

October 1988

Data bases update for the Lake Placid comprehensive plan

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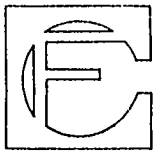
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DATA BASES UPDATE FOR THE LAKE PLACID COMPREHENSIVE PLAN

TOWN OF LAKE PLACID, FLORIDA



**FLORIDA CENTER
for Urban Design & Research**

**DATA BASES UPDATE
FOR THE LAKE PLACID
COMPREHENSIVE PLAN**

PREPARED FOR:

THE TOWN OF LAKE PLACID, FLORIDA

PREPARED BY:

**FLORIDA CENTER FOR URBAN DESIGN & RESEARCH
TAMPA, FLORIDA**

OCTOBER, 1988

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TOWN OF LAKE PLACID, FLORIDA

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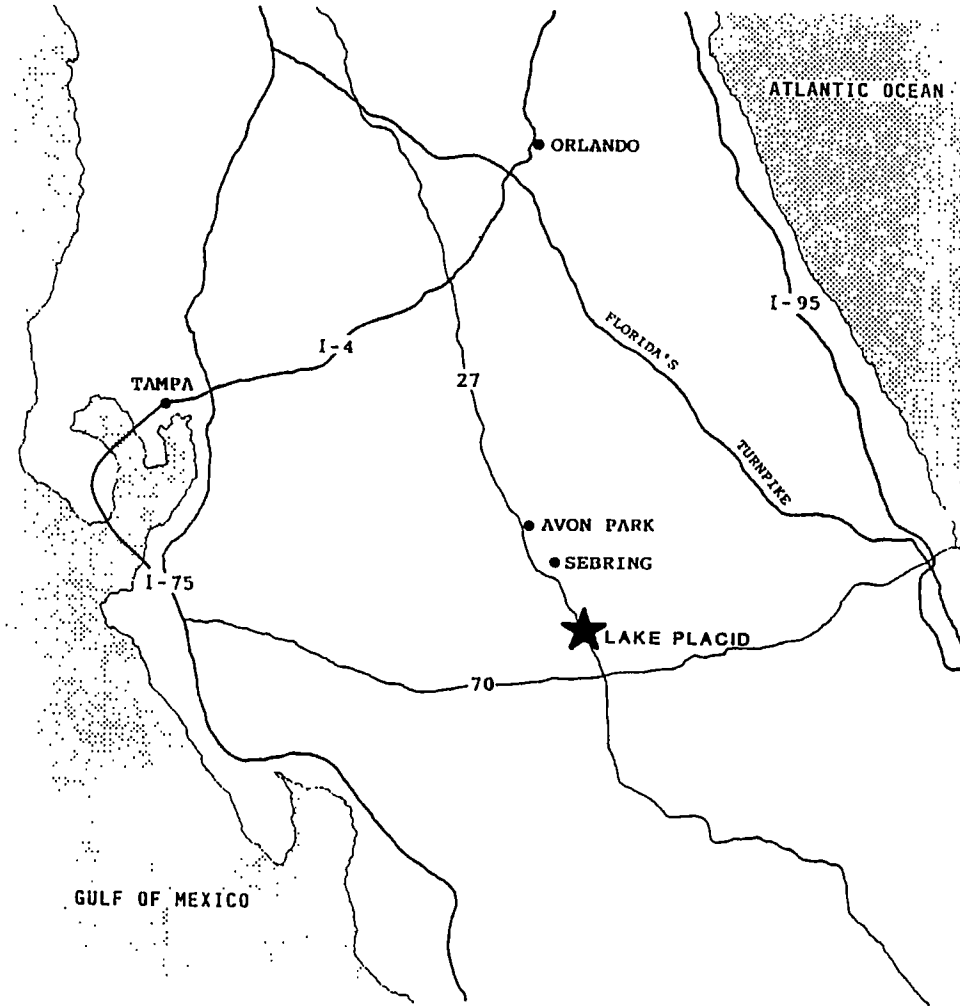
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INTRODUCTION

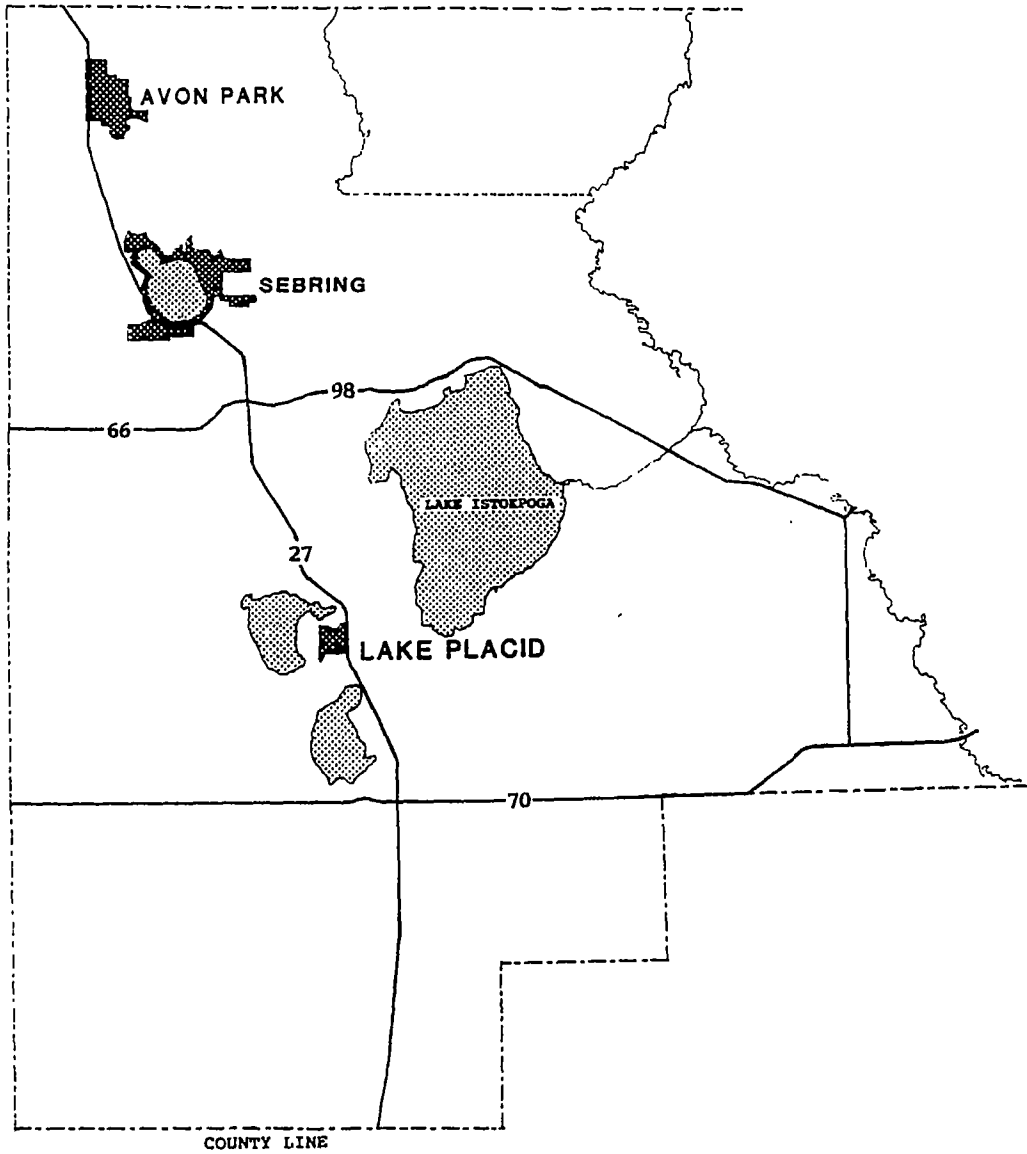
INTRODUCTION TO LAKE PLACID

The town of Lake Placid is located in the southern portion of Central Florida (MAP 1) in an area that is characterized by unique rolling terrain and an abundance of natural inland fresh water lakes. Geographically, Lake Placid is located midway between the Atlantic Ocean and the Gulf of Mexico; it is the



MAP 1: LOCATION MAP FOR LAKE PLACID, FLORIDA

southern most city in Highlands County. Sebring, the county seat, is located about 17 miles north of Lake Placid (MAP 2). This general area of Florida is known as "FLORIDA'S LAKE COUNTRY" with approximately 27 freshwater lakes located in the general vicinity of Lake Placid.



