all the requirements for new construction, including elevation and anchoring.
 - b.) All manufactured homes placed or substantially improved in an existing manufactured home park or subdivision must be elevated so that:
 - (i) The lowest floor of the manufactured home is elevated no lower than two (2) feet above the base flood elevation, or
 - (ii) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least an equivalent strength, of no less than 36 inches in height above the ground.
 - (iii) The manufactured home must be securely anchored to the adequately anchored foundation system to resist flotation, collapse and lateral movement.
 - (iv) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, any manufactured home placed or substantially improved must meet the standards of Article 5, Section B (4)(b)(i) and (ii) above.

- c.) All recreational vehicles placed on sites must either:
 - (i) Be on the site for fewer than 180 consecutive days,
 - (ii) Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions), or
 - (iii) Meet all the requirements for new construction, including anchoring and elevation requirements of Article 5, Section B (4)(a) or (b) (i) and (ii), above.
- (5) Floodways. Located within areas of special flood hazard established in Article 3, Section B, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and has erosion potential, the following provisions shall apply:
 - a.) Prohibit encroachments, including fill, new construction, substantial improvements and other developments unless certification (with supporting technical data) by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during occurrence of the base flood discharge;
 - b.) If Article 5, Section B (5)(a) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Article 5.
 - c.) Prohibit the placement of manufactured homes (mobile homes), except in an existing manufactured homes (mobile homes) park or subdivision. A replacement manufactured home may be placed on a lot in an existing manufactured home park or subdivision provided the anchoring standards of Article 5, Section A (2), and the elevation standards of Article 5, Section B (1) and the encroachment standards of Article 5, Section B (5) (a), are met.

SECTION C. STANDARDS FOR SUBDIVISION PROPOSALS (AO ZONES).

Located within the areas of special flood hazard established in Article 3, Section B, are areas designated as shallow flooding areas. These areas have flood hazards associated with base flood depths of one to three feet (1 - 3'), where a clearly defined channel does not exist and the water path of flooding is unpredictable and indeterminate therefore, the following provisions apply:

- (1) All new construction and substantial improvements of residential structures shall have the lowest floor, including basement, elevated to the flood depth number specified on the Flood Insurance Rate Map, above the highest adjacent grade. If no flood depth number is specified, the lowest floor, including basement, shall be elevated no less than three (3) feet above the highest adjacent grade.
- (2) All new construction and substantial improvements of non-residential structures shall:
 - a.) Have the lowest floor, including basement, elevated to the flood depth number specified on the Flood Insurance Rate Map above the highest adjacent grade. If no flood depth number is specified, the lowest floor, including basement, shall be elevated at least two (2) feet** above the highest adjacent grade, or;

- b.) Together with attendant utility and sanitary facilities be completely flood-proofed to the specified flood level so that any space below that level is watertight with walls substantially impervious to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required as per Article 5, Section B (2).

SECTION D. STANDARDS FOR SUBDIVISION PROPOSALS.

- (1) All subdivision proposals shall be consistent with the need to minimize flood damage;
- (2) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;
- (3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards, and;
- (4) Base flood elevation data shall be provided for subdivision proposals and other proposed development (including manufactured home parks and subdivisions) which is greater than the lesser of fifty lots or five acres.

SECTION E. CRITICAL FACILITY.

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the special flood hazard area (SFHA). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet or more above the level of the base flood elevation at the site. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.

ARTICLE 6. VARIANCE PROCEDURES.

SECTION A. DESIGNATION OF VARIANCE AND APPEALS BOARD.

The Sebring Zoning Board of Adjustment as established by the City Council of Sebring, Florida shall hear and decide appeals and requests for variances from requirements of this ordinance.

SECTION B. DUTIES OF VARIANCE AND APPEALS BOARD.

The board shall hear and decide appeals when it is alleged an error in any requirement, decision, or determination is made by the Floodplain Management Administrator in the enforcement or administration of this ordinance. Any person aggrieved by the decision of the board may appeal such decision to the Circuit Court of Highlands County, as provided by law.

SECTION C. VARIANCE PROCEDURES.

