

REPORT OF THE LAKE PLACID AREA GROWTH MANAGEMENT COMMITTEE

ARTICLE I: THE GROWTH MANAGEMENT COMMITTEE PROCESS

Section 1.1. Appointment. The Lake Placid Area Growth Management Committee ("Committee") was co-appointed by the Town of Lake Placid ("Town"), and by the Highlands County Commission ("County"), for the purpose of recommending to both governments a growth management and development plan for the area. The Committee was given the latitude by both governments to develop its own scope and area of work.

Section 1.2. Public Process. The Committee held regular public meetings in the Lake Placid Municipal Building generally on the first and third Tuesdays of every month. The Town and County Planning and Zoning staff provided staff and technical support. The Committee also met with the Lake Placid Town Council and the Highlands County Commission.

Section 1.3. Public Meetings and Records. The Committee met in full compliance with Florida's Sunshine Law, Chapter 286, *Florida Statutes*, and maintained public records according to Chapter 119, *Florida Statutes*. Accordingly, the Lake Placid Town Clerk published notice of the meetings, recorded the meetings electronically, and maintained minutes of the meetings. Additional public records were prepared and maintained by the County's Planning and Zoning staff.

Section 1.4. Public Participation. Members of the public regularly attended the meetings. Specific effort was made to include the affected landowners. The Committee encouraged the landowners involved to bring forward recommendations for managed Maps Numbered _____. The landowner committees were not considered subject to the Sunshine Law, but were citizen groups bringing forth their own recommendations and opinions. Accordingly, the landowners formed groups representing the Southern Area (south of the intersection of CR 29 at US 27), Northern Area (north of the railroad overpass), and Western Area (west of US 27 and between the Northern and Southern areas). The respective areas are shown on

Section 1.5. Recommendation. The Committee joined by the landowners participating (see Exhibit _____) recommends that the Town of Lake Placid and the Highlands County Commission adopt the appropriate comprehensive plan amendments, ordinances and policies to effect the recommendations set out in this report. The lands thereby committed should be vested by the adoption of this Lake Placid Area Vision.

Section 1.6. Other Landowners. Landowners not joining this recommendation and not consenting to annexation should not be vested with the density and benefits of the Area Vision. Those landowners not joining this Plan may seek comprehensive plan amendments and zoning according to law, and should be required to comply with all

other elements of this vision. To the greatest extent possible, lands should be deleted from the Urban Service Area if the owner declines to join this Area Vision.

Section 1.7. Intent. The Committee intends that this process result in the management of the transformation of the Lake Placid Area into a planned urban community by establishing the Lake Placid Urban Service Area which will vest density in exchange for annexation and extraction of public infrastructure.

Section 1.8. Expiration. This report should be adopted (and the Lake Placid Area Urban Service Area be implemented) through the 07-2 Town and County Comprehensive Plan Amendment process before 1 July 2008. Otherwise, this report is withdrawn by the Committee.

ARTICLE II: THE LAKE PLACID AREA PLAN

Section 2.1. Lake Placid Area Plan. The Town and the County should adopt this report as a comprehensive plan amendment constituting an Area Vision for the Lake Placid Area. The Area Vision should include generally the lands on the Lake Wales Ridge bounded approximately by the State Road 70 corridor to the south, and Josephine Creek to the north ("Area"). The specific Area is shown on the map attached as Exhibit _____. The Area considers but does not include existing platted developments, such as Placid Lakes, Leisure Lakes, Sun 'N Lake Estates and Highlands Park. These major platted subdivisions were considered because of their potential affect on the Area roadway network.

Section 2.2. Lake Placid Urban Service Area. The County should adopt a Lake Placid Urban Service Area, which should generally include the lands which are within the Area Plan less and except, Placid Lakes, Leisure Lakes, Sun 'N Lakes, Highlands Park Estates.

Section 2.3. Municipal Services. Municipal services in the Lake Placid Area should ultimately be provided by the Town of Lake Placid, subject to the annexation standards set out below.

Section 2.4. Infrastructure. Off-site infrastructure serving private development within the Area – including roads, water, sanitary sewer, and other public facilities – shall be funded privately by developers according to law. On-site infrastructure shall be provided by the developer or land owner.

Section 2.5. Annexation of Lands Developed for Urban Use. Undeveloped lands being developed for urban and commercial use within the Lake Placid Area should be required to annex into the Town of Lake Placid. Accordingly, the Highlands County Commission should require execution, filing with the Town and County Clerks, and recordation in the County's Public Records of an annexation agreement as a prerequisite condition of all development orders or governmental actions leading to development for other than agricultural use (zoning change, special exception, site plan, PD Ordinance, or plat). The Annexation Agreement shall provide for the Annexation of the subject lands after the land use has been vested and before the first Certificate of

Occupancy (when contiguous). The Annexation Agreement shall also provide that once vested by the county, annexation would not change the land use or zoning, without the consent of the property owner. Annexation may be accomplished in reasonable phases. If the land use or zoning is not transferred in at annexation, then and in that event, annexation will not be required.

Section 2.6. Agricultural Lands. Agricultural land use is encouraged in and around the Lake Placid Area. Owners of agricultural lands in or out of the Area retain the right to develop homes on five-acre parcels using septic tanks and private wells. Clustering of density should be allowed according to current county regulation. Lands remaining in Agricultural use shall be entitled to retain their Green Belt designation in order to preserve the character of the countryside and provide rural open space.

Section 2.7. Development beyond the Urban Service Area. This report is not intended to affect the Rural Land Stewardship plans being submitted to the County. Highlands County should require areas not within the Area, and developing more intensely than one dwelling unit per five acres, to utilize innovative site designs and planning techniques, as discussed in Article III. Development outside the Area may be proposed at a more urban density, contingent upon the use of innovative planning techniques, provision of water, wastewater, recreation, transportation, and open space and the ability to create a self-sustaining community which does not result in a negative fiscal impact to the Town or County.

