Okeechobee County Comprehensive Plan

Goals, Objectives and Policies

Future Land Use Map Series

Future Transportation Map Series

Potable Water Map Series

Public School Facilities Map Series

Amended June 2016

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Okeechobee County Comprehensive Plan

Goals, Objectives and Policies

June 2016

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Okeechobee County Comprehensive Plan

Goals, Objectives and Policies

Section 1

Introduction

June 2016

Okeechobee County Comprehensive Plan

Section 1

Introduction

Adopted April 2, 1992

The Okeechobee County Comprehensive Plan was prepared in accordance with the requirements of the Growth Management Act (Chapter 163, Florida Statutes, as amended); the minimum criteria rule for local government comprehensive plans (Chapter 9J-5, Florida Administration Code, as amended); the Central Florida Comprehensive Regional Policy Plan (Chapter 29G-1, Florida Administration Code, as amended); and the State Comprehensive Plan (Chapter 187, Florida Statutes, as amended). The Okeechobee County Comprehensive Plan consists of two separate documents: Data and Analysis and Goals, Objectives and Policies.

The Data and Analysis document provides an inventory and evaluation of existing conditions and trends of public facilities and services and of growth and development in the County, based upon the best available information. It also projects future conditions based primarily on population projections. The information presented in the data and analyses provides the basis for the development of feasible goals, objectives and policies. This Data and Analysis document was not adopted by the County, but is intended to integrate documents, studies, surveys and other sources of information pertinent to Okeechobee into one reference source. The Goals, Objectives and Policies document is adopted by ordinance and is implemented by Okeechobee County as required by the Florida Growth Management Act.

Okeechobee County has a land area of approximately 780 square miles bounded by Lake Okeechobee to the south, the Kissimmee River (Canal C-38) to the west, Osceola County to the north and Indian River, St. Lucie and Martin Counties to the east. Okeechobee County is a rural, agricultural county, with an estimated 1990 permanent population of 30,975. There are several established communities in the County; however, the City of Okeechobee is the only incorporated area. The City of Okeechobee is located about three miles north of Lake Okeechobee, and is approximately three miles by two miles in area with an estimated 1990 permanent population of 4,770. The majority of the unincorporated population lives in the urbanized area in southern Okeechobee County, surrounding the City of Okeechobee, extending south to Lake Okeechobee and spreading east and west around the northern shore of the lake. The remaining land area is in low intensity agriculture use, primarily cattle grazing pasture, and widely-scattered residential and commercial development. Approximately 90 percent of the total land area in the County is currently in agricultural use or is undeveloped.

Okeechobee County adopted its first zoning ordinance and subdivision regulations in 1974. The zoning ordinance permitted a maximum density of one residential unit per 20 acres in areas zoned as Agriculture, a zoning district comprising most of the County. This foresight resulted in a low occurrence of leapfrog development or "urban sprawl". The majority of residential and commercial development has occurred in the City of Okeechobee and its surrounding urban area. The County has retained this very low density zoning category as an effective planning tool in its land development regulations.

To maximize public input in the development of the Comprehensive Plan, Okeechobee County appointed a Citizen's Advisory Committee (CAC), which assisted in the original creation of goals, objectives and policies. The County also designated the County Planning and Zoning Board to operate as the Local Planning Agency (LPA). All local governments are statutorily required to designate an LPA, and to charge the LPA with the responsibility to develop and recommend a comprehensive plan to the local elective body for final action. Issues of particular concern raised by the CAC and the LPA during the four-year development of the County's Plan included the acknowledgment of private property rights, and the potential unintentional transfer of property values, particularly regarding large tracts of undeveloped land under single ownership. The Comprehensive Plan's future land use designations provide for realistic future development patterns while balancing the concerns of the citizens of Okeechobee County, existing land uses, state agency actions, regulations and activities in Okeechobee, and the very specific requirements of the Growth Management Act and implementing administrative rules.

The CAC, the LPA and the Board of County Commissioners addressed the primary factors in developing a workable growth management plan: the County's growth rate; limited financial resources; the make up of the local economy; and the large amount of agricultural land area. The Plan's Future Land Use Element and Future Land Use Map provide the flexibility necessary to accommodate these factors while implementing concurrency and encouraging efficient development patterns. The Future Land Use Element directs growth to more urbanized mixed use areas, capitalizes on existing facilities, services and land uses, and provided for the judicious allocation of scarce County resources. The land area that will develop in the Plan's first five years is a relatively small amount of the County's total area. However, the Plan, as depicted by the Future Land Use Map, acknowledges the existence of legally recorded and partially developed subdivisions in various parts of the County.

Mobile homes accounted for about 70 percent of all residential development between 1979 and 1990, increasing the overall percentage of mobile homes in the County to an estimated 55 percent of all housing units. In 1990 alone, permits for conventional residential dwelling units totaled 120, compared to 434 permits, or 78 percent of all residential permits, for mobile homes. Most development continues to occur in the urbanized southern portion of the County. It is also important to note that many mobile homes in the County are valued at under $25,000, therefore contributing nothing to the County's ad valorem tax revenues while contributing significantly to the need for public facilities and services. The Plan's Housing Element addresses this high ratio of low cost housing in the County.

The mandates of the State's Growth Management Act, if reasonably applied, will benefit the County in the long run. Because the County has limited resources available to implement this and other unfunded mandates, however, the effects of the Act will initially strain the County's scarce resources. The additional economic impacts of other ongoing state programs, such as the Surface Water Improvement and Management Act (S.W.I.M.) Act, will further strain the County's growth management efforts.

Okeechobee County is the only county in Florida entirely subject to the full implementation of the S.W.I.M. Act. The South Florida Water Management District has chosen to meet the S.W.I.M. Act goal of reducing phosphorus concentrations in Lake Okeechobee through the state's Dairy Buyout Program. The intent of this program is to remove dairy farms from Okeechobee County in order to reduce phosphorus loading to, and improve the water quality of Lake Okeechobee. The Dairy Buyout Program has resulted in the loss of 30 percent of the County's economically important dairy industry between 1989 and 1991. The dairy industry in Okeechobee County consisted not only of dairy farms, but also supporting processing and distribution facilities.

Another project of significance to the County is the planned restoration of the Kissimmee River (Canal C-38), which was channelized several decades ago and runs along the entire length of Okeechobee County's western boundary. Federal and state agencies are involved with the implementation of this $350 million project. As part of the restoration project, the South Florida Water Management District has purchased thousands of acres in western Okeechobee County. Negotiations with remaining landowners are continuing, as the Water Management District intends to purchase or acquire flowage easements on all land along the river. Much of this is prime agricultural land and is also suitable for residential and commercial development.

Direct and indirect support for these programs has been solicited by state agencies, and the County has responded as appropriate. The County's administrative staff is small, however, and its fiscal resources are limited. The County's ad valorem tax rate has been at the statutorily mandated ten mill cap for four years. The S.F.W.M.D. Dairy Buyout Program, unique to Okeechobee County, has severely weakened the local economy and tax base. The Citizen's Advisory Committee, the Okeechobee County Planning and Zoning Board, acting as the Local Planning Agency, County staff, the Board of County Commissioners and consulting planners have endeavored to develop a Plan that can be implemented with the limited resources available to Okeechobee County. The Board of County Commissioners believes that this Okeechobee County Comprehensive Plan fairly balances state mandates with local conditions, trends and projections.

Okeechobee County Comprehensive Plan

Goals, Objectives and Policies

Section 2

Future Land Use Element

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Okeechobee County Comprehensive Plan

Section 2

Future Land Use Element
Goal, Objectives and Policies

Goal, Objectives and Policies. 1

Future Land Use Map Series. 25

Map 2.1 Okeechobee County Conceptual Future Land Use

Map 2.2 Public Supply Potable Water Wells/Water Treatment Plants - Okeechobee County

Map 2.3 Public Supply Potable Water Wells/Water Treatment Plants - Southern Okeechobee County

Map 2.4 Generalized Wetlands

Map 2.5 Generalized Floodplains

Okeechobee County Comprehensive Plan

Section 2

Future Land Use Element
Goal, Objectives and Policies

Text Amended June 25, 2015
Map Series Amended June 9, 2016

GOAL L: **Okeechobee County will promote public health, safety and welfare through a land use decision-making system which achieves and maintains a high quality living environment with a well-planned mix of compatible land uses.**

Objective L1: All uses of land shall be consistent with the Future Land Use classifications established herein and portrayed on the Okeechobee County Future Land Use Map. The Future Land Use designations are intended to: a) coordinate land use with the natural environment, including soils, topography, and other resources; b) appropriately mix and distribute residential, commercial, industrial, recreation, public and conservation land uses; c) encourage an efficient pattern of development and discourage sprawl; and d) encourage the proper siting of schools and provide the potential for co-location of parks, libraries, recreational and other facilities. The Okeechobee County Future Land Use Map series shall be applied in conjunction with the policies of this element and other elements of this Plan. Okeechobee County hereby establishes the following land use classifications for the purpose of managing growth: Urban Residential Mixed Use; Commercial Corridor Mixed Use; Commercial Activity Center; Resort Corridor; Rural Activity Center; Resort Activity Center; Rural Estate; Power Plant; Public/Semi-Public Facility; Recreation; Industrial; Conservation 1; Conservation 2; and Agriculture. [AMENDED 05/2005]

Policy L1.1: **Urban Residential Mixed Use**: This classification encompasses existing and future areas of urban development within unincorporated Okeechobee County. It includes existing residential concentrations and areas where public facilities to support urban development are available, or are projected to be available during the planning period, including areas that are in designated service provision areas. Also included within this designation are existing supporting commercial land uses, educational facilities and other public uses. The primary purpose of the Urban Residential Mixed Use category, as designated

on the Future Land Use Map, shall be to provide for existing and future urban development, to accommodate a range of densities of residential development, and to maintain open space. In addition:

a) Residential development is permissible subject to all applicable local regulations. The following standards shall be used as a basis for guiding future residential development and establishing maximum densities per gross acre within this classification:

   i) New residential development at a gross density of 2 to 4 dwelling units per acre shall use a public supply water system or an enhanced package treatment plant designed to connect into a regional system when one is available;

   ii) New residential development at a gross density greater than 4 dwelling units per acre shall use a public supply water system and a public sewage treatment system or enhanced package treatment plants designed to connect into regional systems when available, and must be within 1 mile of an arterial or collector road;

   iii) New residential development shall not exceed a gross density of 12 units per acre. [AMENDED 05/2009]

b) Neighborhood commercial uses which serve the daily needs of the community may be permitted only on arterial or collector roads and at a distance of no less than 1 mile from similar land uses, unless included in a comprehensive mixed use Planned Development, shall be compatible with the character of the area, and shall not create strip and disorganized patterns of commercial development. Multiple commercial uses may be grouped to constitute a single neighborhood commercial area. Commercial areas in an Urban Residential Mixed Use area shall be set back from adjacent land uses; shall not exceed 10 acres in size; shall not exceed impervious surface lot coverage of 70 percent, shall not exceed a floor area ratio of 1.0; and shall be consistent with the access management policies contained in this Plan and the procedures adopted by the Florida Department of Transportation. Commercial Uses, including recreational vehicle parks, shall not exceed 30 percent of total land uses in the Urban Residential Mixed Use classification. Recreational vehicle parks, subdivisions or condominiums may be permitted to a maximum density of 10 units per gross acre, subject to all applicable local regulations. [AMENDED 05/2005, 05/2009]

c) Additional neighborhood commercial uses that serve the residents of a specific residential community may be located within that residential community provided that there shall be no evidence from public ways of the existence of such establishments or uses. Neighborhood commercial uses shall be subject to standards contained in local land development regulations, and shall not exceed an impervious surface ratio of 70%, shall

not exceed a floor area ratio of 1.0, shall not be greater than 2 acres in area, and shall be designed such that they are architecturally or otherwise compatible with the surrounding residential development.

d) Industrial uses are not permissible in the Urban Residential Mixed Use classification.

e) Agricultural uses are permissible within the Urban Residential Mixed Use area, subject to all applicable local regulations.

Policy L1.2: **Commercial Corridor Mixed Use:** A Commercial Corridor Mixed Use classification denotes an area of existing development in which commercial land uses predominate. The primary purpose of this land use classification, as designated on the Future Land Use Map, is to promote efficient use of land and public facilities and services through the development of compatible uses, redevelopment, infill, and aggregation of small parcels into larger development sites. A Commercial Corridor Mixed Use area includes the arterial or collector on which it is centered, and a distance of 1,500 feet in either direction from the edge of right-of-way of U.S. 441 South from the City of Okeechobee city limit to the junction of U.S. 441/98 and S.R. 78, and 400 feet from the edge of right-of-way of all other collector and arterial roadways depicted in this classification on the Future Land Use Map. In addition:

a) Residential development is permissible, subject to all applicable local regulations. Residential development shall not exceed 30% of this classification, shall be encouraged to be located above or behind commercial development, and shall not exceed a density of 18 dwelling units per gross acre.

b) Commercial, professional office and light industrial development are permissible in a Commercial Corridor Mixed Use classification. Such development shall not exceed a floor area ratio of 2.0, except as otherwise established below, and shall not exceed impervious surface coverage of 90 percent. Light industrial development shall make up not more than 10 percent of total land uses. Recreational Vehicle parks, subdivisions or condominiums may be permitted to a maximum density of 10 units per gross acre, subject to all applicable local regulations.

   i. For that portion of the Commercial Corridor Mixed Use classification along Highway 441 SE east of Nubbin Slough, as designated on the Future Land Use map series, development shall not exceed a floor area ratio of 0.30;

   ii. For that portion of the Commercial Corridor Mixed Use classification along SR 70 East from the railroad tracks to NE 48th Avenue, and for that portion of the Commercial Corridor Mixed Use classification that is along SR 710 from the intersection of SR 70 East to Nubbin

Slough, as designated on the Future Land Use map series, development shall not exceed a floor area ratio of 0.30;

iii. For that portion of the Commercial Corridor Mixed Use classification along US Highway 98 from NW 20th Trail to past NW 36th Street, as designated on the Future Land Use map series, development shall not exceed a floor area ratio of 0.30. [AMENDED 05/2005, 05//2009]

iv. For that portion of the Commercial Corridor Mixed Use classification along US Highway 441 North from a point approximately 660 feet north of the centerline of NW 36th Street and extending northward to the section line, and as designated on the Future Land Use Map series, the westerly boundary of the Commercial Corridor shall be 1,000 feet from the edge of the US Highway 441 North right-of-way; the development criteria shall be as for elsewhere in the Commercial Corridor except the floor area ratio for non-residential development shall not exceed 0.50 and the density for residential development shall not exceed 8 units per gross acre. [AMENDED 06/2015]

c) Agricultural uses are permissible only where existing at the time of adoption of this amendment.

Policy L1.3: In the Commercial Corridor Mixed Use and Commercial Activity Center classifications, a Site Development Plan shall be submitted to the County in conjunction with all development proposals, except those related to obtaining a permit to construct a single or two-family residential dwelling. After approval, the Site Development Plan shall become a binding condition of the Final Development Order, and shall demonstrate that the following requirements have been satisfied:

a) That the proposal creates the minimum possible disruption of traffic flow and safety on adjoining streets, and adheres to an appropriate program of access management to arterial and collector roadways;

b) That adequate setbacks or other measures are provided to allow future improvements in public roads to be made without removing structures;

c) That adequate open space, buffering, landscaping, fencing or other appropriate features are provided to ensure that the development will be compatible with surrounding land uses, and will meet applicable local land development regulations; and

d) That natural resources in the area, including wetlands, viable 100-year floodplains, ground waters, surface waters, and vegetative and wildlife communities designated as threatened, endangered or species of special concern, will not be adversely affected. Should the County require a Specific Management Plan to be prepared by the developer pursuant to

Policy L5.2, the implementation of such management plan shall result in no net loss of wetlands, and shall include any necessary modifications to the proposed development, such as specific setbacks, buffers, or the clustering of development away from site resources, to ensure the protection, preservation or natural functions of site resources.

Policy L1.4: **Rural Activity Center**: Rural Activity Centers accommodate low densities of development outside of the Urban Residential Mixed Use area. Public supply water and sewer facilities generally are not available, nor are they anticipated to be available during the planning period. Where appropriate or required, however, a developer may provide a package treatment plant or otherwise provide for adequate public supply potable water and sewage facilities. A Rural Activity Center generally acknowledges existing communities or subdivisions, and provides decentralized job creation and economic opportunities. A rural activity center can provide for self-supporting communities so as to reduce dependence on the one existing urban area in the County for all employment opportunities and goods and services. Accordingly, Rural Activity Centers allow for existing and future agricultural and residential uses, as well as for recreational, public, neighborhood commercial and light industrial uses that support or complement agricultural uses or residential and community development and that provide employment or economic opportunities. Specific locations of Rural Activity Centers are shown on the Future Land Use Map series and are intended to separate urban from non-urban uses. Additional Rural Activity Centers shall require an amendment to the Future Land Use Map series. The land uses and intensities of development permissible within a Rural Activity Center must meet the requirements of concurrency.

A Rural Activity Center provides for agricultural, recreational, residential, neighborhood commercial and certain light industrial uses, subject to compatibility and buffering criteria provided in local land development regulations. Neighborhood commercial uses and, where permissible, light industrial uses, shall constitute no more than the greater of 30 acres or 5 percent of the total area of a Rural Activity Center; shall not exceed a floor area ratio of 1.0; and shall not exceed impervious surface coverage of 70 percent. Subject to density and intensity criteria as established by this Policy, Rural Activity Centers shall provide for the following:

a) **Basinger (A):** Residential development not to exceed a density of 1 unit per gross acre, neighborhood commercial uses, light industrial uses where adequate facilities and services are available, agricultural, recreational and public uses;

b) **Posey's Corner/Crooked Creek (B):** Residential development not to exceed a density of 1 unit per gross acre, neighborhood commercial uses,

light industrial uses where adequate facilities and services are available, agricultural, recreational and public uses. Neighborhood commercial and light industrial uses shall not exceed a total of 34 acres. [AMENDED 05/2005, 06/2015]

c) **Four Seasons (C):** Residential development not to exceed a density of 1 unit per gross acre, neighborhood commercial uses, light industrial uses where adequate facilities and services are available, agricultural, recreational and public uses;

d) **Lazy Seven (D):** Residential development not to exceed a density of 1 unit per 2 gross acres, neighborhood commercial, agricultural, recreational and public uses;

e) **Dixie Ranch Acres (E):** Residential development not to exceed a density of 1 unit per 1 gross acre, neighborhood commercial, agricultural, recreational and public uses;

f) **R-Bar (F):** Residential development not to exceed a density of 1 unit per 2.5 gross acres, neighborhood commercial, agricultural, recreational and public uses;

g) **Country Hills/Okeechobee Golf and Country Club (G):** Residential development not to exceed a density of 1 unit per 4 gross acres in the rural density area and not to exceed a density of 1 unit per gross acre in the low density area; neighborhood commercial uses, light industrial uses where adequate facilities and services are available, agricultural, recreational and public uses; [AMENDED 05/2005]

h) **Okeechobee Little Farms (H):** Residential development not to exceed a density of 1 unit per 5 gross acres in the rural density area and not to exceed a density of 1 unit per gross acre in the low density area, neighborhood commercial uses, light industrial uses where adequate facilities and services are available, agricultural, recreational and public uses;

i) **Fort Drum (I):** Residential development not to exceed a density of 1 unit per 5 gross acres in the rural density area and not to exceed a density of 1 unit per gross acre in the low density area, neighborhood commercial uses, light industrial uses where adequate facilities and services are available, agricultural, recreational and public uses; Residential development not to exceed a density of 1 unit per gross acre, neighborhood commercial uses, light industrial uses where adequate facilities and services are available, agricultural, recreational and public uses; [AMENDED 05/2005]

j) **River Oaks (J):** Residential development not to exceed a density of 1 unit per gross acre, agricultural, recreational and public uses;

k) **Spot in the Sun/Starnes Loop (K):** Residential development not to exceed a density of 1 unit per 2.5 gross acres in the rural density area and not to exceed 2 units per gross acre in the low density area, neighborhood commercial uses, light industrial uses where adequate facilities and services are available, agricultural, recreational and public uses.

l) **Edwards/Otter Creek (L)**: Residential development not to exceed a density of 1 unit per gross acre, neighborhood commercial uses, agricultural, recreational and public uses; and [AMENDED 05/2005]

m) **Viking (M):** Residential development not to exceed a density of 1 unit per 1.25 gross acres, neighborhood commercial uses not to exceed one percent of the total area of the Rural Activity Center, agricultural, recreational and public uses. [AMENDED 05/2005]

n) **Amistad (A):** Residential development not to exceed a density of 1 unit per gross acre, neighborhood commercial uses not to exceed 15 acres in area, agricultural, recreational and public uses. To maintain the concept of a new, mixed use activity center, development may occur only in association with a complete site development plan for the entire Rural Activity Center that includes provisions for residential uses, recreational uses to be provided concurrent with residential uses, and neighborhood commercial uses. Other uses permissible within this Rural Activity Center may be incorporated into the site development plan. The site development plan shall take the form of a Planned Development or a comparable alternative as may be established in the County's land development regulations. [AMENDED 08/2012]

Policy L1.5: **Reserved.** [AMENDED 05/2009]

Policy L1.6: **Public/Semi-Public Facility**: This classification includes properties or facilities under public, semi-public or private ownership, which provide a needed public service to the residents of Okeechobee County and the State of Florida. Permissible uses include, but are not limited to, educational, health and recreational facilities, cemeteries, communications, cultural, and transportation and other utility facilities, landfills, airports, police and fire stations, correctional facilities, institutional facilities, and other such facilities which provide for the public. At the Okeechobee County Airport only, industrial uses and industrial parks are permissible in this classification. Landfills and public airports shall require a Public/Semi-Public designation on the Future Land Use Map. Except for landfills and public airports, Public/Semi-Public designations on the Future Land Use Map are not intended to represent the only possible locations of future facilities. Upon adoption of land development regulations pursuant to this Plan, these properties or facilities and accessory uses may be sited in any land use designation, subject

to compatibility criteria provided in the regulations. Public/Semi-Public Facility development shall not exceed a floor area ratio of 2.0, and shall not exceed impervious lot coverage of 80 percent. Public/Semi-Public Facility development shall meet all applicable local and state regulations regarding the quality and quantity of stormwater run-off. Subject to all applicable local regulations, agricultural activities are permissible in areas designated as Public/Semi-Public.

Policy L1.7: **Recreation:** This classification includes properties or facilities under public, semi-public or private ownership, which provide a needed public service to the residents of Okeechobee County and the State of Florida. Permissible uses include, but are not limited to, existing active and passive recreational facilities. Also permissible are structures to serve a recreational intent, including visitor centers, administrative, maintenance or research facilities, or housing for on-site personnel or for visitors, such as primitive camping or bunk houses for a camp or retreat. Recreational facility development shall not exceed impervious lot coverage of 60 percent, not including lakes, streams or rivers that provide recreational opportunities. The Recreation designations on the Future Land Use Map are not intended to represent the only possible locations of future facilities. Bona fide public or private recreation facilities or uses may be located in any future land use classification, subject to compatibility criteria established by local land development regulations.

Policy L1.8: **Industrial**: Industrial lands and Industrial Overlay Districts are appropriate for high-intensity commercial activities which involve manufacturing the storage or processing of raw materials, wholesaling, packing, distributing, and other similar uses. Industrial activities can create unappealing visual effects, noise or smells and often require buffers or large land areas, and therefore should often be separated from residential or traditional retail business areas. To address the range of Industrial needs and activities while providing for the employment, economic diversification and export opportunities generated by Industrial activities, Industrial uses are permissible as follows:

Industrial Lands: Permissible uses in this classification include traditional industrial and other industrial and commercial uses and activities that are appropriate in an industrial area. Development in this classification shall not exceed a floor area ratio of 1.0 except as otherwise established below, and shall not exceed impervious lot coverage of 80 percent. Industrial development shall meet all applicable local and state regulations.

Industrial Overlay Districts are established to provide for industrial and related or similar uses that provide employment opportunities, that provide for economic diversification, that may require large land areas, that may require substantial screening or buffering, that may be appropriately located away from residential and commercial uses, that are appropriately located near other

industrial or large scale uses, or that are located on or near accessible transportation corridors. Industrial development within the overlay district shall be subject to the following performance criteria:

a) Not more than 10% of the area designated in an overlay district may be developed with industrial uses;

b) Any individual site must contain a minimum area of 10 acres;

c) Individual sites shall be near necessary vehicular or rail corridors or shall be near other established industrial sites or activities;

d) A minimum of 35% of the total gross area of any individual site shall be open space;

e) Industrial uses in this classification shall not exceed a floor area ratio of 0.4 except as otherwise established below:

   i. For the Industrial Overlay area between SR 70 West and the railroad tracks, as designated on the Future Land Use map series, development shall not exceed a floor area ratio of 0.20;

f) Appropriate zoning must be obtained and other local land use criteria shall be met, including demonstrating the concurrent availability of potable water, sewage disposal and transportation;

g) During siting of industrial development within the designated industrial overlay districts, the County will ensure that impacts to environmentally sensitive areas, including wetlands and habitat for listed species are avoided;

h Stormwater treatment will be onsite and post-development quality and quantity must equal pre-development quality and quantity;

i) An Industrial Overlay District as depicted on the Future Land Use map series illustrates a generalized land area that meets the referenced criteria, but development of industrial and related or similar uses shall demonstrate that the specific criteria are met before development may commence. [AMENDED 05/2009]

Policy L1.9**:** **Conservation**: Conservation areas, including conservation easements, are lands owned by public agencies or private organizations with an intent to maintain the land in an environmentally or culturally related conservation use. Conservation uses are further described as follows:

Conservation 1: Such public areas are environmentally sensitive or have a pristine quality which should be protected for the enjoyment of future generations. Accordingly, development shall be limited to structures or uses that are consistent with Conservation 1 uses, such as structures for administration or maintenance, visitor centers or visitor or research aids,

primitive camping facilities, or research or educational facilities, including housing for on-site personnel and researchers.

Conservation 2: Such areas may be in public or private ownership and may include conservation easements, and are intended to maintain current or provide for future environmental or cultural conservation. Traditional residential, commercial or industrial development is not consistent with Conservation 2 uses, but limited commercial development that allows for and enhances the enjoyment of and participation in recreational activities compatible with Conservation 2 uses is permissible. Other development, such as structures for administration or maintenance, visitor centers or visitor or research aids, primitive camping facilities, or research or educational facilities, including housing for on-site personnel and researchers is consistent with Conservation 2 uses. In addition, agricultural activities are also permissible when such activities are used to provide a reasonable and compatible method of maintaining the affected lands, or when such activities allow the land to be kept in temporary productive use in anticipation of a future Conservation use, such as lands held in association with the restoration of the Kissimmee River or for other environmental or cultural projects. [AMENDED 05/2005]

Policy L1.10: **Agriculture**: The primary functions of this classification are to protect agricultural land and to identify land that is not needed to serve projected growth. Such areas, having minimal road access and no public sewer or water service, are intended to be held in reserve for future needs. This classification includes those areas which are, and will continue to be, used primarily for agricultural pursuits, as well as agricultural processing activities. In addition:

a) Residential development is permissible, subject to all applicable local regulations and subject to a density of up to 1 unit per 10 gross acres;

b) In addition to agricultural processing and other agriculturally related activities, limited commercial uses that allow for recreational activities or use of public lands are permissible, as well as educational, institutional, recreational and other public uses;

c) Within the Agriculture area, land management activities associated with agricultural uses may be incompatible with residential development; however, such management activities are considered to be of primary importance in the Agricultural classification. [AMENDED 05/2005]

Policy L1.11 **Commercial Activity Center (R, S, T, U, V):** A Commercial Activity Center denotes an area of existing development where commercial land uses predominate or where infill or future commercial development is logical or appropriate. The primary purpose of this future land use classification, as designated on the Future Land Use Map, is to promote efficient use of land and public facilities and services through the development of compatible uses,

redevelopment, infill and aggregation of small parcels into larger development sites. The boundary of a Commercial Activity Center shall be as depicted on the future land use map series. In addition:

a) Residential development is permissible, subject to all applicable local regulations. Residential development shall not exceed 30% of this classification, shall be encouraged to be located above or behind commercial development, and shall not exceed a density of 18 dwelling units per gross acre.

b) Commercial, professional office and light industrial development is permissible in a Commercial Activity Center classification. Such development shall not exceed a floor area ratio of 2.0, except as otherwise established below, and shall not exceed impervious surface coverage of 90 percent. Light industrial development shall make up not more than 20% of total land uses. Recreational vehicle parks, subdivisions and condominiums may be permitted to a maximum of 10 units per gross acre, subject to all applicable local regulations.

   i. For Commercial Activity Center "V" (SR 710), as designated on the Future Land Use map series, development shall not exceed a floor area ratio of 0.30. [AMENDED 05/2009]

c) Agricultural uses are permissible only where existing at the time of adoption of this amendment.