In passing upon such applications, the Sebring Zoning Board of Adjustment shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance, and:

- (1) The danger that materials may be swept onto other lands to the injury of others;
- (2) The danger of life and property due to flooding or erosion damage;
- (3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- (4) The importance of the services provided by the proposed facility to the community;
- (5) The necessity to the facility of a waterfront location, where applicable;
- (6) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
- (7) The compatibility of the proposed use with existing and anticipated development;
- (8) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
- (9) The safety of access to the property in times of flood for ordinary and emergency vehicles;
- (10) The expected heights, velocity, duration, rate of rise, and sediment of transport of the flood waters and the effects of wave action, if applicable, expected at the site; and,
- (11) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

SECTION D. CONDITIONS FOR VARIANCES.

- (1) Variances shall only be issued when there is:
 - a.) A showing of good and sufficient cause;
 - b.) A determination that failure to grant the variance would result in exceptional hardship; and,
 - c.) A determination that the granting of a variance will not result in increased flood heights, additional threats to public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- (2) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief; and in the instance of an "historic structure," a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building.
- (3) Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation to which the lowest floor is to be built and stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation. (See Article 6, Section E.)

- (4) The Floodplain Management Administrator shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency, upon request (See Section E.)

SECTION E. VARIANCE NOTIFICATION.

Any applicant to whom a variance is granted shall be given written notice over the signature of a community official that:

- (1) The issuance of a variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and;
- (2) Such construction below the base flood level increases risks to life and property.

The Floodplain Management Administrator will maintain a record of all variance actions, including justification for their issuance, and report such variances issued in the community's biennial report submission to the Federal Emergency Management Agency.

SECTION F. HISTORIC STRUCTURES.

Variances may be issued for the repair or rehabilitation of "historic structures" upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an "historic structure" and the variance is the minimum to preserve the historic character and design of the structure.

SECTION G. SPECIAL CONDITIONS.

Upon consideration of the factors listed in Article 6, and the purposes of this ordinance, the Sebring Zoning Board of Adjustment may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.

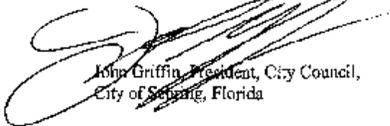
ARTICLE 7. SEVERABILITY.

If any section, clause, sentence, or phrase of the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance.*

Section 2. This Ordinance shall take effect immediately upon its passage and its approval by the Mayor or its becoming law without his approval.

PASSED ON FIRST READING, this 4th day of June, 2002.

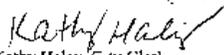
PASSED at a regular meeting of the City Council of the City of Sebring, Florida, this ___ day of _____, 2002.


John Griffin, President, City Council,
City of Sebring, Florida

Attest:
Kathy Haley, City Clerk

This Ordinance was adopted by reading at two separate meetings and, after publication in a local newspaper and upon hearing being held, this Ordinance was duly passed on the 2nd day of July, 2002, and the same is hereby certified to the Mayor for his approval or disapproval.

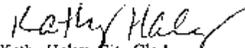
WITNESS my hand and seal at Sebring, Florida, this 2nd day of July, 2002.


Kathy Haley, City Clerk
City of Sebring

The foregoing Ordinance was received by me this 3rd day of July, 2002, and by me approved this 3rd day of July, 2002.