MAP 2: VICINITY MAP FOR LAKE PLACID, FLORIDA

Since agriculture is the number one industry around Lake Placid, the town is also known as the "CALADIUM CAPITAL OF THE WORLD." Approximately eighty percent of the world's supply of this colorful bulb is grown in the town.

HISTORY

During the mid-1800's, the area known as Highlands County was inhabited by Seminole Indians. After the conclusion of the last Seminole war (1850's), the Indians retreated to the area known today as the Everglades. After the Civil War, the railroad lines were built which connected the area to the upper regions of the U.S. This transportation construction had a phenomenal impact upon the growth of the area in general and Lake Placid specifically. At that time, Lake Placid (then called Lake Stearns) was the largest town in the United States.

During the 1920's Dr. Melvin Dewey, a native of Lake Placid, New York, had visions of this area in Highlands County becoming his winter playground. He initiated the development of the community as a resort. In 1927, by legislative act, the town was renamed Lake Placid. With its rolling hills, beautiful lakes, and near perfect climate, Lake Placid has become a popular place for vacation and retirement communities alike.

SOURCE: Greater Lake Placid Chamber of Commerce

THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT (LGCPA)

In 1975, the State of Florida enacted the Local Government Comprehensive Planning Act (LGCPA), which required, for the first time, that all local governments adopt a comprehensive plan. The legislation has since been substantially revised and entitled the Local Government Comprehensive Planning and Land Development Regulation Act (LGCPLDRA). Specific requirements concerning the content of local government comprehensive plans are included in the Florida Department of Community Affairs Rule Chapter 9J-5, Florida Administrative Code (FAC).

The LGCPLDRA and Chapter 9J-5, FAC require local governments to include in their plans certain elements. These elements include the following:

- I. Land Use Element
- II. Traffic Circulation Element
- III. Housing Element
- IV. Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element
- V. Conservation Element
- VI. Recreation and Open Space Element
- VII. Intergovernmental Coordination Element
- VIII. Capital Improvements Element

In order to meet the requirements of the LGCPLDRA and for the town of Lake Placid to determine its needs and goals, existing data/information must be gathered for each element. This data/information will be analyzed and a set of specific goals and objectives will be identified for the town of Lake Placid.

LAND USE ELEMENT

I. LAND USE DATA BASE

A. INTRODUCTION

Section 9J-5.006, FLORIDA ADMINISTRATIVE CODE, requires local governments to prepare a land use element which will be analyzed from the data base which will include the following:

1. A generalized existing land use map showing the following:
 - a. residential use
 - b. commercial use
 - c. industrial use
 - d. agricultural use
 - e. recreational use
 - f. conservation use
 - g. educational use
 - h. public buildings and grounds
 - i. other public facilities
 - j. vacant or undeveloped land
 - k. historic resources
2. The following natural resources will be displayed on maps or map series:
 - a. existing and planned waterwells and cones of influence, where these exist
 - b. beaches and shores, including estuarine systems
 - c. rivers, bays, lakes, flood plains, and harbors
 - d. wetlands
 - e. minerals and soils
3. The approximate acreage and the general range of density or intensity of use is to be provided in tabular form for the gross land area included in each existing land use category.
4. Identify any areas that fall within a designated area of critical state concern.
5. Population projections.

B. EXISTING LAND USE

The existing land use patterns were determined by a road windshield survey conducted by the FLORIDA CENTER for Urban Design and Research staff. This information is shown graphically in the existing land use map (MAP 1) and numerically in TABLE 1.

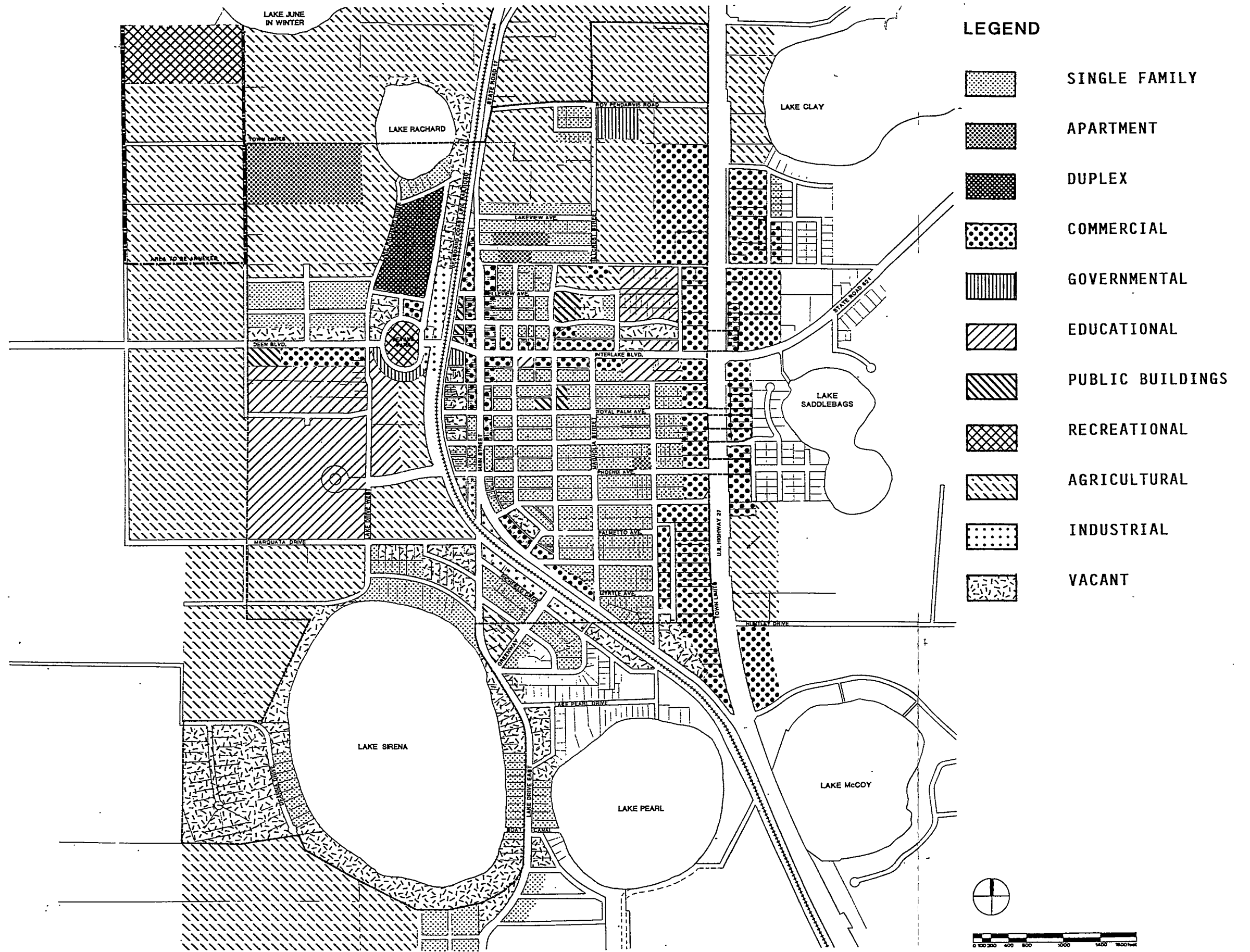
C. APPROXIMATE ACREAGE OF EXISTING LAND USE