Section 2.8. Interlocal Agreement. The Town and County should adopt an Interlocal Agreement adopting this Area Plan and Vision, the Urban Service Area, and the development standards as set forth herein.

Section 2.9. Scheduled Review. The Area Plan should be reviewed in conjunction with the Town and County Evaluation and Appraisal Report. More frequent review based upon changes in the area is encouraged.

ARTICLE III: THE VISION OF THE LAKE PLACID AREA

Section 3.1. Vision. The Committee recommends the adoption of this document as the vision for the development of the Lake Placid Area.

Section 3.2. Significant Growth Anticipated. The Lake Placid Area Vision is adopted in recognition that this area of Highlands County; bounded on the east and west by the toe of the ridge, on the north by Josephine Creek, and on the south generally by the State Road 70 corridor; is expected to experience significant development pressure over the next twenty years. This urbanization will be influenced by numerous internal and external factors, most of which are occurring in other areas. This Area Vision is a proactive response to these forces. It represents a community initiative to shape the anticipated development into an organized and well-planned urban area.

Section 3.3. Basic Principles. The Vision serves as guiding principles to convey the concept and intent for the objectives and policies of the Lake Placid Area. It contains eleven (11) fundamental principles:

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

2. **Urbanization.** An efficient and highly desirable urban growth pattern requires a balance and interconnection of residential and nonresidential uses, a range of housing opportunities, and short trips between housing, employment, and shopping. Local government entities shall be charged with determining the appropriate percentage of balance of these different residential and commercial land uses in order to maintain the character of the Lake Placid Area. The Lake Placid Area should develop at a residential density of no more than three dwelling units per gross acre.

3. **Town of Lake Placid.** The Town of Lake Placid shall serve as the social, commercial, cultural, educational, and civic center of the area. The Town of Lake Placid shall provide urban services for the entire area (as the area annexes and becomes urbanized). When developed out of agricultural use, lands within the Urban Service Area shall be annexed into the Town.

4. **United States Highway 27.** The US 27 corridor provides the primary access to and within the area and constitutes a major public resource to be protected and managed. Transportation efficiency and access management are desirable goals. There is a need for alternative transportation facilities (a transportation grid and pathways) to lessen the community's reliance on the US 27 corridor and to support urban growth. Additional transportation corridors should be studied as alternative transportation routes to U. S. 27.

5. **Multi-use Transportation Corridors.** A linked area wide path system for recreation and alternate transportation is required within and along designated rights-of-ways. This system should provide links between and within neighborhoods, the Town, and the public areas. Transportation corridors should be landscaped and be subject to low impact signage.

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

7. **Community Centers.** Community activity centers are needed to help serve visitors and permanent residents of the area. The centers should be constructed as hurricane shelters.

8. **Environmental Coordination.** Environmentally sensitive development is an enhancement to the quality of life. Provisions for the protection of the Lake Placid portion of the Lake Wales Ridge and the reforestation or naturalization of public lands and corridors shall be included.

9. **Aquifer Protection.** Much of the sector is an aquifer recharge area, which should be protected similar to other developed lands along the Ridge. Sewer shall be required for most residences. Existing homes and businesses should be required to hook up to sewer, when the same is available, according to state law, or Highlands County Code (whichever in the particular circumstance requires hook up the soonest).

10. **Lake Protection.** The area lakes are a major asset and shall above all be protected. Untreated runoff (from roads, parking, or anything else) will not be permitted. The reasonable beneficial use of the area lakes shall be equitably preserved and managed for all citizens. Sewer shall be required in new developments on or near the lakes.

11. **Agriculture.** Agriculture, and the protection of agricultural property rights, is important to the area. The plan shall manage the transformation of agricultural and rural lands into urban use, and shall not tax agricultural lands beyond the Urban Service Area for the provision of urban services.

ARTICLE IV: DEVELOPMENT PRINCIPLES FOR THE LAKE PLACID AREA

The following Land Development Principles shall be implemented by amendments to the Town and County Codes, Comprehensive Plan amendments, and Interlocal Agreement. The Committee defers to the Town and County Planning Departments to compile the respective Comprehensive Plan Amendments consistent with the provisions approved herein.

Section 4.1. Definitions.

1. *East Area* means the unplatted lands east of US 27, south of the Railroad underpass, north of CR 29, and west of Highlands Park Estates, as shown on the map attached as Exhibit _____.

2. *Flex Space* means that the land may be used for a variety of light assemblage, fabrication, storage, light industrial, office space, and support commercial uses.

3. *Green Space* shall include water management areas, parks, multi use paths, private yards and setbacks, preserves, landscaped areas.

4. *Gross Density* means the density or residential dwelling units per acre calculated on the total fee owned acres before extraction.

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

6. *North Area* means the unplatted lands north of the US 27 railroad underpass, between Leisure Lakes and Highlands Park Estates, as shown on the map attached as Exhibit _____.

7. *Open Space* includes private yards, but only the landscaped median portion of public roads. *Gross open space* includes recreational uses, manmade water bodies, conservation and preservation areas, required buffers, pedestrian and bicycle circulation systems, water management areas and community gathering places.

8. *PD Ordinance* means either the Planned Development Ordinance under the Town Code or the Planned Unit Development Ordinance under the Highlands County Code.

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

10. *South Area* means the unplatted lands south of the intersection of CR 29 and US 27, east of US 27, west of Lake Huntley (but south of CR 29), west of Lake Grassy and west of the lands platted as Sun 'n Lakes, north of SR-70 industrial-commercial Area, and east of SR-8 Area, as shown on the map attached as Exhibit _____.

11. *SR-70 Industrial-Commercial Area* means the following lands along the SR-70 corridor, to wit: North half of Section 5; Section 4, both in Township 38 S, Range 30 E; and the south half of Sections 31, 32, and 33 of Township 37 South, Range 30 East, as shown on the map attached as Exhibit _____.

12. *SR-8 Area* means the 270 acre parcel between SR-8 and Lake Placid (the lake) north of Bear Point /the Reynolds Estate and south of the lands platted on the shore of Lake Placid as shown on Exhibit _____.

