

Overview

Future Land Use Element

The Future Land Use Element provides the designation of future land use patterns as reflected in the goals, objectives, and policies of the local government comprehensive plan elements.

Language

The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

Comments

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

FUTURE LAND USE ELEMENT

Introduction:	New section added to state the purpose of the Future Land Use Element; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Throughout:	References to greenhouse gas removed as they are not banned via House Bill 1217 (2026).
Throughout:	References to Rule 9J-5 removed throughout the document as the Rule no longer exists.
Policy 1.7:	New Policy added to comply with Florida Statutes s. 163.31771
Policy 1.9:	Policy added consistent with House Bill 1285 adopted in 2024.
Policy 1.10:	New Policy Added consistent with Florida Statutes 163.3210.
Policy 1. 14 <u>17</u> :	Language amended to reflect Right to Farm Act requirements as well as permitted locations for new agricultural uses.

Objective 3 and

Subsequent policies: Language added consistent with 2026 House Bill 399.

Policy ~~56~~.2: The criteria referenced has been removed from the Florida Administrative Code.

Policy ~~910~~.2: Date removed as the LMS is updated every five years.

Overview

Transportation Element

The primary purpose of Florida's Transportation Element, established by Section 163.3177(6)(b) of Florida Statutes, is to guide local governments in creating integrated, multi-modal transportation systems that emphasize public transportation, diverse travel options, and economic development. This element plans for efficient and safe transportation networks that are coordinated with other comprehensive plan elements, like future land use, and support the state's overall transportation goals.

Language

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TRANSPORTATION ELEMENT AMENDMENTS

Element Title:	Element title changed to Transportation Element consistent with Florida Statutes.
Throughout:	Throughout Element, references to Rule 9J-5 removed as the rule was repealed.
Introduction:	Added Introduction to cite the Transportation Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Objective 4:	Greenhouse gas policy requirements have been removed from Florida Statutes. References to such have been removed from policies in the Comprehensive Plan.
Objective 9 and Policies 9.1 to 9.6:	Objectives and policies added to reflect State safety initiatives.

Objective 10 and
Policies 10.1 to
10.3:

Objective and policies added to reflect transit initiatives.

Overview

Infrastructure Element

The Infrastructure Element plays an important role in the Comprehensive Plan as it works to identify the new infrastructure and growth demands needed to support the future physical and economic development of the community.

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INFRASTRUCTURE ELEMENT AMENDMENTS

Introduction	New section added to cite the Infrastructure Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
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Overview

Conservation Element

The Conservation Element of the Comprehensive Plan is required by State Law to explain how the community will conserve, use and protect natural resources, including air, water, water recharge areas, wetlands, water wells, estuarine marshes, soils, beaches and shores (if any), floodplains, rivers, bays, lakes, harbors, forests, fisheries and wildlife, marine habitat, minerals and other natural and environmental resources.

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CONSERVATION ELEMENT AMENDMENTS

Introduction	New section added to cite the Conservation Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
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Overview

Recreation and Open Space Element

The intent of the Recreation and Open Space is to ensure the development and maintenance of a comprehensive system of recreation facilities and open space sites that meet the needs of existing and projected user groups within the City. The intent of recreation and open spaces within the City are to provide for a myriad of recreational opportunities that are cost effective and efficient to develop, preserve and maintain. These spaces augment the natural environment; incorporates aesthetic as an essential component of park and facility design; and produce a sense of place and community for City residents and adjacent users.

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RECREATION AND OPEN SPACE ELEMENT

Introduction:	Added Introduction to cite the Recreation and Open Space Element Requirements Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Policy 5.1:	Updated name as the Florida Forever replaced Preservation 2000 program.

Overview

Housing Element

The Housing Element is a legally required part of a local government's comprehensive plan that outlines strategies for addressing current and future housing needs, including affordable housing, substandard conditions, and available land for diverse housing types.

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HOUSING ELEMENT AMENDMENTS

Introduction	New section added to cite the Housing Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Overall:	References to 9J-5 Florida Administrative Code (FAC) have been removed. This has been repealed.
Policy 2.4:	Policy revised. Mobile homes and manufactured homes are now allowed in all zoning districts per changes in Florida Statutes.
Policy 2.6:	The greenhouse gas emissions requirement has been removed from Florida Statutes and is no longer required.
Policy 2.8:	New Policy added to comply with Florida Statute 163.31771 to address accessory dwelling units.
Policy 2.9:	New Policy added to comply with Florida Statute 163.31771 to address accessory dwelling units.

Overview

Intergovernmental Coordination Element

The City alone cannot ensure that all community needs are met and meaningful cooperation with local and state government and other agencies is essential. The Intergovernmental Coordination Element includes guidance for coordination with other governmental entities. This element includes principles and guidelines to be used in that coordination.

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INTERGOVERNMENTAL COORDINATION ELEMENT AMENDMENTS

Introduction	New Section added to cite the Intergovernmental Coordination Element Requirement; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Policy 1.4:	New Policy added to address Davenport's participation in the Local Hazard Mitigation Working Group.
Policy 3.4:	Language amended as the Interlocal Agreement exists.
Policy 5.2:	Language amended for clarity.
Objective 7:	Term "problematic" changed to "incompatible" as the other term is subjective.
Policy 8.1:	Acronym for Intergovernmental Coordination Element changed to (IGC).
Policy 8.3:	Acronym for Intergovernmental Coordination Element changed to (IGC).

Overview

Property Rights Element

The Property Rights Element is designed to ensure that private property rights are respected and considered in local decision-making processes. It aims to balance the interests of property owners with the broader public interests in land use planning.

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PROPERTY RIGHTS ELEMENT AMENDMENTS

Introduction	New section added to cite the Property Rights Element Requirements; Language included to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Format	Layout amended to follow Goal, Objective, Policy format of other elements.

Overview

Capital Improvement Element

According to Florida Commerce, the Capital Improvements Element is a required critical component of the local government's comprehensive plan. The schedule must be reviewed annually by the local government to reflect the timing, location, and funding of capital projects to achieve and maintain adopted level of service standards for public facilities that are necessary to implement the comprehensive plan.

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CAPITAL IMPROVEMENTS ELEMENT AMENDMENTS

Introduction	Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Policy 1.1.6:	Timeline removed as the five-year work plan is adopted annually.
Policy 1.1.7:	Timeline removed as the five-year work plan is adopted annually.
Policy 1.3.5:	Text amended consistent with Transportation Element.

Overview

Public School Facilities Element

The coordination of Hardee County public school facility planning and comprehensive land use planning is in the best interests of the citizens of Sebring. Land use and public school facility planning should be coordinated and based on consistent population, enrollment, Capital Outlay Full Time Equivalent (COFTE), independent forecasts and development trend data. Coordination with the City of Wauchula and the Hardee County School Board regarding land development is needed to ensure additional school capacity is in place prior to, or concurrent with, additional student enrollment. The Public School Facilities Element includes objectives and policies intended to improve the coordination between land planning and the provision of school facilities. Within the Public School Facilities Element, the term "schools" refers to public elementary schools, middle schools, and high schools or any combination thereof.

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PUBLIC SCHOOL FACILITIES ELEMENT AMENDMENTS

Introduction	New section added to state the purpose of the Public School Facilities Element; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Policy 1.2:	Policy is outdated and is proposed to be removed.
Policy 1.4:	Policy deleted as language is included in Policy 3.3.
Policy 1.6:	Policy added to reflect City's recognition of adopted School District 5-year Facilities Work Program.
Objective 2:	Language changed from "establish" to "implement" since the CSAs exist.