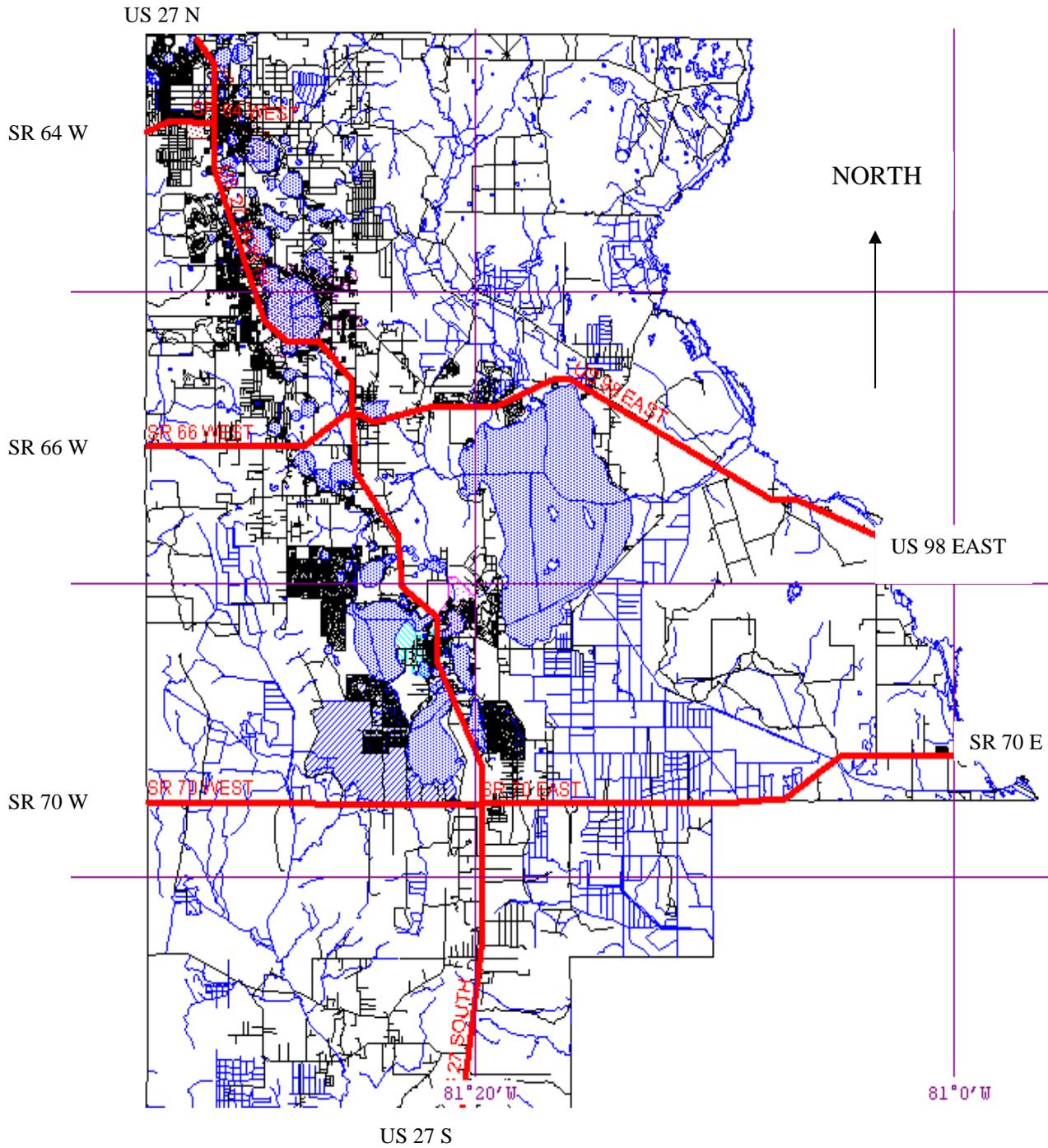

George Hightley, Jr., Mayor
City of Sebring, Florida

I, **KATHY HALEY**, City Clerk of the City of Sebring, Florida, hereby certify that a copy of the foregoing Ordinance was posted by me at the door of the City Hall on the 3rd day of July, 2002, and that same remained so posted until the 3rd day of August, 2002.