13. *Urban Service Area* consists of the lands shown on the map attached as Exhibit ____.

14. *West Area* means the unplatted lands west of US 27, South and East of Lake June, North of Lake Placid (the lake), and East of Placid Lakes, as shown on the map attached as Exhibit _____.

Section 4.2. Planned Development (PD)

Section 4.2.1. Property Rights. Property rights regarding density, and land use (including zoning changes in process) or property rights vested before the adoption of this vision document will continue to be vested or may select to utilize the standards created herein through the PD process. All other parts of this vision document apply to all development. However, this Vision and Plan does not vest density in platted lands.

Section 4.2.2. Planned Development Process Required. Development according to this Vision Document within the Area shall be accomplished using a PD Ordinance (including without limitation, commercial, residential, industrial, parks, and lake shore parks). There shall be no land use change, plat, rezone or subdivision without a PD Ordinance. The PD Ordinance may be created at the same time or after land use change, provided however that development may proceed using zoning or land use existing at the time of the adoption of this ordinance without a PD Ordinance, at the landowner's option. This Vision is intended to provide a framework for development, but preserves for later determination by the government having jurisdiction the specific development issues requested through the PD process. Accordingly, development according to this vision shall employ the PD process.

Section 4.2.3. Development Orders. Each PD Development Order shall include the issues addressed in this area vision.

Section 4.3. Density.

Section 4.3.1. Density. The residents of the Lake Placid Area like the quality of life provided by its low to medium residential densities. New residents are attracted to the Lake Placid area for the same reason. Many new residents come here to escape the higher density cities. Accordingly, new development (not developed lands) in the area shall have a gross density of up to three (3) residential dwelling units per acre. Existing residential platted or otherwise developed lands are not granted density under this Plan and Vision, but may apply to the government to redevelop said platted lands at the densities herein addressed. Replatting to a higher density is discouraged. Platted lands are not granted density to transfer, and may not receive transfer density in from other parcels.

Section 4.3.2. Lower Density Area Option. Lower density residential development shall be encouraged by allowing the permanent use of septic tanks on fee-simple owned lots of three-quarters (3/4) of an acre of land or more (one dwelling unit per gross acre), provided however that septic tanks shall not be used within ____ feet of a natural lake, water body. See Section 4.9, below.

Section 4.3.3. Clustering and Transfer of Density. In order to maximize open space and green areas, development clustering and transfer of density within a specific area is permitted. To achieve these goals, the use of innovative development techniques, such as but not limited to the following may be used: varying lot patterns and sizes, taller buildings with varied heights and roof lines, mixed uses, including residential above or as part of commercial and office development. Maximum density

per development parcel for residential land use shall be 12 units per net acre within the overall gross density cap of three units per acre for the area. Residential density may be transferred or clustered only through the PD Ordinance process (or other local government legislative approval process) to achieve the vision of the Lake Placid Area and upon the following general concepts.

1. **Legislative Approval.** Transfer and clustering of density is not an automatic right. The PD Ordinance process (or other local government legislative approval process) shall be used to assure that transfer and clustering of density remains reasonable and within the Area vision. For cluster and transfer of density purposes, density on a parcel of land is vested for the sending parcel when the owner joins this plan (once approved) by recorded document. The Land Development Codes shall be modified to establish the methods for sending and receiving transferred density.
2. **Protection of Property Rights.** Consideration shall be given to the surrounding uses when transferring or clustering density to an area. Appropriate safeguards shall be applied in the PD Ordinance process to protect surrounding land uses and property rights.
3. **Environmental lands.** Transfer and clustering of density should be used to encourage the dedication to public use, ownership, and protection of environmentally significant lands.
4. **Net density.** Within the three (3) units per gross acre, individual parcels ranging in size may be developed at a residential density of up to and including 12 units per net acre.
5. **Density transfer.** Subject to the provisions of this section, density may be transferred only within an area identified within this Vision Plan. For example, density may be transferred within the South Area, but not from the South Area to any other property or area.
6. **Density Cluster.** Subject to the provisions of this section, density may be clustered within a property owned by one entity, but even then, not beyond an area.
7. **Protection of clustered and transferred density.** When density is transferred or clustered, the land relieved of density shall be encumbered by an easement or conservation easement, and PD Ordinance prohibiting the reimposition of density forever.
8. **Density Transfer.** Density may not be transferred from one area to another.

9. **Lakes.** When considering the transfer and clustering of density to lake areas, the respective board, commission, or council should address additional safeguards for the lake and existing riparian owners, such as preservation of shore line, height restriction, open space, setbacks, and lake size.
10. **Developed or Platted Lands.** Density may not be clustered or transferred to or from developed or platted lands.

Section 4.3.4. Area Regulations and Commitments. Land Development regulations and commitments relative to the specific Areas are as follows.

Section 4.3.4.1. All areas. All areas consent to the protection of transportation corridor reflected in the Lake Placid Area Vision (this document and the attached maps). Impact fee credits or credits for concurrency exactions, or other considerations shall be made according to law. Double credits shall not be given.

Within one (1) year after the adoption of the Comprehensive Plan Amendment for the Area, a chapter 163, Florida Statutes, Developer Agreement shall be executed by the property owners joining for the North and South Areas and the controlling unit of local government to convey mutually agreeable sites for public safety, water and wastewater treatment facilities and an elementary school site. The Developer agreement shall provide for impact fee credits according to law.

Section 4.3.4.2. North Area Plan.

1. **Public Services Site.** A 10 acre site for public services (Fire, EMS, Police, Sheriff), shall be conveyed to the government providing the services. The Site will have reasonable access to US 27. Construction of the facilities shall be the responsibility of the respective government.
2. **School Site.** An elementary school site of 25 acres will be designed into the overall development plan for the area. The land will be provided at the time of development approval with credit towards school impact fees. The actual construction of the school will be the responsibility of the school district.
3. **Water and Wastewater Treatment Facilities.** Water and Wastewater treatment facilities shall ultimately be municipal systems. The development and financing of such shall be agreed by the Town and the respective developers at the time of the PD Ordinance.
4. **Traffic Circulation Systems (Within Developments).** *Traffic* circulation system *within developments* will be

designed utilizing a network system that will be open to the public. The network may incorporate a curvilinear design pattern, grid system, and traffic circles where appropriate. The design of the circulation system will encourage internal capture of road trips, thereby preserving capacity on the existing exterior arterials. Within the development parcels of the area, gated communities will be permitted. Ownership of the arterial, collector and local roadway system may either be an appropriate governmental entity, community development district, master homeowners association, or a combination thereof.