Policy L1.12: **Resort Activity Center:** A Resort Activity Center denotes an area with unique characteristics conducive to the establishment of a resort development, together with an appropriate mix of uses that provide for the resort atmosphere. A Resort Activity Center should be compatible with and incorporate the attributes of its natural surroundings. Public supply water and sewer facilities may not be available, but shall be provided by a developer where the proposed density or intensity of use would necessitate such facilities. Agricultural, residential, recreational and commercial development is permissible, subject to guidelines established for any specific Resort Activity Center. Specific locations of Resort Activity Centers are shown on the Future Land Use Map series. Additional Resort Activity Centers shall require an amendment to the Future Land Use Map series. The land uses and intensities of development permissible within a Resort Activity Center must meet the requirements of concurrency. The following Resort Activity Center is hereby established and provides for the following:

a) **Rucks R.V. Resort (O):** Residential development not to exceed a density of 1 unit per gross acre, and commercial uses including recreational vehicle parks or subdivisions which shall not exceed a density of 8 units per gross acre provided that adequate public supply water and sewer

facilities are provided. Sewage treatment facilities shall not be located within an unaltered 100-year flood plain (as designated by FEMA) if there are non-flood plain or altered flood plain areas located on site. Such facilities shall be located in or on the non-flood plain where they exist, or may be located within an altered flood plain area if there are no non-flood plain areas on site. If there are no non-flood plain or altered flood plain areas, a sewage treatment plant may be located within an unaltered 100-year flood plain, provided that an engineer licensed by the State of Florida certifies that the facility is floodproofed and otherwise is constructed in accord with permitting agency regulations that address development in flood prone areas. Commercial uses, including recreational vehicle parks or subdivisions, shall not exceed 25% of the Resort Activity Center. Also permissible are agricultural, recreational and public uses, and existing active or permitted mining activities. Resort development shall be adequately buffered from mining and reclamation activities.

b) **Sundance Trails (P):** Residential development not to exceed a density of 1 unit per 2 gross acres, accessory commercial uses including camping and recreational vehicle parks which shall not exceed 18% of the Resort Activity Center, and general commercial development not to exceed 8,000 square feet. Also permissible are agricultural, recreational and public uses. [AMENDED 09/2014]

Policy L1.13: **Resort Corridor:** A Resort Corridor denotes an area with unique characteristics conducive to the establishment of resort or resort ancillary uses that are compatible with and complement a resort atmosphere. A Resort Corridor should be compatible with and incorporate the attributes of its natural surroundings. Public supply water and sewer facilities may not be available, but shall be provided by a developer where the density or intensity of a proposed use would necessitate such facilities. Residential, recreational, service and other commercial development is permissible, subject to guidelines established for any designated Resort Corridor. Specific locations of Resort Corridor areas are shown on the Future Land Use Map series. Future Resort Corridors shall require an amendment to the Future Land Use Map series. The land uses and intensities of development permissible within these areas must meet the requirements of concurrency. The following Resort Corridor is hereby established and provides for the following:

a) **Highway 78 Resort Corridor**: Commercial development that is oriented toward resort and neighborhood activities or that is indirectly related to such uses is permissible in this Corridor. Commercial uses, including recreational vehicle parks, subdivisions or condominiums may comprise up to 100% of the Resort Corridor. Such development shall not exceed an average floor area ratio of 2.0 and shall not exceed impervious surface coverage of 70 percent. Residential development, including townhomes,

condominiums, multi-family developments and manufactured home parks, subdivisions, or condominiums may comprise up to 50% of the Resort Corridor. Such development is permissible at a density not to exceed 18 units per gross acre subject to standards established for the Urban Residential Mixed Use classification. Recreational vehicle parks, subdivisions or condominiums shall not exceed a density of 10 units per gross acre. Also permissible are recreational and public uses. Agricultural uses are permissible only where existing at the time of adoption of this amendment. [AMENDED 05/2005]

Policy L1.14: **Rural Estate**: This classification encompasses existing and future areas of low density development within unincorporated Okeechobee County. It includes existing residential subdivisions and areas where future low density residential subdivisions and communities are appropriate or desirable because of proximity to transportation routes while maintaining a semi-agricultural character and maintaining open space. Residential development not to exceed a density of 1 unit per 5 gross acres is permissible in the classification, as well as agricultural, recreational and public uses. [AMENDED 05/2005]

Objective L2: Okeechobee County will coordinate proposed future land uses with the appropriate soil conditions, topography, and the availability of public facilities and services.

Policy L2.1: Okeechobee County will direct development to areas where public facilities and services, including City of Okeechobee and privately-owned sanitary sewer and water facilities and services, are available or are projected to be available.

Policy L2.2: Okeechobee County will condition development orders upon the established levels of services for public facilities and services as defined herein, and to the availability of required public facilities and services concurrent with the impacts of development.

Policy L2.3: Upon Plan adoption, Okeechobee County shall regulate the removal of rock, shell, sand and other minerals from the ground and for the transportation of these materials within the County. At a minimum, these standards will ensure that such activities do not adversely affect adjacent land uses or groundwater quality or quantity.

Policy L2.4: The County shall review proposals for the installation of septic tank disposal systems in industrial developments, and shall prohibit the use of septic systems for developments that generate non-domestic wastes.

Objective L3: Upon Plan adoption, Okeechobee County will establish systems to reduce or eliminate existing development and zoning districts that are inconsistent with the Future Land Use Element and Future Land Use Map series. While protecting public safety and minimizing public expenditures on public facilities and services, Okeechobee County may permit residential development on vested lots of record established prior to this Comprehensive Plan which do not conform to density standards set forth in the Future Land Use Element.

Policy L3.1: Okeechobee County shall ensure that development existing at the time of adoption of this Comprehensive Plan that is inconsistent with the Future Land Use Element or Future Land Use Map shall not be expanded, and that if the use of such development is discontinued for a period of more than six months, that it shall not be reestablished.

Policy L3.2: No building permits will be issued for properties not having legal access to a county- or state-maintained road, or to a privately-owned road constructed to meet engineering standards established for an approved private road. The following shall constitute legal access:

a) Direct frontage on the road in accordance with minimum width standards established in local land development regulations.

b) Access by easement which meets applicable standards established in local land development regulations and which has been properly recorded in the public records of Okeechobee County.

Objective L4: Okeechobee County shall continue to redevelop and renew blighted areas by utilizing Small Cities Community Development Block Grant funds to rehabilitate or eliminate and replace up to 20 substandard housing units per year through the year 2010, and by utilizing Small Cities CDBG funds to provide for the development or redevelopment of commercial and industrial areas. [AMENDED 05/2005]

Policy L4.1: Okeechobee County shall continue to identify and prioritize areas in need of redevelopment or renewal. [AMENDED 05/2005]

Policy L4.2: Okeechobee County will continue its program of CDBG-funded activities to be conducted for the renewal of blighted areas. Such activities will include the rehabilitation of substandard housing, and the revitalization, redevelopment or development of commercial or industrial areas to provide greater employment, shopping and recreational opportunities and to increase the tax base for the County. Those of low or moderate income, the unemployed, and others with identified special need shall be the intended primary beneficiaries of such programs and activities.

Objective L5: Upon Plan adoption, Okeechobee County shall adopt and enforce standards that protect natural and historic resources. Natural resources shall be protected by the regulation of land use in proximity to public supply potable water wellfields and other environmentally sensitive lands, and by the management of stormwater runoff and drainage.

Policy L5.1: Okeechobee County will implement procedures to evaluate development proposals in terms of the goal, objectives and policies set forth in the Conservation Element of this Comprehensive Plan.

Policy L5.2: Through adoption of land development regulations, including provisions for site plan review, cluster development and other techniques, Okeechobee County shall protect certain floodplains, wetlands, cones of influence, natural groundwater aquifer recharge areas, native vegetative communities and wildlife habitats. All proposals for development and redevelopment activities shall be evaluated by the County during a development review process, and shall be subject to the referenced land development regulations. Specifically:

a) The County shall require the identification of the extent to which any development or redevelopment is proposed to be placed in or on, to disturb, or to alter the natural functions of areas prone to 100-year frequency floods, as depicted by Zone "A" on Federal Emergency Management Agency Flood Insurance Rate Maps. If the County determines that a viable 100-year floodplain may be disturbed or altered, the County shall require the developer to provide an inventory related to the 100-year floodplain which may be encroached upon. This inventory shall be evaluated by the County during a phase of its development review process. Where it is determined that proposed development or redevelopment will encroach upon a viable 100-year floodplain, the County shall require a Specific Management Plan to be prepared by the developer which includes necessary modifications to the proposed development, such as specific buffers or clustering of development. All development activities in a viable 100-year floodplain shall conform to regulations as promulgated by the Federal Emergency Management Agency, National Flood Insurance Program (Regulations for Floodplain Management and Flood Hazard Identification), shall conform to the regulations of the appropriate water management district where such water management district has jurisdiction, shall conform to other applicable federal and state regulations, and shall conform to local regulations established to protect property and to protect the natural function of floodplain. Specifically, development shall be set back no less than 50 feet from a floodway, and residential development within a viable 100-year floodplain shall be flood-proofed or have the finished floor above the 100-year flood elevation, shall not displace the floodwaters of a 100-year frequency flood, and shall not alter the natural function of a viable 100-

year flood plain. No non-mining industrial development shall be permitted in a viable 100-year flood plain. Permissible residential densities within a viable 100-year floodplain shall be no greater than one dwelling unit per 5 gross acres or no greater than one dwelling unit per 10 gross acres in areas designated as Agriculture.;

b) The County shall require the identification of the extent to which any development or redevelopment is proposed to be placed in or on, to disturb, or to alter the natural functions of state or federally-defined wetlands; soils posing severe limitations to construction; or endangered or threatened species of wildlife and plants. If the County determines that one or more of the natural resources referenced above may be disturbed or altered, the County shall require the developer to provide an inventory related to the specific natural resource which may be encroached upon. This inventory shall be evaluated by the County during a phase of its development review process. Where it is determined that proposed development or redevelopment will encroach upon a referenced natural resource, the County shall require a Specific Management Plan to be prepared by the developer, which includes necessary modifications to the proposed development, such as specific setbacks, buffers, or clustering of development away from site resources, to ensure the protection, preservation or natural functions of the resource. The provisions of such management plans shall be consistent with the natural resource protection policies of the Conservation Element of this Plan;

c) The County shall protect the natural function of identifiable wetlands by: 1) avoiding encroachment; 2) minimizing the loss of wetlands when encroachment cannot be avoided; or 3) mitigating the loss of wetlands. Where it is determined that proposed development or redevelopment will encroach upon a defined wetland, the County shall require a Specific Management Plan to be prepared by the developer, which includes necessary modifications to the proposed development, such as specific setbacks, buffers, or clustering of development away from the wetland. The provisions of such management plans shall be consistent with the natural resource protection policies of the Conservation Element of this Plan. Wetlands destroyed by future development activities shall be restored or created in accordance with regulations established by the appropriate jurisdictional authority, specifically the South Florida Water Management District, the St. Johns River Water Management District, the Florida Department of Environmental Regulation or the Army Corps of Engineers. The County's land development regulations shall include appropriate criteria and standards for wetlands protection, such as: setbacks of a minimum of 25 feet; buffers; conservation easements; compensatory acre-for-acre on-site mitigation, or two-to-one off-site mitigation; drainage criteria; allowed and exempted uses; wetland

function; and significant and insignificant effects of development on wetlands. The definition of wetlands to be used for regulatory purposes shall be derived from the definition of wetlands used by the South Florida Water Management District, the St. Johns River Water Management District, the Florida Department of Environmental Regulation, and the Army Corps of Engineers. The Generalized Wetlands Map, adopted as part of this Comprehensive Plan, is intended to serve as a guide to the possible location of wetlands. Specific identification of wetlands may require a survey to be provided at the expense of the developer and in coordination with relevant agencies, if appropriate, to determine whether wetlands under the jurisdiction of the South Florida Water Management District, the St. Johns River Water Management District, the Florida Department of Environmental Regulation or the Army Corps of Engineers are present on a site;

d) The County shall cooperate with the South Florida Water Management District and the St. Johns River Water Management District to identify cones of influence and prime natural groundwater aquifer recharge areas, and develop a comprehensive wellhead protection program. The program shall include provisions to restrict incompatible uses and substances found on the Florida Substance list known to have adverse effects on water quality and quantity. Okeechobee County shall request funding assistance from the SFWMD and the SJRWMD to accomplish these activities. The County shall also consider assessing the users or owner/operators of public supply potable water wells to contribute toward the County's share of funding. However, as an interim measure between Plan adoption and the identification of public supply potable water well cones of influence by SFWMD and the SJRWMD, Okeechobee County shall establish a 400 ft. radius from the base of a public supply potable water well as a wellhead protection area. The first 200 foot radius shall be a zone of exclusion. The only development permissible within the zone of exclusion is the encroachment of the footprint of a single-family residential structure, excluding any on-site septic facilities, and only when such encroachment will prevent a regulatory taking. Within the remainder of the wellhead protection area, the following will be prohibited: landfills; facilities for bulk storage, handling or processing of materials on the Florida substance list; activities that require the storage, use, handling, production or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, or similar substances; feed lots or other commercial animal facilities; wastewater treatment plants, percolation ponds or similar facilities; mines; and excavation of waterways or drainage facilities which intersect the water table; and

e) Wildlife habitat and unique native vegetative communities shall be protected from destruction by development activities in accordance with Policy C3.4.

Policy L5.3: Upon Plan adoption, buffers shall be used to separate incompatible land uses and to protect certain natural resources. The size, composition and location of buffers shall be set forth in the County's land development regulations, shall be based on the proposed land use or development activity, and shall be consistent with the policies of this Comprehensive Plan. Areas designated as buffers shall preserve or restore natural vegetative cover, except where drainage-ways and access paths are approved to cross the buffer or where a structural buffer, such as a wall or fence is required. Buffers may be supplemented only with native trees, shrubs and ground covers. The issuance of a final development order by the County shall be contingent upon implementation of all stipulations within a site development plan, or a Specific Management Plan as set forth in Policy L5.2. The provisions of such management plans shall be consistent with the natural resource protection policies of the Conservation Element of this Plan.

Policy L5.4: Okeechobee County shall continue to protect historically significant properties. All sites listed in the Florida Master Site File or National Register shall be considered for local designation. Local designation, as well as demolition or alteration of locally designated sites or structures, shall be by action of the Board of County Commissioners. This procedure does not replace or diminish established procedures for the alteration or demolition of structures or sites in the County, but is an additional safeguard to protect structures and sites designated by the Board of County Commissioners as historically or archaeologically significant. [AMENDED 05/2005]

Objective L6: Okeechobee County will ensure that proposed land use activities within the Kissimmee River study area are not inconsistent with the stated goal 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, Florida Statutes.

Policy L6.1: During 1992, Okeechobee County will review the Resource Management Plan for the Lower Kissimmee River and Taylor Creek Drainage Basin, and coordinate its activities with other local governments addressed in the Resource Management Plan.

Policy L6.2: Activities by Okeechobee County to implement the Resource Management Plan for the Lower Kissimmee River and Taylor Creek Drainage Basins will

be those which support or coordinate with actions initiated by the State and regional agencies referenced in the Resource Management Plan.

Objective L7: Okeechobee County shall continue to promote compact development and encourage the efficient use of public facilities. [AMENDED 05/2005]

Policy L7.1: Ongoing decisions affecting the development of land will be consistent with the Future Land Use Element and Future Land Use Map. [AMENDED 05/2005]

Policy L7.2: Okeechobee County shall continue to implement land development regulations which contain specific provisions to implement the adopted Comprehensive Plan. Improvements to the land development regulation process shall focus on efficiency and effectiveness through a streamlining of procedures. Land development regulations shall, at a minimum: [AMENDED 05/2005]

a) Regulate the subdivision of land. The County's subdivision regulations shall be reviewed and updated in order to be consistent with this Comprehensive Plan;

b) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management. This shall be accomplished by continued adherence to South Florida Water Management District regulations;

c) Regulate signage. A sign provision of the County's land development regulations appropriate for various land use activities shall be adopted. At a minimum, the provision shall establish the frontage requirement for signs, consider allowing shared signs for smaller properties, and define terms within the provision to clarify its intent;

d) Promote safe and convenient on-site traffic flow and vehicle parking through the adoption and continued enforcement of design standards for new construction; and

e) Provide for the protection of environmentally sensitive lands, and provide for open space. "Environmentally sensitive lands" are defined as wetlands, viable 100-year floodplains or critical habitat for plant or animal species listed by the Florida Department of Agriculture and Consumer Services (FDACS), the Florida Game and Freshwater Fish Commission (FGFWFC), or the United States Fish and Wildlife Service (USFWS) as endangered, threatened, or species of special concern. A Critical Habitat means the specific area within a geographic area occupied by plant or animal species listed by the FDACS, FGFWFC or USFWS as endangered, threatened or species of special concern on which are found those physical or biological features essential to the conservation of the species and which may require management consideration or protection.

Policy L7.3: Upon Plan adoption, Okeechobee County will implement a Concurrency Management system to ensure that needed public facilities will be in place prior to or concurrent with the impacts of new development. An element of the County's concurrency management system shall be a program to bring planned, permitted and zoned development capacity into alignment with existing and programmed capital improvements capacity. The program of aligning development capacity with capital improvements capacity shall provide for the recognition and protection of vested property rights.

Policy L7.4: Okeechobee County will promote innovative land development techniques which mix and distribute land uses in such a way as to use public facilities in the most efficient manner possible. Land development regulations will be developed to encourage infill development in the Commercial Corridor Mixed Use and Urban Residential Mixed Use areas by providing for:

a) Expedition of the permitting process for infill development proposals;

b) Consideration of exceptions to requirements such as minimum lot sizes, minimum setbacks, or minimum parking requirements to provide for residential, affordable residential and economically viable commercial opportunities;

c) Coordination with existing municipal and privately operated potable water, sanitary sewer and drainage facilities to develop regional public supply facilities and require compatibility of privately operated facilities;

d) The direction of public expenditures to areas of higher intensities and densities of use and therefore encourage development to locate where public facilities are more readily and more economically available; or

e) Coordination with municipal, county and state transportation facilities to provide adequate levels of service that support higher densities and intensities of development within or adjacent to currently developed areas.

Objective L8: Okeechobee will ensure that appropriate sites and public facilities are available for future public educational facilities concurrent with new development. [AMENDED 05/2005]

Policy L8.1: Okeechobee County shall establish threshold acreage for new schools as follows:

a) *Elementary Schools:* A minimum of four (4) acres for the first two hundred (200) students, plus one (1) acre for each additional one hundred (100) students.

b) *Middle Schools/Junior High Schools:* A minimum of six (6) acres for the first three hundred (300) students, plus one (1) acre for each additional one hundred (100) students.

c) *Senior High Schools:* A minimum-of seven (7) acres for the first three hundred (300) students. plus one (1) acre for each additional fifty (50) students up to one thousand (1,000) students, plus one (1) acre for each additional one hundred (100) students thereafter.

d) *Area Vocational/Technical School:* A minimum of twenty (20) acres for the first five hundred (500) students, plus one (1) acre for each additional fifty (50) students up to one thousand (1,000) students.

e) *Community College:* A main campus site shall be a minimum of one hundred (100) acres. Each separate center site shall contain a minimum of forty (40) acres for the first five hundred (500) students, plus two (2) acres for each additional one hundred (100) students. Special-purpose center site acreage shall be appropriate to contain the functions identified in the program. [AMENDED 05/2005]

Policy L8.2: Upon issuance of a development order for a new school, public facilities such as potable water, sanitary sewer, solid waste, drainage and roads necessary to serve the proposed use shall be in place or shall be programmed. Prior to the issuance of a development order, the School Board shall obtain written agreements from service providers assuring adequate capacity is or will be available. [AMENDED 05/2005]

Policy L8.3: Ingress and egress to new educational facilities should not create detrimental impacts on roads adjacent to the site and the site must provide for adequate on-site parking and vehicle circulation. [AMENDED 05/2005]

Policy L8.4: Approaches to new educational facilities should be safe for pedestrians, bicycles, cars and buses. [AMENDED 05/2005]

Policy L8.5: Okeechobee County shall advise the School Board of all Plan amendments that may affect the location of new schools and proposed improvements. [AMENDED 05/2005]

Policy L8.6: Proposed school sites should be located away from industrial uses and other potentially incompatible land uses to avoid noise, odors, dust, and other adverse impacts and hazards. [AMENDED 05/2005]

Policy L8.7: Disrupting influences caused by school yard noises and traffic shall be buffered to ensure sufficient distances from or compatibility with hospitals, adult communities, and nursing homes. [AMENDED 05/2005]

Policy L8.8: New school sites should, whenever possible, avoid floodways, wetlands, and other environmentally sensitive areas, and should not interfere with historic or archaeological resources. [AMENDED 05/2005]

Policy L8.9: Okeechobee County shall facilitate the adequate and efficient provision of public schools through: [AMENDED 05/2005]

a) Continuing to allow new public elementary, middle and high schools in the Urban Residential Mixed Use, Rural Estate, Rural Activity Center, Resort Activity Center, Resort Corridor, Commercial Corridor Mixed Use, Commercial Activity Center and Public/Semi-Public Facilities future land use classifications locational criteria in the Comprehensive Plan and development standards in the county land development regulations;

b) Not permitting new public schools for any site prohibited for a public school in Rule 6A-2, F.A.C;

c) Addressing public school facilities pursuant to the provisions of Sections 163.3161(3), 163.3164(24) and 163.3177(10)(h), Florida Statutes;

d) Initiating a coordination process with the School Board in its efforts on school planning, site selection and construction;

e) Maintaining for public review, a listing of capacity-deficient public schools and the School Board's Educational Plan Survey and Capital Improvement Program when such information is provided to the County.

Objective L9: Okeechobee County will ensure that suitable land for public facilities and utility facilities to support proposed development is available.

Policy L9.1: Land use designations established in the Future Land Use Element will include appropriate public facilities as permissible uses, and adequate acreage for such facilities will be provided on the Future Land Use Map.

Policy L9.2: Okeechobee County will amend its zoning, subdivision and other land development regulations as necessary to ensure that adequate land or facilities are available to meet the needs of new development in the following areas:

a) drainage
b) stormwater management
c) parking
d) open space
e) road right-of-way
f) public utility plant sites
g) schools

Policy L9.3: Upon Plan adoption, the County's Concurrency Management System shall require evidence of adequate capacity available from public or private providers of utility services prior to the issuance of a final development order. A final development order includes a development permit for construction, final approval for subdivision, and final approval for changes in zoning to a zoning district of greater density or intensity.

Policy L9.4: The County's land development regulations shall require the set-aside, by dedication or easement, of land suitable to accommodate public utility facilities needed to service a proposed development.

Policy L9.5: Public utilities needed to service existing and future land uses shall be permitted in all future land use classifications, provided the performance standards in the Power Plant Siting Act, the Transmission Line Siting Act, the Okeechobee County Comprehensive Plan, Okeechobee County land development regulations, and any other applicable land development regulations are met. [AMENDED 05/2005]

Objective L10: Okeechobee County will promote the use of various and innovative land development techniques.

Policy L10.1: Okeechobee County will amend its land development regulations to encourage development techniques which mix and distribute land uses to accomplish the following:

a) Make the most efficient possible use of existing public facilities;

b) Recognize and preserve distinctive natural features of the development site;

c) Protect environmentally sensitive areas within the site;

d) Meet specific needs of the County; and

e) Promote a sense of pride and community for its residents.

Objective L11: Okeechobee County shall support the role of the Avon Park Air Force Range by ensuring that adjacent future development is compatible with and will not negatively impact range operations. [163.3177(6)(a)]] [AMENDED 06/2013]

Policy L11.1 Okeechobee County shall establish an Avon Park Air Force Range (APAFR) Military Compatibility Zone overlay in its land development regulations to identify those areas where compatibility criteria will be implemented and to ensure development in this area and the military operations of the APAFR are

compatible. The County will address public health and safety issues by minimizing conflicts between Range operations and surrounding land uses.

Policy L11.2 In compliance with Section 163.3175(5), F.S., Okeechobee County shall continue to coordinate with range representatives and the Central Florida Regional Planning Council to adopt and implement development standards and guidelines that minimize impacts of development on the operations of the military installation. The land development regulations may address land use, lighting, height, noise and communication frequency spectrums in defining the criteria for compatibility within the Military Compatibility Zone.

Policy L11.3 Okeechobee County shall coordinate with the Avon Park Air Force Range and the Central Florida Regional Planning Council to develop effective disclosure procedures making current and potential land owners aware of the APAFR and potential compatibility conflicts.

Policy L11.4 Okeechobee County shall coordinate with the Central Florida Regional Planning Council and other agencies to support efforts to protect and preserve environmentally sensitive areas located adjacent to the Avon Park Air Force Range. These strategies may include programs to purchase conservation lands, establish conservation or agricultural easements and allow for the use of transfer or purchase of development rights as part of the development review process, among others.

Policy L11.5 As mandated by Section 163.3175(7), F.S., Okeechobee County shall amend its land development regulations to provide for appointing a representative of the Avon Park Air Force Range as an ex officio, nonvoting member of the Okeechobee County Planning Board.

Policy L11.6 The County shall continue to coordinate with the Avon Park Air Force Range and adjacent governments to consider the guidelines and standards identified in the Avon Park Air Force Range Joint Land Use Study.

END OF GOAL, OBJECTIVES AND POLICIES

Okeechobee County Comprehensive Plan

Goals, Objectives and Policies

Section 2

Future Land Use Map Series

Map 2.1 Okeechobee County Conceptual Future Land Use

Map 2.2 Public Supply Potable Water Wells/Water Treatment Plants - Okeechobee County

Map 2.3 Public Supply Potable Water Wells/Water Treatment Plants - Southern Okeechobee County

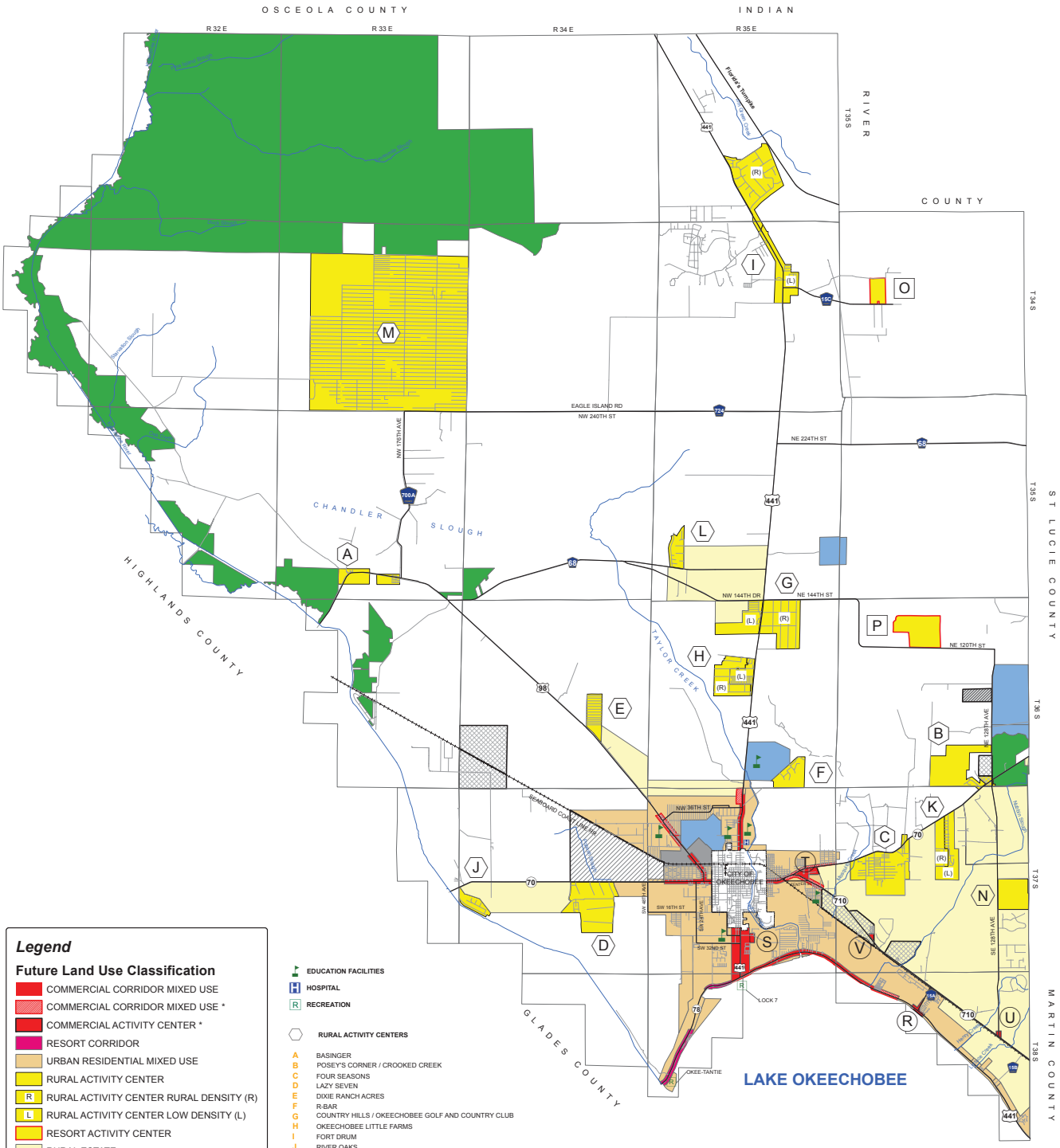
Map 2.4 Generalized Wetlands

Map 2.5 Generalized Floodplains

June 2016

OKEECHOBEE COUNTY

CONCEPTUAL FUTURE LAND USE 2020



Legend

Future Land Use Classification

- COMMERCIAL CORRIDOR MIXED USE
- COMMERCIAL CORRIDOR MIXED USE *
- COMMERCIAL ACTIVITY CENTER *
- RESORT CORRIDOR
- URBAN RESIDENTIAL MIXED USE
- RURAL ACTIVITY CENTER
- R — RURAL ACTIVITY CENTER RURAL DENSITY (R)
- L — RURAL ACTIVITY CENTER LOW DENSITY (L)
- RESORT ACTIVITY CENTER
- RURAL ESTATE
- INDUSTRIAL
- INDUSTRIAL *
- INDUSTRIAL OVERLAY
- INDUSTRIAL OVERLAY *
- PUBLIC / SEMI-PUBLIC FACILITIES
- AGRICULTURE
- CONSERVATION 1
- MAJOR ROADS
- OTHER ROADS
- SEABOARD COAST LINE RR
- TOWNSHIP RANGE

*See Comprehensive Plan Policies for Specific Development Criteria

EDUCATION FACILITIES

HOSPITAL

R — RECREATION

RURAL ACTIVITY CENTERS

- A — BASINGER
- B — POSEY'S CORNER / CROOKED CREEK
- C — FOUR SEASONS
- D — LAZY SEVEN
- E — DIXIE RANCH ACRES
- F — R-BAR
- G — COUNTRY HILLS / OKEECHOBEE GOLF AND COUNTRY CLUB
- H — OKEECHOBEE LITTLE FARMS
- I — FORT DRUM
- J — RIVER OAKS
- K — SPOT IN THE SUN / STARNES LOOP
- L — EDWARDS / OTTER CREEK
- M — VIKING
- N — AMISTAD

RESORT ACTIVITY CENTERS

- O — RUCK'S RV RESORT
- P — SUNDANCE TRAILS

COMMERCIAL ACTIVITY CENTERS

- R — CR 15A
- S — WOLFF ROAD
- T — SR 70 / 710
- U — SR 710 / BERMAN ROAD
- V — SR 710 *

0 1 2 4 6 8 Miles

This Conceptual Future Land Use Map is a graphic representation of the Okeechobee County Comprehensive Plan Future Land Use Element, and is not intended to be interpreted without the goal, objectives and policies contained within the element.