The following table displays the approximate acreage and general range of density or intensity of use for the gross land area within each existing land use category:

**TABLE 1: TOWN OF LAKE PLACID, FLORIDA
EXISTING LAND USE PATTERNS, 1988**

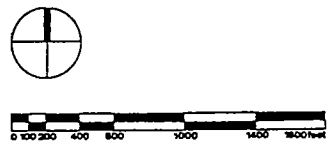
<u>LAND USE CATEGORY</u>	<u>APPROX. ACREAGE</u>	<u>PERCENT OF TOTAL</u>
Residential		
Single-Family	85.42	9.4%
Duplex/Multi-Family	<u>33.52</u>	<u>3.7%</u>
SUB-TOTAL	118.94	13.1%
Commercial	63.71	7.0%
Industrial	10.73	1.2%
Agricultural	163.94	18.1%
Recreational/Parks	6.61	.7%
Educational	80.94	8.9%
Governmental	4.93	.6%
Public Buildings	11.12	1.2%
Vacant	135.05	14.9%
Streets and Railroad Right- of-Way	145.56	16.1%
Conservation (Lakes)	<u>164.96</u>	<u>18.2%</u>
TOTAL	906.49	100.0%

SOURCES: FLORIDA CENTER for Urban Design and Research land use survey, completed February, 1988; Highlands County Aerial Maps, 1986.



MAP 1: LAND USE
 SOURCE: FLORIDA CENTER FOR URBAN DESIGN & RESEARCH, 1988

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 Lake Placid, Florida



1. Residential Land Use - Residential land use accounts for approximately 118.44 acres or 13.1% of the total acreage of the town. It consists of mostly single-family detached units. These units are primarily located north and south of Interlake Boulevard.
2. Commercial Land Use - Commercial land use consists of approximately 63.71 acres or 7.0% of the total acreage. Most of this land use is located on Highway 27, Interlake Boulevard and Main Street.
3. Governmental Land Use - Governmental land use consists of approximately 4.93 acres or .7% of the total acreage. Its primary uses include the Lake Placid Municipal Building, Fire Station, Police Station, and Post Office which are located throughout the town of Lake Placid.
4. Educational Land Use - Educational land use accounts for approximately 80.94 acres or 8.9% of the total acreage. It consists primarily of the Elementary school and High school which are located at the west boundary of the town.
5. Public Buildings Land Use - Public buildings land use accounts for 11.12 acres or 1.2% of the total acreage. This land use mostly consists of churches, and club centers located throughout the town.
6. Recreational Parks/Land Use - Recreational parks/land use consists of 6.61 acres or .7% of the total acreage. Most of this land use consists of recreation area within the schools of Lake Placid.
7. Agricultural Land Use - Agricultural land use accounts for 163.94 acres or 18.1% of the total acreage. This land is located around the perimeter of the town of Lake Placid.
8. Industrial Land Use - Industrial land use consists of 10.73 acres or 1.2% of the total acreage. This land is located adjacent to the railroad right-of-way.
9. Vacant - The town of Lake Placid has approximately 135.05 acres or 14.9% of the total acreage within the town's boundaries. This is the largest bulk of land within the town of Lake Placid.
10. Streets and Railroad Right-of-Way - Streets and

railroad right-of-way accounts for 145.56 acres or 16.1% of the total acreage.

11. Conservation (Lakes) - Conservation use consists of 164.96 acres or 18.2% of the total acreage.

No acres, districts for sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or identified locally as historically, architecturally, or archaeologically significant have been identified in the town of Lake Placid. It is possible, however, that a few properties are eligible for listing on the Florida Master Site File due to their age, condition, and importance as evidence of the town's early development.

D. ADJACENT LAND USES

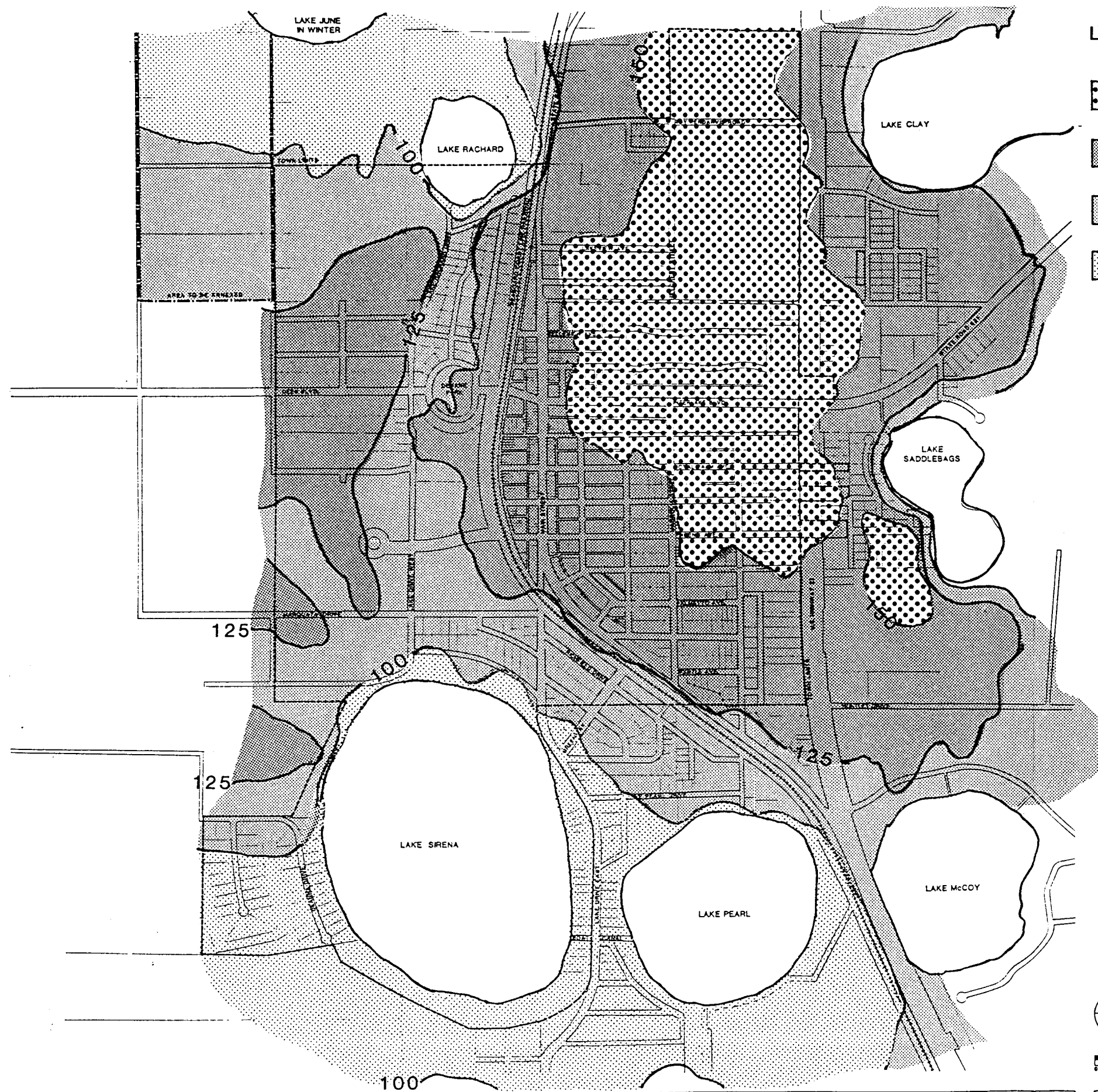
Land adjacent to the boundaries of the town of Lake Placid is primarily in an agricultural use. The exceptions are those properties used commercially along the eastern edge of US 27 and those in a single family use southeast and east of Lake Sirena, north of Lake Pearl and west of Lake Saddlebag (See existing land use map for general locations).