5. **Roads (Within Developments).** The internal roadway system will be a combination of a two-lane undivided and a two-lane divided system. Where appropriate, four-lane divided systems may also be utilized. The divided lane system will be landscaped to improve the traveling experience and to provide beautification to the development.
6. **Paths (Within Developments).** Bicycle and sidewalk systems will be developed along both sides of the main Internal arterial and collector system with additional sidewalks and bike paths designed throughout the community to create a pedestrian/bicycle friendly system.

Section 4.3.4.3. South Area Plan. The South Area shall primarily be residential with reasonable commercial nodes to support the area and region.

1. **Public Services Site.** A 10 acre site for public services (Fire, EMS, Police, Sheriff), shall be conveyed to the government providing the services. The Site will have reasonable access to US 27. Construction of the facilities shall be the responsibility of the respective government.
2. **Elementary School Site.** An elementary school site of 25 acres will be designed into the overall development plan for the area. The land will be provided at the time of development approval with credit towards school impact fees based upon the value of the land. The actual construction of the school will be the responsibility of the school district. The location of the site will be determined at the adoption of the PD Ordinance.
3. **Traffic Circulation Systems (Within Developments).** *Traffic* circulation system *within developments* will be designed utilizing a network system that will be open to the public. The network may incorporate a curvilinear design pattern, grid system, and traffic circles where appropriate.

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

4. **Roads (Within Developments).** The internal roadway system will be a combination of a two-lane undivided and a two-lane divided system. Where appropriate, four-lane divided systems may also be utilized. The divided lane system will be landscaped to improve the traveling experience and to provide beautification to the development.
5. **Paths (Within Developments).** Bicycle and sidewalk systems will be developed along both sides of the main Internal arterial and collector system with additional sidewalks and bike paths designed throughout the community to create a pedestrian/bicycle friendly system.
6. **SR-8.** Development of the South Area and the SR-8 Area will require the developers of the two (2) areas to four (4) lane SR-8, and to improve its intersection with US 27. Impact fee credits and currency credit should be given according to law and at the value of the land in its land use at the adoption of this Area Vision.
7. **Water and Wastewater Treatment Facilities.** Water and Wastewater treatment facilities shall ultimately be municipal systems. The development and financing of such shall be agreed by the Town and the respective developers at the time of the PD Ordinance.

Section 4.3.4.4. East Area Plan. Most of the East Area is already planned (platted). Additional uses should include industrial in the areas developing as such (generally along the CR-621 corridor), as well as residential and commercial. The improvement (4 lanes) of CR-621 should be added to the County's long range traffic plan.

Section 4.3.4.5. West Area Plan. The West Area will include residential uses with reasonable commercial areas as needed to serve the area and sub area. Roads such as Grigsby Road (a three-lane road) should not be constructed to deal with the Placid Lakes traffic at buildout because the Town road grid will not accept that much traffic. Exception should be made for the level

of service along Grigsby Road. Alternate access to Placid Lakes should be developed.

Section 4.3.4.6. SR-70 Commercial-Industrial Corridor Plan. The SR-70 Commercial-Industrial Corridor Area shall include industrial and commercial uses and reasonable flex space to serve the area and the region (beyond Highlands County) and residential uses (with reasonable buffers).

Section 4.4. Parks and Open Space

Section 4.4.1. Park Level of Service. The Level of Service for Parks in the Lake Placid Area shall be as follows:

1. Community parks intended to serve the general Lake Placid area citizenry shall be 5.0 acres of developed park per 1,000 population.
2. Neighborhood parks intended to serve the residents of a specific development within the Lake Placid Area shall be three (3) acres of developed park per 1,000 population.

Section 4.4.2. Park Definitions.

1. Community Park.

- A. Community Parks shall be open to and controlled by the public.
- B. Community parks should be designed for active sporting activities and may contain tennis courts, baseball/softball fields, football/soccer/multi-purpose fields, basketball facilities, passive areas, or other similar activities normally found in a community park.
- C. Parks within a gated community shall not be considered toward the required community park level of service.
- D. Storm water retention areas for the development (wet and dry) will not be considered as part of the required Community Park. The community park storm water may be retained on the community park.

2. Neighborhood Park.

- A. Neighborhood parks are for more limited regions of the community and may be within a gated or private community.

- B. Neighborhood parks are intended to be for more individual and leisure activities and may include: playgrounds, tot lots, exercise paths/bike paths, boating facilities, tennis courts, open play field for unregulated play, shuffleboard courts, and similar activities.
- C. Storm water retention areas for the development (wet and dry) may be considered as *part* of the required Neighborhood Park, upon a showing that both uses will work on the same land).

Section 4.4.3. Payment in Lieu of Parks. Developers may contribute money to the government having jurisdiction equal to the value of the number of developed park acres required; or in the alternative, acquire and convey to the government park acreage (equal in value to the required developed park acreage) in lieu of Community Parks. Payment in lieu should rarely be applied to neighborhood parks (for example, in the small development). The government's advance approval of the payment in lieu of park land or the park acreage to be conveyed is required. The acres contributed or the payment in lieu shall both include the cost of improving the land to become functional park land (land cost, clearing, engineering, construction and management fee, shall be included in the payment). Payment in lieu of parks shall only be done through the PD Ordinance process. Payments in lieu of parks in the Lake Placid Area shall be spent in the Lake Placid Area. The government is encouraged to obtain park land as soon as is reasonably possible.