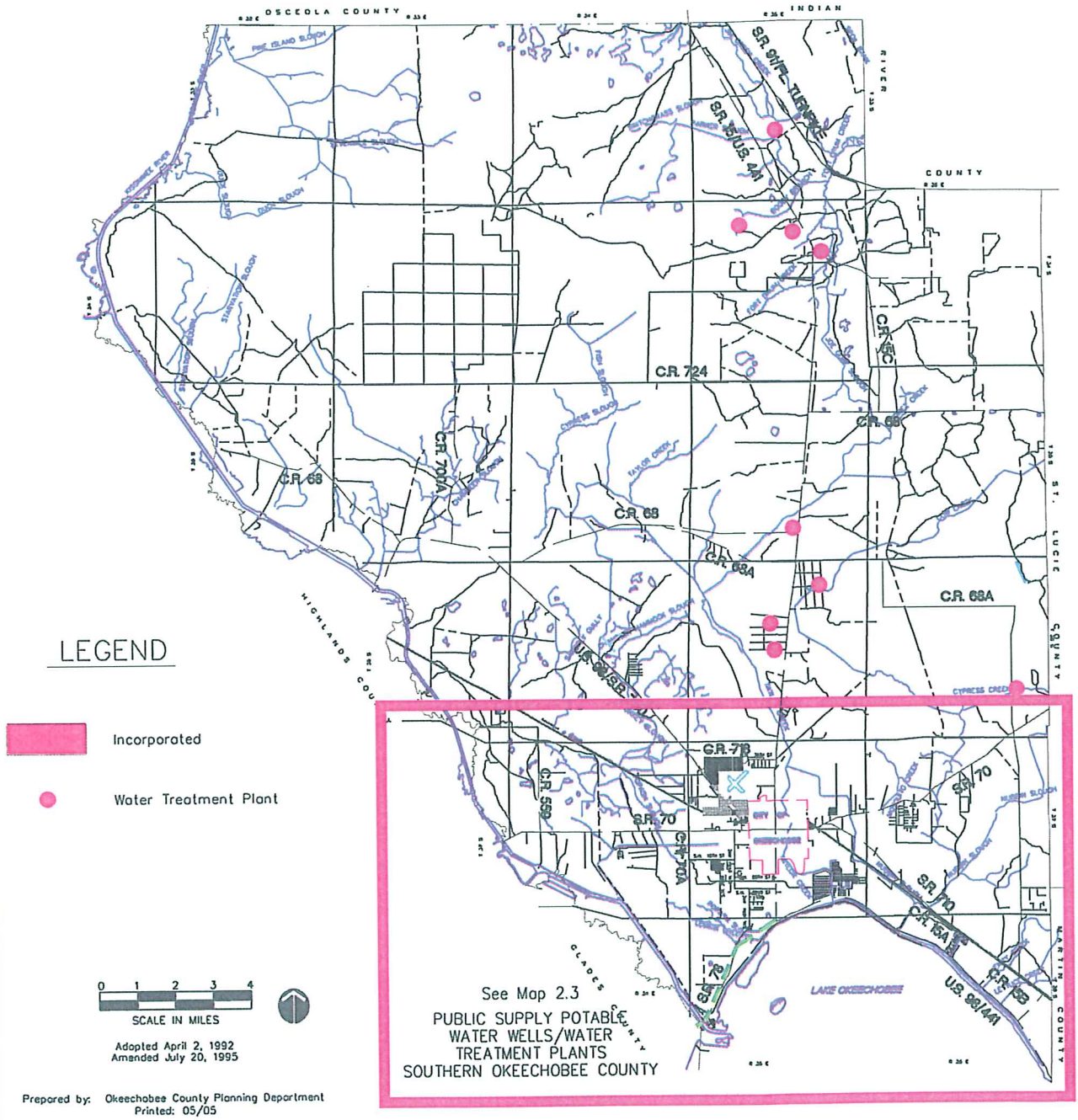
Revised: June 2016

Okeechobee County Planning and Development
Amended June 9, 2016

Map 2.1

OKEECHOBEE COUNTY

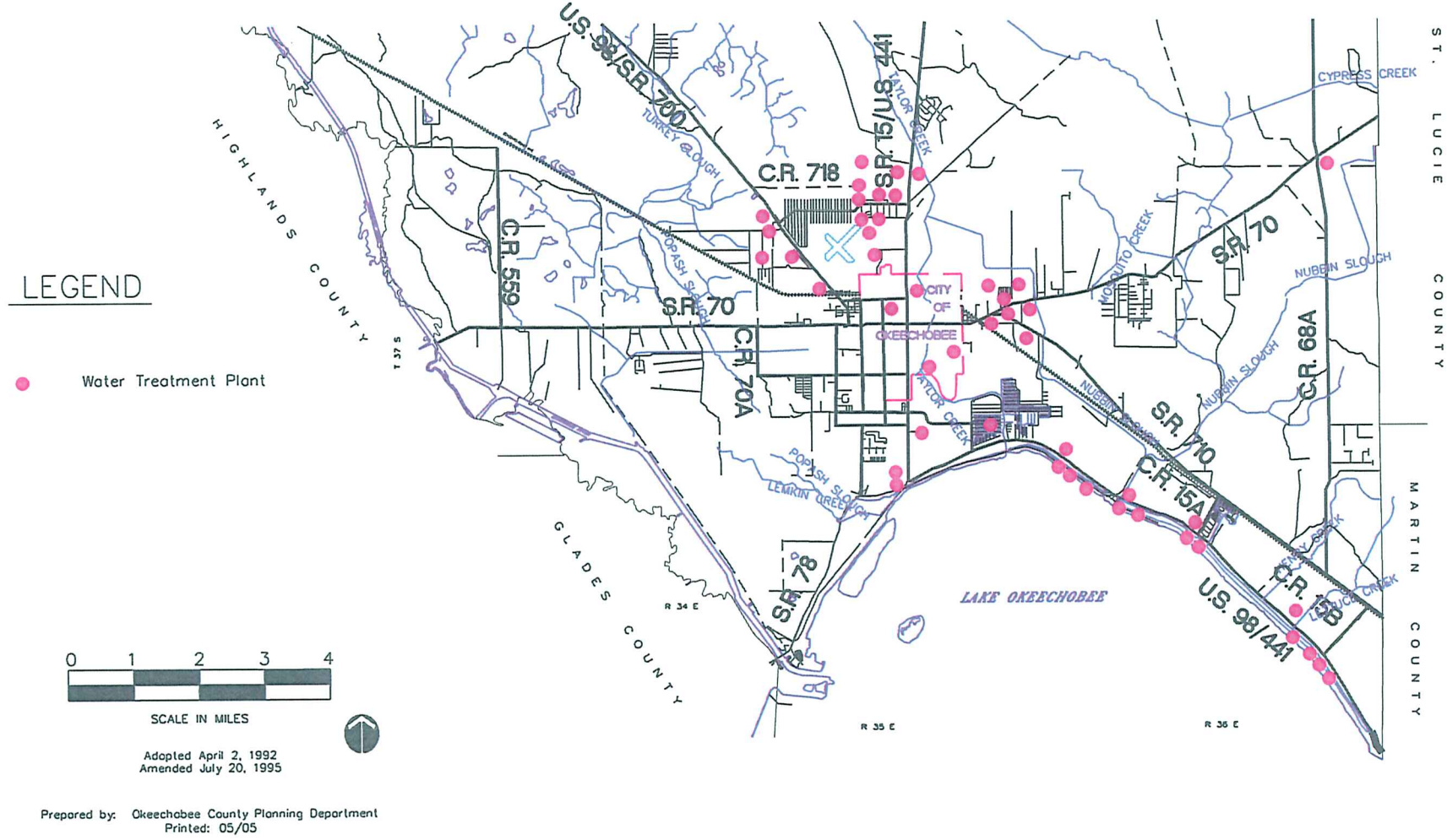
PUBLIC SUPPLY POTABLE WATER WELLS AND WATER TREATMENT PLANTS



Map 2.2

OKEECHOBEE COUNTY

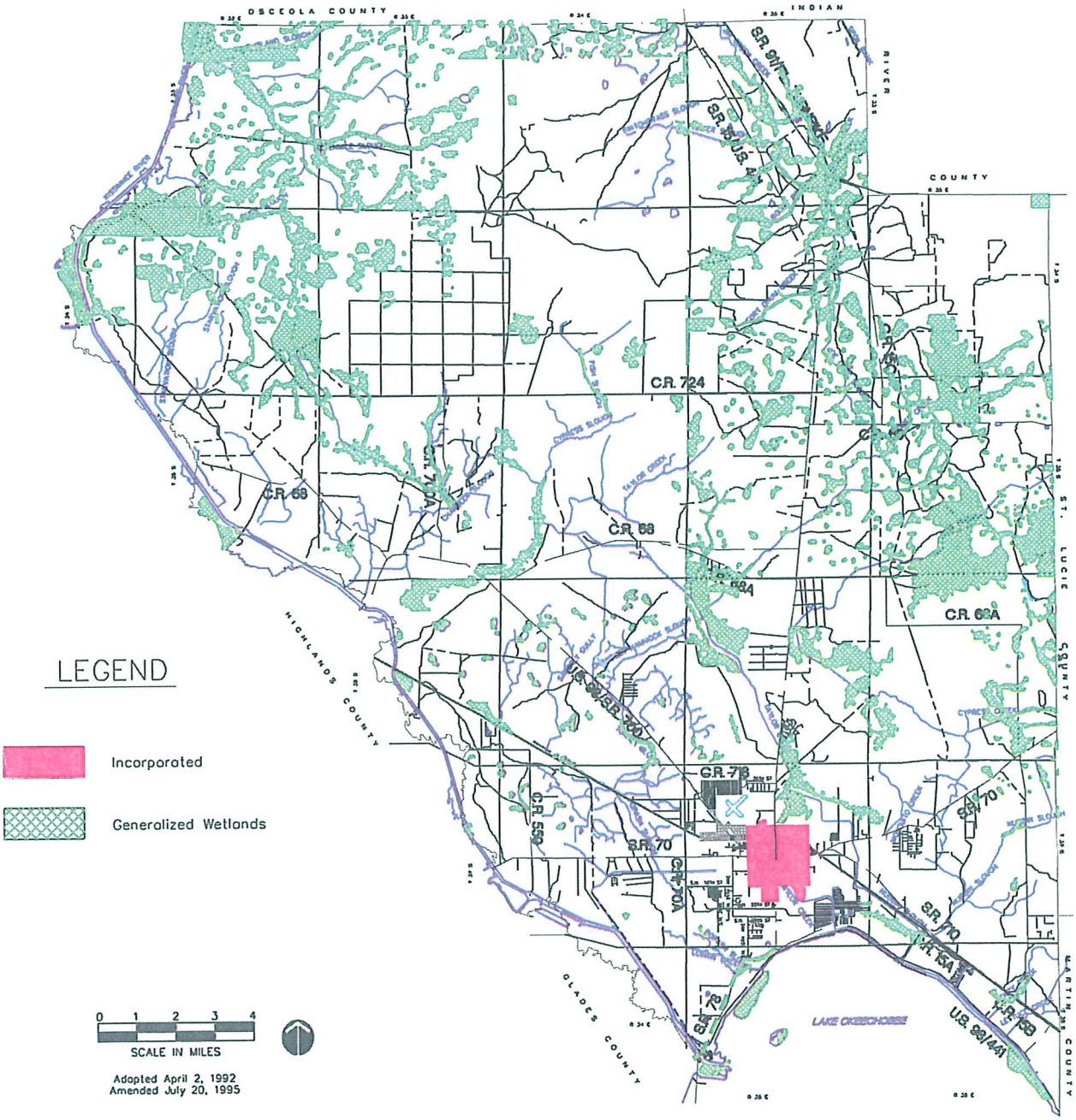
PUBLIC SUPPLY POTABLE WATER WELLS AND WATER TREATMENT PLANTS SOUTHERN OKEECHOBEE COUNTY



Map 2.3

OKEECHOBEE COUNTY

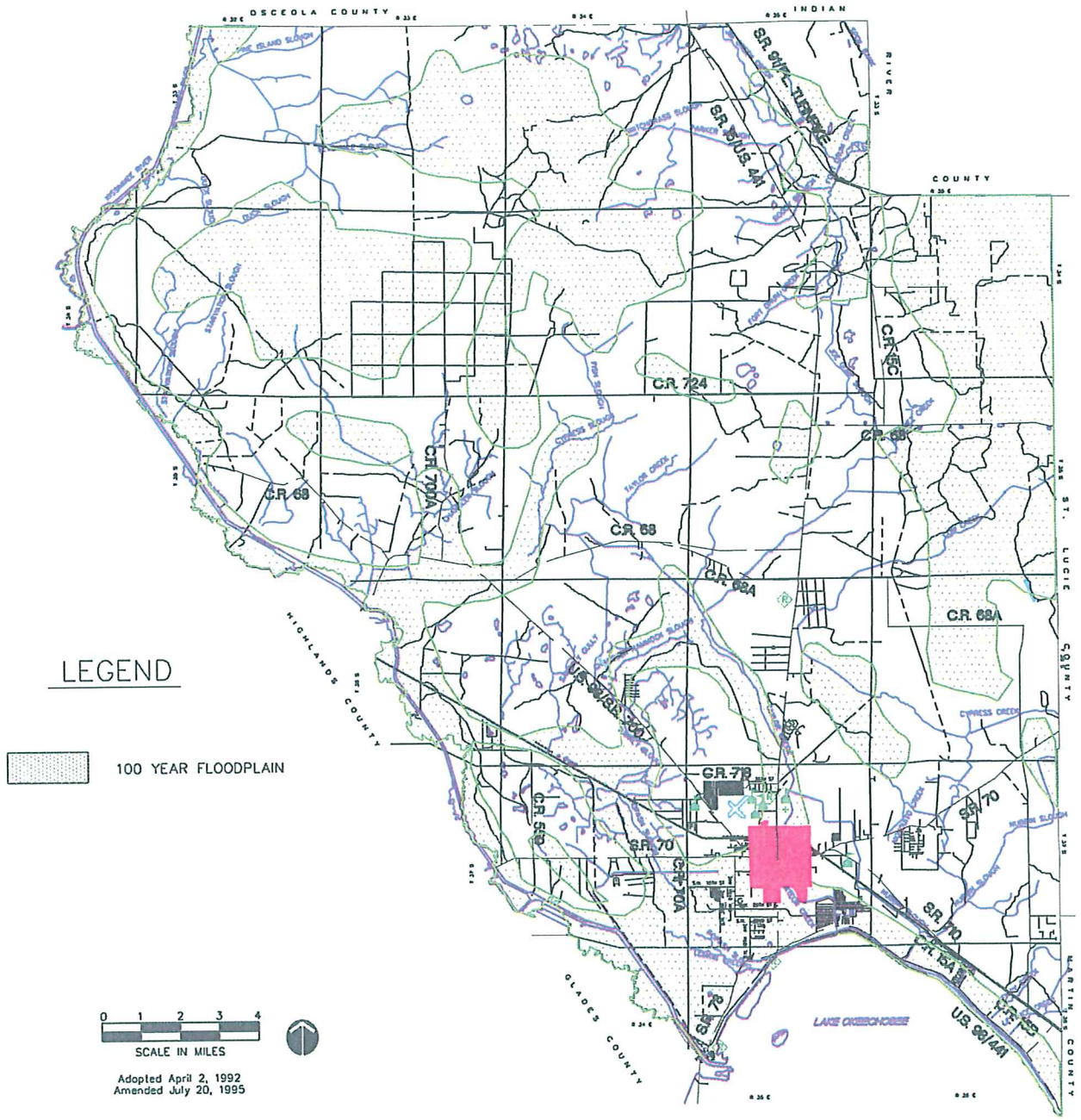
GENERALIZED WETLANDS



Map 2.4

OKEECHOBEE COUNTY

GENERALIZED 100-YEAR FLOODPLAIN



Map 2.5

Okeechobee County Comprehensive Plan

Goals, Objectives and Policies

Section 3

Transportation Element

June 2016

Okeechobee County Comprehensive Plan

Section 3

Transportation Element
Goal, Objectives and Policies

Goal, Objectives and Policies. 1

Future Transportation Map Series. 6

Map 3.1 Future Transportation 2020, Function Classification

Map 3.2 Future Transportation 2020, Number of Lanes

Okeechobee County Comprehensive Plan

Section 3

Transportation Element
Goal, Objectives and Policies

Text Amended May 10, 2005
Map Series Amended May 7, 2009

GOAL T: **To develop a traffic circulation system which safely and efficiently meets existing and future transportation needs.**

Objective T1: Okeechobee County will, as part of its five-year capital improvements program, identify measures and time frames for correcting roadway deficiencies in its motorized and non-motorized transportation system.

Policy T1.1: Beginning in 2005 and as part of a program to establish transportation impact fees, Okeechobee County will begin a review of state and county roadways within the unincorporated county to identify needed improvements based on the following factors, as appropriate:

a) roadway capacity
b) safety
c) efficient traffic flow
d) beautification [AMENDED 05/2005]

Policy T1.2: Okeechobee County will rank proposed roadway projects in order of priority according to the following guidelines:

Priority 1: The project is needed to protect public health and safety, to fulfill the County's legal commitment to provide facilities and services, or to achieve full use of existing facilities;

Priority 2: The project increases efficiency of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes infill development. This priority includes the resurfacing of rural roads; and

Priority 3: The project represents a necessary improvement to maintain acceptable levels of service or a logical extension of facilities and services within a designated urban service area.

Policy T1.3: Sidewalk and bicycle facility construction shall be considered as a condition during the site plan review process for new residential development. Standards for construction of such facilities will be incorporated in the County's land development regulations.

Objective T2: Okeechobee County will protect existing and future rights-of-way from building encroachment.

Policy T2.1: Upon Plan adoption, Okeechobee County will amend its land development regulations to establish roadway requirements, including appropriate land use setbacks and required right-of-way dedications, addressing the need to preserve or acquire existing and future rights-of-way.

Policy T2.2: Okeechobee County shall continue to enforce minimum right-of-way requirements for new arterial, collector and local roadways. [AMENDED 05/2005]

Policy T2.3: Okeechobee County will enforce regulations requiring mandatory dedications or fees for acquiring necessary rights-of-way as a condition of plat approval. [AMENDED 05/2005]

Policy T2.4: Okeechobee County will continue its process for identifying right-of-way needed for improvement of existing streets and construction of new roads and maintain measures for acquisition or reservation. [AMENDED 05/2005]

Objective T3: Okeechobee County will continue the development of an efficient traffic circulation system that is consistent with and furthers this Comprehensive Plan, and is coordinated with the plans and programs of the Florida Department of Transportation (FDOT), and the *Resource Management Plan for the Lower Kissimmee River and Taylor Creek Drainage Basins*.

Policy T3.1: Okeechobee County will encourage the Florida Department of Transportation to include projects in the FDOT Six-Year Work Plan which are under the County's jurisdiction and are consistent with and further this Comprehensive Plan.

Policy T3.2: The County will continue to coordinate with and assist the Florida Department of Transportation in its work efforts toward widening deficient portions of U.S.

441 and S.R. 70 and all other projects included in the FDOT Work Program covering the period 2004-2009. [AMENDED 05/2005]

Policy T3.3: The County will promptly report to the Florida Department of Transportation any observed deficiencies and needed improvements in state roads so that these may be added to the current FDOT work program or included in upcoming work programs covering the period 2004-2009. [AMENDED 05/2005]

Policy T3.4: Okeechobee County will consider and adopt, with any appropriate modifications, criteria published at the federal, state, and local levels relating to the design of transportation facilities including the FDOT "Manual of Uniform Minimum Standards for Design, Construction, and Maintenance of Streets and Highways"; and the American Association of State Highway and Transportation Engineers "Policy on Geometric Design of Highways and Streets".

Policy T3.5: Okeechobee County shall ensure that the County's traffic circulation network is coordinated with the goals of the *Resource Management Plan for the Lower Kissimmee River and Taylor Creek Drainage Basins*. The County shall not expend public funds on transportation projects that are inconsistent with the Resource Management Plan.

Policy T3.6: The County establishes the following peak season/peak hour level of service standards for collector, arterial, local and limited access facilities in the County.

Limited Access Facilities	"C"
Principal Arterials, Florida Intrastate Highway System	"C"
Principal Arterials, Other, except as noted below	"C"
Minor Arterials, except as noted below	"D"
Collectors	"D"
Local Roads	"D"
Backlogged Facilities	"Maintain and Improve"

The level of service "maintain and improve" for backlogged facilities shall mean that, at the time of adoption of this Comprehensive Plan amendment, the operating level of service of any backlogged segment shall be maintained at that level of service within the following guidelines: the volume of traffic may not increase by more than five percent, or the average travel speed along that segment may not decrease by more than one mile per hour. In coordination with the Florida Department of Transportation, plans shall be developed to improve a backlogged facility to the level of service standard established by

Okeechobee County for that type of facility. For the state highway system, consistent with the policy of the Florida Department of Transportation, as stated in *Florida's Level of Service Standards and Guidelines Manual for Planning*, it is understood that "The Department (of Transportation) is primarily responsible for improving roads in the state highway system." Based upon the most recent data available from the FDOT and using level of service tables from the 2001 FDOT *Level of Service Manual*, the following facilities were backlogged at the time of adoption of this Comprehensive Plan amendment:

Segment 14, S.R. 70 from U.S. 98 to CSX Railroad Crossing (FIHS). Existing LOS is "D", 2001 peak hour number of trips is 1,380; and

Segment 17, S.R. 70 from N.E. 18th Avenue to S.R. 710 (FIHS). Existing LOS is "F", 2001 peak hour number of trips is 1,700.

For the following non-FIHS roadway segments a level of service, based on the 2001 FDOT *Level of Service Manual*, is established as indicated:

Segment 1, U.S. 441 S.E. from S.R. 78 to S.E. 30th Terrace, LOS "D";

Segment 2, U.S. 441 S.E. from S.E. 30th Terrace to C.R. 15-A, LOS "E";

Segment 7, U.S. 441 S from S.R. 78 to S.R. 70, LOS "E"; and

Segment 9, U.S. 441 from CSX Railroad Crossing to Cemetery Road (N.E. 39th Avenue), LOS "E". [AMENDED 05/2005]

Policy T3.7: In its Concurrency Management System, Okeechobee County will use minimum level of service standards established in Policy T3.6 in assessing whether the transportation impacts of proposed new developments are acceptable.

Objective T4: Okeechobee County will coordinate new development which is consistent with the Future Land Use Element with the provision of adequate transportation facilities.

Policy T4.1: Okeechobee County will monitor land development trends and traffic levels of service to ensure that needed transportation facilities are provided prior to or concurrent with the impacts of development.

Policy T4.2: Except as provided in Policy T3.5, Okeechobee County will issue development orders for proposed development only in locations where the traffic circulation network is sufficient to accommodate the impacts of the development, or where capacity will exist concurrent with the impacts of development.

Policy T4.3: Upon Plan adoption, Okeechobee County will adopt land development regulations, which meet or exceed FDOT standards, to control access to arterial roads by limiting new curb cuts and driveway permits, or by other appropriate means. Similar standards will be adopted for collector roads.

Objective T5: Okeechobee County shall coordinate each component of the transportation system to achieve efficiency, cost effectiveness, convenience, and safety when feasible. Each component of the transportation system will be consistent with the Future Land Use Element to ensure that existing and proposed population densities are accommodated. [AMENDED 05/2005]

Policy T5.1: Opportunities to provide facilities which provide more than one mode of transportation shall take funding priority over those that do not. [AMENDED 05/2005]

Policy T5.2: Okeechobee County shall utilize the Florida Standard Urban Transportation Model Structure to coordinate road and transit improvements with existing and proposed population densities, housing, employment patterns and land uses. [AMENDED 05/2005]

Objective T6: The Okeechobee roadway transportation system shall be reviewed annually for consistency with changes to the Future Land Use Element in this plan. [AMENDED 05/2005]

Policy T6.1: Okeechobee County shall review all proposed development for consistency with the Goals, Objectives and Policies of this Plan and require coordination of transportation plans and improvements with land use and infrastructure plans. [AMENDED 05/2005]

Objective T7: Okeechobee County will coordinate activity with state, regional and local jurisdictions to promote a proper mix of funding for transportation improvements. [RENUMBERED 05/2005]

Policy 7.1: Okeechobee County will aggressively seek funds from all relevant levels of government and from the private sector, where appropriate, to make needed transportation improvements. [RENUMBERED 05/2005]