E. AREAS OF CRITICAL STATE CONCERN





There are no areas within the town of Lake Placid of Critical State Concern, pursuant to Section 380.05, Florida Statutes.

F. NATURAL RESOURCES

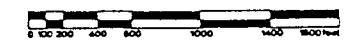
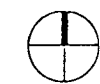
1. Existing and Planned Waterwells and Zones of Influence - There are no existing and planned waterwells and zones of influence within the town of Lake Placid.
2. Beaches and Shores, including Estuarine Systems- There are two beach areas outside the town limits of Lake Placid. Lake June-in-Winter park and Bishop park have beach areas. These parks are owned and/or maintained by the town of Lake Placid. There are basically two lakes within the town's limits: Lake Sirena and Lake Rachard. Lake Sirena has the most influence on the town with very little development around the lake.



LEGEND

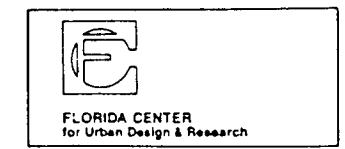
-  ELEVATIONS 150 & HIGHER
-  ELEVATIONS 125 - 150
-  ELEVATIONS 100 - 125
-  ELEVATIONS 100 & LOWER

*ALL ELEVATIONS ARE ABOVE MEAN SEA LEVEL.



MAP 2: TOPOGRAPHY
 SOURCE: U.S. DEPARTMENT OF INTERIOR GEOLOGICAL SURVEY, 1972

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 Lake Placid, Florida



Lake Rachard has a very little shore area within the town limits with mostly agricultural land surrounding the lake.

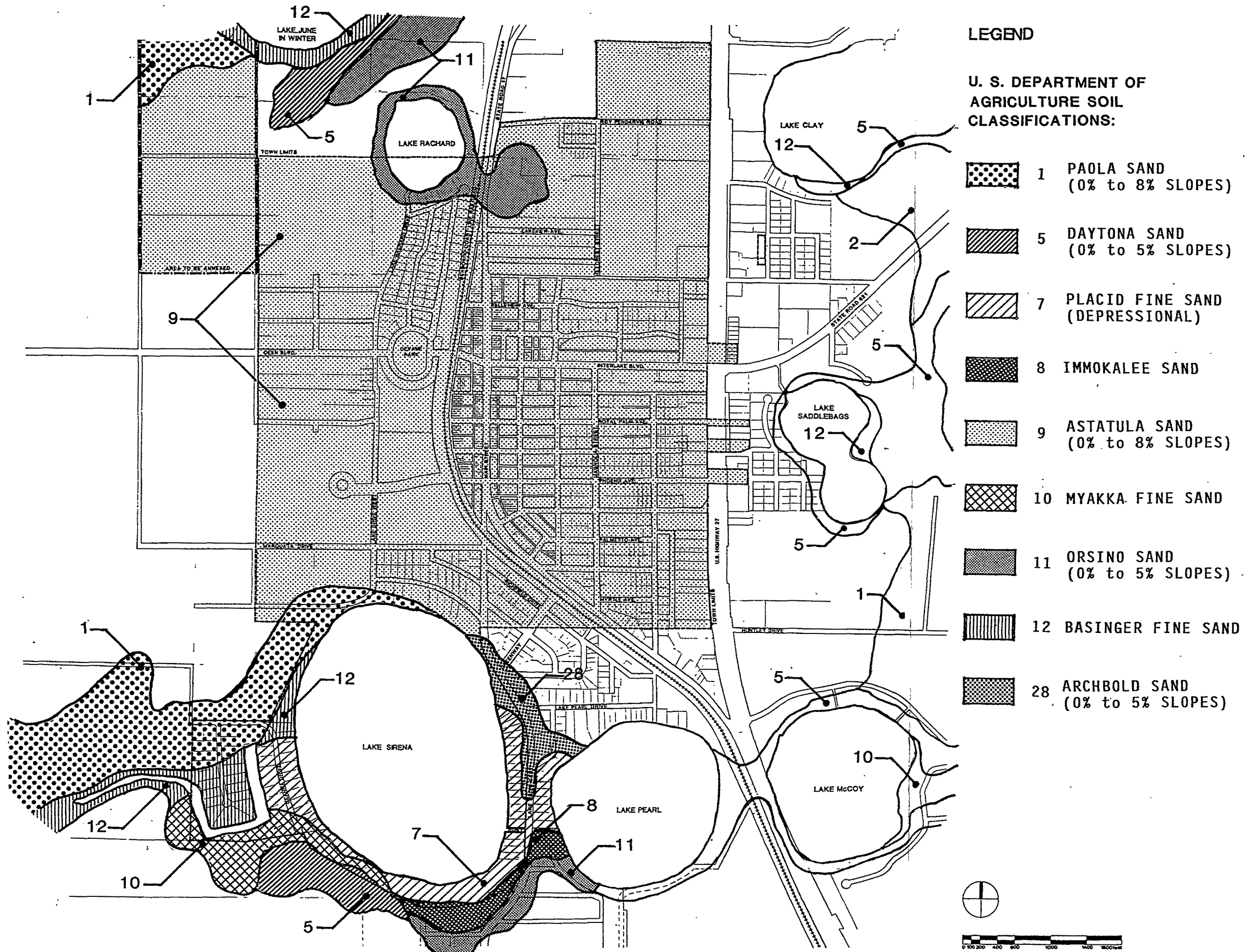
3. Rivers, Bays, Lakes, Flood Plains, Harbors, and Wetlands - As discussed on item 2 above, Lake Sirena and Lake Rachard are the only two lakes within Lake Placid. There are no rivers, bays flood plains, harbors and wetland within the town limits.
4. Topography - The topography of Lake Placid is considered as rolling hills with the highest elevation towards the center of the town (MAP 2).
5. Minerals and Soils - There is no specific information available about minerals within the town's limits.

There are basically nine (9) soil types within the town's limits, these include the following (MAP 3):

- a. Paola Sand (1) - This soil is located near Lake Sirena and around Lake June-In-Winter park in an area which will be annexed by the town in the near future. Listed below are some of the characteristics of this soil:
 - o 0 to 3 inches - dark gray sand; single grained; loose; very strong acid.
 - o 3 to 25 inches - light gray sand with few splotches of brown; single grained; loose; very strongly acid.
 - o 25 to 47 inches - yellowish brown sand; single grained; loose; very strongly acid.
 - o 47 to 80 inches - light yellowish brown sand, single grained; loose; very strongly acid.

Drainage and Permeability - Excessively drained; slow run off; rapid internal drainage; very rapid permeability. Water table is deeper than 72 inches.

- b. Daytona Sand (5) - This soil is located on the southern most boundary of Lake Sirena on the edge of the town's limits. Listed below are some characteristics of this soil:
 - o 0 to 5 inches - gray sand; single grained; extremely acid.
 - o 5 to 36 inches - white sand; single grained; very strongly acid.



MAP 3: SOIL CLASSIFICATIONS
 SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE

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LAKE PLACID COMPREHENSIVE PLAN
 Lake Placid, Florida



- o 36 to 38 inches - black sand; few large distinct dark reddish brown and grayish brown mottles; massive; extremely acid.
- o 38 to 47 inches - yellowish brown sand; few large distinct dark reddish brown mottles; single grained; extremely acid.
- o 47 to 80 inches - light brownish gray sand; single grained; loose very strongly acid.

Drainage and Permeability - Daytona soils are moderately well drained; runoff is slow with rapid infiltration. Permeability is very rapid in the surface. Water table fluctuates between 40 and 60 inches during the summer wet season and below 60 inches in drier seasons.