Section 4.4.4. Lake Shore Parks. Public parks, private parks, community parks and neighborhood parks along the shore of lakes should be allowed if contiguous (using the annexation definition) to the land served, but only as herein regulated. Said parks may contain docks, picnic areas, marinas, restaurants, and boat ramps. However, the development and use of these parks shall be balanced with reasonable accommodations to protect the respective lakes and the affected riparian homeowners and neighbors. The following general standards apply:

1. Lakeshore parks should provide services (land areas and lake front) in proportion to their anticipated use. Lakeshore parks with higher anticipated use should be proportionately sized and should provide adequate maintained landscape buffers from adjacent residential uses.
2. The park's level of service (community and neighborhood) should be a minimum size for lake parks (five [5] acres per 1000 persons; or three [3] acres per 1000 persons). A long narrow parcel should not be used. The parcel shall have significant lakefront relative to the lake park acreage. The actual design, setback, and buffer of every lakefront park shall be included in and approved only through the PD Ordinance.

3. The length of docks and boat slips shall be related to the depth needed to accommodate the intended use, but not much beyond the natural weedline, and not proportionately larger than the lake frontage would normally accommodate.
4. The number of boat slips should be in proportion to the park area and size of the lake. Lakefront parks should have no more than two (2) boat slips and two (2) personal water craft slips per 90 feet of lakefront. Only one (1) dock shall be allowed per park. Parking and other facilities needed to accommodate the park and slips shall be required. This is not intended to allow on-water boat storage or the rental or sale of boat slips.
5. Boat ramps, docks, slips, and structures adjacent to vested residential development shall be significantly buffered from neighbors. The need for buffering decreases with the setback of the ramp and slips from vested residential neighbors.
6. The amenities (docks, slips and ramps) and setbacks on smaller lakes should be smaller than those on the larger lakes.
7. Lakefront parks are not a matter of right, but may be allowed with appropriate safeguards. A lot with 100 feet on the lake will not be adequate for a lake- front park. Maintenance and security shall be addressed in the PD ordinance.

Section 4.4.5. Green Space, Open Space and Maximum Lot Coverage.

1. Open space within the Area should be at least 30% for new development (residential). Open space for redevelopment may be less and shall be determined by the government with jurisdiction at the time of PD.
2. Maximum lot coverage shall be 40% in the multi family parcels (that percentage may increase/decrease with height of building—taller buildings should have more open space). Lot coverage includes the building footprint, impervious parking spaces, roads, and other impervious surfaces. Pools, tennis courts, and similar amenities are considered open space and not lot coverage.
3. Green space shall be at least 75% of the Open Space.
4. Green space requirements should increase to 40% if residential development is proposed for four (4) or more stories in height to encourage the use of structured parking, and to mitigate building height. This additional green space should be in the area of the taller building.

Section 4.5. Signs. A sign ordinance should be extended through the Lake Placid Area. The sign ordinance should not overwhelm the landscape with signage and should preserve the scenic views of the Area. Specifically, the ordinance should accomplish the following:

1. Off-premises billboards should be prohibited.
2. Off-premises signs should be prohibited, except as specifically addressed for small directional signs.
3. Sign Height, beyond the current sign districts of the Town of Lake Placid, signs, should be no more than eight (8) feet tall. Monument signs should be encouraged.
4. Sign face area should be no more than 64 square feet.
5. Signs that contain any flashing, blinking or moving letters, characters or other elements, and rotating or otherwise movable signs except those that provide non-commercial public service message, such as temperature, time and date, shall be prohibited.
6. Portable signs, such as Sandwich boards or “A” frame signs shall be prohibited.
7. Permanent banners, pennants, flags, paper signs and other attractors should be prohibited with the exception of those placed by the local government within public rights-of-way to announce upcoming public events. New businesses should be allowed brief use of the foregoing.
8. Monument signs should be encouraged or required, rather than pole signs, to create pedestrian scale signage and a uniform signage program throughout the Area.
9. The developer or landowner shall bring the parcel into compliance with this section at PD Ordinance adoption. Signs in place at adoption of this plan are grandfathered in to the extent of their current lease.

Section 4.6. Community Landscape Plan.

Section 4.6.1. Landscape Plan. A community landscape plan should be developed to encourage the planting and maintenance of native trees and shrubs (because they use less water and can survive on low maintenance) along community roads and paths; and to encourage similar landscaping within the commercial and residential areas.

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

Section 4.6.2. Invasive Exotic Plant Control. A landscape regulation shall require the elimination of invasive exotic species listed as Category I Plants in *INVASIVE PLANT SPECIES OF THE ARCHBOLD BIOLOGICAL STATION AND THE PRESERVE*, October 2003, by Jeff Hutchinson from public and private lands.

Section 4.6.3. Landscape Maintenance. Where landscaping is required by the Town or County codes, maintenance provisions shall be included to an enforceable standard (by development order, PD ordinance, or deed restriction).

Section 4.7. Environmental Resource Policy

Section 4.7.1. Environmental Resources. The Lake Placid Area includes many natural lakes, significant Lake Wales Ridge lands, and aquifer recharge areas. These resources shall be managed and protected.

Section 4.7.2. Natural Lakes. Development around the natural lakes should include reasonable environmental buffers to protect the lake's shoreline and estuaries. Untreated road, residential, commercial, and agricultural run off into the natural lakes shall be prohibited.

Section 4.7.3. Lake Placid Portion of the Lake Wales Ridge. The Lake Placid Area Vision shall provide continued acquisition, preservation and enhancement for restricted public use of the preserved areas of the Lake Placid Area portion of the Lake Wales Ridge shown on Environmental Map (Exhibit ____). The community should support the continued acquisition of lands to complete these preservation areas by encouraging the acquisition of out parcels for use in mitigation in the development of other lands.

Section 4.7.4. Public Use of Preserved Lands. Low impact public use of the preserved environmental areas should be developed and monitored by a standing committee (the Parks, Paths and Preserves Committee).