END OF GOAL, OBJECTIVES AND POLICIES

Okeechobee County Comprehensive Plan

Goals, Objectives and Policies

Section 3

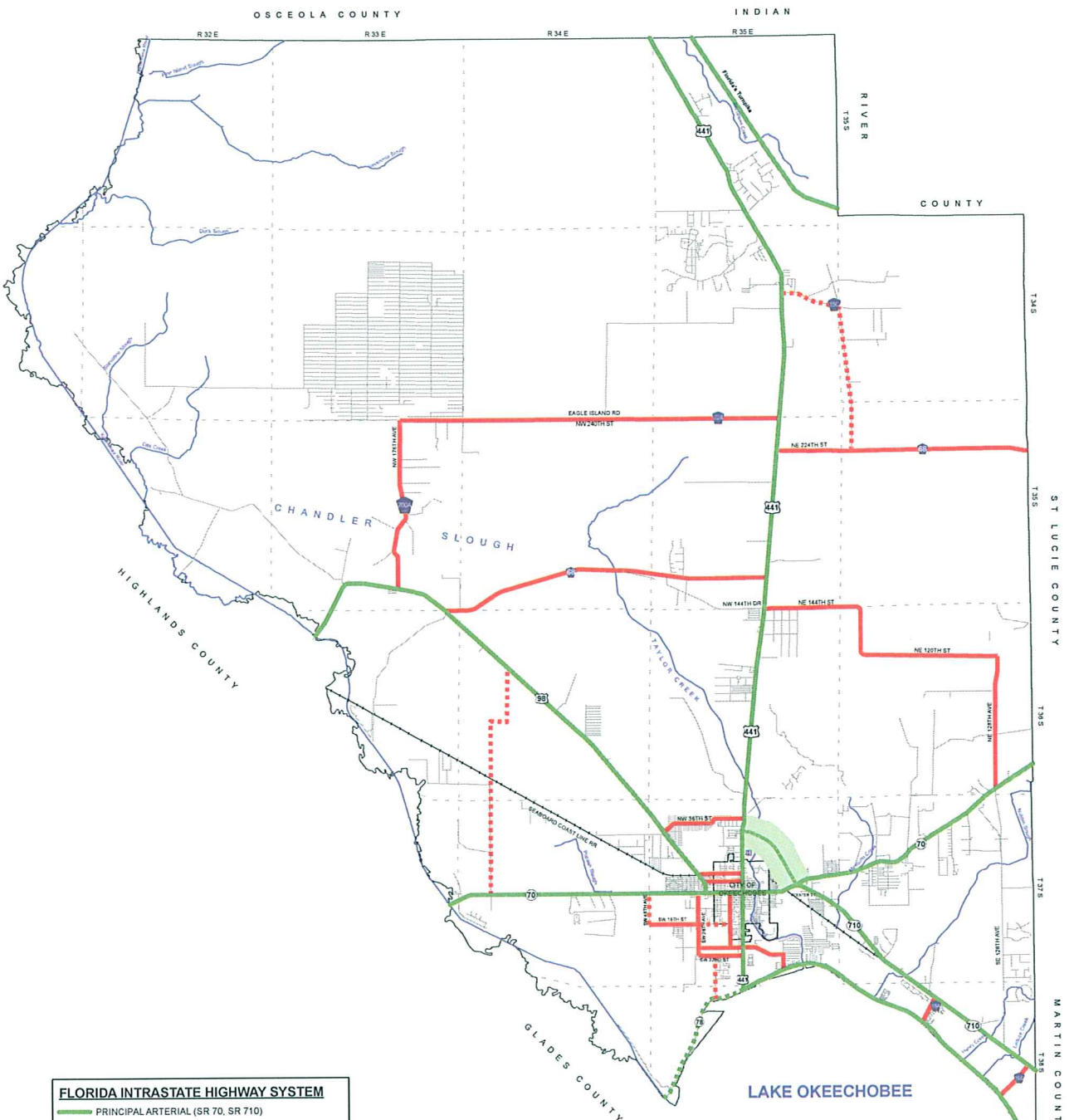
Future Transportation Map Series

Map 3.1 Okeechobee County Future Transportation 2020, Functional Classification

Map 3.2 Okeechobee County Future Transportation 2020, Number of Lanes

June 2016

OKEECHOBEE COUNTY
FUTURE TRANSPORTATION 2020
FUNCTIONAL CLASSIFICATION

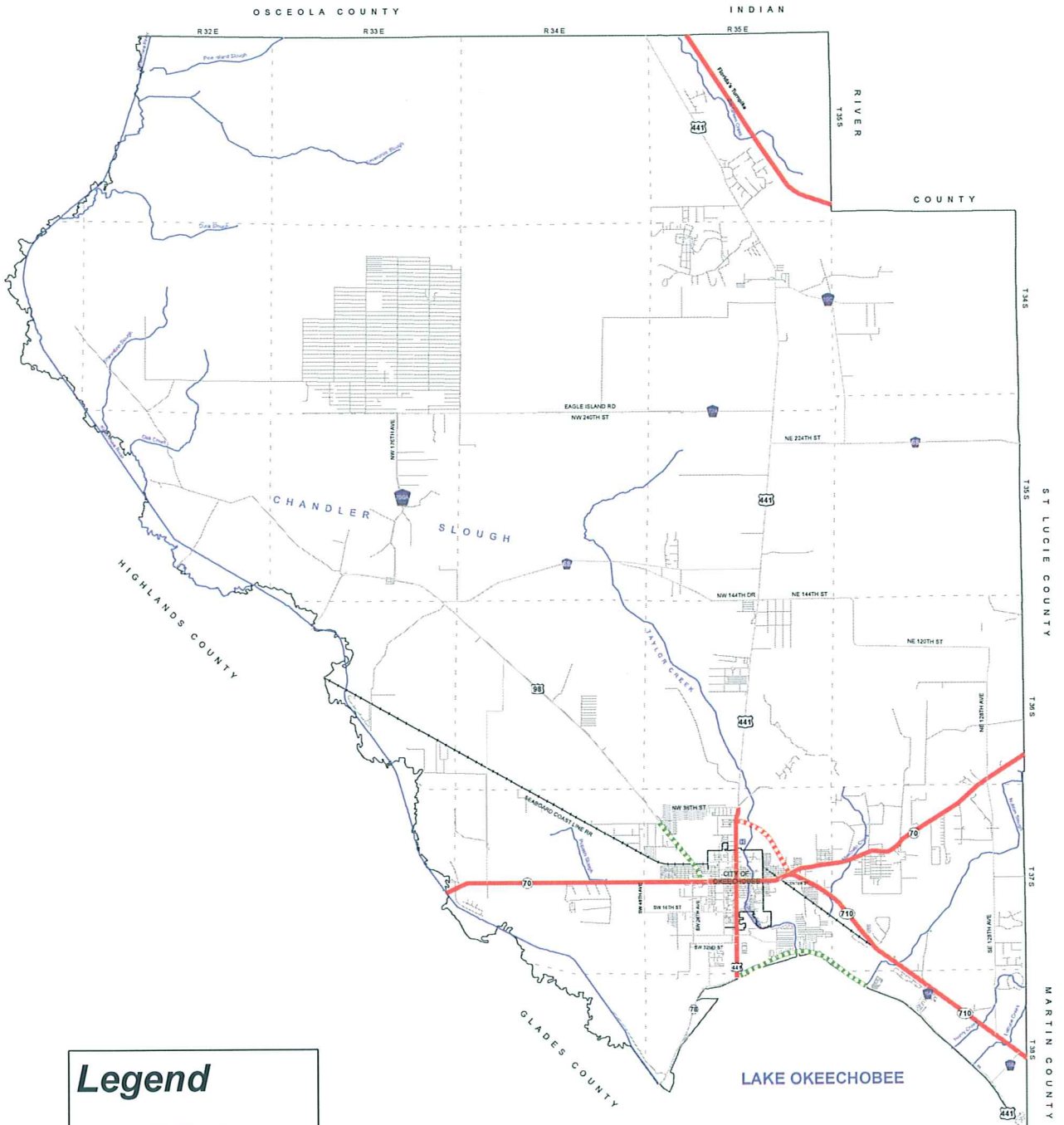


Okeechobee County Planning and Development
Amended May 7, 2009

0 1 2 4 6 8 Miles

Map 3.1

OKEECHOBEE COUNTY
FUTURE TRANSPORTATION 2020
NUMBER OF LANES



Okeechobee County Planning and Development
Amended May 7, 2009

0 1 2 4 6 8 Miles

Map 3.2

Okeechobee County Comprehensive Plan

Goals, Objectives and Policies

Section 4

Housing Element

June 2016

Okeechobee County Comprehensive Plan

Section 4

Housing Element
Goal, Objectives and Policies

Amended May 10, 2005

GOAL H: **Okeechobee County will plan for the provision of decent, safe and sanitary housing of appropriate type, size, location and cost, and with adequate supporting public facilities to meet the current and future needs of all residents of unincorporated areas of the County.**

Objective H1: Okeechobee County will provide for adequate and affordable housing or housing sites to meet the needs of County residents, including low and moderate income housing, farmworker housing, mobile homes, and group homes and foster care facilities.

Policy H1.1: The principles and criteria for siting low and moderate income housing shall be: to ensure low and moderate income families adequate public facilities and services on a fair-share cost basis; to reduce concentrations of low and moderate income housing in the County; to provide adequate sites for low and moderate income housing based on projections and demand for such housing; to encourage the location of low and moderate income housing near adequate transportation facilities, and in proximity to medical care and educational facilities, and employment, shopping and recreational opportunities.

Policy H1.2: Okeechobee County will continue a variety of measures to permit and encourage affordable housing and housing for those with special need. Such measures may include, but shall not be limited to: the provision of a variety of residential densities and minimum lot sizes; the provision of varying minimum house sizes; the provision for the use of planned unit development developments and cluster development; and consideration of incentives, such as density bonuses or tax incentives to encourage the provision of affordable housing by the private sector. [AMENDED 05/2005]

Policy H1.3: Okeechobee County will assist private agricultural businesses in the development and management of housing for migrant farm workers by providing information, technical assistance, and where available, financial incentives.

Policy H1.4: The principles and criteria for siting mobile homes shall be: to ensure mobile home residents adequate public facilities and services on a fair-share cost basis; to allow mobile homes in all residential future land use categories; to require that new mobile home parks be located on sites no smaller than 15 acres; to provide for the expansion of existing mobile home parks subject to criteria established by local land development regulations where such expansion would result in a park that is less than the required 15 acres; to require that new mobile home subdivisions be located on sites no smaller than 30 acres; to provide for the expansion of existing platted mobile home subdivisions subject to criteria established by local land development regulations where such expansion would result in a platted subdivision that is less than the required 30 acres; and to require that developers of new mobile home parks or subdivisions provide adequate hurricane shelter space for residents of such parks or subdivisions. No existing mobile home park or subdivision may be expanded unless adequate on-site hurricane shelter space is provided for current residents as well as new residents of the park or subdivision. Recreational vehicles and park model recreational vehicles are permissible only in recreational vehicle parks or subdivisions of no less than 15 acres in size. Existing recreational vehicle or park model recreational vehicle parks or subdivisions may expand subject to criteria established by local land development regulations where such expansion would result in a park or subdivision that is less than the required 15 acres. Developers of new recreational vehicle or park model recreational vehicle parks or subdivisions shall provide adequate hurricane shelter space for hurricane-season residents of the park or subdivision. No existing recreational vehicle or park model recreational vehicle park or subdivision may be expanded unless adequate on-site hurricane shelter space is provided for current as well as new hurricane-season residents of the park or subdivision.

Policy H1.5: Okeechobee County will enforce standards for providing adequate hurricane shelter space to mobile home residents, established in its land development regulations. [AMENDED 05/2005]

Policy H1.6: The principles and criteria for siting CFS-licensed or funded group homes and foster care facilities shall be: to ensure clients of group homes and foster care facilities of a residential scale a location in areas of residential character; zoning shall not be used to prohibit such facilities of a residential scale in areas of residential character; to provide clients of such facilities adequate public facilities and services on a fair-share cost basis. [AMENDED 05/2005]

Policy H1.7: Okeechobee County will continue to enforce its fair housing ordinance to permit opportunity in housing selection and prohibit discrimination in the sale or rental of a dwelling. [AMENDED 05/2005]

Objective H2: On an ongoing basis, Okeechobee County will assist the private sector and other public agencies in providing adequate and affordable housing, supported by adequate public facilities, for existing and future populations.

Policy H2.1: Okeechobee County shall continue working with all available resources, including private business, non-profit groups, the City of Okeechobee and appropriate state and federal agencies to coordinate the delivery of affordable housing to low or moderate income families and rural and farmworker households. The County will also work with these entities by:

a) Inviting their representatives to a periodic affordable housing workshop; considering incentives in local regulations, such as tax credits to private-sector developers upon completion of a development having an affordable housing component;

b) Considering incentives in local regulations, such as tax credits to private-sector developers upon completion of a development having an affordable housing component;

c) Considering funding sources such as Community Development Block Grants or funding available through the Farmers Home Administration; or

d) Coordinating the provision of adequate public facilities and services. [AMENDED 05/2005]

Policy H2.2: Okeechobee County will periodically review its regulatory and permitting processes, and amend them if necessary, to maximize private sector participation in meeting housing needs. [AMENDED 05/2005]

Policy H2.3: In its efforts to ensure adequate and affordable housing for its residents, County officials shall seek or otherwise develop appropriate federal, state, local, and private funding or assistance. Such assistance should offset the costs of County housing efforts, return tax revenue to the community, provide local employment, or leverage private-sector investment in residential areas.

Policy H2.4: Okeechobee County shall encourage private sector participation in the provision of very-low, low, and moderate-income affordable housing by making available public sector incentives such as local housing trust funds, density bonuses, or other incentives as budgeting and administrative abilities may allow in order to provide affordable housing units in new developments. [AMENDED 05/2005]

Objective H3: Okeechobee County will maintain its program for identification, prevention, or elimination of substandard housing conditions. Included in the formulation and implementation of this program shall be the goal of rehabilitating or demolishing and replacing 20 substandard housing units annually. [AMENDED05/2005]

Policy H3.1: Owners/landlords of housing units shall continue to maintain their property in standard condition. Through a program of code enforcement based, at a minimum, on response to citizen complaints, substandard conditions shall be brought to the attention of owners/landlords of such housing units, and they shall be required to make necessary repairs. Substandard housing shall be defined based on the U.S Department of Housing and Urban Development (HUD) Section 8 Existing Housing Program, as a housing unit having a deteriorated or dilapidated appearance and one or more of the following conditions:

a) The only possible access to the unit is through another unit;

b) There is no alternative means of exit in case of fire which meets state or local regulations;

c) There is evidence of infestation by mice or vermin;

d) There is an accumulation of garbage or debris;

e) Inadequate covered facilities for refuse disposal are provided;

f) Neighborhood conditions are present which would seriously and continuously endanger the health or safety of residents (e.g., evidence of flooding, proximity to open sewage, fire hazards);

g) Evidence exists of an unsound or hazardous foundation;

h) There are unsound or hazardous stairs, porches, balconies, or decks;

i) Roof bucks or sags, has holes or decayed soffits;

j) Exterior surfaces are decayed or otherwise defective;

k) Chimney is leaning or disintegrating; or

l) Mobile homes are placed on the site in an unstable manner. [AMENDED05/2005]

Policy H3.2: Okeechobee County shall adopt a minimum housing code which incorporates housing quality standards not less than those of the federal Section 8 Existing Housing Program. The minimum housing code shall establish minimum standards for safe and healthful occupancy and does not replace or modify standards otherwise established for construction, replacement, or repair of buildings, except as are contrary to the provisions of the housing code.

Policy H3.3: Okeechobee County shall enforce a minimum building code for new construction, replacement or repair of buildings, except as are contrary to the provisions of the County's minimum housing code.

Policy H3.4: Okeechobee County will require that mobile homes, manufactured homes, park model recreational vehicles, and any other housing units not constructed on the site where they are to be used, will be inspected prior to placement on the site for compliance with the County's minimum housing code.

Policy H3.5: Okeechobee County will continue to review, and amend as necessary, its zoning, building, housing and other codes to eliminate weaknesses which allow the formation of blighted areas. [AMENDED 05/2005]

Policy H3.6: Housing units shall be maintained in standard condition. Okeechobee County will enforce its housing and building codes through regular inspections with special emphasis in neighborhoods where code violations are prevalent.

Policy H3.7: The County through the State Housing Initiative Program (SHIP) funding, shall more actively participate in providing affordable housing to meet community needs by rehabilitating or demolishing deteriorating structures and providing down payment assistance to new homes. [AMENDED 05/2005]

Objective H4: As part of its efforts to revitalize and stabilize residences and neighborhoods, Okeechobee County shall assure that such efforts do not cause permanent displacement.

Policy H4.1: Okeechobee County shall abide by the mandates of the federal Uniform Relocation Act, ensuring that anyone who will be temporarily or permanently displaced as a result of a Federally-assisted program regarding housing conservation, rehabilitation, or demolition will be provided adequate relocation assistance.

Objective H5: Okeechobee County will conserve its standard-condition housing stock, and improve, as necessary, the structure and aesthetics of existing housing. In this process, historically significant units will be identified and given special consideration.

Policy H5.1: The principles for guiding conservation, rehabilitation and demolition of housing units in Okeechobee County shall be to: encourage property owners to make repairs before serious problems develop within the housing stock; reduce blight and decay of neighborhoods; maintain the value of housing and the quality of life in the County; encourage investment in residential areas.

Policy H5.2: The conservation, rehabilitation, or demolition of documented historic housing units shall be carried out in cooperation with recognized historic preservation organizations.

Policy H5.3: Okeechobee County will provide information, technical assistance, and incentives, where feasible, to promote private reinvestment in housing.

END OF GOAL, OBJECTIVES AND POLICIES

Okeechobee County Comprehensive Plan

Goals, Objectives and Policies

Section 5

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

June 2016

Okeechobee County Comprehensive Plan

Section 5

Sanitary Sewer, Solid Waste, Potable Water, Stormwater Management and Natural Groundwater Aquifer Recharge Element Goal, Objectives and Policies

Goal, Objectives and Policies. 1

Sanitary Sewer, Solid Waste, Potable Water, Stormwater Management and Natural Groundwater Aquifer Recharge Map Series. 7

Map 5.1 OUA 2025 Projected Potable Water Service Area

Okeechobee County Comprehensive Plan

Section 5

Sanitary Sewer, Solid Waste, Potable Water, Stormwater Management and Natural Groundwater Aquifer Recharge Element Goal, Objectives and Policies

Text Amended May 7, 2009
Map Series Adopted May 7, 2009

GOAL S: **Sanitary sewer, solid waste, drainage and potable water facilities and services shall be provided on a fair-share cost basis; and Okeechobee County shall ensure that the function of its natural groundwater recharge areas are protected.**

Level of Service, Concurrency

Objective S1: Okeechobee County will require that necessary public facilities and services are available or will be available concurrent with the impacts of development. [AMENDED 05/2005]

Policy S1.1: Okeechobee County establishes the following level of service standards to be used to determine the availability of facility capacity and demand generated by new development requiring such facilities. The County's Concurrency Management System shall incorporate these level of service standards as average standards while acknowledging that minimum requirements for certain public facilities and services may vary for different types of development.

Sanitary Sewer: 130 gallons per capita per day peak daily demand.

Potable Water: 114 gallons per capita per day peak daily demand.

Solid Waste Facilities: 4.1 lbs. per capita per day avg. annual population.

Drainage Facilities: Stormwater facilities shall be designed to accommodate the 25-year, 24-hour design storm to meet the water quantity and quality standards that follow, unless permitted in accordance with paragraph "c" below:

a) *Water Quantity* - Peak post-development runoff shall not exceed peak pre-development runoff rates;

b) *Water Quality* - Treatment of stormwater runoff shall be required for all development, redevelopment and, when expansion occurs, existing developed areas. The stormwater treatment system or systems can be project specific, serve sub-areas within the County or be a system to serve the entire County. Regardless of the area served and in accordance with Chapter 17-25, F.A.C., the stormwater treatment systems must provide a level of treatment for the runoff from the first one (1) inch of rainfall for projects in drainage basins of 100 acres or more, or as an option, for projects or project subunits with drainage basins less than 100 acres, the first one-half (½) inch of runoff, from the design storm in accordance with Rule 17-25, F.A.C. in order to meet the receiving water quality standards of Section 17-302.500, F.A.C. Stormwater discharge facilities shall be designed so as to not lower the receiving water quality or degrade the receiving water body below the minimum conditions necessary to maintain their classifications as established in Chapter 17-302, F.A.C. It is intended that all standards in these citations are to apply to all development and redevelopment, and that any exemptions or exceptions in these citations, including project size thresholds, do not apply for concurrency determinations; and

c) Any development within an improved or developed area or subdivision with a permitted or grandfathered stormwater management system, must not contribute pollutants that will cause the degradation of the quality of the receiving water body.

Policy S1.2: Okeechobee County will ensure that all improvements for replacement, expansion, or increase in capacity of facilities will be compatible with the established level of service standard for that facility.

Policy S1.3: The County Engineer or appropriate department head will annually request information for an annual report summarizing capacity and demand information for each facility and service area addressed in this element.

Policy S1.4: Consistent with the requirements of Section 163.3180(2)(a), F.S., potable water facilities will be in place and available to serve new developments no later than the issuance of a Certificate of Occupancy or its functional equivalent by Okeechobee County. Prior to approval of a building permit, or its functional equivalent, Okeechobee County shall consult with its applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a Certificate of Occupancy, or its functional equivalent. This determination will require the demonstration that an existing consumptive use permit has been issued to the

supplier with sufficient allocation available to serve the new development, given all other commitments for that allocation. [ADOPTED 05/2009]

Objective S2: Okeechobee County will prepare and maintain a Five-Year Schedule of Capital Improvements for any drainage, solid waste, potable water and sanitary sewer facilities for which it may have jurisdiction, to be updated annually, in conformance with the comprehensive plan review process for the Capital Improvements Element.

Policy S2.1: Okeechobee County will establish criteria and standards to evaluate and rank capital improvement projects proposed for inclusion in the Five-Year Schedule of Capital Improvements. [AMENDED 05/2005]

Policy S2.2: Capital improvements projects will be ranked according to the following guidelines:

Priority One: The project is needed to protect the public health and safety, to fulfill the County's legal obligation to provide facilities and services, or to preserve or achieve full use of existing facilities;

Priority Two: The project increases efficiency of existing facilities, reduces improvement costs, provides service to areas lacking full service, or promotes infill development; and

Priority Three: The project represents a logical extension of facilities or services.

Potable Water and Sanitary Sewer

Objective S3: Okeechobee County will work with utility providers to increase the availability of public supply potable water and sanitary sewer facilities in urbanized and urbanizing areas of the county. [AMENDED 05/2005]

Policy S3.1: Okeechobee County shall continue coordinating with the Okeechobee Utility Authority, the South Florida Water Management District and the Florida Department of Environmental Protection to complete an assessment of potable water and sanitary sewer existing conditions and future needs in the County. [AMENDED 05/2005]

Policy S3.2: Okeechobee County shall coordinate with the Okeechobee Utility Authority to create a Water Supply Work Plan consistent with the South Florida Water Management District's Regional Water Supply Plan. [AMENDED 05/2005]

Policy S3.3: On an interim basis, Okeechobee County will continue to allow septic tanks, individual water wells and public supply potable water and sanitary sewer facilities, provided that such individual or public supply facilities meet all requirements as established by the South Florida Water Management District, the Florida Department of Health and the Florida Department of Environmental Protection, as appropriate. [AMENDED 05/2005]

Policy S3.4: As part of ongoing studies evaluating potable water and sanitary sewer existing conditions and future needs, the County shall assess the feasibility of, and develop an implementation schedule to require all existing development located in areas designated on the Future Land Use Map as Commercial Corridor Mixed Use, Industrial, Public/Semi-Public Facility or Urban Residential Mixed Use and currently utilizing individual wells or septic tanks to hook up to existing or expanded public supply facilities. [RENUMBERED 05/2005]

Policy S3.5: Pending the completion and conclusions of feasibility analyses regarding the regionalization of public supply potable water and sanitary sewer facilities, local regulations shall establish design and construction criteria for new public supply facilities to ensure and require as appropriate compatibility with a regional system(s). [RENUMBERED 05/2005]

Policy S3.6: All new recreational vehicle, park model recreational vehicle and mobile home parks shall be served by public supply potable water and sanitary sewer facilities. [AMENDED 05/2005]

Policy S3.7: Okeechobee County shall consider special assessments districts, as well as other funding sources, including further assistance from the South Florida Water Management District, Florida Department of Environmental Protection or other regional, state or federal agencies to implement recommended actions regarding the regionalization of public supply potable water and sanitary sewer facilities. [AMENDED 05/2005]

Policy S3.8: Within one year from the effective date of the remedial amendment, the County will adopt a Water Supply Facilities Work Plan and any necessary capital improvements for water supply facilities consistent with the requirements of Chapter 163 into the comprehensive plan. [ADOPTED 05/2009]

Objective S4: Okeechobee County will reduce its per capita water consumption by 10 percent by the year 2005. [AMENDED 05/2005]

Policy S4.1: Okeechobee County's building codes will require water-saving devices on all new construction.

Policy S4.2: Okeechobee County's land development regulations shall be consistent with the provisions of the South Florida Water Management District water conservation program. At a minimum, the County's regulations shall provide for: limiting permissible hours for lawn watering; requiring or providing information on xeriscape in new development; supporting leak-detection programs for facilities with significant unaccounted for water loss; or developing programs, such as public service announcements and availability of materials that discuss the importance of water conservation.

Solid Waste

Objective S5: Okeechobee County shall continue to provide for the solid waste disposal needs of all residents of the County, including state-mandated recycling goals.

Policy S5.1: Okeechobee County shall continue to meet state-mandated recycling requirements. At the time of adoption of this Plan, state law mandates that by December 1994, 30 percent of the solid waste that would otherwise be deposited at the County landfill be recycled. Okeechobee County shall amend this Plan as appropriate if state-mandated recycling requirements are revised. [AMENDED 05/2005]

Policy S5.2: Okeechobee County shall coordinate with the City of Okeechobee to determine and implement the most economically feasible method of solid waste recycling, including analyses of curb-side recycling, tail-end recycling, or other methods.

Policy S5.3: Okeechobee County shall consider mandatory county-wide solid waste pick-up to manage solid waste disposal and recycling.

Stormwater Management and Natural Groundwater Aquifer Recharge

Objective S6: Okeechobee County, with funding assistance from the South Florida Water Management District, Florida Department of Environmental Protection or other appropriate regional, state or federal agencies, shall undertake a surface water management study to identify, and develop implementation strategies for the correction of, existing drainage deficiencies. The study shall also provide the basis for the improvement to, and expansion of, drainage facilities so as to ensure reasonable protection from flooding, prevention of degradation of receiving waters, and protection of natural drainage features. [AMENDED 05/2005]

Policy S6.1: Okeechobee County shall continue working with the South Florida Water Management District and the Florida Department of Environmental Protection to prepare and develop a county-wide surface water management plan which accomplishes the following: an inventory and mapping of existing drainage systems and basins; mapping of SWIM basins; evaluation to determine levels of service for flood protection, storage and water quality; identification of potential conservation areas; establishment of pre-development discharge criteria for each drainage basin, including the development of drainage backbone systems to maintain or improve existing levels of service for existing systems and proposed future systems; prioritization of basin improvements; and studying the feasibility of developing a stormwater utility. [AMENDED 05/2005]

Policy S6.2: Upon completion of the surface water management study, Okeechobee County shall update the Drainage sub-element of this Comprehensive Plan, and shall develop a capital projects schedule for inclusion in the adopted Five-Year Schedule of Capital Improvements. Other policy statements of the Okeechobee County Comprehensive Plan shall be amended or added to incorporate financially feasible recommendations of the study, including the prioritization of surface water management capital projects, and, if necessary, level of service standards.

Policy S6.3: Okeechobee County will promptly report to the Florida Department of Transportation any apparent decreases in drainage levels of service along state roads.

END OF GOAL, OBJECTIVES AND POLICIES

Okeechobee County Comprehensive Plan

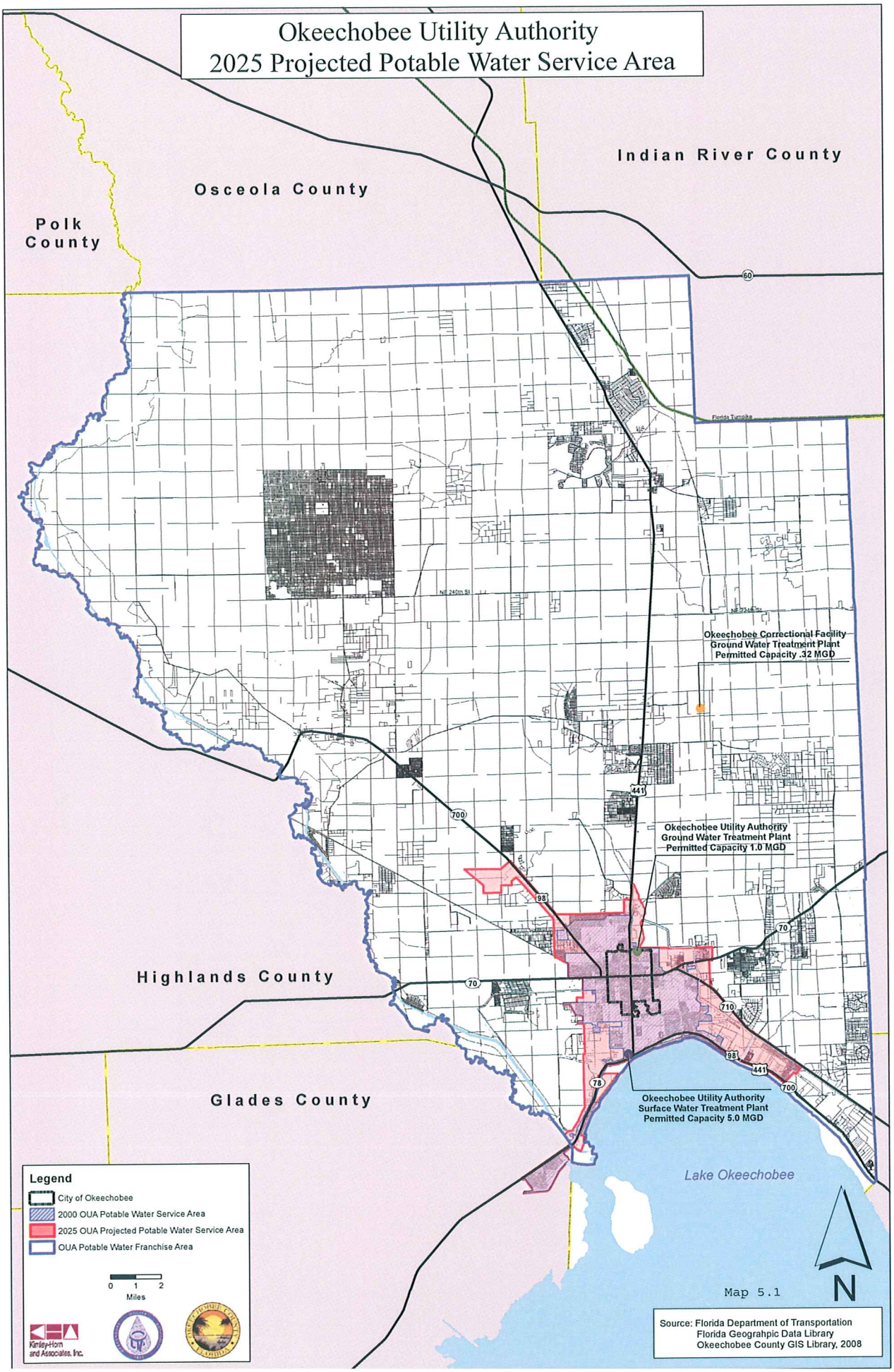
Goals, Objectives and Policies

Section 5

Sanitary Sewer, Solid Waste, Potable Water, Stormwater Management and Natural Groundwater Aquifer Recharge Map Series

Map 5.1 OUA 2025 Projected Potable Water Service Area

June 2016


Okeechobee Utility Authority
2025 Projected Potable Water Service Area
Indian River County
Osceola County
Polk County
Okeechobee Correctional Facility
Ground Water Treatment Plant
Permitted Capacity .32 MGD
Okeechobee Utility Authority
Ground Water Treatment Plant
Permitted Capacity 1.0 MGD
Okeechobee Utility Authority
Surface Water Treatment Plant
Permitted Capacity 5.0 MGD
Highlands County
Glades County
Lake Okeechobee
Legend
City of Okeechobee
2000 OUA Potable Water Service Area
2025 OUA Projected Potable Water Service Area
OUA Potable Water Franchise Area
0 1 2
Miles
Kimley-Horn and Associates, Inc.
Map 5.1
N
Source: Florida Department of Transportation
Florida Geograhpic Data Library
Okeechobee County GIS Library, 2008

Okeechobee County Comprehensive Plan

Goals, Objectives and Policies

Section 6

Conservation Element

June 2016

Okeechobee County Comprehensive Plan

Section 6

Conservation Element
Goal, Objectives and Policies

Amended May 10, 2005

GOAL C: Okeechobee County will conserve, use and protect its natural resources for the benefit of its citizens.