- c. Placid Fine Sand (7) - This soil is located around Lake Sirena at the southern most boundary of the town. Listed below are some of the characteristics of this soil:

- o 0 to 10 inches - black fine sand; moderate, medium crumb structure; very strongly acid.
- o 10 to 20 inches - very dark gray fine sand, weak fine crumb structure; very strongly acid.
- o 20 to 30 inches - gray fine sand, single grained; loose; strongly acid.
- o 30 to 48 inches - grayish brown fine sand; single grained; loose; strongly acid.
- o 48 to 80 inches - dark grayish brown fine sand; single grained; loose; strongly acid.

Drainage and Permeability - Very poorly drained; slow runoff; rapid permeability. Very shallow water table. Depressed areas are flooded for more than six months annually. Depth to the ground table is 0 to 10 inches for more than 6 months in most years.

- d. Immokalee Sand (8) - This soil is located around Lake Sirena on the eastern boundary of the lake.

- e. Astatula Sand (9) - This soil is located on 90% of the town of Lake Placid. Listed below are some of the characteristics of this soil:

- o 0 to 3 inches - grayish-brown sand; single grained; loose; strongly acid.
 - o 3 to 6 inches - pale brown sand or gray; single grained; loose; strongly acid.
 - o 6 to 66 inches - brownish-yellow sand; single grained; loose; strongly acid.
 - o 66 to 86 inches - brownish-yellow sand; single grain; loose; strongly acid.
- f. Myakka Fine Sand (10) - This soil is located around Lake Sirena on the southwestern edge of the lake. Listed below are some of the characteristics of this soil:
- o 0 to 6 inches - black crushed sand; weak fine granular structure; strongly acid.
 - o 6 to 20 inches - white sand; single grained; strongly acid.
 - o 24 to 32 inches - dark reddish brown sand; weak coarse sub-angular blocky structure; very strongly acid.
 - o 32 to 36 inches - dark reddish brown sand; weak fine granular structure; strongly acid.
 - o 36 to 56 inches - dark brown sand; weak fine granular structure; strongly acid.
 - o 56 to 85 inches - dark grayish brown sand; single grained; loose; strongly acid.
- g. Orsino Sand (11) - This soil is located around Lake Rachard on the northern boundary of the town and on the southern edge of Lake Sirena. Listed below are some of the characteristics of this soil:
- o 0 to 4 inches - dark gray fine sand; single grained; loose; strongly acid.
 - o 4 to 7 inches - gray fine sand, single grained; loose; strongly acid.
 - o 7 to 16 inches - light gray fine sand; single grained; loose; strongly acid.
 - o 16 to 22 inches - light gray fine sand, single grained; loose; strongly acid.
 - o 22 to 28 inches - yellowish fine sand; single grained; loose; medium acid.
 - o 28 to 37 inches - brownish yellow fine sand; single grained; loose; medium acid.
 - o 37 to 69 inches - yellow fine sand; single grained; loose; medium sand.
- h. Basinger Fine Sand (12) - This soil is located on the western edge of Lake Sirena. Listed below are some of the characteristics of this soil:

- o 0 to 2 inches very dark gray rubbed, fine sand; weak fine granular structure; strongly acid.
- o 2 to 18 inches - light gray fine sand; single grained; loose; very strongly acid.
- o 18 to 36 inches - brown and light brownish gray fine sand; single grained; loose; strongly acid.
- o 36 to 60 inches - light brownish gray fine sand; single grained; loose; strongly acid.

Drainage and Permeability - Basinger soils are poorly and very poorly drained; surface runoff is slow to ponded. Permeability is very rapid. The water table is at depths of less than 10 inches for 2 to 6 months annually and at depths of 10 to 30 inches for periods of more than 6 months in most years.

- i. Archbold Sand (28) - This soil is located on the eastern boundary of Lake Sirena. Listed below are some of the characteristics of this soil:
 - o 0 to 4 inches - gray sand; single grained; loose; strongly acid.
 - o 4 to 80 inches - white sand; single grained; loose; strongly acid.

Drainage and Permeability - Depth of seasonal high water table ranges from 42 to 60 inches during the months of June through November in most years. The water table is at 60 to 80 inches for most of the remainder of the year. Permeability is very rapid.

SOURCE: U.S. Department of Agriculture, Soil Conservation Service

G. POPULATION PROJECTIONS

Listed below in TABLE 2 & TABLE 3 are the population projections for Highlands County and Lake Placid, Florida.

TABLE 2: POPULATION PROJECTIONS FOR HIGHLANDS COUNTY 1987 - 2020

	1987	1990	1995	2000	2005	2010	2020
low		66,600	71,400	73,900	75,200	75,900	75,200
medium	63,540	70,100	79,400	86,900	94,000	86,900	94,000
high		73,600	87,300	99,900	112,800	99,900	112,800

SOURCE: Bureau of Economic and Business Research, College of Business Administration, University of Florida, January, 1988.

In order to project population for the town of Lake Placid, it was assumed that the proportional share of the county's population attributed to the town would remain constant throughout the planning period. TABLE 3 indicates population projections for the town of Lake Placid.

TABLE 3: POPULATION PROJECTIONS FOR THE TOWN OF LAKE PLACID 1987-2020

	1987	1990	1995	2000	2005	2010	2020
low		1,091	1,170	1,211	1,232	1,243	1,232
medium	1,041	1,148	1,301	1,424	1,540	1,424	1,540
high		1,206	1,430	1,637	1,848	1,637	1,848

SOURCE: Bureau of Economic and Business Research, College of Business Administration, University of Florida, January, 1988.

FLORIDA CENTER for Urban Design & Research, 1988.

During the analysis of the data base a determination will be made as to whether the low, medium, or high projections best approximate the town's future population. The determination will be based on an analysis of land availability and suitability for development, annexation potential, and public and private service capacities.

H. SEASONAL POPULATION

In order to determine the number of seasonal housing units for Lake Placid, it was assumed that the percent of housing units occupied on a seasonal basis is the same as in Highlands County (seasonal occupancy includes all housing units used by tourists, migrant workers, and other short-term and long-term visitors, but not year-round residents).

TABLE 4: TOWN OF LAKE PLACID, FLORIDA
SEASONAL HOUSING UNITS, 1980

<u>YEAR</u>	<u>TOTAL HOUSING UNITS</u>	<u>SEASONAL/MIGRATORY HOUSING UNITS</u>
1980		
No.	473	82
(%)		(17.3%)
1988*		
No.	492*	85
(%)		(17.3%)

SOURCE: U.S. Department of Commerce, 1980.
Census of Population & Housing.

*FLORIDA CENTER for Urban Design & Research, 1988.

Assuming a population density of 2.5 persons per seasonal housing unit (the 1980 density of year-round housing in Lake Placid), the seasonal population projection for 1988 is approximately 212. This figure more than likely over represents the seasonal population of the town. Based on available census data and supported by field surveys, the town of Lake Placid has relatively few seasonal housing units. Most of the seasonal population which uses Lake Placid facilities resides outside of the town limits. Several large trailer parks in the vicinity of Lake Placid cater to northerners wishing to avoid the cold winter months by coming to Florida. Migrant farm workers represent a relatively small share of the seasonal population because they virtually all reside in unincorporated areas of the county.

Additionally, relatively few hotels or motels are in the area of the town which could provide accommodations for transients.

TRAFFIC CIRCULATION ELEMENT

II. TRAFFIC CIRCULATION DATA BASE

A. INTRODUCTION

Section 9J-5.007, FLORIDA ADMINISTRATIVE CODE, requires that local governments prepare a traffic circulation element. This document will be analyzed from the traffic data base which includes:

1. The following features shall be shown on an existing traffic circulation map:
 - a. collector roads
 - b. arterial roads
 - c. limited access facilities
 - d. ports, airports, rail lines, high speed rail lines, and related facilities
2. The existing Florida Department of Transportation roadway functional classifications shall be utilized on the traffic circulation map.
3. The traffic circulation map shall identify the number of traffic lanes for each roadway.