Section 4.7.5. Aquifer Protection. Most of the Lake Placid Area consists of an aquifer recharge area. The aquifer recharge area should be reasonably protected, but not at the sole expense of the area landowners.

Section 4.7.5.1. Sanitary Sewer. Sanitary sewers are required on most development and are specifically addressed in Section 4.9, below

Section 4.7.5.2. Reuse Plants. Sewer plants serving the Lake Placid Area shall include reuse systems.

Section 4.7.5.3. Reuse Lines. New development shall install reuse lines (including reuse supply lines), unless there is evidence that the subject plant will not have the reuse capacity to serve the subject development.

Section 4.7.5.4. Right of Way and Common Area Priority. Landscaped rights of way and common areas shall be given priority for reuse water.

Section 4.8. Transportation.

Section 4.8.1. Corridor Protection Plan and Map. A Corridor Protection Plan and Map shall be developed by the Town, County and Florida Department of Transportation to protect rights of way of the roads included in this Area Vision. The Corridor Protection Plan shall provide corridor capacity at Level C transportation for development through build out. Amendment of the Corridor Protection Plan and Map should be required as a part of each large scale comprehensive plan amendment. The traffic corridor should be on the south side of the Lost Lake Property, unless the landowner requests otherwise.

Section 4.8.2. Long Range Transportation Plan. The Long Range Transportation Plan for the Lake Placid Area should include the roads shown on the attached Transportation Map (Exhibit ___) and listed in the ROADS LIST attached as Exhibit _____. The proposed roads shall be protected by a Corridor Preservation Plan. Roads in the area shall have the following elements.

1. Six-Lane Divided Road. United States Highway 27 should be the only six- lane divided road in the Area. Two hundred twenty feet of ROW shall be protected.
2. Four-Lane Divided Roads. Four-lane divided roads shall include a right- of-way width according to the Highlands County Technical Standards Manuel (as revised from time to time); a median a minimum of 15-25 feet wide; paved shoulders 4-6 feet wide; streetlights as appropriate; a multipurpose path defined in the section below; and landscaping, primarily trees (irrigated).
3. Two-Lane Divided Roads. Two-lane divided roads shall include a right of way width according to the Highlands County Technical Standards Manuel (as revised from time to time); a median a minimum of 15-25 feet wide; paved shoulders 4-6 feet wide; streetlights as appropriate; a center turn lane (not for every drive); a multipurpose path defined in the section below; and landscaping, primarily trees (irrigated).
4. Two-Lane Road. Two-lane roads shall include a right of way width according to the Highlands County Technical Standards Manuel (as revised from time to time) ; paved shoulders 4-6 feet wide; a multipurpose path defined in the section below on major and minor collectors; and trees (irrigated).
5. Trails. On existing roads in developed areas, trails should be added to the extent that right of way is available. If right of way is not available in developed areas, paved shoulders at least five (5) feet wide may be substituted. Trails are not required (but are encouraged) within private gated communities, and along low traffic neighborhood roads.

Section 4.8.3. Trails and Paths. Existing road rights-of-way (major collectors and minor collectors) should be expanded where possible and shall be expanded when new roads are acquired to include a 15-foot wide area for a 10 foot wide paved multi-use path. Alternatively, developers may provide public use easements on private land to accomplish reasonable public multi-use paths. Golf carts should be restricted to designated roadways and pathways. The Committee strongly asserts that it is critical for the community to provide alternate methods of transportation to reduce reliance upon the automobile. The Trails and Paths Committee recommendations for road and path cross section is adopted and annexed as Exhibit _____, and should be added to the Highlands County Blueways, Greenways, Trails and Bikeways Master Plan.

Section 4.8.4. Right of Way Landscaping. Rights-of-way should be acquired to accommodate reasonable landscaping (primarily native trees and plants). Landscaping should divide the multi-purpose paths from the roads where possible and provide well-landscaped transportation corridors.

The Town will encourage the designation and improvement of signature streets such as Interlake Boulevard. These streets will be improved through streetscape enhancements such as street furniture, pedestrian and multi-use pathways, decorative lighting, landscaped medians (where appropriate), and landscaping.

Section 4.8.5. US Highway 27 Access Management. The management of access to United States Highway 27 is a critical concern.

Section 4.8.5.1. Frontage and Backage roads. Excepting non-commercial segments, frontage or backage roads along US Highway 27 shall be required. Every parcel along US 27 should not be granted direct access to US Highway 27 but shall be required to access through frontage or backage roads. Access points shall be kept to a minimum. To accommodate development of land where frontage or backage roads have not been developed, a Corridor Protection Plan shall be developed with the affected owners; temporary access to US 27 shall be allowed (upon the recorded condition that it shall be removed at the owners expense when the frontage or backage road is developed); and a cost recovery ordinance regarding the pioneering of frontage/backage road shall be adopted. Where feasible, the use of backage roads is preferred to the use of frontage roads for commercial uses to encourage the provision of parking on the rear of the parcel and the orientation of the principal structure to the adjacent roadway.

Section 4.8.5.2. Alternate Access. Parcels which front on US 27 and front on roads intersecting US 27, shall not be granted a driveway onto US 27. They must use the intersecting road for access to US 27.

Section 4.8.5.3. Access based on future division. To facilitate the requirement for backage roads, divisions of parcels along US Highway 27 after the adoption of this Plan, should not be recognized for the purpose of requiring direct access (driveway) onto 27. Subdivision of land on US 27 after the adoption of this plan, should be required to provide shared access to facilitate a

common access roadway for subdivided parcels. The access must be shared with the parcels adjacent to the land which was divided, as well as the parcels internally created.

Section 4.8.5.4. Connection of Frontage and Backage Roads. The connection of frontage and backage roads shall be at least 200 feet back from the road served (a “jug-handle” connection). The minimum right of way (about 40 feet) shall be based upon the transportation need in the vicinity and the need for water management facilities.

Section 4.8.5.5. Linked Parking. Linked parking should be required, unless the properties are linked with frontage or backage roads. Provision should be made to prohibit one neighbor from abusing the parking of another (which may include closing the link if reasonable protections can not be assured). A master parking arrangement shall be entered to address maintenance cost and cross access easements (and may address deviation from parking requirements).