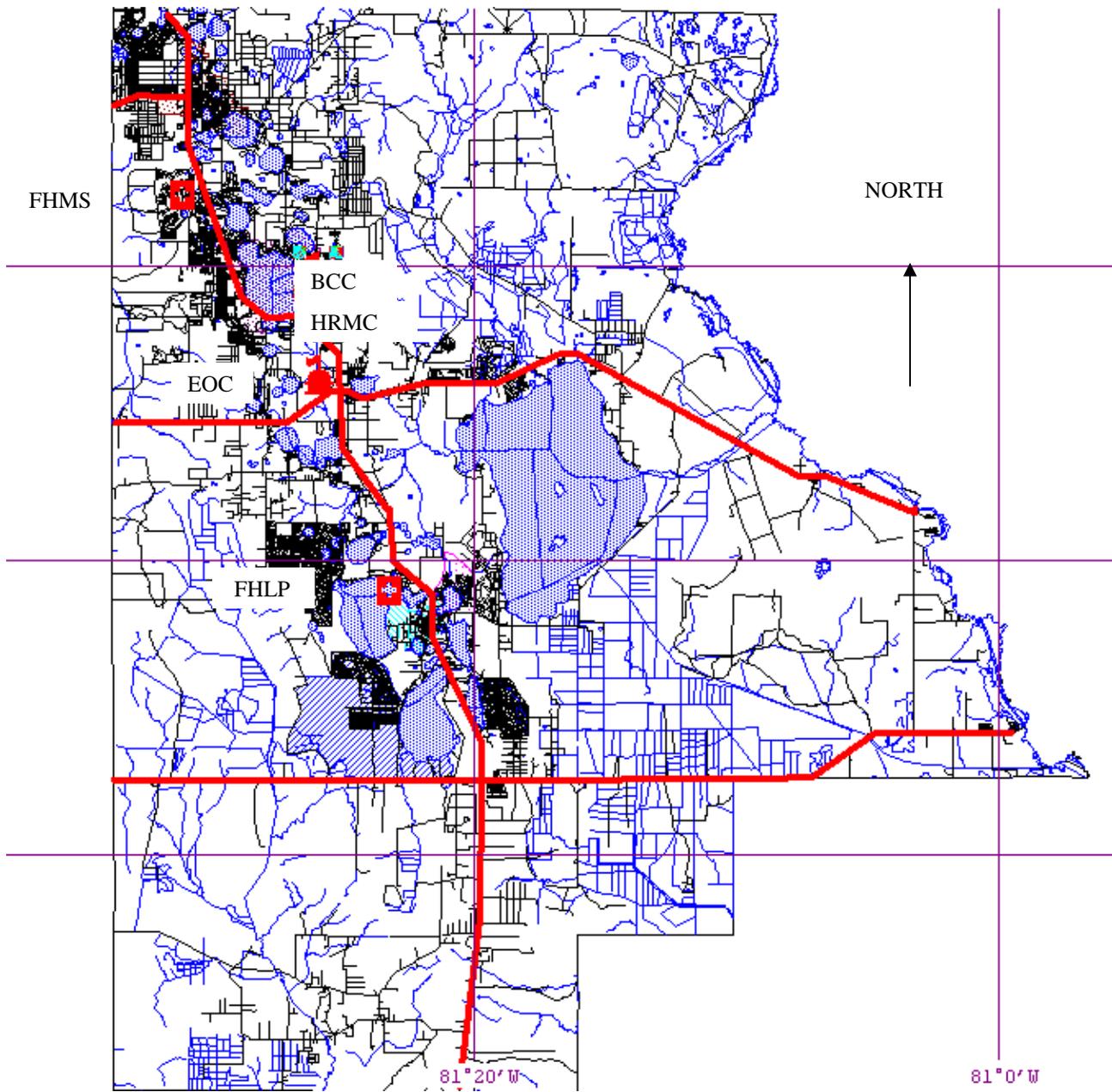

Kathy Haley, City Clerk
City of Sebring, Florida

Appendix L: Maps

HIGHLANDS COUNTY EVACUATION ROUTES



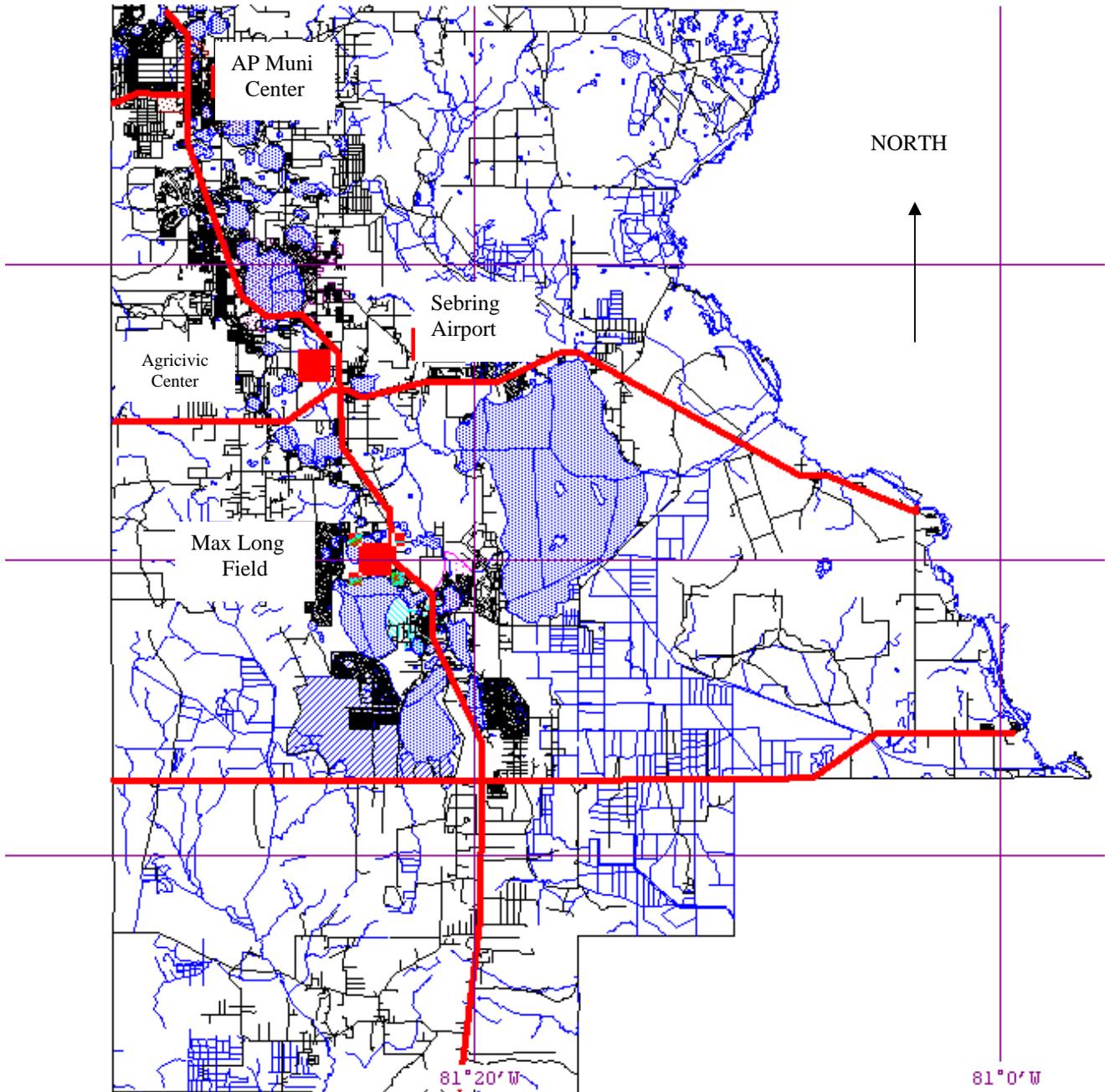
HIGHLANDS COUNTY LOCATOR MAP



KEY:

FHMS: Florida Heartland Medical Center – Sebring	273230/0813060
BCC: Board of County Commissioners Chambers (EOC #2)	272950/0812615
HRMC: Highlands Regional Medical Center	272755/0812557
EOC: Emergency Operations Center	272628/0812527
Emergency Medical Services	272634/0812516
FHLP: Florida Heartland Medical Center – Lake Placid	271927/0812210