Objective C1: Ambient air quality shall not be degraded below minimum EPA standards.

Policy C1.1: A developer of a Development of Regional Impact shall finance the study and mitigation of transportation-related air quality impacts which may be reasonably expected to result from the project.

Policy C1.2: New development which will release toxic or hazardous substances into the air shall be buffered from residential, public or conservation land uses.

Policy C1.3: Open burning of land clearing debris shall take place only in conjunction with Department of Forestry approvals.

Objective C2: Okeechobee County shall continue to conserve and protect the quality and quantity of current and projected water resources, including wetlands, floodplains, prime Floridan aquifer recharge areas and public supply potable water wells by regulating land use activities that may adversely impact water quality. [AMENDED 05/2005]

Policy C2.1: A developer of a Development of Regional Impact shall finance the study and mitigation of water quality impacts which may be reasonably expected to result from the project.

Policy C2.2: New domestic, agricultural, commercial or industrial wastewater discharge and runoff into surface waters shall meet the requirements of the Surface Water Improvement and Management (S.W.I.M.) Act.

Policy C2.3: New development activities shall be given favorable consideration when such activities provide for reuse of treated wastewater which will not degrade surface or groundwater quality.

Policy C2.4: Okeechobee County will practice conservation of water sources in accordance with the plans of the South Florida Water Management District in water shortage emergencies.

Policy C2.5: Development approvals in Okeechobee County shall encourage the use of native vegetation in residential, commercial, industrial and public landscaping to reduce watering requirements. Information regarding the use of xeriscape landscaping or other water saving landscaping techniques shall be available at the County Planning and Zoning Department.

Policy C2.6: All new development will maintain the natural functions of the 100 year floodplain of rivers and creeks so that the long term environmental and economic impact and recreation value of these areas is maintained. The use or storage of hazardous materials or wastes shall be regulated in the 100-year floodplains of rivers and creeks.

Policy C2.7: Okeechobee County shall designate public collection points for used oil and grease.

Policy C2.8: Okeechobee County shall continue its small quantity hazardous waste notification and verification program, and shall provide for penalties for any small quantity generator which does not disclose its hazardous waste management practices and the types and quantities of hazardous waste it generates.

Policy C2.9: Okeechobee County shall continue to carry out its responsibilities under the Emergency Planning and Community Right to Know Act of 1986. These responsibilities include the maintenance of an emergency management plan for hazardous materials, based on a current list of facilities in the County reporting possession of hazardous chemicals under Sections 302, 311 and 312 of the Act.

Policy C2.10: Okeechobee County shall continue to cooperate with the South Florida Water Management District and the St. Johns River Water Management District to identify cones of influence and prime natural groundwater aquifer recharge areas and develop a comprehensive wellhead protection program. The program shall include provisions to restrict incompatible uses and substances found on the Florida Substance list known to have adverse effects on water quality and quantity. Okeechobee County shall request funding assistance from the SFWMD and the SJRWMD to accomplish this. The County shall also consider assessing the users or owner/operators of public supply potable water wells to

contribute toward the County's share of funding. However, as an interim measure between Plan adoption and the identification of public supply potable water well cones of influence by SFWMD and the SJRWMD, Okeechobee County shall establish a 400 ft. radius from the base of a public supply potable water well as a wellhead protection area. The first 200 foot radius shall be a zone of exclusion, where no development activities will be permitted, with the exception of the footprint of a single-family residential structure so as to prevent a regulatory taking. Within the remainder of the wellhead protection area, the following will be prohibited: landfills; facilities for bulk storage, handling or processing of materials on the Florida substance list; activities that require the storage, use, handling, production or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, or similar substances; feed lots or other commercial animal facilities; wastewater treatment plants, percolation ponds or similar facilities; mines; and excavation of waterways or drainage facilities which intersect the water table. [AMENDED 05/2005]

Policy C2.11: The County shall protect the natural function of identifiable wetlands by: 1) avoiding encroachment; 2) minimizing the loss of wetlands when encroachment cannot be avoided; or 3) mitigating the loss of wetlands. Where it is determined that proposed development or redevelopment will encroach upon a defined wetland, the County shall require a Specific Management Plan to be prepared by the developer, which includes necessary modifications to the proposed development, such as specific setbacks, buffers, or clustering of development away from the wetland. The provisions of such management plans shall be consistent with the natural resource protection policies of the Conservation Element of this Plan. Wetlands destroyed by future development activities shall be restored or created in accordance with regulations established by the appropriate jurisdictional authority, specifically the South Florida Water Management District, the St. Johns Water Management District, the Florida Department of Environmental Protection or the Army Corps of Engineers. The County's land development regulations shall include appropriate criteria and standards for wetlands protection, such as: setbacks of a minimum of 25 feet; buffers; conservation easements; compensatory acre-for-acre on-site mitigation, or two-to-one off-site mitigation; drainage criteria; allowed and exempted uses; wetland function; and significant and insignificant effects of development on wetlands. The definition of wetlands to be used for regulatory purposes shall be derived from the definition of wetlands used by the South Florida Water Management District, the St. Johns River Water Management District, the Florida Department of Environmental Protection, and the Army Corps of Engineers. The Generalized Wetlands Map, adopted as part of this Comprehensive Plan, is intended to serve as a guide to the possible location of wetlands. Specific identification of wetlands may require a survey to be provided at the expense of the developer and in coordination with relevant

agencies, if appropriate, to determine whether wetlands under the jurisdiction of the South Florida Water Management District, the St. Johns River Water Management District, the Florida Department of Environmental Protection or the Army Corps of Engineers are present on a site. [AMENDED 05/2005]

Objective 3: Okeechobee County shall continue to conserve and protect existing wetlands, fisheries and wildlife habitat from adverse impacts of development. [AMENDED 05/2005]

Policy C3.1: Through Future Land Use Policy L5.2 and implementing land development regulations, the County shall continue to conserve wetlands and protect water quality from adverse impacts of development. [AMENDED 05/2005]

Policy C3.2: In implementing Future Land Use Policy L5.2, the County shall continue to request assistance from the Florida Fish and Wildlife Conservation Commission in identifying possible adverse impacts of proposed development on habitat for endangered and threatened wildlife species. [AMENDED 05/2005]

Objective C4: Okeechobee County shall continue to implement policies which provide for the appropriate use, conservation, and protection of soils, minerals, wildlife habitat, fisheries, unique native vegetative communities, and wildlife. [AMENDED 05/2005]

Policy C4.1: As part of its continuing development review process, Okeechobee County shall provide for the identification and protection of local environmentally sensitive lands and soils posing severe limitations to construction. The County shall require the identification of the extent to which any development or redevelopment project is proposed to be placed in or on, to disturb, or to alter the natural functions of the above-referenced resources. The County may require the developer to provide an inventory related to the specific natural resource which may be encroached upon, which shall be evaluated during a phase of the County's development review process, that provides for the County to ensure that direct and irreversible impacts on the identified resource(s) are avoided, minimized, or in the extreme, mitigated. Where it is determined that proposed development or redevelopment will encroach upon a referenced resource, the County shall require a Specific Management Plan to be prepared by the developer, which includes necessary modifications to the proposed development, such as specific setbacks, buffers, or clustering of development away from site resources, to ensure the protection, preservation or natural functions of the resource. Areas designated as buffers shall preserve natural vegetative cover, except where drainage-ways and access paths are approved to cross the buffer. Buffers may be supplemented only with native trees, shrubs and ground covers. The issuance of a final development order by

the County shall be contingent upon implementation of all stipulations within a Specific Management Plan. The provisions of such management plans shall be consistent with the other natural resource protection policies of this Comprehensive Plan. [AMENDED 05/2005]

Policy C4.2: Okeechobee County will periodically review its established standards for the removal of rock, shell, sand and other minerals from the ground, and for the transportation of these materials within the County. At a minimum, these standards will ensure that such activities do not adversely affect adjacent land uses or groundwater quality or quantity. Borrow pits, borrow canals, and mines may be permitted within appropriate land use designations as provided in the Future Land Use element, while site excavations may be permitted in all land use designations. [AMENDED 05/2005]

Policy C4.3: Okeechobee County shall coordinate with appropriate adjacent counties to define, identify and protect any unique vegetative community which may occur in Okeechobee and one or more adjoining counties. [RENUMBERED 05/2005]

Policy C4.4: Buffers shall be used to separate incompatible land uses and to protect certain natural resources. The size, composition and location of such areas of nondisturbance are set forth in the County's land development regulations, shall be based on the proposed land use or development activity, and shall be consistent with the policies of this Comprehensive Plan. Areas designated as buffers shall preserve or restore natural vegetative cover, except where drainage-ways and access paths are approved to cross the buffer or where a structural buffer, such as a wall or fence is required. Buffers may be supplemented only with native trees, shrubs and ground covers. The issuance of a final development order by the County shall be contingent upon implementation of all stipulations within a site development plan, or a Specific Management Plan as set forth in Policy L5.2. The provisions of such management plans shall be consistent with the natural resource protection policies of the Conservation Element of this Plan. [AMENDED 05/2005]

Policy C4.5: Okeechobee County shall, by regulation, ensure that the natural function of its fisheries and natural aquatic habitats, including Lake Okeechobee, its riverine systems, beaches and shores will not be altered except to mitigate activities harmful to their continued natural function and productivity. [RENUMBERED 05/2005]

END OF GOAL, OBJECTIVES AND POLICIES

Okeechobee County Comprehensive Plan

Goals, Objectives and Policies

Section 7

Recreation and Open Space Element

June 2016

Okeechobee County Comprehensive Plan

Section 7

Recreation and Open Space Element
Goal, Objectives and Policies

Amended May 10, 2005

GOAL R: **Establish and maintain a public recreation and open space system composed of lands, facilities, and programs that will serve residents and visitors of Okeechobee County.**

Objective R1: Through the planning period of 2020, parks and recreation facilities shall be adequate to meet the current and future needs of the County, and shall be provided on a fair-share cost basis. [AMENDED 05/2005]

Policy R1.1: Okeechobee County hereby establishes a level of service standard of 5.5 acres of recreational land for each 1,000 residents.

Policy R1.2: Upon Plan adoption, Okeechobee County will establish specific standards for the identification and protection of lands appropriate for recreation use.

Policy R1.3: Okeechobee County shall cooperate with public and private sponsors of the Florida Cracker Trail to establish a segment of the Trail which traverses the County.

Policy R1.4: The County shall provide for a fair-share cost mechanism for parks and recreation facilities.

Objective R2: On an ongoing basis, Okeechobee County shall improve coordination with government agencies and the private sector to provide recreational opportunities and facilities on a fair-share cost basis.

Policy R2.1: Okeechobee County shall provide, or require others to provide, recreation facilities in accordance with the County's established recreation level of service standard in proposed developments.

Policy R2.2: Okeechobee County will coordinate or cooperate with public and private efforts to provide needed recreational opportunities and facilities by providing for a fair-share cost mechanism for such facilities.

Policy R2.3: The County shall assure provision of a variety of recreation opportunities, accessible to residents and visitors, through efficient administration and distribution of available public funds and, where feasible, acquisition and maintenance of lands for recreational use.

Policy R2.4: The County shall ensure that adverse impacts of new development on public recreation sites are mitigated.

Policy R2.5: Okeechobee County will coordinate activities with the State Division of Parks and Recreation to assure that available program opportunities are maximized.

Objective R3: On an ongoing basis, the County shall assure provision for and maintenance of safe and operational access to identified public park and recreation sites for all segments of the County population, provided, however, that the County is not obligated to provide access to private, state and federal recreation facilities.

Policy R3.1: Okeechobee County will provide parking spaces and bicycle racks at County recreation sites where they are needed.

Policy R3.2: New parks and recreation facilities shall be designed to be accessible to the elderly and handicapped.

Policy R3.3: New County parks and recreation facilities shall have, as is practicable, safe and operational automobile, bicycle, horse and pedestrian access.

Policy R3.4: In coordination with relevant state and federal agencies, Okeechobee County shall maintain public access to existing developed public beaches on Lake Okeechobee. The County shall coordinate with state and federal agencies to identify and develop additional access points and public beach areas, and to identify funding sources for the development of such areas.

Objective R4: On an ongoing basis, Okeechobee County shall assure provision of appropriate and sufficient open space within proposed public and private developments.

Policy R4.1: Okeechobee County shall research and provide for incentives such as in-lieu-of fees and direct site transfers of open space to meet the needs of the residents of the County.

Policy R4.2: Okeechobee County shall coordinate or cooperate with the public and private sectors in the designation and acquisition of appropriate publicly accessible open space.

Objective R5: Lands designated for open space within new developments will be protected from incompatible land uses.

Policy R5.1: Okeechobee County will continue to maintain specific standards for the protection of lands designated for open space use. [AMENDED 05/2005]

Objective R6: Okeechobee County will actively seek funding from a variety of public and private sources to finance any recreation facilities which may be needed in the future.

Policy R6.1: Okeechobee County will schedule identified recreation facility needs in the Capital Improvements Element of this Plan.

Policy R6.2: Okeechobee County will coordinate activities with appropriate local, state, and federal funding sources to maximize the opportunity for recreation facility funding.

END OF GOAL, OBJECTIVES AND POLICIES

Okeechobee County Comprehensive Plan

Goals, Objectives and Policies

Section 8

Intergovernmental Coordination Element

June 2016

Okeechobee County Comprehensive Plan

Section 8

Intergovernmental Coordination Element
Goal, Objectives and Policies

Amended August 14, 2008

GOAL G: **To achieve coordination of development activities between Okeechobee County; the City of Okeechobee and any other municipality within the County; the Okeechobee County School Board; adjacent local governments; and appropriate regional, state, and federal entities.**

Objective G1: Okeechobee County will coordinate the provisions of its Comprehensive Plan with the City of Okeechobee, other municipalities within the County, the Okeechobee County School Board, adjacent counties, and other appropriate state or local agencies, in order to: ensure consistency among the plans and programs of those entities; reduce existing and avoid the wastefulness of encouraging duplicate capital investments for competing utilities and overlapping service delivery systems, improve efficiency and prevent duplication of service provisions, coordinate the extension of facilities in unincorporated areas of the County, encourage efficient patterns of development while discouraging urban sprawl; and establish and maintain level of service standards.

Policy G1.1: Okeechobee County will establish a review procedure ensuring coordination of programs and activities in the Okeechobee County Comprehensive Plan with those of the Okeechobee County School Board through the adopted Interlocal Agreement, the City of Okeechobee and any future incorporated areas, adjacent local governments, and other state or regional entities. This review procedure will be established by the Board of County Commissioners, and will be implemented by the Board or its designee. [AMENDED 05/2005]

Policy G1.2: Okeechobee County will coordinate the establishment and maintenance of level of service standards for public facilities and services with the entity having operational or maintenance responsibility.

Policy G1.3: Okeechobee County will request, by letter, a copy of the comprehensive plan and plan amendments for each adjacent local government so as to ensure consistency between plans.

Policy G1.4: Okeechobee County will cooperate with the City of Okeechobee and any future municipalities to resolve annexation conflicts.

Policy G1.5: Okeechobee County will coordinate with the City of Okeechobee and any future municipalities to ensure that consistent, specific consideration is given to land uses along city/county boundaries, and that municipal services provided by the City of Okeechobee to unincorporated areas of the County are consistent with and further the Comprehensive Plan of the County.

Policy G1.6: Okeechobee County will seek to maximize efficiency of service delivery by considering the consolidation of services between the County and its municipalities to avoid duplication of services.

Policy G1.7: Okeechobee County will participate, at the request of the South Florida Water Management District and to the extent feasible, in the implementation of the revised Lake Okeechobee Surface Water Improvement and Management Plan. [AMENDED 05/2005]

Policy G1.8: Okeechobee County will pursue an interlocal agreement with the City of Okeechobee to achieve the state-mandated goal of a 30 percent reduction of solid waste volume through recycling by December 2005. [AMENDED 05/2005]

Objective G2: The County shall cooperate in an effort with the School Board to ensure that the planning activities, services and facilities of the School Board are consistent with the County's Comprehensive Plan. [AMENDED 05/2005]

Policy G2.1: The County shall exchange data with the School Board regarding population projections and the School Board (5-year) facility plans as such data or plans are updated. [AMENDED 05/2005]

Policy G2.2: Okeechobee County shall coordinate major residential project reviews (pursuant to Chapters 163 and 235, Florida Statutes) to consider joint park/schools dedications to meet future demands. [AMENDED 05/2005]

Policy G2.3: Okeechobee County and the School Board shall coordinate in their joint efforts to study and implement innovative methods, including park/school site dedications and contributions, as a means to address infrastructure needs associated with the County's growth. [AMENDED 05/2005]

Policy G2.4: The County shall notify the school Board of all new residential development projects or modifications to existing residential developments which increase density as a part of the review process for school concurrency. [AMENDED 05/2005, 08/2008]

Policy G2.5: The County shall advise and meet with the School Board as necessary, regarding all Plan amendments and proposed annexations that may affect school sites. [AMENDED 05/2005]

Policy G2.6: The County shall coordinate with the School Board regarding shared use of recreational facilities owned by either entity. In addition, the County shall consider opportunities to collocate new parks, libraries, and other facilities with public schools. [AMENDED 05/2005]

Objective G3: The County shall, upon adoption of this objective, coordinate the Comprehensive Plan with the School Board Five-Year Facilities Plan. [AMENDED 05/2005]

Policy G3.1: In accordance with Section 5 of the Interlocal Agreement for Public School Facility Planning, the following procedure shall be used to ensure intergovernmental coordination with the School Board for the location of educational facilities within the County:

a) At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility within the County, the School Board shall provide written notice to the County.

b) Upon receipt of a written notice from the School Board informing the County of the acquisition or leasing of property to be used for new public educational facilities, the County shall notify the School Board within forty-five (45) days a preliminary determination of consistency of the site with the Comprehensive Plan; and

c) In conjunction with the preliminary consistency determination, the School Board and the County will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation of an existing school. For each occurrence, a written agreement as to the timing, location and the party or parties responsible for constructing, operating and maintaining the required improvements will be executed. [AMENDED 05/2005, 08/2008]

Policy G3.2: Until such time as an interlocal agreement is adopted by the County and the School Board in accordance with the requirements of Chapter 163, Florida Statutes, the County shall coordinate population estimates and projections with the School Board as part of the review of the Five-Year School Facilities Plan. [AMENDED 05/2005]

Policy G3.3: In accordance with Section 2 of the Interlocal Agreement for Public School Facility Planning, the County shall coordinate with the City and the School Board, and base plans upon consistent projections for population growth and student enrollment. [AMENDED 05/2005, 08/2008]

Policy G3.4: In order to coordinate the effective provision and siting of educational facilities with associated infrastructure and services within the County, representatives of the County, the City of Okeechobee and the School Board shall meet annually to review the mechanisms and the progress made toward educational facilities planning. [AMENDED 05/2005, 08/2008]

Objective G4: Okeechobee County will assure that the impacts of proposed development in its Comprehensive Plan upon development in adjacent governments is addressed. [RENUMBERED 05/2005]

Policy G4.1: Okeechobee County will utilize the informal mediation process established by the Central Florida Regional Planning Council or other mutually agreeable mediator to attempt to resolve land use conflicts with adjacent local governments. [RENUMBERED 05/2005]

Policy G4.2: Okeechobee County will establish an Intergovernmental Coordination Committee composed of representatives from Okeechobee County, the City of Okeechobee and any future municipalities, the Okeechobee County School Board, and appropriate state and regional agencies, with representation from each entity to review planning activities mandated by the various elements of this Plan. This committee will be established within one year of adoption of this Plan, with the Okeechobee County representative(s) to be designated by the Board of County Commissioners. [RENUMBERED 05/2005]

Policy G4.3: Okeechobee County will review proposed development which, because of its size, character or location, is presumed to have extra-jurisdictional impacts. This review process shall be set forth in the County's land development regulations, and shall be undertaken to ensure the compatibility of the proposed development with the comprehensive plans of the affected jurisdictions. [RENUMBERED 05/2005]

Policy G4.4: Okeechobee County will continue to make available data, information, and resources to County residents and appropriate local and regional agencies requesting assistance on issues related to development and growth management. [RENUMBERED 05/2005]

Objective G5: Through the application of its zoning, subdivision, and planned unit development regulations, Okeechobee County will ensure that proposed land use activities within the Kissimmee River study area are not inconsistent with the stated goal 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, Florida Statutes. [RENUMBERED 05/2005]

Policy G5.1: Upon Plan Adoption, Okeechobee County will review the *Resource Management Plan for the Lower Kissimmee River and Taylor Creek Drainage Basin,* and will coordinate its land use activities with other local governments addressed in the Resource Management Plan. Such coordination will take the form of documented communication with adjacent local governments on land use issues which affect the Kissimmee River basin, and those which are of mutual concern, such as zoning, development of regional impact, or comprehensive plan amendment issues. [RENUMBERED 05/2005]

Policy G5.2: Activities by Okeechobee County to implement the *Resource Management Plan for the Lower Kissimmee River and Taylor Creek Drainage Basins* will be those which support or coordinate with actions initiated by the State and regional agencies referenced in the Resource Management Plan. [RENUMBERED05/2005]

Policy G5.3: Okeechobee County shall coordinate with the Okeechobee Utility Authority to prepare a Water Supply Work Plan consistent with the South Florida Water Management District's Regional Water Supply Plan. [AMENDED 05/2005]

END OF GOAL, OBJECTIVES AND POLICIES

Okeechobee County Comprehensive Plan

Goals, Objectives and Policies

Section 9

Capital Improvements Element

June 2016

Okeechobee County Comprehensive Plan

Section 9

Capital Improvements Element
Goal, Objectives and Policies

Amended August 14, 2008

GOAL F: **Okeechobee County will provide, or require others to provide, on a fair-share cost basis, public facilities and services in a manner which protects investments in existing facilities, maximizes the use of existing facilities, and promotes orderly growth.**

Objective F1: Okeechobee County shall use the Capital Improvements Element to annually determine funding sources for identified deficiencies in capital improvement needs, and shall annually amend the Five-Year Schedule of Capital Improvements to include capital projects and funding sources to correct existing deficiencies and accommodate future growth.

Policy F1.1: Okeechobee County will maintain level of service standards for public facilities which have been established in other elements of this Comprehensive Plan including the road system, surface water management system, potable water system, sanitary sewer system, solid waste disposal facilities, public schools and parks or recreation facilities. [AMENDED 08/2008]

Policy F1.2: Level of service standards for public facilities will relate to development orders issued by the County, appropriation of funds in the County's annual budget, and to the appropriate individual element of this Comprehensive Plan.

Policy F1.3: The County shall evaluate local capital improvements projects which are related to applicable elements of this Comprehensive Plan. The criteria to be used are established by Policies T1.2, S1.1, S2.2 and R1.1. In its evaluation process, the County shall also consider the following factors:

a) whether the proposed project will eliminate a public hazard;

b) whether the proposed project will eliminate capacity deficits;

c) local budget impacts;

d) locational needs based on projected growth patterns;

e) accommodation of new development or redevelopment;

f) financial feasibility; and

g) plans of state agencies or water management districts that provide facilities in Okeechobee County.

Policy F1.4: Proposed capital improvements projects will be ranked in order of priority according to the following guidelines:

Priority 1: The project is needed to protect public health and safety, to fulfill the County's legal commitment to provide facilities and services, or to achieve full use of existing facilities or support the existing economy.

Priority 2: The project increases efficiency of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development.

Priority 3: The project represents a logical extension of facilities and services within a designated urban service area.

Policy F1.5: Okeechobee County hereby adopts the following level of service standards for public facilities as identified in the appropriate elements of this Comprehensive Plan:

Limited Access Facilities:	"C"
Principal Arterials, Florida Intrastate Highway System:	"C"
Principal Arterials, Other, except as noted below:	"C"
Minor Arterials, except as noted below:	"D"
Collectors:	"D"
Local Roads:	"D"

Backlogged Facilities: "Maintain and Improve". Based upon the most recent data available from the FDOT and using level of service tables from the 2001 FDOT *Level of Service Manual*, the following facilities were backlogged upon adoption of this Comprehensive Plan amendment: [AMENDED 05/2005]

Segment 14, S.R. 70 from U.S. 98 to CSX Railroad Crossing (FIHS). Existing LOS is "D", 2001 peak hour number of trips is 1,380; and

Segment 17, S.R. 70 from N.E. 18th Avenue to S.R. 710 (FIHS). Existing LOS is "F", 2001 peak hour number of trips is 1,700.

For the following non-FIHS roadway segments a level of service, based on the 2001 FDOT *Level of Service Manual*, is established as indicated: [AMENDED05/2005]

Segment 1, U.S. 441 S.E. from S.R. 78 to S.E. 30th Terrace, LOS "D";

Segment 2, U.S. 441 S.E. from S.E. 30th Terrace to C.R. 15-A, LOS "E";

Segment 7, U.S. 441 S from S.R. 78 to S.R. 70, LOS "E"; and

Segment 9, U.S. 441 from CSX Railroad Crossing to Cemetery Road (N.E. 39th Avenue), LOS "E".

Sanitary Sewer: 130 gallons per capita per day peak daily demand.

Potable Water: 114 gallons per capita per day peak daily demand.

Solid Waste Disposal: 4.1 pounds per capita per day average annual population.

Drainage: Stormwater facilities shall be designed to accommodate the 25-year, 24-hour design storm to meet the water quantity and quality standards that follow, unless permitted in accordance with paragraph "c" below:

a) *Water Quantity*: Peak post-development runoff shall not exceed peak pre-development runoff rates;

b) *Water Quality*: Treatment of stormwater runoff shall be required for all development, redevelopment and, when expansion occurs, existing developed areas. The stormwater treatment system or systems can be project specific, serve sub-areas within the County or be a system to serve the entire County. Regardless of the area served and in accordance with Chapter 17-25, F.A.C., the stormwater treatment systems must provide a level of treatment for the runoff from the first one (1) inch of rainfall for projects in drainage basins of 100 acres or more, or as an option, for projects or project subunits with drainage basins less than 100 acres, the first one-half (½) inch of runoff, from the design storm in accordance with Rule 17-25, F.A.C. in order to meet the receiving water quality standards of Section 17-302.500, F.A.C. Stormwater discharge facilities shall be designed so as to not lower the receiving water quality or degrade the receiving water body below the minimum conditions necessary to maintain their classifications as established in Chapter 17-302, F.A.C. It is intended that all standards in these citations are to apply to all development and redevelopment, and that any exemptions or exceptions in these citations, including project size thresholds, do not apply for concurrency determinations; and

c) Any development within an improved or developed area or subdivision with a permitted or grandfathered stormwater management system, must not contribute pollutants that will cause the degradation of the quality of the receiving water body.

Recreation: 5.5 acres per 1,000 population.

Public Schools:

Type of School	Level of Service
Elementary	100% of Permanent FISH Capacity
Middle	100% of Permanent FISH Capacity
K-8	100% of Permanent FISH Capacity
High School	100% of Permanent FISH Capacity

Source: Okeechobee County Interlocal Agreement for Public School Facility Planning
[AMENDED 08/2008]

Objective F2: Okeechobee County will provide or require the provision of needed public facilities based on levels of service set forth in the several elements of this Plan. Public facilities needs within the County's jurisdiction will be determined based on previously-issued development orders, the County's planning and zoning process, the County's Concurrency Management System, and the County's annual budget process.

Policy F2.1: Prior to the issuance of a development permit, Okeechobee County will assure that public facilities and services which meet established level of service standards will be available to support the proposed development. Public facility and service availability shall be deemed sufficient if the public facilities and services for a development are phased, or the development is phased, so that the public facilities and those related services which are deemed necessary by the local government to operate the facilities necessitated by that development, are available concurrent with the impacts of the development.

Policy F2.2: Okeechobee County will evaluate potential revenue available for public facility expenditures through alternative sources such as user fees, special benefit units, or special assessments.

Policy F2.3: Okeechobee County will maintain established levels of service by using revenue sources considered under Policy F2.2 to ensure that new development pays a pro rata share of the costs of public facility needs that it generates.

Policy F2.4: A Five-Year Schedule of Capital Improvements and annual capital budget shall be adopted as part of Okeechobee County's annual budgeting process. As a part of the annual budget process, the County shall adopt by reference the School District's financially feasible and annually updated capital plan, beginning with the "Okeechobee School District's Tentative Faciliaties Work Program for Fiscal Years 2007-2008 through 2011-2012," as approved by the

School Board, into the County's Five-Year Schedule of Capital Improvements and annual capital budget. [AMENDED 08/2008]

Policy F2.5: The County shall analyze the impacts of development orders issued by the County since 1997 on public facilities and services within the County's jurisdiction, and will integrate the results of the analysis into its Concurrency Management System and annual budgeting process. [AMENDED 05/2005]

Policy F2.6: Okeechobee County will make efforts to secure public or private funds, whenever available, to finance needed capital improvements.

Policy F2.7: Okeechobee County will limit the maximum ratio of outstanding indebtedness for providing capital improvements to no greater than 10 percent of taxable value.

Policy F2.8: Okeechobee County shall continue to integrate its planning and budgeting processes such that expenditures which are budgeted for capital improvements recognize policies related to public facilities and services set forth in the several elements of this Comprehensive Plan. [AMENDED 05/2005]

Objective F3: The Capital Improvements Element of this Plan shall be the basis for determining the funding priority for capital facilities necessary to meet existing deficiencies, to accommodate future growth, and to replace obsolete or worn-out facilities.