Section 4.8.6. Level of Service. The Level of road service for the Area should remain Level of Service C, but for Main Street north of Plumosa and East Interlake Boulevard, both of which may operate at level of Service E. Regardless of Level of Service, Grigsby Road shall not exceed three (3) lanes and Catfish Creek Road shall not exceed two (2) lanes because such would convey too much traffic into the Town.

Section 4.8.7. US 27 Right of Way Protection. The Town of Lake Placid, Highlands County and the Florida Department of Transportation should immediately identify and begin securing the right of way needed to expand US 27 to a six (6) lane highway through the Lake Placid Planning Area. The six-lane section should be requested immediately. Right -of-way acquisition should be accomplished by dedication at the time of comprehensive plan amendment, plat, zoning change or other development order or by purchase where necessary.

Section 4.8.8. Roundabouts and Traffic Circles. Roundabouts and traffic circles should be encouraged where appropriate.

Section 4.8.9. High Priority Roads. The following roads should be elevated to the Highest Priority Map on Highlands County’s Long Range Traffic Plan: Maquata Road from Grigsby to South Main Avenue; Plumosa from South Main to US 27; Grigsby Road from Maquata Road to Stuart Road, Stuart Road, CR-621, and Daffodill.

Section 4.8.10. Road System improvements.

1. **Right of Way.** Right of way contributions shall be conveyed at or before final plat or site plan or PD ordinance adoption (as appropriate) approval and shall be based upon the adopted Corridor Protection Plan (provided that the plans are based upon the relevant areas through build out).

2. **Road Improvements.** Off site road improvements shall be made according to the Town and County Concurrency Management System.

Section 4.8.11. Driveways. Private driveways for new platted lots on an existing collector or arterial road and new collector and arterial roads shall be prohibited. Driveways in proposed developments will be serviced by internal (private or public) community roadways. All parking spaces shall be accessed by a driveway and shall not have direct access to collectors and arterial roads.

Section 4.8.12. Residential Drives on Major and Minor Collectors. Residential drives should not be allowed on major or minor collectors. Exception should be made where this policy prevents the reasonable use of land. This exception should not be used to simply increase density. Parcels divided after 1 January 2008 may not rely upon this exemption to gain additional curb cuts or driveways. Where existing conditions require exception, individual drives should be discouraged in favor of combined drives.

Section 4.8.13. Parking. Code parking requirements for residential and nonresidential development may be decreased or increased through a waiver process if the developer presents a parking study demonstrating a reduced need based on the proposed use. The Town should allow the use of unpaved parking areas, where appropriate, to increase green space and pervious area.

1. Parking requirements may be increased if parking study shows that a specific use requires additional parking.
2. Change in use should be allowed only if the owner provides parking for the new use.

Section 4.8.14. Traffic Circulation Systems (Within Developments). Traffic circulation system *within developments* will be designed utilizing a network system that will be open to the public. However, the network may incorporate a grid system, a curvilinear design pattern and traffic circles where appropriate. The design of the circulation system will encourage internal capture of road trips, thereby preserving capacity on the existing exterior arterials. Within the development parcels of the area, gated communities will be permitted. Ownership of the arterial, collector and local roadway system may either be an appropriate governmental entity, community development district, master homeowners association, or a combination thereof.

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

Section 4.9. Electric Utilities.

*Section 4.9.1. **Underground Utility Services.*** All utilities shall be underground in all new developments (residential subdivisions, commercial development and all redevelopments).

*Section 4.9.2. **Electric Distribution Service Location.*** To avoid conflicting with right of way and landscaping, electric distribution and utilities shall be within established utility corridors or within utility easements adjacent to each road. All plats and PD Ordinances shall include reasonable utility easements for this purpose. Preliminary plats should be reviewed by the utility companies.

*Section 4.9.3. **Electric Transmission.*** Utility Service Corridors around the populated areas should be established for electric transmission lines and utilities. The use of road rights of way for above ground electric transmission lines should not be permitted when a feasible alternative is reasonably available.

*Section 4.9.4. **Underground Utility Fund.*** The Town and County should adopt the appropriate ordinance to add \$2.00 to each monthly electric bill to be used exclusively to pay the cost of undergrounding utilities in the Lake Placid Area. Priority shall be given to funding undergrounding projects with one or more features (the more the higher the priority):

1. Significant matching funds.
2. Lower cost per line mile (cost effective projects).
3. Lines with higher public visibility.
4. Lines being installed or reinstalled, provided the construction or reconstruction cost is applied to the under grounding (after a hurricane would be a good time).
5. Preservation of the most spectacular views.

*Section 4.10. **Water and Wastewater Systems.***

*Section 4.10.1. **Sewer Required on Lots less than Net Three-Quarters of an Acre.*** All new developments with lots less than three fourths of an acre net fee ownership per dwelling unit (about 1 acre gross) shall be served by central sewer.

*Section 4.10.2. **Septic Permitted on Lots Greater than Net Three-Quarters of an Acre (not on water) in New Developments.*** Lots three fourths of an acre in new developments (net fee ownership), may use traditional anaerobic septic tank; provided that the tank and drain field is not within 300 feet of a lake or stream.

*Section 4.10.3. **New Waterfront Construction within 300 Feet of a Water Body.*** Performance based treatment systems are required on all new construction (or reconstruction of the dwelling or on site septic system) within 300 feet of a lake, stream or waterbody. These systems must be hooked up to sewer within one year after sewer is reasonably available and shall be configured to facilitate such.

*Section 4.10.4. **Setback for Drain Fields and Tanks.*** Regardless of plat date, the setback for the disposal elements of a septic system and an advanced treatment system shall be at least 75 feet back from the ordinary high water mark of a lake or stream.

*Section 4.10.5. **New Construction to Accommodate Sewer Hook-up.*** New construction on existing lots of record shall be configured to facilitate the conversion of septic tanks to central collection systems with mandatory connection (by deed restriction requiring payment of the related charges) when sewer is reasonably available.