B. EXISTING TRAFFIC CIRCULATION

The most dominant feature of Lake Placid's existing road system is U.S. Highway 27, which is the eastern town's corporate limit. This highway provides access from Lake Placid to Miami on the south and to Interstate 4, the Florida Turnpike and Interstate 75 on the north. It is a four-lane divided highway, however, it is not limited access. The most recent traffic counts on Highway 27, adjacent to Lake Placid, were 7,336 northbound and 7,135 southbound. Additional counts further south, south of Lake Placid, were 8,132 northbound and 8,330 southbound.

Interlake Boulevard, Deen Boulevard and Main Street are the major arterials within the Lake Placid town limits. They provide access between residential development outside the corporate limits and major activity centers in Lake Placid including retail uses, industrial development, schools, and other public facilities. As a result, these streets are the most heavily traveled. Traffic counts have not been taken on these streets. However, based on visual observations, there appear to be congestion problems where Deen Boulevard circles DeVane Park (Park Drive), crosses the railroad, and intersects with Main Street.

Other than these streets, all other roads in Lake Placid are considered to serve a local function. The predominant grid pattern discourages the creation of any hierarchy of local streets.

There are no port, airport, or high speed rail facilities existing or proposed within or directly adjacent to the incorporated limits of the town of Lake Placid.

According to CSX Transportation Incorporated officials (known as Seaboard Coastline railroad), who owns and operates the railway which runs north-south through the town, there are no plans to discontinue rail service within this corridor.

C. DEPARTMENT OF TRANSPORTATION ROAD CLASSIFICATIONS

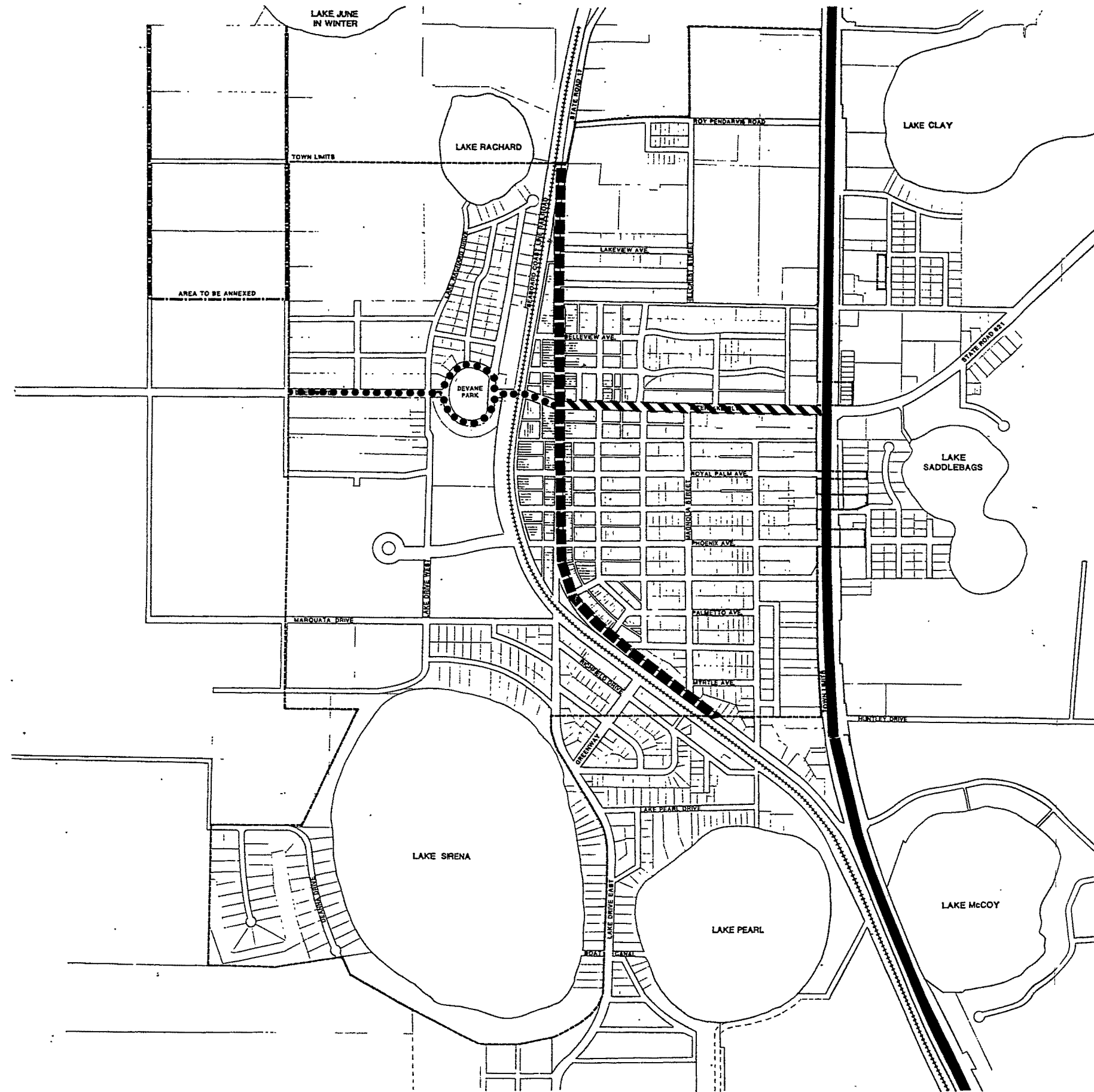
According to the FLORIDA Department of Transportation, the existing road system within Lake Placid is classified as follows (MAP 1):

<u>LINKAGE</u>	<u>DEFINITION</u>	<u>TYPICAL FUNCTIONAL CLASSIFICATION</u>
	o US Highway 27	
Urbanized- to-Urbanized With Arterial Termini	Most direct route(s) beginning at one urbanized area boundary and ending at another urbanized area boundary. Such a route may involve a number of different roads and may pass through a number of urban areas and communities. If the distance between urbanized areas is 75 miles or less, 1 or 2 additional routes of this System Element Category may be identified.	Principal Arterial
	o Main Street	
Community- to-Other Community, or to Urbanized/ Urban	Most direct route connecting one community with another community, or with an urbanized or urban area. Such a route may involve no more than two different roads.	Major Collector
	o Deen Street	
Rural-to- Urbanized/ Urban or Community/ Not Arterial- to-Arterial	Route beginning in rural area at one end and serving one urbanized or urban area or community at another end. Such a route is confined to one road and does not connect two arterial highways.	Minor Collector

o Interlake Blvd.





Collector- to-Collector or Arterial/ No Commun- ities or Urban Served	Route beginning at one collector intersection and ending at another collector or arterial intersection. Such a route is confined to one road and does not serve urbanized, small urban areas or communities.	Minor Collector
--	--	-----------------

SOURCE: Florida Department of Transportation, Chapter 334 and
335, Florida Statutes and Chapter 14-12, Rules of
Florida.