Policy F3.1: Proposed development or redevelopment will be coordinated with state and regional agencies to consider whether the proposed action will affect state agencies' or water management districts' facilities plans.

Policy F3.2: Within the constraints of its budget, Okeechobee County will provide for, or arrange for others to provide for, the replacement of obsolete or worn-out capital facilities and the elimination of existing capital facility deficiencies. Prioritization of all capital improvements, including the replacement of worn out or obsolete facilities, shall be based on the criteria as established by Policies F1.3 and F1.4.

Objective F4: Okeechobee County will strive to increase its tax base and raise its revenue potential.

Policy F4.1: Okeechobee County will encourage the reassessment of all properties to determine a fair taxable value and assure an equitable distribution of the tax burden.

Policy F4.2: Okeechobee County will continue to examine methods for assessing users of services their fair share of costs related to the impacts they create. [AMENDED05/2005]

Objective F5: If a proposed new development will degrade one or more public facilities and services in unincorporated Okeechobee County to a level of service below that established by this Plan, the development shall bear the cost of maintaining the facility or service at the established level of service. Proportionate cost shall be determined by assessing the benefit of capital improvements received by future as well as existing residents.

Policy F5.1: By 2005, Okeechobee County will undertake studies to determine the feasibility of adoption of an impact fee ordinance which would assess new development a pro rata share of costs required to finance capital improvements necessitated by such development. If impact fees are not feasible, the County shall assess new development a pro rata share of necessary public facility improvements based on an alternate concept. [AMENDED 05/2005]

Objective F6: Land use decisions shall be linked to available or projected public and private fiscal resources and to the County's schedule of capital improvements. Land use decisions shall maintain established level of service standards and meet existing and future public facility needs.

Policy F6.1: As referenced in the several elements of this Plan, Okeechobee County land use decisions shall not degrade levels of service for public facilities below established minimum standards.

Policy F6.2: Okeechobee County land use decisions, if they affect deficient public facilities, shall be based on available or projected public or private fiscal resources and the County's Five-Year Schedule of Capital Improvements.

END OF GOAL, OBJECTIVES AND POLICIES

Okeechobee County Comprehensive Plan

Goals, Objectives and Policies

Section 10

Public School Facilities Element

June 2016

Okeechobee County Comprehensive Plan

Section 10

Public School Facilities Element
Goal, Objectives and Policies

Goal, Objectives and Policies. 1

Public School Facilities Map Series. 7

Map 10.1 Okeechobee County Existing School Locations - Elementary Schools

Map 10.2 Okeechobee County Existing School Locations - Middle Schools

Map 10.3 Okeechobee County Existing School Locations - High Schools

Map 10.4 Okeechobee County School Board Existing and Future Ancillary Facilities

Map 10.5 Okeechobee County Future School Locations

Okeechobee County Comprehensive Plan

Section 10

Public School Facilities Element
Goal, Objectives and Policies

Adopted August 14, 2008

GOAL E: **To provide a public school system that offers a high quality educational environment, provides accessibility for all of its students, and ensures adequate school capacity to accommodate enrollment demand within a financially feasible School District Capital Plan.**

Objective E1: Provide adequate school facilities in Okeechobee County Schools by adopting a concurrency management system to achieve and maintain the adopted level of service for the short and long term planning periods.

Policy E1.1: The County hereby adopts the following Level of Service standards for existing and new schools:

Type of School	Level of Service
Elementary	100% of Permanent FISH Capacity
Middle	100% of Permanent FISH Capacity
K-8	100% of permanent FISH Capacity
High School	100% of Permanent FISH Capacity

Source: Okeechobee County Interlocal Agreement for Public School Facility Planning

Policy E1.2: The County hereby adopts a district-wide School Concurrency Service Area (SCSA).

Policy E1.3: By school year 2011-12, school concurrency will be applied on a less-than district-wide basis, using school attendance zones as the SCSAs.

Policy E1.4: The County and the School District, shall utilize the following procedures for modifying SCSAs:

a) Modification shall be made at the same time as the establishment of modified attendance zones with data and analysis to support the change. Any proposed change to the SCSAs shall require coordination with the County and the City of Okeechobee, and demonstration by the School District that the change complies with the public school LOS standard and that utilization of school capacity is maximized to the greatest extent possible.

b) All parties subject to school concurrency will review the proposed modification and send their comments to the School District within 60 days of receipt of the proposed change.

c) The modification of the SCSAs shall be effective upon adoption by the School Board.

Objective E2: A school concurrency evaluation will be performed by the Okeechobee County School District to review projected residential development in order to accommodate new students at the adopted level of service for adequate school facility capacity.

Policy E2.1: The County shall not approve any non-exempt residential development application for preliminary plat, site plan or functional equivalent until the School District School has verified that available capacity exists to serve the development.

Policy E2.2: The County shall consider the following residential uses exempt from the requirements of school concurrency:

a) Single family lots of record, existing at the time the school concurrency implementing ordinance becomes effective.

b) Any new residential development that has a preliminary plat or site plan approval or the functional equivalent for a site specific development order prior to the commencement date of the School Concurrency Program.

c) Any amendment to any previously approved residential development that does not increase the number of dwelling units or change the type of dwelling units such as single-family to multi-family.

d) Age restricted communities with no permanent residents under the age of 18. Exemption of an age restricted community will be subject to a restrictive covenant limiting the age of permanent residents to 18 years and older.

Policy E2.3: The County, through its land development regulations, shall establish a school concurrency review process for all residential projects that are not exempt under Policy E2.2. The minimum process requirements are described below:

a) A residential development application is submitted to the County, which includes a School Impact Analysis (SIA).

b) The County determines application is sufficient for processing and transmits the SIA to the School District for review.

c) The School District reviews the application for available capacity and issues a School Capacity Availability Letter (SCAL) to the County:

1. If capacity is available within the SCSA, the School District shall issue a SCAL verifying available capacity.

2. If capacity is not available within in the SCSA, the School District shall issue a SCAL indicating the development is not in compliance with the adopted LOS and may offer the developer a negotiation period to present mitigation options.

3. The County shall not issue approval any preliminary plat, site plan or functional equivalent for a residential development until receiving confirmation of available school capacity in the form of a SCAL from the School District.

Policy E2.4: If adequate school capacity is not available to support a proposed residential development, the County, in conjunction with the School District, shall review proportionate share mitigation options which will add the school capacity necessary to satisfy the impacts of the proposed development.

a) Acceptable forms of mitigation shall include, but are not limited to:

1. School construction

2. Contribution of land

3. Expansion of existing permanent school facilities subject to the expansion being less than or equal to the student capacity needed for a new school of the same category.

4. Payment for construction and/or land acquisition

5. Cost of financing

b) If mitigation is approved, the County and the School District shall enter into a legally binding commitment with the residential developer, and the School District shall issue a SCAL.

c) If mitigation is denied, the County shall deny the application based on a deficiency in available school capacity to support the residential development.

Policy E2.5: The County shall, upon acceptance of a mitigation option identified in Policy E2.4, enter into a legally binding commitment with the School District and the developer.

Policy E2.6: The County shall be responsible for notifying the School District when a residential development has received approval of a preliminary plat, site plan or functional equivalent, when the development order for the residential development expires or is revoked, and when school impact fees have been paid.

Policy E2.7: No later than December 31, 2008, the County shall adopt school concurrency provisions into its Land Development Regulations (LDR).

Objective E3: Beginning with an effective date in 2008, all new public schools built within the County will be coordinated to be consistent with the County's future land use map designation, will be co-located with other appropriate public facilities when possible, and will have the on-site and off-site infrastructure necessary to support the new school.

Policy E3.1: The County, in conjunction with the School District, shall jointly determine the need for and timing of on-site and off-site improvements necessary to support a new school.

Policy E3.2: The County shall enter into an agreement with the School Board identifying the timing, location, and the party or parties responsible for constructing, operating, and maintaining off-site improvements necessary to support a new school.

Policy E3.3: The County shall encourage the location of schools near residential areas by:

a) Assisting the School District in the identification of funding and/or construction opportunities (including developer participation or County capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements.

b) Reviewing and providing comments on all new school sites.

c) Allowing public schools, meeting the minimum land size criteria established by the State, within all residential future land use categories.

Policy E3.4: The County, in conjunction with the School District, shall seek opportunities to co-locate public facilities with schools, such as parks, libraries, and community centers, as the need for these facilities is identified.

Policy E3.5: The County, in conjunction with the School District and the City of Okeechobee, shall identify issues relating to public school emergency preparedness, such as:

a) The determination of evacuation zones, evacuation routes, and shelter locations.

b) The design and use of public schools as emergency shelters.

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

Policy E3.6: The County, the School District and the City of Okeechobee hereby establish an oversight committee to monitor the Interlocal Agreement for Public School Facility Planning (ILA) which includes provisions for school concurrency in Okeechobee County.

Objective E4: Beginning with an effective date in 2008, the County's annually updated five-year schedule of capital improvements will include school capacity projects adopted by the School Board necessary to address existing deficiencies and meet future needs.

Policy E4.1: No later than December 1st of each year, the County shall adopt by reference the School District's financially feasible and annually updated capital plan, beginning with the "Okeechobee School District's Tentative Facilities Work Program for Fiscal Years 2007-2008 through 2011-2012," as approved by the School Board, into the County's Five-Year Schedule of Capital Improvements and annual capital budget.

Policy E4.2: The County, in conjunction with the School District and the City of Okeechobee, shall annually review the Public School Facilities Element and the updated data necessary to maintain a long-range public school facilities map series, including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period. The map series shall be adopted as Appendix "A" of the Public School Facilities Element and include at a minimum maps showing:

a) Existing public school facilities by type,

b) Location of ancillary plants, and

c) Public school facilities and ancillary plants generally planned for the five-year and long-range planning periods.

Policy E4.3: The County, in conjunction with the School District, shall coordinate the long-range public school facilities map with the County's comprehensive plan and its future land use map.

Policy E4.4: The County shall include schools as a part of the Annual Concurrency Report.

END OF GOAL, OBJECTIVES AND POLICIES

Okeechobee County Comprehensive Plan

Goals, Objectives and Policies

Section 10

Public School Facilities Map Series

Map 10.1 Okeechobee County Existing School Locations - Elementary Schools

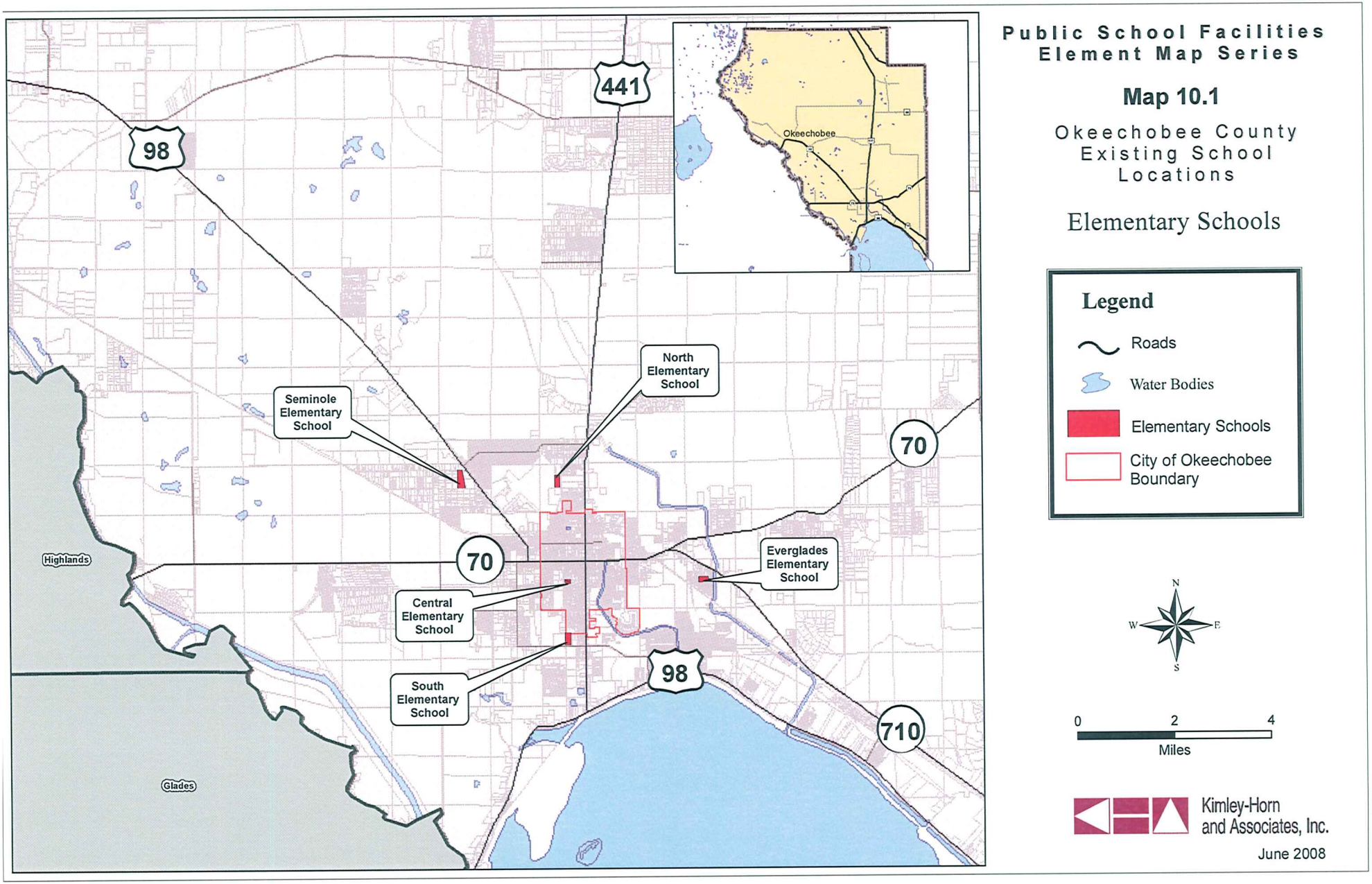
Map 10.2 Okeechobee County Existing School Locations - Middle Schools

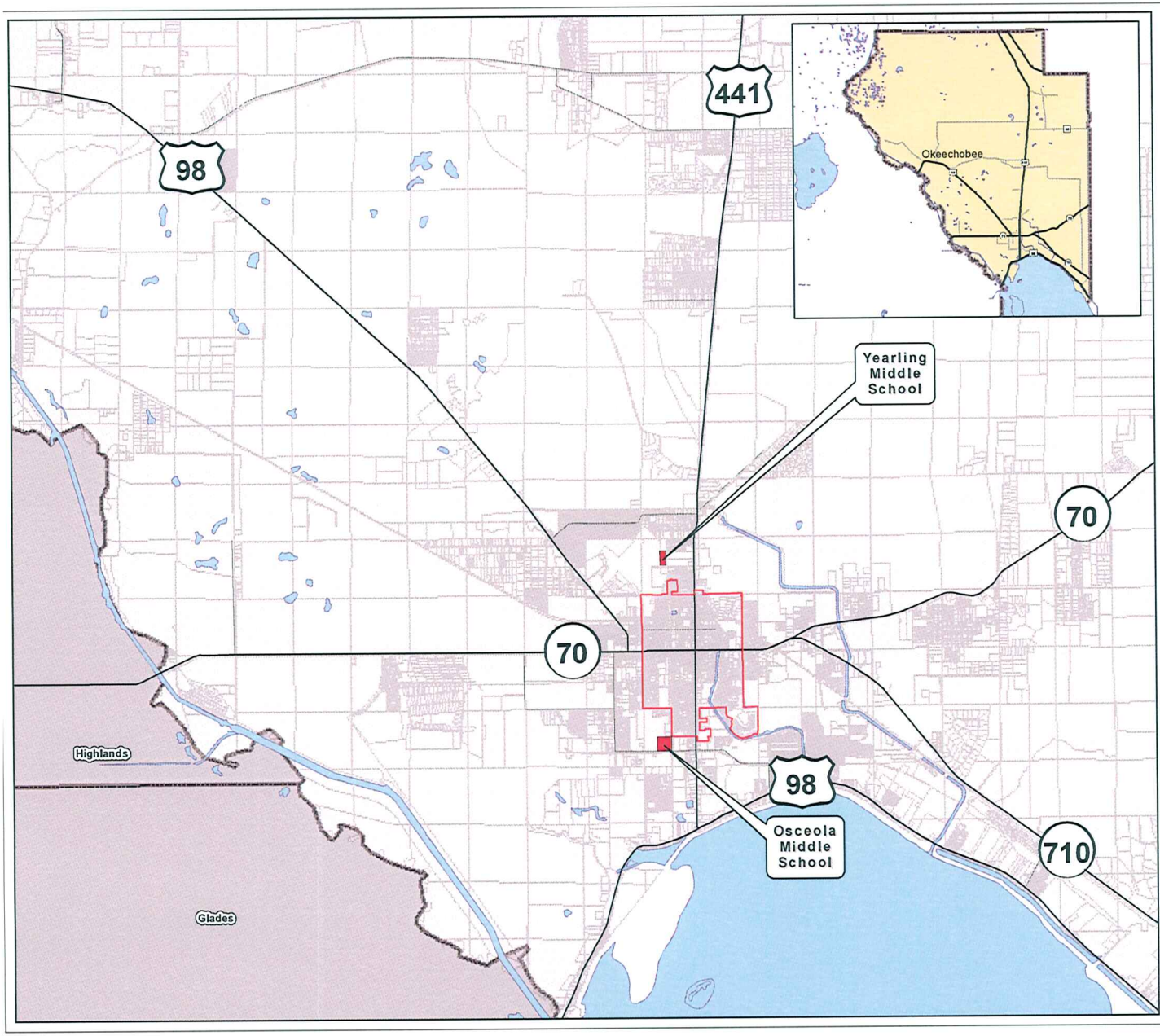
Map 10.3 Okeechobee County Existing School Locations - High Schools

Map 10.4 Okeechobee County School Board Existing and Future Ancillary Facilities

Map 10.5 Okeechobee County Future School Locations

June 2016


441
98
70
70
98
710
Okeechobee
Seminole Elementary School
North Elementary School
Central Elementary School
South Elementary School
Everglades Elementary School
Highlands
Glades
Public School Facilities Element Map Series
Map 10.1
Okeechobee County Existing School Locations
Elementary Schools
Legend
Roads
Water Bodies
Elementary Schools
City of Okeechobee Boundary
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Kimley-Horn and Associates, Inc.
June 2008



Public School Facilities Element Map Series

Map 10.2

Okeechobee County Existing School Locations

Middle Schools

Legend

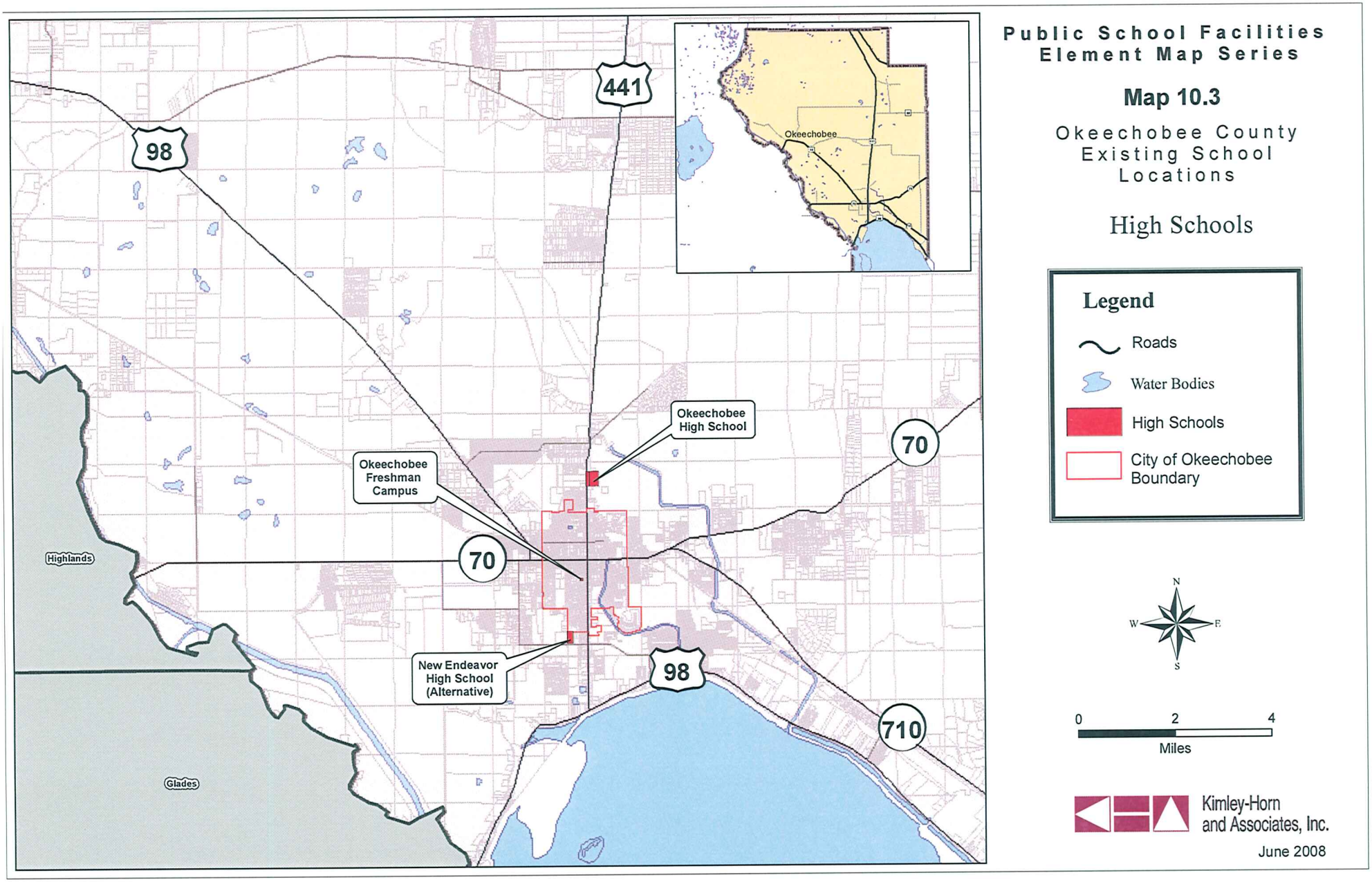
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- City of Okeechobee Boundary

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June 2008



Public School Facilities Element Map Series

Map 10.3

Okeechobee County Existing School Locations

High Schools

Legend

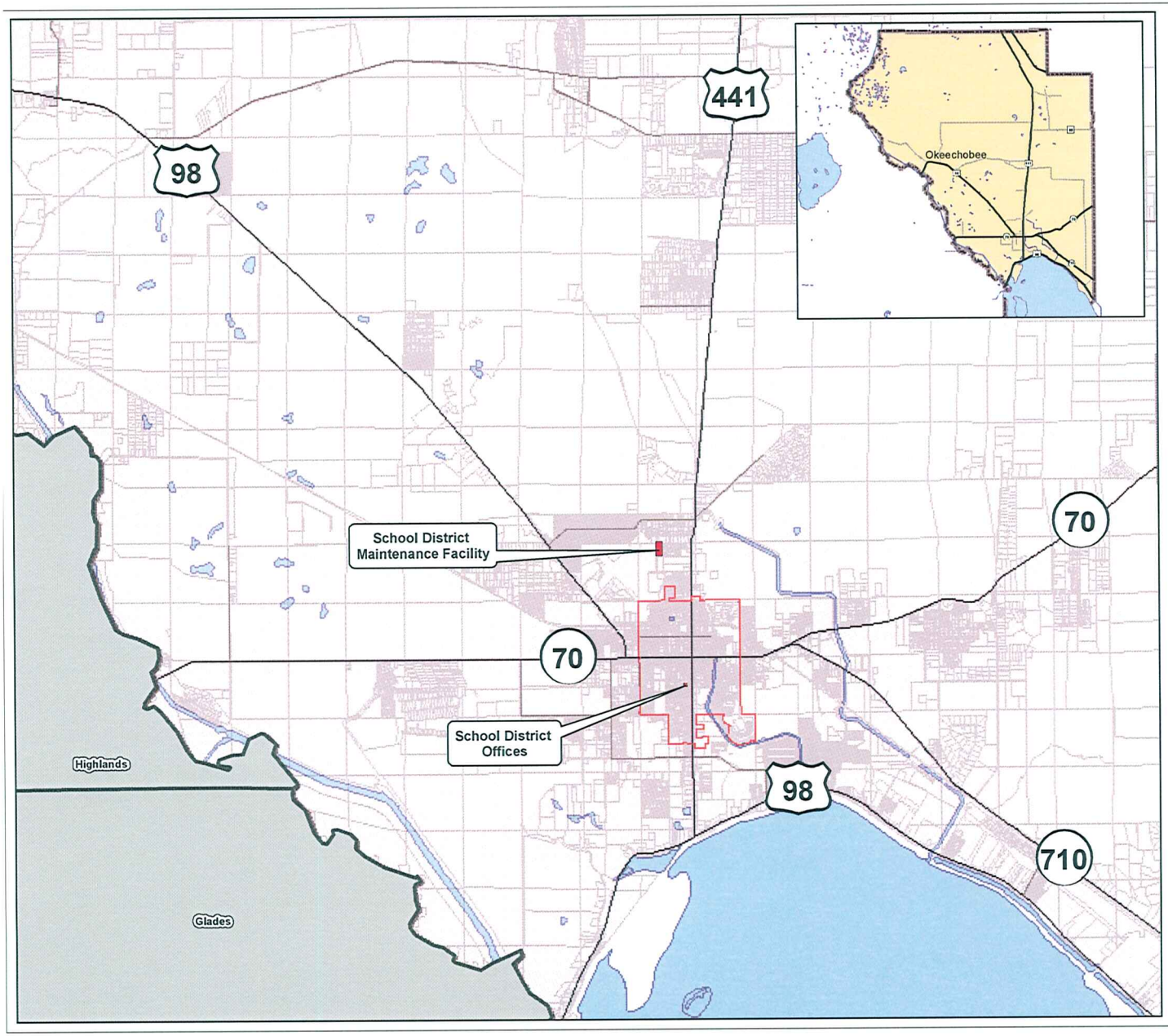
- Roads
- Water Bodies
- High Schools
- City of Okeechobee Boundary

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June 2008



Public School Facilities Element Map Series

Map 10.4

Okeechobee County
School Board
Existing and Future
Ancillary Facilities

Legend

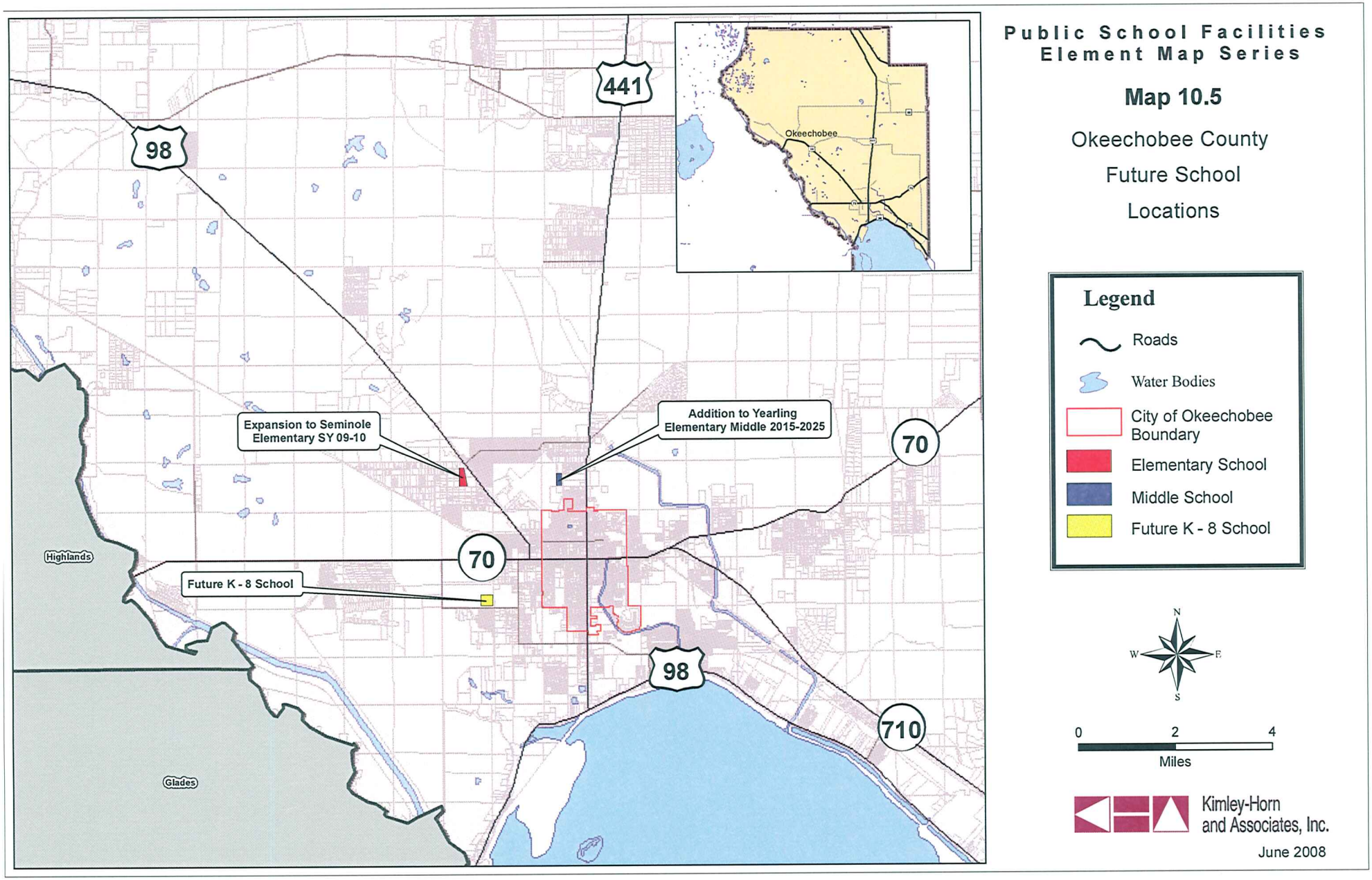
- Roads
- Water Bodies
- Ancillary Facilities
- City of Okeechobee Boundary

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June 2008



Public School Facilities Element Map Series

Map 10.5

Okeechobee County

Future School

Locations

Legend

- Roads
- Water Bodies
- City of Okeechobee Boundary
- Elementary School
- Middle School
- Future K - 8 School

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Kimley-Horn and Associates, Inc.