*Section 4.10.6. **Sewer Hook-up Mandatory.*** Whenever connection to a central sewer system is not allowed by the operator; is unavailable at the time of construction; or whenever connection points to an interceptor are more than one-quarter mile from the property boundary (lot or new subdivision), the respective government shall require connection to a central sewage treatment system within 365 days of written notice of availability. Phased installation may be used in a development. Deed restrictions shall be recorded to place all owners and buyers on notice of the cost and lien of this requirement and the system development charge.

*Section 4.10.7. **Potable Water in New Construction.*** New construction on all lots (existing lots of record and new lots) shall be required to hook up to public potable water if reasonably available.

*Section 4.11. **Lake Placid Regional Utilities.***

*Section 4.11.1. **Acquisition of the County Utilities in the Area.*** The Town of Lake Placid should acquire from Highlands County the Lake Placid Area utilities. The Town's utility systems and the utility systems acquired from Highlands County should be operated as a Regional Utility System to benefit the Town and surrounding areas. For example, the three area water systems should be linked together to provide better and more consistent water service. The acquisition should guarantee that the Tomoka Heights Subdivisions (developed and platted) and the other residential homeowners today served by the utility, will not have a rate increase above the rates paid by residents of the Town of Lake Placid. The acquisition process will not require rate reduction. However, once the Town rate is increased to the rate today charged by the county system, the rates will be forever equal (the Town rate will be the same as the current residential users on the county system).

*Section 4.11.2. **Funds.*** The Town should operate the area utilities as an enterprise fund or funds. The funds should probably not be combined today because they each have separate financing and encumbrances. The Town should collect from or charge to the utilities all reasonable expenses incurred by or for the utilities (i.e. audit costs, space use, management expenses, and labor). The utilities should be completely funded by their operation and not by ad valorem tax.

Section 4.11.3. Utility Oversight and Advisory Committee. The Town of Lake Placid should establish by ordinance a permanent five (5) member utility oversight advisory committee. The Utility Oversight and Advisory Committee should:

1. Submit to the Town Council an annual proposed budget for the utility.
2. Prepare and from time to time update a utility master plan for submission to the Town Council for the area.
3. Recommend and oversee grants to expand and improve the Lake Placid Area Utilities.
4. Review complaints and service requests and make appropriate recommendations for action.

Section 4.11.4. Committee Members. The Utility Oversight and Advisory Committee should be constituted as follows:

1. The committee should consist of five (5) volunteer members living in the Lake Placid Area, one of which should be from the Tomoka Heights Subdivision.
2. The Town Council should strive to appoint committee members with backgrounds in engineering, utilities, banking or finance, management and development.
3. The Terms should be four (4) year staggered terms, with an emphasis upon reappointment. Long term involvement in the area utility is strongly encouraged.

Section 4.12. Building Height.

Section 4.12.1. Building Height. Tall buildings are not a vested right. The appropriateness of a tall building (site, architecture, height) shall be determined through the public hearing process.

Tall buildings are defined as follows: Tall buildings exceeding the height allowed by existing zoning and may be as tall as, but not more than 108 feet tall of residential and commercial stories; or 128 which would include 2 parking floors, (excluding the architectural roof treatment complementing the building). Tall Buildings shall have architectural features on the top. Roof treatments are required and therefore not included in the calculation of the building height. Mechanical features (cooling, heating, elevators) shall not be open to exterior view. The height of the architectural treatments must be approved through the PD Process.

Tall buildings may be allowed within specified areas residential, commercial, and mixed use) through the use of PD zoning, and upon the following:

- 1) **Impact.** The actual height of individual buildings and the location of buildings over 3 stories will be determined at the time of PD zoning approval for the proposed development.
2. **Density.** Tall buildings may not be used to increase gross density. However, density may be clustered in the area of tall buildings up to 12 dwelling units per net acre on the subject parcel.
3. **Added Green Space.** The impact of tall buildings shall be offset by the addition of green space (not parking, or water management facilities). The additional green space should be in the vicinity of the tall building, and shall increase proportionate to the mass of the building
4. **Neighborhood Opinion.** Neighborhood opinion should be considered.
5. **Minimum Land Area.** Tall buildings shall be on proportionately larger parcels of land (not counting natural water bodies).
6. **Commercial Nodes.** Tall buildings, especially mixed use tall buildings, would be favored in commercial nodes.
7. **Mitigation.** Tall buildings shall be situated on the site in such a way as to minimize negative impacts on scenic vistas, which may include lake or significant natural landscape features. A variety of building height in residential structures should be permitted to create a panorama and interest in the horizon.
8. **Enforcement.** The final development shall be documented by a PD development order (ordinance) and a deed restriction, condominium covenant, or easement.
9. **Architecture.** Tall buildings shall have significant architectural features.
10. **Mass.** The Height of the building compared to the width of the building must have an acceptable relation.
11. **Green Space Requirements.** Green space requirements should increase to at least 40% if residential and/or commercial development is proposed for four or more stories in height to encourage the use of structured parking, and to mitigate building height. This additional green space should be in the area of the taller building.

Section 4.13. Archeological Resources. The Town of Lake Placid should adopt Division 2, Article 15, Chapter 12 of the Highlands County Code addressing archeological resources.

Section 4.14. Big Box Stores.

Section 4.14.1. Ordinance. The Town's Big Box Ordinance should be amended to address the following issues and applied in the entire area.

1. Architectural standards which eliminate the box look (to create the Lifestyle center concept).
2. Significant Landscape standards which complement the building.
3. Setbacks which block the building from public view;
4. Parcel size which accommodates the larger setbacks.
5. Parking standards, with landscape.
6. Prohibit in the historic downtown area.

Section 4.15. Flood Plan Insurance. The Town of Lake Placid should join the Federal Flood Insurance Program.

Section 4.16. Architectural Standards. All commercial buildings within the planning area shall adhere to the Town of Lake Placid's adopted architectural standards.