HIGHLANDS COUNTY STAGING/DISTRIBUTION AREAS

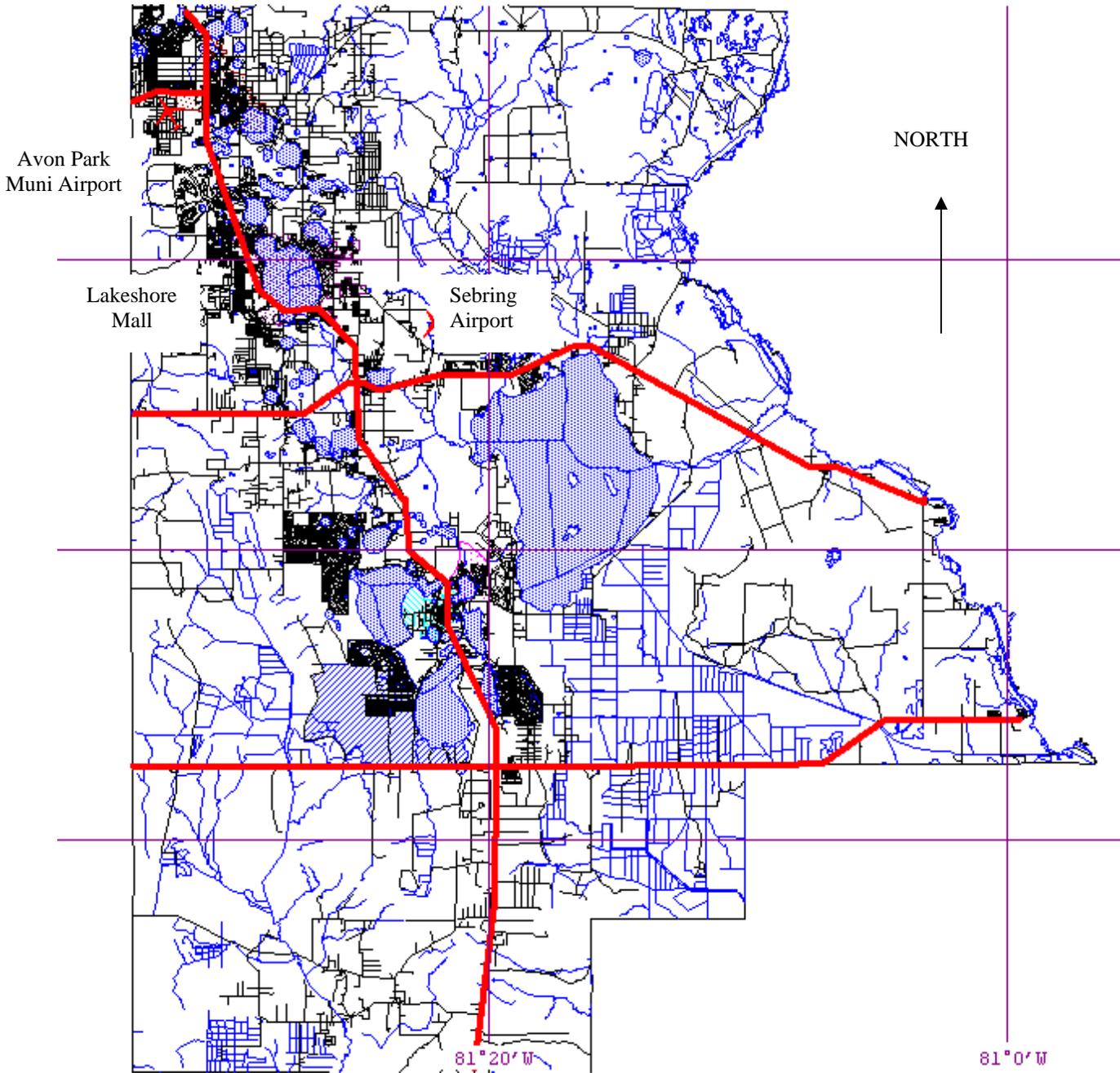


KEY:

Avon Park Community Center, 301 East Main Street, Avon Park
Sebring Airport, 128 Authority Lane, Sebring
Agri-Civic Center, 4505 George Blvd., Sebring
Max Long Field, Lake Placid

272719/0812059
272637/0812510

HIGHLANDS COUNTY LANDING ZONES



KEY:

- Primary: Lakeshore Mall, Sebring
- Secondary: Avon Park Municipal Airport, Avon Park
- Secondary: Sebring Airport, Sebring

272929.16/0812912.57
273539.48/0813133.79
272719/0812059

WATER FEATURES