June 2008

Okeechobee County Comprehensive Plan

Goals, Objectives and Policies

Section 11

Concurrency Management

June 2016

Okeechobee County Comprehensive Plan

Section 11

Concurrency Management

Adopted April 2, 1992

Requirements for Concurrency

Upon adoption of the Okeechobee County Comprehensive Plan, Okeechobee County will require that all development meet the requirements of concurrency, except for those developments that have been issued a development order or development permit by the County prior to adoption of this Comprehensive Plan, and have begun construction and are continuing construction in good faith. Development rights determined to be vested, the definition of which will be established by local ordinance upon adoption of this Comprehensive Plan, shall be subject to concurrency as outlined in this Comprehensive Plan. Pursuant to the requirements for concurrency, as established in §9J-5.0055(2) F.A.C., the following shall meet the requirements for concurrency:

MINIMUM REQUIREMENTS FOR CONCURRENCY. The County's concurrency management system will ensure that public facilities and services needed to support development are available concurrent with the impacts of such developments.

(a) For potable water, sewer, solid waste, and drainage, at a minimum, provisions in this Comprehensive Plan ensure that the following standards will satisfy the concurrency requirement:

1. The necessary facilities and services are in place at the time a development permit is issued; or

2. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or

3. The necessary facilities are under construction at the time a permit is issued; or

4. The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Rules 9J-5.0055(2)(a)1.-3. F.A.C. An enforceable development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee that the necessary facilities and services will be in place when the impacts of the development occur.

(b) For parks and recreation, Okeechobee County may satisfy the concurrency requirement by complying with the standards in Rules 9J-5.0055(2)(a)1.-4. F.A.C. or by complying with Comprehensive Plan provisions that ensure that the following standards will be met:

1. At the time the development permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of the development permit; or

2. The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or the provision of services within one year of the issuance of the applicable development permit. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.

(c) For roads and mass transit designated in the adopted plan, Okeechobee County may satisfy the concurrency requirement by complying with the standards in Rules 9J-5.0055(2)(a)1.-4. and (2)(b)1. and 2., F.A.C. In addition, in areas in which Okeechobee County has committed to provide the necessary public facilities and services in accordance with its Five-Year Schedule of Capital Improvements, the County may satisfy the concurrency requirement for roads and mass transit by the adoption and implementation of a concurrency management system based upon an adequate capital improvements program and schedule and adequate implementing regulations which, at a minimum, include the following provisions:

1. A capital improvements element and a Five-Year Schedule of Capital Improvements which, in addition to meeting all of the other statutory and rule requirements, must be financially feasible. The capital improvements element and schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program.

2. A Five-Year Schedule of Capital Improvements which must include both necessary facilities to maintain the adopted level of service standards to serve the new development proposed to be permitted and the necessary facilities required to eliminate those portions of existing deficiencies which are a priority to be eliminated during the five-year period under the local government plan's schedule of capital improvements pursuant to Rule 9J-5.016(4)(a)1. F.A.C.

3. A realistic, financially feasible funding system based on currently available revenue sources which must be adequate to fund the public facilities required to serve the development authorized by the development order and

development permit and which public facilities are included in the Five-Year Schedule of Capital Improvements.

4. A Five-Year Schedule of Capital Improvements which must include the estimated date of commencement of actual construction and the estimated date of project completion.

5. A Five-Year Schedule of Capital Improvements which must demonstrate that the actual construction of the road or mass transit facilities and the provision of services are scheduled to commence in or before the third year of the Five-Year Schedule of Capital Improvements.

6. A provision that a plan amendment would be required to eliminate, defer or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of improvements.

7. A requirement that Okeechobee County must adopt local development regulations which, in conjunction with the capital improvements element, ensure that development orders and permits are issued in a manner that will assure that the necessary public facilities and services will be available to accommodate the impact of that development.

8. A provision that a monitoring system shall be adopted which enables Okeechobee County to determine whether it is adhering to the adopted level of service standards and its schedule of capital improvements and that the County has a demonstrated capability of monitoring the availability of public facilities and services.

9. A clear designation within the Okeechobee County Comprehensive Plan of those areas within which facilities and services will be provided by the County with public funds in accordance with the five-year capital improvements schedule.

(d) In determining the availability of services or facilities, a developer may propose and Okeechobee County may approve developments in stages or phases so that facilities and services needed for each phase will be available in accordance with the standards required by Rules 9J-5.0055(2)(a), (2)(b) and (2)(c) F.A.C.

(e) For the requirements of Rules 9J-5.0055(2)(a), (2)(b) and (2)(c) F.A.C., Okeechobee County must develop guidelines for interpreting and applying level of service standards to applications for development orders and permits and determining when the test for concurrency must be met. The latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order or permit which contains a specific plan for development, including the densities and intensities of development.

Issuance of Development Orders or Permits

The concurrency management system shall ensure that all development can meet the requirements for concurrency prior to the issuance of a local development order or permit. The determination that concurrency can be met shall occur after the submission of a satisfactorily sufficient application for development, within a specified time frame to be established in the concurrency management system but prior to the final approval of a proposed development. All applicants for development orders or permits shall be required to provide all information deemed necessary by the County so that the impacts of the proposed development may be accurately assessed. Once the County has determined that a proposed development meets the requirements for concurrency, and has been issued a local development order or permit, the County shall not revoke that development order or permit because of a subsequent facility capacity deficiency, unless the proposed development would cause unhealthy or unsafe conditions, or unless the proposed development was issued a development order or permit under erroneous information supplied by the proposed developer, or unless the proposed developer fails to meet the conditions of approval of the development order or permit once construction has begun. In this latter situation, certificates of occupancy may also be denied.

The concurrency test for all public facilities and services will be determined by comparing the available capacity of a facility or service to the demand created by a proposed project. Available capacity will be determined by adding together the total excess capacity of existing facilities and the total capacity of any new facilities which meet defined concurrency standards and subtracting any capacity committed through concurrency reservations or previously approved development orders or permits.

The concurrency management system shall also establish a time limit by which construction must commence, and conditions for development to continue in good faith, in order to maintain the public facility capacity allocated to the approved development. Failure to commence construction within the designated time frame, or failure to continue development in good faith, may result in the forfeiture of the public facility capacity allocated to the approved development.

Okeechobee County shall annually determine the available capacity for public facilities for which the County has operational or maintenance responsibility, and for state and federal roads. Owners or operators of public facilities not operated, maintained or owned by the County shall supply the County with available capacity information annually, or as otherwise reasonable depending on development activity that requires the use of such a facility.

Applicable Goal, Objective and Policy Statements

In addition to the basis for the County's Concurrency Management System as outlined in this section, individual objectives and policies throughout the Okeechobee County Comprehensive Plan establish level of service standards and otherwise support and implement the concurrency doctrine.

Okeechobee County Comprehensive Plan

Goals, Objectives and Policies

Section 12

Monitoring and Evaluation
Public Participation

June 2016

Okeechobee County Comprehensive Plan

Section 12

Monitoring and Evaluation Process

Adopted April 2, 1992

Citizen Participation

The evaluation and appraisal process for the Okeechobee County Comprehensive Plan will include a citizen participation program substantially to the program used for initial adoption of the Comprehensive Plan.

In order to maintain public awareness of the County's progress, the local news media will be notified of public meetings in which the Evaluation and Appraisal Report and Update of the Comprehensive Plan will be discussed. Notices of such meetings will also be posted at the Board of County Commissioners chambers.

Copies of information, data and reports prepared during the evaluation, appraisal and update will be on file as they become available in the office of the Okeechobee County Manager, or elsewhere as designated by the County, for public inspection and review. Written comments concerning the evaluation, appraisal and updating of the County's Comprehensive Plan will be encouraged.

Receipt of responsible written comments will be acknowledged in writing.

Updating Baseline Data and Objectives

Assisted by the County Building and Zoning Development, the Planning and Zoning Commission, acting as Local Planning Agency (LPA), will update appropriate baseline data upon which the plan in effect at that time was developed. This update of the underlying base data will entail incorporation of newly available data from sources such as:

a) population estimates and projections from the University of Florida, Bureau of Economic and Business Research;

b) demographic and economic data derived from the 1990 U.S. Census;

c) land use changes recorded by the County;

d) traffic counts and levels of service recorded by the Florida Department of Transportation;

e) available water, sewer, or solid waste generation or utilization information recorded by the County; and,

f) other pertinent data or information which can be obtained without primary research.

The LPA will review each of the measurable objectives and policies identified in the plan to be accomplished in the five-year period being reviewed and will note the degree to which each objective or policy has been met by the County.

Accomplishments

Based on the assessment of the plan's measurable objectives, the LPA will note the degree to which the plan's goals, objectives, and policies were successfully implemented during its first five years. The LPA will also note any obstacles and problems which hindered the achievement of goals, objectives, and policies.

The LPA will assess the entire comprehensive plan, including the updated base data, its determinations regarding the extent to which the plan's goals, objectives, and policies have been met, and any reasons for identified under-achievement, and propose to the Board of County Commissioners new or modified goals, objectives, or policies appropriate to the circumstances of the County.

Monitoring During the Five Year Period

On an annual basis, the County Manager will request that the LPA review the proposed Five-Year Schedule of Capital Improvements and advise as to its consistency with the plan's Capital Improvements Element. The LPA will review the five-year schedule for:

a. updating, based on changes in expected population, completion of scheduled projects, and changes in land use;

b. consistency with other Comprehensive Plan elements;

c. project prioritizing;

d. means of correcting any existing deficiencies;

e. the progress of the private development community in meeting the requirements expressed in the Comprehensive Plan;

f. the County's ability to maintain established level of service standards;

g. the progress of the County in meeting its Comprehensive Plan commitments;

h. the effectiveness of the County's Concurrency Management System; and

i. the effectiveness of the County's coordination with other governmental agencies providing facilities and services within the County.

Public Participation

Adopted April 2, 1992

The State of Florida, pursuant to Section 163.3181, Florida Statutes, and Section 9J-5.004, Florida Administrative Code, has established the following requirements to assure citizen participation in the local government planning process:

Public Participation in the Comprehensive Planning Process, Section 163.3181, F.S.

(1) It is the intent of the Legislature that the public participate in the comprehensive planning process to the fullest extent possible. Towards this end, Local Planning Agencies and local Government units are directed to adopt procedures designed to provide effective public participation in the comprehensive planning process and to provide real property owners with notice of all official actions which will regulate the use of their property. The provisions and procedures required in this act are set out as the minimum requirements towards this end.

(2) During consideration of the proposed plan or amendments thereto by the Local Planning Agency or by the local governing body, the procedures shall provide for broad dissemination of the proposals and alternatives, opportunity for written comments, public hearings as provided herein, provisions for open discussion, communications programs, information services, and consideration of and response to public comments.

Public Participation, Section 9J-5.004, F.A.C.

(1) The local governing body and the local planning agency shall adopt procedures to provide for and encourage public participation in the planning process, including consideration of amendments to the comprehensive plan and evaluation and appraisal reports.

(2) The procedures shall include the following:

(a) Provisions to assure that real property owners are put on notice, through advertisement in a newspaper of general circulation in the area or other method adopted by the local government, of official actions that will affect the use of their property;

(b) Provisions for notice to keep the general public informed;

(c) Provisions to assure that there are opportunities for the public to provide written comments;

(d) Provisions to assure that the required public hearings are held; and

(e) Provisions to assure the consideration of and response to public comments.

As a result of this directive, Okeechobee County established a Citizens' Advisory Committee to assure public participation in the comprehensive planning process. The citizens serving on this committee addressed problems, issues, and conditions that are of concern in Okeechobee County. The committee assisted in the formulation of goals, objectives and policies for the development of the Okeechobee County Comprehensive Plan.

The following are excerpts from a document distributed throughout the County to encourage participation in the comprehensive planning process. These procedures were adopted by resolution by the Okeechobee County Board of County Commissioners in March 1988. The Citizens' Advisory Committee was established in May 1988, and served continuously until February 1990.

Procedures Providing for and Encouraging Public Participation in the Okeechobee County Planning Process

The purpose of this document is:

1. to make public the intention of the Okeechobee Board of County Commissioners and the Okeechobee County Planning Commission to establish a Citizens' Advisory Committee;
2. to establish the method for appointment to the committee and local body responsible for appointment;
3. to establish the requirements for membership to the committee and the expected duration of the committee;
4. to establish the purpose of the committee and the role it will play in the planning process; and,
5. to establish the procedures for meetings and general committee requirements.

Introduction

The Okeechobee County Board of County Commissioners and the Okeechobee County Planning Commission are establishing a "Citizens' Advisory Committee" to provide public participation in the comprehensive planning process. The Okeechobee County Citizens' Advisory Committee will serve as a major component of the public involvement process for the drafting of the new Okeechobee County Comprehensive Plan. It will be the responsibility of the Citizens' Advisory Committee members to represent the citizens of Okeechobee County in addressing the issues, problems, opportunities, and conditions that are of concern to the County.

Establishment

The Okeechobee County Citizens' Advisory Committee will be established to assist in fulfilling the requirements of Chapter 163.3181, F.S. Citizens interested in serving on the Committee will submit a letter of application, outlining the applicant's interest in the Committee and qualifications for membership, directly to the Chairman of the Okeechobee County Commission. The applications will be reviewed by the Okeechobee County Planning Commission. Appointment to the Okeechobee County Citizens' Advisory Committee shall be made by the Okeechobee County Board of County Commissioners. The Planning Commission will submit applications to the County Commission for review. From the submitted applications, the County Commission will appoint 15 members.

Membership

Membership of the Okeechobee County Citizens' Advisory Committee should consist of not more than 15 community leaders who possess a special and/or technical knowledge of the different social, economic, and environmental issues facing the County. Representation should include, but not be limited to, business interests, agricultural interests, and other qualified entities or individuals. Failure to be selected as a committee member shall not preclude the participation of any interested citizen in a public hearing or workshop. All applications shall be retained by the Commission for the duration of the Committee. Existing applications will be considered for nomination to standing committees, should the need arise. Existing applications will also be considered for replacement of any committee member who is unable to fulfill his/her obligation to the Citizens' Advisory Committee.

Role/Purpose

The purpose of the Okeechobee County Citizens' Advisory Committee is to assure that the opinions, ideas, and concerns of the citizenry of Okeechobee County are integrated into the planning process. The Committee shall submit issues and recommendations identified by the members of the Committee and participating citizens for consideration by the Okeechobee County Planning Commission. Further, the Committee shall formulate goals and objectives relating to the social, physical, and cultural make-up of Okeechobee County. These goals and objectives will be submitted to the Okeechobee County Planning Commission for consideration. The Committee will work under the guidance of the County's principal planner and the principal planner will assure that goals and objectives are in conformance with the guidelines set forth in state and regional plans.

Requirements

The Okeechobee County Citizens' Advisory Committee shall base all goals, objectives, policies, standards, findings, and conclusions on relevant data. Any data limitations shall be clearly described.

The Okeechobee County principal planner must meet with the Citizens' Advisory Committee and serve as the official advisor to the Committee. It will be the responsibility of the principal planner to provide guidance, direction, information, and counsel to the committee. Further, the principal planner will serve as the liaison between the Citizens' Advisory Committee and the Okeechobee County Planning Commission and Okeechobee County Board of County Commissioners. All responses to public comment will be directed through the principal planner and Citizens' Advisory Committee Chairman. This procedure does not preclude any interested or concerned citizen from appearing at a Planning Commission Comprehensive Plan workshop to present written or oral comment or objections to any Plan element.

Chairman

The Okeechobee County Citizens' Advisory Committee shall nominate, and elect by majority vote, one among them to serve as chairman. The elected chairman and the principal planner will attend Okeechobee County Planning Commission workshops on the Comprehensive Plan to assure the representation of citizens' views. The chairman will also select a member of the Citizens' Advisory Committee to serve as a recording secretary to keep written and taped records of all Committee meetings.

Standing Committees

It may, in some instances, be necessary to form a standing committee of concerned citizens and/or experts to serve as technical advisors for particular elements of the Comprehensive Plan. Should this need arise, the Chairman of the Citizens' Advisory Committee shall review existing applications and/or solicit new applications for the standing committee and appoint a regular committee member to serve as chairman. The standing committee will meet with the principal planner on an as-needed basis. Findings of the standing committee shall be submitted to the regular Citizens' Advisory Committee and forwarded to the Okeechobee County Planning Commission for consideration.

Duration of the Committee

The Okeechobee County Comprehensive Plan is scheduled for adoption in September 1990. The Okeechobee County Citizens' Advisory Committee should be formed by May 1988. The Committee should meet as long as necessary in order to complete its duties but for no longer than two years. The Committee will have an initial deadline of September 1, 1988 for submission of tasks, to be outlined by the Committee under the guidance of the principal planner, to the Okeechobee County Planning Commission. Subsequent tasks will be determined by the Committee. Depending on the amount of work to be completed, the Committee should meet on an as needed basis to meet deadlines. The length of each meeting and meeting dates will be determined by the membership and the advising principal planner. All meetings of the Citizens' Advisory Committee will be advertised and open to the general public. The membership will establish ground rules concerning conduct of the meeting.

Modifications or Changes in Procedure

As formation of the Okeechobee County Citizens' Advisory Committee gets underway, inadequacies in the outlined procedure may be discovered. Should the need to modify or change this procedure arise, the principal planner shall submit the problem and the recommended modification or change to the Okeechobee County Planning Commission for review. Recommended modifications or changes shall be given to the Okeechobee County Commission. No changes shall be made in procedure without the approval of the Okeechobee County Commission.

Citizens' Advisory Committee Meeting Procedure

The following is a list of suggestions for establishing advisory committee meeting procedures. The details of meeting procedures will be determined by the appointed committee members under the guidance of the principal planner.

1. It is important for the Committee to understand, from the beginning, that their role is only advisory. Although not a decision-making body, the recommendations of the committee reflect the desire of the citizenry and will carry a lot of weight.

2. In most public forums, the common procedure for achievement of a consensus is voting. The Committee should keep in mind, however, that a vote should be taken only after all discussion regarding the recommendation being considered has ended.

3. The Committee should work toward achieving a "sense of meeting." This will encourage discussion, allow for introduction of additional options, and allow for changing your mind.

4. The Committee should establish minimum attendance requirements allowing for the replacement of any member who is absent more than the allowable number of times.

5. The Committee should adopt procedures to encourage the participation of observers. For example, all persons wishing to participate should request recognition at the beginning of the meeting. Each speaker should limit his/her comments to the local Plan. The Chairman has the right to restrict comments that are not directed toward the local Plan. In addition, each speaker should be limited to 10 or 15 minutes in order to allow all persons an opportunity to speak.

6. The Committee should adopt procedures to deal with "in draft status" of materials as the Committee will be reviewing documents that will undergo substantial modification before being made public.

7. The Committee must maintain communication with the citizenry they are selected to represent. All citizen concerns or objections should be handled in a professional manner.

8. The Committee should adopt a procedure to review or investigate complaints or grievances against the Committee or Committee action.

Public Participation Procedures

The State of Florida, under Section 9J-5.004, F.A.C., requires that local governments adopt procedures that provide for and encourage public participation in the local comprehensive planning process. The adopted procedures shall also allow for participation in the consideration of comprehensive plan amendments and evaluation and appraisal reports.

To ensure compliance with these requirements, Okeechobee County assessed its existing public participation procedures and made the following determinations:

1. Okeechobee County currently has locally adopted procedures which assure that real property owners are put on notice of any official action which will affect the use of their land. The County places advertisements of any official action in a newspaper of local circulation. The County also does a direct mailing to all landowners with property contiguous to the property where official action is proposed.

2. Okeechobee County has locally adopted procedures which assure that all meetings of the Board of County Commissioners and the Planning Commission are advertised in a newspaper of local circulation. Also, the County advertises all planning or planning related workshops and presentations.

3. Okeechobee County has reviewed and understands the requirements of Subsection 163.3184, F.S., concerning required public hearings. The County will adhere to all state and local requirements and public notices.

Beyond the locally adopted procedures outlined above, Okeechobee County has also established a procedure to encourage public participation in the preparation of the County's comprehensive plan. This procedure will provide for the formation of a citizens' advisory committee, assure the opportunity for public and written comment on the comprehensive plan or any plan element, and provide for the consideration of and response to all public comments. To ensure that these goals are achieved, Okeechobee County has adopted "Procedures Providing for and Encouraging Public Participation in the Okeechobee County Planning Process."

Public Participation in the Development of the Okeechobee County Comprehensive Plan

All of the requirements of Chapter 9J-5, F.A.C. and Chapter 163, F.S. regarding public participation in the development of the Okeechobee County Comprehensive Plan have been met. As stated, a Citizens' Advisory Committee (CAC), consisting of 15 regular members and 10 alternate members, was formed in March 1988. Over the next two years, the CAC met at an average of at least once every month.

The Local Planning Agency (Planning Commission) met in workshop 10 times during 1990 to discuss the Comprehensive Plan. Elements of the Plan were also discussed during regularly scheduled Planning and Zoning meetings and special comprehensive plan workshops between 1988 and 1990. Discussion of the Comprehensive Plan as an agenda item was advertised or posted. The public hearing required to be held by the Local Planning Agency was held in June 1990 and was advertised with due notice.

The Board of County Commissioners met in workshop 12 times during 1990 to discuss the Comprehensive Plan, and discussed the plan as a properly noticed agenda item during regular meetings between 1988 and 1990. The Board of County Commissioners held public hearings in July and August, which were advertised as required by Chapter 163, F.S.

All meetings of the Citizens' Advisory Committee, the Planning and Zoning Commission, and the Board of County Commissioners were advertised in a local newspaper, or had notice posted at the County Courthouse or Building & Zoning Department. Local newspapers were notified of all meetings. Most meetings were attended by the press and by interested citizens of the County. All meetings allowed public input, discussion and questions regarding the Comprehensive Plan. Written comments were expressly mentioned as desirable and appropriate, were received during the workshops, and were appropriately discussed.

It is the opinion of Okeechobee County that adequate notice was given of all meetings, and adequate advertisements given of public hearings; that real property owners were adequately put on notice through newspaper advertisements, press coverage and properly posted notices; that the general public was similarly given adequate opportunity to be informed of the Comprehensive Plan proceedings; that the public was adequately invited to submit written comments; that the required public hearings were held with appropriate advertisement; that the adoption public hearing will be held with appropriate advertisement; that public comments were received and discussed with appropriate action taken on such comments; and that sufficient information and draft copies of the Comprehensive Plan or portions thereof were distributed and otherwise made available to property owners and the general public of Okeechobee County.

Ongoing Public Participation

Upon adoption of the Okeechobee County Comprehensive Plan, public participation shall continue as the plan is amended and refined over time. While the Citizens' Advisory Committee will no longer be utilized as in the formation of the original plan, the public shall be encouraged to

participate in amendments to the plan and during periodic evaluations and appraisals of the plan. Hearings and workshops shall be conducted by the Local Planning Agency and the Board of County Commissioners. All meetings or workshops will be publicly held, with adequate notice given through newspaper advertisements, posted notices, or other appropriate means. Public comments shall be encouraged at public meetings or in writing. Due consideration shall be given to all comments received. At a minimum, notices and other public participation procedures shall meet the requirements as established in Chapter 163, F.S. and other applicable statutes regarding public meetings, and all applicable implementing rules of the State of Florida.

Okeechobee County Comprehensive Plan

Goals, Objectives and Policies

Section 13

Population Projections

June 2016

Okeechobee County Comprehensive Plan

Section 13

Population Projections

Amended May 10, 2005

For purposes of preparing and implementing the Okeechobee County Comprehensive Plan, the following population estimates and projections are accepted by Okeechobee County:

Permanent Population of Okeechobee County

2000 Census; 2003, 2004 Estimates; 2005, 2010 and 2020 Projections

2000	2003	2004	2005	2010	2020
35,910	37,236	38,688	40,400	44,800	54,100

Sources: "Projections of Florida Population by County, 1989-2020," Florida Applied Demographics, February 1990; "Florida Estimates of Population 2003," Bureau of Economic and Business Research, University of Florida, 2004; "Florida Population Studies - Projections of Florida Population by County," 2004-2030, Bureau of Economic and Business Research, University of Florida, February 2005; "Table 1: Annual Estimates of the Population for Counties of Florida: April 1, 2000 to July 1, 2004 (CO-EST2004-01-12)," Population Division, U.S. Census Bureau, April 14, 2005, Planning and Development Department, Okeechobee County, Florida, April 2005.

Peak Population of Okeechobee County

2000 Census; 2003, 2004 Estimates; 2005, 2010 and 2020 Projections

2000	2003	2004	2005	2010	2020
50,633	52,503	54,550	56,964	63,168	76,281

Sources: "Projections of Florida Population by County, 1989-2020," Florida Applied Demographics, February 1990; "Florida Estimates of Population 2003," Bureau of Economic and Business Research, University of Florida, 2004; "Florida Population Studies - Projections of Florida Population by County," 2004-2030, Bureau of Economic and Business Research, University of Florida, February 2005; "Table 1: Annual Estimates of the Population for Counties of Florida: April 1, 2000 to July 1, 2004 (CO-EST2004-01-12)," Population Division, U.S. Census Bureau, April 14, 2005, Planning and Development Department, Okeechobee County, Florida, April 2005.

Permanent Population of Unincorporated Okeechobee County

2000 Census; 2003, 2004 Estimates; 2005, 2010 and 2020 Projections

2000	2003	2004	2005	2010	2020
30,534	31,784	33,024	34,498	38,255	46,196

Sources: "Projections of Florida Population by County, 1989-2020," Florida Applied Demographics, February 1990; "Florida Estimates of Population 2003," Bureau of Economic and Business Research, University of Florida, 2004; "Florida Population Studies - Projections of Florida Population by County," 2004-2030, Bureau of Economic and Business Research, University of Florida, February 2005; "Table 1: Annual Estimates of the Population for Counties of Florida: April 1, 2000 to July 1, 2004 (CO-EST2004-01-12)," Population Division, U.S. Census Bureau, April 14, 2005, Planning and Development Department, Okeechobee County, Florida, April 2005.

Peak Population of Unincorporated Okeechobee County

2000 Census; 2003, 2004 Estimates; 2005, 2010 and 2020 Projections

2000	2003	2004	2005	2010	2020
44,719	46,506	48,320	50,472	55,968	67,587

Sources: "Projections of Florida Population by County, 1989-2020," Florida Applied Demographics, February 1990; "Florida Estimates of Population 2003," Bureau of Economic and Business Research, University of Florida, 2004; "Florida Population Studies - Projections of Florida Population by County," 2004-2030, Bureau of Economic and Business Research, University of Florida, February 2005; "Table 1: Annual Estimates of the Population for Counties of Florida: April 1, 2000 to July 1, 2004 (CO-EST2004-01-12)," Population Division, U.S. Census Bureau, April 14, 2005, Planning and Development Department, Okeechobee County, Florida, April 2005.

Okeechobee County Comprehensive Plan

Goals, Objectives and Policies

Section 14

9J-5, F.A.C. Compliance and Non-Applicable Requirements Consistency with Chapter 187, F.S. The State Comprehensive Plan

June 2016

Okeechobee County Comprehensive Plan

Section 14

9J-5 Compliance and Non-Applicable Requirements

Adopted April 2, 1992

It is the opinion of Okeechobee County that this Comprehensive Plan, prepared according to the requirements of Chapter 163, F.S. and Chapter 9J-5, F.A.C., meets the intent of the Legislature and the State of Florida for a growth management plan intended to guide the development of Okeechobee County, and that this Plan complies with the Growth Management Act of 1985, as amended.

Okeechobee County is not a coastal county, and has not prepared a Coastal Management Element.

Okeechobee County does not meet the minimum population thresholds, and therefore is not required to prepare, elements on Mass Transit and Ports, Aviation, and Related Facilities.

The following objectives or policies are not applicable to Okeechobee County, and have not been addressed:

Future Land Use Element

9J-5.006(3)(b)(5): Coordinate coastal area population densities with the appropriate local or regional hurricane evacuation plan, when applicable.

Okeechobee County is not a coastal county.

Intergovernmental Coordination Element

9J-5.015(3)(c)(6): Consistent and coordinated management of certain bays, estuaries and harbors that fall under the jurisdiction of more than one local government in the case of local governments required to prepare a coastal management element.

Okeechobee County is not a coastal county, and is not required to prepare a Coastal Management Element.

Capital Improvements Element

9J-5.016(3)(b)(2): The limitation of public expenditures that subsidize development in high hazard coastal areas.

Okeechobee County is not a coastal county.