LEGEND

FLORIDA DEPARTMENT OF TRANSPORTATION CLASSIFICATIONS:

- STATE HIGHWAY SYSTEM**
-  **PRINCIPAL ARTERIAL (4 LANES)**
- COUNTY ROAD SYSTEM**
-  **RURAL MAJOR COLLECTOR (2 LANES)**
-  **RURAL MINOR COLLECTOR (2 LANES)**
- CITY STREET SYSTEM**
-  **COLLECTOR (2 LANES)**



MAP 1: EXISTING ROAD CLASSIFICATIONS
 SOURCE: FLORIDA DEPARTMENT OF TRANSPORTATION

a project for:
 the Town of Lake Placid
LAKE PLACID COMPREHENSIVE PLAN
 Lake Placid, Florida



HOUSING ELEMENT

III. HOUSING DATA BASE

A. INTRODUCTION

Section 9J-5.010, FLORIDA ADMINISTRATIVE CODE, requires local governments to prepare a housing element which will be analyzed from the data base which will include the following:

1. An inventory taken from the latest decennial United States Census or more recent estimates which shall include the number of dwelling units by type, tenure, age, rent, value, monthly cost of owner-occupied units, and rent or cost to income ratio.
2. A generalized description of housing characteristics including:
 - a. units lacking complete plumbing, kitchen, or heating facilities;
 - b. number of overcrowded units;
 - c. locally determined definition of standard and substandard housing conditions.
3. A narrative of the methodology used to determine housing conditions.
4. Location, type of program, and size of subsidized rental housing developments.
5. An inventory of existing mobile home parks, recreational vehicle parks, and group homes licensed by the Florida Department of Health and Rehabilitative Services.
6. An inventory of mobile home subdivisions.
7. An inventory of historically significant housing.
8. An inventory of building permit activity since 1980.

B. HOUSING TYPE AND TENURE

TABLE 1: TOWN OF LAKE PLACID, FLORIDA
OWNERSHIP CHARACTERISTICS OF YEAR-ROUND HOUSING, 1980

<u>GOVT. UNIT</u>	<u>Occupied Dwelling Units</u>		<u>Vacant Dwelling Units</u>	<u>Total Units</u>
	<u>Owner-Occup.</u>	<u>Renter-Occup.</u>		
Town of Lake Placid				
No.	266	115	92	473
(%)	(56.2%)	(32.7%)	(19.4%)	(100%)
Highlands County				
No.	14,315	4,645	7,034	25,994
(%)	(55.1%)	(17.9%)	(27.0%)	(100%)
State of Florida				
No.	2,557,184	1,187,000	534,480	4,278,634
(%)	(59.8%)	(27.7%)	(12.5%)	(100%)

SOURCES: U.S. Department of Commerce, 1980 Census of Population & Housing, Summary of Tape File 3A.

Center for Economic & Management Research, University of South Florida, 1988.

FLORIDA CENTER for Urban Design & Research, 1988.

C. AGE OF HOUSING UNITS

TABLE 2: TOWN OF LAKE PLACID, FLORIDA
AGE OF YEAR-ROUND HOUSING UNITS, 1980

<u>YEAR BUILT</u>	<u>NUMBER OF UNITS</u>	<u>% OF TOTAL</u>
1970-1980	192	40.6
1960-1969	82	17.3
1950-1959	104	22.0
1940-1949	31	6.6
1039 or earlier	<u>64</u>	<u>13.5</u>
Total Housing Units	473	100.0

SOURCES: U.S. Department of Commerce, 1980 Census of Population and Housing, Summary Tape 3A.

Center for Economic & Management Research, University of South Florida, 1988.

FLORIDA CENTER for Urban Design & Research, 1988.

D. RENTAL RATES & MONTHLY COSTS

TABLE 3: TOWN OF LAKE PLACID, FLORIDA
AVERAGE MONTHLY GROSS RENTAL RATES, 1980

<u>GROSS MONTHLY RENT</u>	RENTER-OCCUPIED HOUSING UNITS			
	TOWN OF LAKE PLACID		HIGHLANDS COUNTY	
	<u>NO.</u>	<u>(%)</u>	<u>NO.</u>	<u>(%)</u>
No Rent	8	(7.1%)	532	(12.2%)
Less than \$100	0	(0.0%)	323	(7.4%)
\$100-\$199	49	(43.8%)	1602	(37.0%)
\$200-\$299	53	(47.3%)	1243	(28.6%)
\$300 or More	2	(1.8%)	645	(14.8%)

SOURCES: U.S. Department of Commerce, 1980 Census of Population & Housing, Summary Tape 3A.

Center for Economic & Management Research, University of South Florida, 1988.

FLORIDA CENTER for Urban Design & Research, 1988.

**TABLE 4: TOWN OF LAKE PLACID, FLORIDA
COSTS OF RENTER-OCCUPIED HOUSING UNITS, 1979**

<u>HOUSEHOLD INCOME</u>	<u>GROSS RENT AS A PERCENT OF INCOME</u>	<u>RENTER-OCCUPIED HOUSING UNITS</u>
Less than \$5,000	Less than 20%	0
	20% - 24%	0
	25% - 34%	0
	35% or more	28
	not computed	7
\$5,000 - \$9,999	Less than 20%	2
	20% - 24%	6
	25% - 34%	9
	35% or more	8
	not computed	1
\$10,000 - \$14,999	Less than 20%	12
	20% - 24%	16
	25% - 34%	3
	35% or more	0
	not computed	3
\$15,000 - \$19,999	Less than 20%	9
	20% - 24%	0
	25% - 34%	0
	35% or more	0
	not computed	0
\$20,000 or more	Less than 20%	6
	20% - 24%	0
	25% - 34%	0
	35% or more	0
	not computed	2

SOURCES: U.S. Department of Commerce, 1980 Census of Population & Housing, Summary Tape 3A.

Center for Economic & Management Research, University of South Florida, 1988.

FLORIDA CENTER for Urban Design & Research, 1988.

E. HOUSING COSTS

TABLE 5: TOWN OF LAKE PLACID, FLORIDA
COSTS OF OWNER-OCCUPIED HOUSING UNITS, 1979

<u>HOUSEHOLD INCOME</u>	<u>HOUSING COSTS AS A PERCENT OF INCOME</u>	<u>OWNER-OCCUPIED HOUSING UNITS*</u>
Less than \$5,000	Less than 20%	15
	20% - 24%	3
	25% - 34%	11
	35% or more	6
	not computed	6
\$5,000 - \$9,999	Less than 20%	50
	20% - 24%	11
	25% - 34%	0
	35% or more	16
	not computed	0
\$10,000 - \$14,999	Less than 20%	20
	20% - 24%	13
	25% - 34%	13
	35% or more	4
	not computed	0
\$15,000 - \$19,999	Less than 20%	24
	20% - 24%	7
	25% - 34%	6
	35% or more	0
	not computed	0

<u>HOUSEHOLD INCOME</u>	<u>HOUSING COSTS AS A PERCENT OF INCOME</u>	<u>OWNER-OCCUPIED HOUSING UNITS*</u>
\$20,000 or more	Less than 20%	29
	20% - 24%	0
	25% - 34%	0
	35% or more	0
	not computed	0

*NOTE: Condominium Units were not included in this table.

SOURCES: U.S. Department of Commerce, 1980 Census of Population & Housing, Summary Tape 3A.

Center for Economic & Management Research, University of South Florida, 1988.

FLORIDA CENTER for Urban Design & Research, 1988.

F. PLUMBING, KITCHEN, & HEATING, FACILITIES

TABLE 6: TOWN OF LAKE PLACID, FLORIDA
AVAILABILITY OF FACILITIES IN HOUSING UNITS, 1980

<u>TYPE OF FACILITY</u>	<u>YEAR-ROUND DWELLING UNITS</u>	
	<u>NUMBER</u>	<u>PERCENT</u>
Bathrooms		
No Complete Private Bathrooms	3	(0.6%)
1 Bathroom or more	470	(99.4%)
Kitchens		
Lacking Complete Facilities	11	(2.3%)
Complete Facilities	462	(97.7%)
Heating Equipment		
None	21	(4.4%)
Central Air or Equivalent Room or Portable	315	(66.6%)
	137	(30.0%)

SOURCE: U.S. Department of Commerce, 1980 Census of Population & Housing, Summary Tape 3A.

Center for Economic & Management Research, University of South Florida, 1988.