Consistency with the State Comprehensive Plan

Adopted April 2, 1992

The Okeechobee County Comprehensive Plan is consistent with and furthers the goals and policies of the State of Florida Comprehensive Plan, Chapter 187, Florida Statutes.

The following table illustrates relevant State Comprehensive Plan goals and policies that are addressed in the Okeechobee County Comprehensive Plan.

Comprehensive Plan Consistency with State Comprehensive Plan

State Comprehensive Plan Policies		Okeechobee County Comprehensive Plan Policies
Housing	**5(b)1**: Elimination of housing discrimination	H1.7
	5(b)2: Promoting deinstitutionalization	H1.6
	5(b)3: Increasing supply of low/moderate income housing	H1.1, H1.2, H1.3, H2.1, H2.3
	5(b)4: Eliminate unnecessary regulation	H2.2
Public Safety	**7(b)25**: Protect public and private property and human lives from the effects of natural disasters	H1.5, L5.2
Water Resources	**8(b)1**: Ensure quality of drinking water supplies	S1.1, S3.1-S3.7, C2.10
	8(b)2: Protect functions of recharge areas	S6.1
	8(b)5: Ensure compatibility of development with water supplies	L2.1, L2.2, C2.1, C2.2, C2.3, C2.6
	8(b)8: Encourage floodplain management	L5.2, C2.6, C3.1, C3.4
	8(b)9: Protect aquifers from depletion or contamination	S6.1, C2.3, C2.6, C2.10
	8(b)10: Protect surface & groundwater quality/quantity	L5.2, S6.1, S6.2, C2.1-C2.11
	8(b)11: Promote water conservation	S4.1, S4.2, C2.4, C2.5
	8(b)12: Eliminate discharge of inadequately treated wastewater and stormwater runoff	S3.2, S3.3, C2.1-C2.3

State Comprehensive Plan Policies		Okeechobee County Comprehensive Plan Policies
Natural Systems & Recreational Lands	**10(b)1**: Conserve forests, wetlands, fish, marine life and wildlife	L5.2, C2.11, C3.1, C3.4, C3.5
	10(b)3: Protection of endangered species	L7.2, C2.11, C3.1, C3.3
	10(b)4: Assure survival of endangered and threatened species	L7.2, C2.11, C3.1, C3.3
	10(b)7: Protect/restore wetlands	L5.2, C2.11
	10(b)9: Ensure the integrity of Florida's river systems	L5.2, C2.2, C2.3, C2.11, G3.1, G3.2
	10(b)12: Protect and expand park systems	R1.3, R1.4, R2.1, R2.2, R4.1
	10(b)13: Encourage use of public/private funding for recreation	R1.4, R2.2, R4.1
Air Quality	**11(b)1**: Improve air quality	C1.1, C1.2, C1.3
	11(b)2: Ensure that developments and transportation systems are consistent with the maintenance of optimum air quality	C1.1
	11(b)3: Reduce sulfur dioxide and nitrogen oxide emissions	C1.2, C1.3
Hazardous/ Nonhazardous Materials & Waste	**13(b)4**: Encourage hazardous waste treatment, storage, and disposal facilities	C2.8, C2.9
	13(b)12: Develop a system for households, small business, and other low-volume generators of hazardous waste to safely dispose of these materials	C2.8, C2.9
Mining	**14(b)5**: Prohibit resource extraction which will adversely affect environmentally sensitive areas	L1.10, L2.3, C3.2
Land Use	**16(b)1**: Promote efficient urban development patterns	L1.1-L1.10, L3.1, L3.2, L7.2-L7.4, T4.1, T4.2
	16(b)2: Develop incentives which encourage separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats	L1.1-L1.10, L5.2, L7.4
	16(b)3: Encourage mixed use development	L1.1, L1.2, L1.4

State Comprehensive Plan Policies		Okeechobee County Comprehensive Plan Policies
Public Facilities	**18(b)1**: Maximize uses of existing public facilities	L2.1, L2.2, T3.6, S1.1, S1.2, S2.2
	18(b)4: Identify and build needed public facilities and allocate costs of such facilities among the partners in proportion to benefits to each	F1.3, F2.1
	18(b)7: Encourage use of capital improvement plans	F2.4
	18(b)9: Identify and use stable revenue sources	F2.2, F2.3, F2.4
Cultural & Historical Resources	**19(b)3**: Ensure identification, evaluation, and protection of archaeological and historic resources	L5.4, H5.2
Transportation	**20(b)3**: Promote a comprehensive transportation planning process	T2.4, T3.1, T3.2, T3.4
	20(b)6: Promote timely resurfacing/repair of roads	T1.1, T1.2, T3.4
	20(b)7: Develop a revenue base for transportation	T5.1, F2.2, F2.3, F2.4, F4.2, F5.1
	20(b)13: Coordinate transportation improvements with state, local and regional plans	T3.1-T3.4, T3.6
	20(b)14: Acquire advanced rights-of-way for transportation projects	T2.1-T2.4
Governmental Efficiency	**21(b)1**: Encourage cooperation between and among all levels of government	G1.1-G3.2
	21(b)3: Encourage the use of municipal services taxing units	F2.2
The Economy	**22(b)3**: Maintain the environment	C1.1-C3.5
Agriculture	**23(b)5**: Encourage conservation, wastewater recycling, and other appropriate measures to assure adequate water resources to meet agricultural and other beneficial needs	S4.1, S4.5, C2.4, C2.5
	23(b)13: Eliminate the discharge of inadequately treated wastewater and stormwater runoff into waters of the state.	S3.2, S3.3, C2.1, C2.3

Okeechobee County Comprehensive Plan

Goals, Objectives and Policies

Section 15

List of Definitions

June 2016

Okeechobee County Comprehensive Plan

Section 15

List of Definitions

Amended July 20, 1995

Affordable Housing: Housing costs that, on a monthly basis, require rent or mortgage payments of no more than 30 percent of the monthly gross income of a low- to moderate income family as defined below.

Agricultural Uses: Activities within land areas which are predominantly used for the cultivation of crops and livestock including: crop land; pasture land; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas. (s. 9J-5.003 F.A.C.)

Ambient Air Quality Standards: Standards which establish acceptable concentration levels for major classes of pollutants in the "ambient air" (that portion of the atmosphere which is external to buildings and accessible to the general public).

Aquifer: A water-bearing stratum of permeable rock, sand, or gravel.

Arterial Road: A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road. (s. 9J-5.003 F.A.C.)

Availability or Available: With regard to the provision of facilities and services concurrent with the impacts of development, means that at a minimum the facilities and services will be provided in accordance with the standards set forth in Rule 9J-5.0055(2), Florida Administrative Code. (s. 9J-5.003 F.A.C.)

Bicycle Facilities: Any road, path or way which is open to bicycle travel and from which motor vehicles are excluded. (s. 9J-5.003 F.A.C.)

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

Borrow Pit: *See Mining Activity or Operation.*

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

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

Capital Budget: The portion of each local government's budget which reflects capital improvements scheduled for a fiscal year. (s. 9J-5.003 F.A.C.)

Capital Improvement: Physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements. (s. 9J-5.003 F.A.C.)

Cluster Development: Generally refers to a development pattern - for residential, commercial, industrial, institutional, or combinations of such uses - in which the uses are grouped or "clustered" through a density transfer, rather than spread evenly throughout a parcel as a conventional lot-by-lot development. A zoning ordinance may authorize such development by permitting smaller lot sizes if a specified portion of the land is kept in permanent open space either through public dedication or through creation of a homeowners association.

Collector Road: A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads. (s. 9J-5.003 F.A.C.)

Commercial Uses: Activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services. (s. 9J-5.003 F.A.C.)

Commercial Uses (Agricultural related): Activities that directly support the practice and operation of agriculture; such as bulk storage of livestock feed, the storage, sale and distribution of agricultural chemicals, farm equipment and truck sales and service, and common hardware and garden equipment sales.

Comprehensive Plan: Any or all local comprehensive plans or elements or portions thereof prepared, adopted, or amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, as amended. (s. 380.031 F.S.)

Concurrency: The necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur. (s. 9J-5.003 F.A.C.)

Concurrency Management System: The procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development. (s. 9J-5.003 F.A.C.)

Concurrent with the Impacts of Development: Pursuant to §9J-5.0055(2), concurrent with the impacts of development shall be satisfied when: the necessary facilities and services are in place at the time a development permit is issued; or a development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or that the necessary facilities are under construction at the time a permit is issued; or that the necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of concurrency as defined. For recreation facilities, concurrency may also be met by adherence to §9J-5.0055(2)(b). For roads, concurrency may also be met by adherence to §9J-5.0055(2)(c)

Cone of Influence: An area around one or more major water wells the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth. (s. 9J-5.003 F.A.C.)

Conservation Uses: Activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats. (s. 9J-5.003 F.A.C.)

Consistency: Comprehensive plans are considered to be consistent with each other when land uses, proposed land uses, and impacts from proposed development are compatible with, or not in conflict with, land uses, proposed land uses or impacts from proposed development in an adjacent city or county.

Critical Habitat: The specific area within a geographic area occupied by plant or animal species listed by the FDACS, FGFWFC or USFWS as endangered, threatened or species of special concern on which are found those physical or biological features essential to the conservation of the species and which may require management consideration or protection.

Currently Available Revenue Sources: An existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of a revenue source which is contingent on ratification by public referendum. (s. 9J-5.003 F.A.C.)

Decent, Safe and Sanitary Housing: A dwelling unit which meets applicable housing and occupancy codes. A dwelling unit which, at a minimum: is structurally sound, weathertight, and in good repair; contains a safe electrical wiring system adequate for lighting and other devises; contains a heating system capable of sustaining a healthful temperature (of approximately 70 degrees); is adequate in size with respect to the number of rooms and area of living space; and contains unobstructed egress to safe, open space at ground level. (From 49 CFR Part 24)

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

Density: The average number of families, persons or dwelling units per unit of land, usually expressed "per acre." "Density Control" is a limitation on the occupancy of land, and is generally implemented through zoning. Specific methods include use restrictions, such as single or multiple family dwellings, minimum lot-size requirements, floor area ratio, setback or yard requirements, minimum house size requirements, lot area requirements, or other means. "Density Transfer" permits unused allowable densities in one area to be used in another area. The average density over an area or parcel remains constant, but internal variations are allowed.

"Net density" refers to number of units per buildable acre of land, excluding supporting facilities such as subdivision road right-of-way, water and wastewater treatment plants, and property owned or used in common by the residents of a development (e.g., clubhouse or golf course). "Gross density" refers to the overall number of units per acre in a development, including all supporting facilities.

Density Bonus: An additional number of dwelling units above what would otherwise be permissible within a particular zoning classification or future land use classification. When applied to a future land use classification, a density bonus may only be granted when, at a minimum, all housing units that exceed the maximum density permissible within that classification meet the definition of affordable for those of low and moderate income.

Developer: Any person, including a governmental agency, undertaking any development. (s. 380.031 F.S.)

Development: The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.

The following activities or uses shall be taken to involve "development:"

> A reconstruction, alteration of the size, or material change in the external appearance of a structure on land; a change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land; alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any "coastal construction"; commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land; demolition of a structure; clearing of land as an adjunct of construction; deposit of refuse, solid or liquid waste, or fill on a parcel of land.

The following operations or uses shall not be taken to involve "development":

> Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad track, if the work is carried out on land within the boundaries of the right-of-way; work by any utility and other persons engaged in the distribution or transmission of gas or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, power lines, towers, poles, tracks, or the like; work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure; the use of any structure or land devoted to dwelling uses for any purpose customarily incidental to enjoyment of the dwelling; the use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products, raising livestock, or for other agricultural purposes; a change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class; a change in the ownership or form of ownership of any parcel or structure; the creation or termination of rights of access, riparian rights, easements, covenants concerning development of land, or other rights in land.

"Development" as designated in an ordinance, rule, or development permit includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, "development" refers to the act of developing or to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. (s. 380.04 F.S.)

Development Capacity: An element of the concurrency management system, addressing the ability of public facilities to absorb development that has not been built, or that has not been completely built out, and that therefore has not impacted, or fully impacted, existing public facilities. The availability of public facilities to accommodate future development, in order to maintain an established level of service, will take into account this vested but currently unused or underutilized capacity.

Development of Regional Impact (DRI): The term "development of regional impact," means any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.

Development Order: Any order granting, denying, or granting with conditions an application for a development permit. (s. 380.031 F.S.)

Development Permit: Includes any building permit, zoning permit, plat approval, or rezoning, certification, variance, or other action having the effect of permitting development. (s. 380.031 F.S.)

Development Site: One or more parcels of land unified under common ownership which constitute the entire area of development shown on a site plan or subdivision plat. Development site must include all land needed for parking, retention areas, internal access roads or driveways, landscaping, and other physical design features needed to serve the proposed development.

Drainage Facilities: A system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures. (s. 9J-5.003 F.A.C.)

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

Easement: A right given by the owner of land to another party for specific limited use of that land. For example, a property owner may give or sell an easement on his property to allow utility facilities like power lines or pipelines, or to allow access to another property. A property owner may also sell or dedicate to the government the development rights for all or part of a parcel, thereby keeping the land open for conservation, recreation, scenic or open space purposes.

Educational Uses: Activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking. (s. 9J-5.003 F.A.C.)

Environmentally Sensitive Lands: Wetlands, viable 100-year floodplains or critical habitat for plant or animal species listed by the Florida Department of Agriculture and Consumer Services (FDACS), the Florida Game and Freshwater Fish Commission (FGFWFC), or the United States Fish and Wildlife Service (USFWS) as endangered, threatened, or species of special concern.

FAC: Florida Administrative Code.

Floodplains (100-Year Floodplain): Areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps, unless proven otherwise by site specific survey.

Foster Care Facility: A facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents. (s. 9J-5.003 F.A.C.)

Florida Master Site File: The state's clearinghouse for information on archaeological sites, historical structures, and field surveys for such sites. A combination of both paper and computer files, it is administered by the Bureau of Archaeological Research, Division of Historical Resources, Florida Department of State.

FS: Florida Statutes.

Goal: The long-term end toward which programs or activities are ultimately directed. (s. 9J-5.003 F.A.C.)

Group Home: A facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters. (s. 9J-5.003 F.A.C.)

Growth Management Act: The compilation of revisions to Florida land use and zoning laws, including Chapter 163, Part II, Florida Statutes, (The Local Government Comprehensive Planning and Land Development Regulation Act), enacted by the Legislature in 1985.

Hazardous Waste: Solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed. (s. 9J-5.003 F.A.C.)

Historic Resources: Historically significant structures or archeological sites.

Historically Significant Housing: See Historically significant structures.

Historically Significant Structures: Structures listed on the National Register of Historic Places, the Florida Master Site File, or otherwise designated, by official action, as historic, and worthy of recognition or protection.

Hurricane Shelter: A structure designated by local officials as a place of safe refuge during a storm or hurricane. (s. 9J-5.003 F.A.C.)

Incompatible Land Uses: Land uses which, if occurring adjacent to one another, have a detrimental effect on one or both of the uses.

Industrial Uses: The activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products. (s. 9J-5.003 F.A.C.)

Industrial Uses (Light): Activities associated with the assembly, fabrication, or refinishing of previously manufactured goods. Other uses include auto painting and body shops, collection, cleaning and sorting activities related to recycling, and the storage of inert material.

Infrastructure: Those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways. (s. 9J-5.003 F.A.C.)

Intensity: A measure of the concentration of activity on land. Frequently confused with density, intensity has a broader though somewhat inexact meaning, referring to levels or degrees of activity in uses such as residential, commercial, industrial, recreation, or parking. For example, a shopping center is a far more intensive use than a convenience store.

Land Development Regulations: Includes local zoning, subdivision, building, and other regulations controlling the development of land. (s. 380.031 F.S.)

Level of Service (LOS): An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility. (s. 9J-5.003 F.A.C.)

Local Road: A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property. (s. 9J-5.003 F.A.C.)

Low and Moderate Income Families: "Lower income families" as defined under the Section 8 Assisted Housing Program, or families whose annual income does not exceed 80 percent of the median income for the area. The term "families" includes "households." (s. 9J-5.003 F.A.C.)

Minerals: All solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state. (s. 9J-5.003 F.A.C.)

Mining Activity or Operation: Excavation of rock, shell, sand, or any other minerals from a parcel of land in which these materials are to be transported to another parcel of land for use as fill for construction or any other purpose.

Mitigation: A process designed to prevent adverse impact of an activity on natural resources. Mitigation may include the recreation on-site or off-site of natural resources that have been altered or destroyed by development or agricultural activity.

Mobile Home: A preconstructed dwelling unit, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. If manufactured after June 15, 1976, each section must bear a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards. Mobile homes shall be used for single-family residential purposes only and shall be licensed pursuant to Chapter 320, F.S. In the event a mobile home becomes ineligible for a title certificate under Chapter 319, F.S., it shall no longer be considered a mobile home.

National Register of Historic Places: Established by Congress in 1935, the National Register of Historic Places is a listing of culturally significant buildings, structures, objects, sites, and districts in the United States. The listing is maintained by the U.S. Department of Interior.

Natural Drainage Features: The naturally occurring features of an area which accommodate the flow of stormwater, such as streams, rivers, lakes and wetlands. (s. 9J-5.003 F.A.C.)

Natural Groundwater Aquifer Recharge Areas: Geographic areas where the aquifer system is replenished through rainfall. Areas of high aquifer recharge are important for the continuation of potable ground water supplies.

Natural Resources: Land, air, surface water, ground water, drinking water supplies, fish and their habitats, wildlife and their habitats, biota, and other such resources.

Natural Vegetation: Vegetative communities that are native to, and therefore tolerant of, a particular geographic location.

Non-Attainment Area: A geographical area in which ambient air quality falls below Federal standards, per the Clean Air Act, as amended, and implementing regulations.

Nonconforming Structure: Structure which does not comply with current land use regulations relating to size, setbacks, or building design, but does meet those standards in effect at the time of construction. A nonconforming structure cannot be rebuilt, replaced or enlarged, except as provided in the land development regulations. The presence of a nonconforming structure on a parcel of land does not allow the reestablishment of a nonconforming use which has been abandoned or eliminated.

Nonconforming Use: Land use or activity which is prohibited under the current provisions of the Comprehensive Plan or land development regulations, but complied with those requirements in effect at the time it was established. Such uses may continue indefinitely, except where land development regulations require their elimination. In order to qualify as nonconforming, a use must have been continuous or have followed a regular seasonal pattern of activity without ceasing for a continuous period of longer than six months. Nonconforming uses shall not be expanded, enlarged or increased in any manner, except as provided in the land development regulations. Once a nonconforming use is abandoned or eliminated, associated land or structures shall be used only in accordance with the adopted Comprehensive Plan and current requirements of the land development regulations.

Objective: A specific, measurable, intermediate end that is achievable and marks progress toward a goal. (s. 9J-5.003 F.A.C.)

100-Year Storm Event: Storm of a magnitude that can be expected to occur every 100 years.

Open Space: Undeveloped lands suitable for passive recreation or conservation uses. (s. 9J-5.003 F.A.C.)

Parcel of Land: Any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit. (s. 380.031 F.S.)

Park Model RV: A transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. The total area of the unit in a setup mode, when measured from the exterior surface of the exterior stud walls at the level of maximum dimensions, not including any bay window, does not exceed 400 square feet when constructed to ANSI A-119.5 standards, and 500 square feet when constructed to U.S. Department of Housing and Urban Development Standards. The length of a park trailer means the distance from the exterior of the front of the body (nearest to the drawbar and coupling mechanism) to the exterior of the rear of the body (at the opposite end of the body), including any protrusions. (s. 320.01, FS)

Planned Unit Development (PUD): A form of development usually characterized by a unified site design for residential and commercial uses, allowing for the clustering of buildings, and providing relatively high net residential densities balanced by common open space. It permits the planning of a project and the calculation of densities over the entire development, rather than on a lot-by-lot basis. It also refers to a process, mainly revolving around site-plan review, in which public officials have considerable involvement in determining the nature of the development. It includes aspects of subdivision, site plan and zoning regulation and usually is administered through a rezoning process.

Policy: The way in which programs and activities are conducted to achieve an identified goal. (s. 9J-5.003 F.A.C.)

Pollution: The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property. (s. 9J-5.003 F.A.C.)

Potable Water: Water suitable for human consumption and which meets water quality standards determined by the Department of Health and Rehabilitative Services, provided through a public system or by private well.

Potable Water Facilities: A system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains. (s. 9J-5.003 F.A.C.)

Professional Office: Place of business for persons engaged in occupations generally considered as being professional in nature, including, but not limited to, the following:
appraisers, doctors, architects, dentists, attorneys, osteopaths, accountants, chiropractors, engineers, optometrists. This land use category also includes banks, real estate and insurance offices, and the display, sale, storage and delivery of commercial services and merchandise.

Public Access: The ability of the public to physically reach, enter or use recreation sites including beaches and shores. (s. 9J-5.003 F.A.C.)

Public Facilities: Transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities and public health systems or facilities. Individual private potable water wells or septic systems are not public facilities.

Public Facilities and Services which must be available concurrent with the impacts of development means those covered by comprehensive plan elements required by Section 163.3177, Florida Statutes, and for which level of service standards must be adopted under Chapter 9J-5, Florida Administrative Code. The public facilities and services are: roads, Rule 9J-5.007(3)(c)1.; sanitary sewer, Rule 9J-5.011(2)(c)2.a.; solid waste, Rule 9J-5.011(2)(c)2.b.; drainage, Rule 9J-5.011(2)(c)2.c.; potable water, Rule 9J-S.011(2)(c)2.d.; parks and recreation, Rule 9J-5.014(3)(c)4.; and mass transit, Rule 9J-5.008(3)(c)1., if applicable. (s. 9J-5.003 F.A.C.)

Public Hurricane Shelter: A structure designated by local emergency management officials and the American Red Cross as a shelter during a hurricane. (s. 308.032 F.S.)

Public Sanitary Sewer Facilities: Sanitary sewer facilities, either publicly or privately owned, which serve at least 15 service connections, or regularly serve at least 25 residents, or that serve a single large-scale user, such as a power plant, an industrial or commercial site, or a landfill. Generally, a multi-user septic sank is not a public sanitary sewer facility.

Public Shelter: See Public Hurricane Shelter

Public Shelter Spaces: The number of temporary refugees a public shelter can accommodate during a storm or hurricane. Generally, a shelter space is a minimum of 20 square feet per person.

Public Supply Water System: A potable water facility which serves at least 15 service connections, or regularly serves at least 25 residents, or that serves a single large-scale user, such as a power plant, an industrial or commercial site, or a landfill.

Recreation: The pursuit of leisure time activities occurring in an indoor or outdoor setting. (s. 9J-5.003 F.A.C.)

Recreation Facility: A component of a recreation site used by the public such as a trail, court, athletic field or swimming pool. (s. 9J-5.003 F.A.C.)

Recreational Uses: Activities within areas where recreation occurs. (s. 9J-5.003 F.A.C.)

Recreational Vehicle (RV): A self-contained mobile housing unit, either motorized or non-motorized, designed for temporary use and frequent movement from one location to another. A recreational vehicle shall not exceed eight feet in width and 40 feet in length, and shall not be permanently affixed to the ground or any structure. *See also Park Model R.V.*

Redevelopment: Undertakings, activities, or projects of a county, municipality, or community redevelopment agency for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment, or rehabilitation or conservation, or any combination or part thereof. (from s. 163.340 F.S.)

Rehabilitation: The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient use.

Relocation Housing: Those dwellings which are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced. (s. 9J-5.003 F.A.C.)

Resident Population: Inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population. (s. 9J-5.003 F.A.C.)

Residential Uses: Activities within land areas used predominantly for housing. (s. 9J-5.003 F.A.C.)

Right-of-Way: Land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use. (s. 9J-5.003 F.A.C.)

Roadway: A road, which includes streets, sidewalks, alleys, highways, and other ways open to travel by the public, including the roadbed, right-of-way, and all culverts, drains, sluices, ditches, water storage areas, waterways, embankments, slopes, retaining walls, bridges, tunnels, and viaducts necessary for the maintenance of travel and all ferries used in connection therewith. (§334.03(18) F.S.)

Roadway Functional Classification: The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories. (s. 9J-5.003 F.A.C.)

Sanitary Landfill: a) "Class I solid waste disposal area" means a disposal facility which receives an average of 20 tons or more per day, if scales are available, or 50 cubic yards or more per day of solid waste, as measured in place after covering, and which receives an initial cover daily; b) "Class II solid waste disposal area" means a disposal facility which receives an average of less than 50 cubic yards per day of solid waste, as measured in place after covering, and which receives an initial cover at least once every 4 days. (s. 171.031 F.S.)

Sanitary Sewer Facilities: Structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems. (s. 9J-5.003 F.A.C.)

Seasonal Population: Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors. (s. 9J-5.003 F.A.C.)

Section 8 Existing Housing Program: A Federal housing program authorized under Section 8 of the U.S. Housing Act, as amended. The Section 8 program provides rental subsidies to encourage new construction and substantial rehabilitation of existing housing. As part of its rehabilitation component, the Section 8 program establishes "housing quality standards" which are minimum standards for the safe and healthful occupancy of a dwelling unit.

Septic Tank: A watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil absorption system. (Chapter 10D-6 F.A.C.)

Services: The programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law. (s. 9J-5.003 F.A.C.)

Site Excavation: Excavation of rock, shell, sand or other materials for use in construction or any other purpose on the same parcel of land or development site from which it was removed. The transport of excavated materials within the boundaries of a platted subdivision, or unrecorded subdivision if established prior to adoption of the Comprehensive Plan, shall constitute a site excavation.

Site Plan: A plan, drawn to scale by a licensed professional engineer, showing uses, structures and all other physical features proposed for a development site as required by the regulations involved. It includes lot lines, streets, building sites, parking spaces, walkways, reserved open spaces, easements, buildings, and major natural and man-made landscape features.

Solid Waste: Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations. (s. 9J-5.003 F.A.C.)

Solid Waste Facilities: Structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems. (s. 9J-5.003 F.A.C.)

Standard Condition Housing: Dwelling units that meet the federal Minimum Housing Quality Standards as established for the HUD Section 8 Program.

Stormwater: The flow of water which results from a rainfall event. (s. 9J-5.003 F.A.C.)

Structure: Anything constructed or installed which is rigidly and permanently attached to the ground or to another object which is rigidly and permanently attached to the ground. This shall include but not be limited to supporting walls, signs, screened or unscreened enclosures covered by a permanent roof, swimming pools, poles, and pipelines.

Subdivision: Any tract or plot of land divided into two or more lots or parcels less than one acre in size for sale, lease or rent for residential, industrial or commercial use, regardless of whether the lots or parcels are described by reference to recorded plats, metes and bounds description, or by any other legal method. (Chapter 10D-6 F.A.C.)

Substandard Housing Unit: Housing unit having a deteriorated or dilapidated appearance and which is unsafe or unhealthful for occupancy.

Support Documents: Any surveys, studies, inventory maps, data, inventories, listings or analyses used as bases for or in developing the local comprehensive plan. (s. 9J-5.003 F.A.C.)

25-Year Floodplain: Area subject to flooding in a 25-year storm event.

25-Year Frequency 24-Hour Duration Storm Event: A storm event and associated rainfall during a continuous 24-hour period that may be expected to occur once every 25 years. Its associated floodplain is that land which may be expected to be flooded during the storm event.

Uniform Relocation Act: A Federal statute and regulations which applies to all Federal or federally-assisted activities that involve the acquisition of real property or the displacement of persons, including displacements caused by rehabilitation and demolition activities. The purpose of the Uniform Act is to ensure that owners of real property to be acquired for Federal and federally-assisted projects are treated fairly and consistently... and to ensure that persons displaced as a direct result of Federal or federally-assisted projects are treated fairly,

consistently, and equitably so that such persons will not suffer disproportionate injuries as a result of projects designed for the benefit of the public as a whole... . (49 CFR Part 24)

Unique Native Vegetative Communities: Ecological communities whose occurrence is rare or is of special social, economic, educational aesthetic or scientific value, such as oak hammocks and cypress swamps.

Unique Natural Habitats: Habitat: the environment in which an animal normally lives and in which it meets its basic need for food, water, cover, breeding space, and group territory. Unique: occurrence is rare or infrequent or is of special social/cultural, economic, educational, aesthetic or scientific value. Areas where endangered, threatened or rare species, or remnant native plant species, occur.

Unique Natural Resources: Natural resources which are rare or infrequent in occurrence, or are of special social/cultural, economic, educational, aesthetic or scientific value.

Urban Infill: Development of vacant properties surrounded by existing development or located in areas of scattered development.

Urban Sprawl: Scattered, untimely, poorly planned urban development that occurs in urban fringe and rural areas and frequently invades lands important for environmental and natural resource protection. Urban sprawl typically manifests itself in one or more of the following ways: (1) leapfrog development; (2) ribbon or strip development; and (3) large expanses of low-density, single-dimensional development. (DCA "Special Issue" Technical Memo, Volume 4, Number 4)

Vested Lot: Lot of record established prior to adoption of the Comprehensive Plan which does not meet density standards established in the plan, but is recognized as consistent with the plan for building purposes.

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

Water Wells: Wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption. (s. 9J-5.003 F.A.C.)

Wetlands: Areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances do or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds. (Executive Order 11990, 42 Fed. Reg. 26961 (1977))

Zone "A": Area of potential flooding in a 100-year storm event, designated on the most recent available Flood Insurance Rate Map (FIRM) published by the Federal Emergency Management Agency (FEMA).