FLORIDA CENTER for Urban Design & Research, 1988.

G. OVERCROWDING CONDITIONS

TABLE 7: TOWN OF LAKE PLACID, FLORIDA
OVERCROWDED HOUSING UNITS, 1980

<u>GOVERNMENTAL UNIT</u>	<u>LESS THAN 1.01 PERSONS PER ROOM</u>	<u>1.10 OR MORE PERSONS PER ROOM</u>	<u>TOTAL</u>
Town of Lake Placid			
No.	346	35	381
(%)	(90.8%)	(9.2%)	
State of Florida			
No.	3,545,809	198,445	3,744,254
(%)	(94.7%)	(5.3%)	

SOURCE: U.S. Department of Commerce, 1980 Census of Population & Housing, Summary Tape 3A.

Center for Economic & Management Research, University of South Florida, 1988.

FLORIDA CENTER for Urban Design & Research, 1988.

H. HOUSING CONDITIONS

To determine the housing conditions within Lake Placid, a windshield road survey was undertaken in April, 1988. In order to assess the condition of each unit as it appeared from the road, the following terminology listed below was used:

1. EXCELLENT - appears to be without any exterior visual defects or flaws in that the building is completely intact; very visually appealing as displayed by the lack of any apparent need for repairs or refurbishment; structural integrity is excellent.
2. SOUND - appears to be without any major exterior defect, but has minor maintenance or repairs (paint, repair of gutters, window frames, etc.); structural integrity is sound.
3. MARGINAL - appears to have minor exterior defects, but the replacement of major materials is needed or minor facade refurbishing; structural integrity is good.
4. DETERIORATED - appears to have major exterior defects or flaws; needs considerable (at least 30%) replacement of exterior materials; structural integrity is questionable.
5. DILAPIDATED - appears to be eligible for condemnation; needs major (at least 70%) replacement of major materials; structural integrity is obviously eroded.

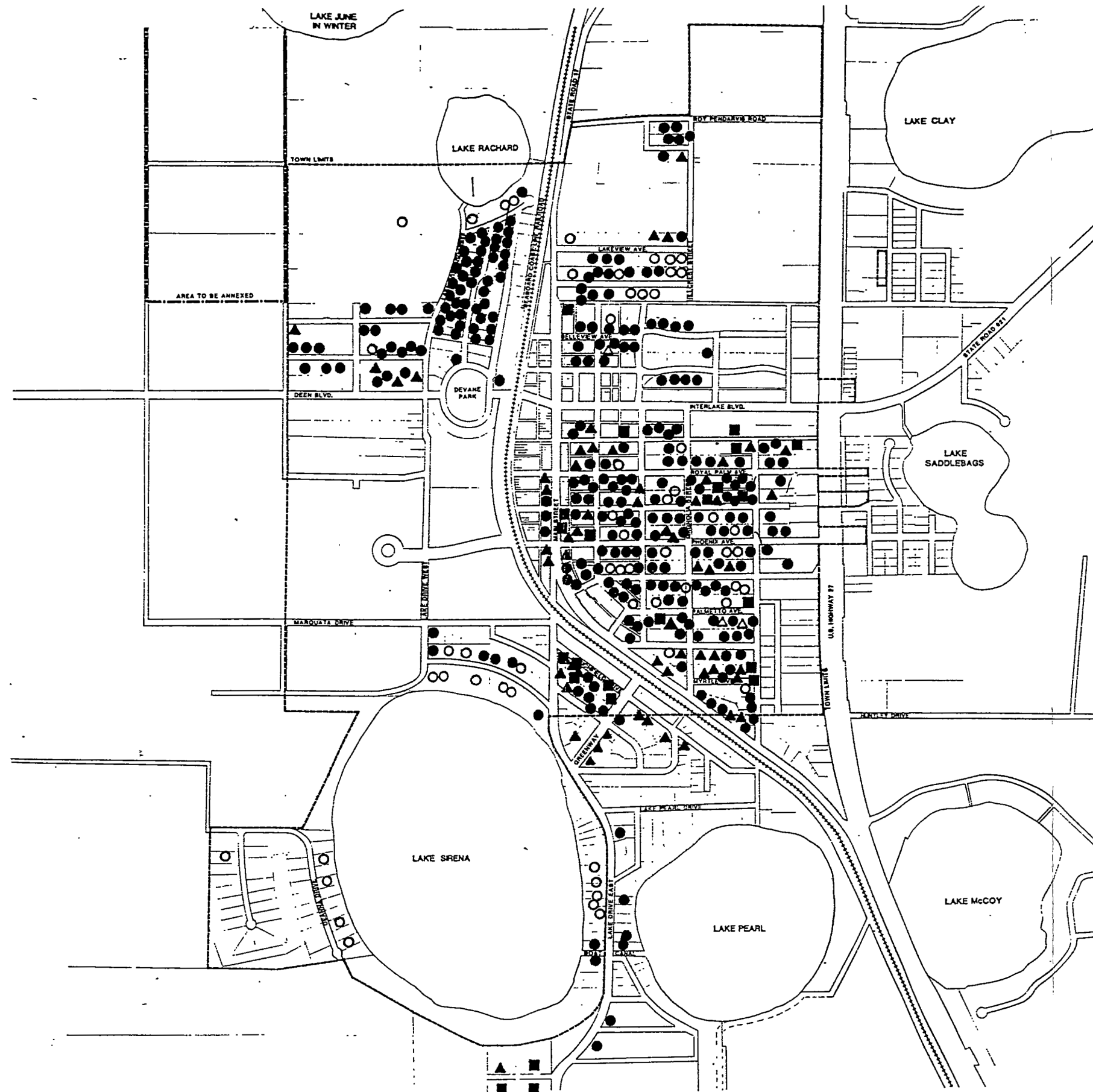
Presented on Table 8 are the housing types by condition within the town of Lake Placid as determined by the survey (MAP 1):

**TABLE 8: TOWN OF LAKE PLACID, FLORIDA
CONDITION OF HOUSING UNITS - 1988**

<u>RATED CONDITION</u>	<u>SINGLE FAMILY</u>	<u>DUPLEX</u>	<u>APT/ TOWNHOUSE</u>	<u>TOTAL</u>
EXCELLENT	56	0	48	104
SOUND	187	88	32	307
MARGINAL	43	0	18	61
DETERIORATED	14	2	4	20
DILAPIDATED	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL	300	90	102	492

NOTE: Duplexes & Multi-Family housing types were counted by units.

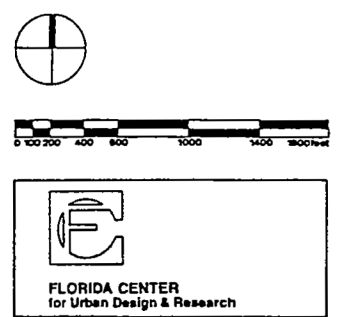
SOURCE: FLORIDA CENTER for Urban Design & Research, 1988.



- LEGEND**
- EXCELLENT
 - SOUND
 - ▲ MARGINAL
 - DETERIORATED
 - ◆ DILAPIDATED

MAP 1: EXISTING HOUSING CONDITIONS
 SOURCE: FLORIDA CENTER FOR URBAN DESIGN & RESEARCH

a project for:
 the Town of Lake Placid
LAKE PLACID COMPREHENSIVE PLAN
 Lake Placid, Florida



I. SUBSIDIZED RENTAL HOUSING

According to the U.S. Farmers Home Administration, and the U.S. Department of Housing and Urban Development there are no subsidized rental housing within the town of Lake Placid.

J. MOBILE HOME AND RECREATIONAL VEHICLE PARKS

According to Florida Health and Rehabilitative Services (HRS), there are no licensed mobile home and recreational vehicle parks within the town of Lake Placid.

K. LICENSED GROUP HOMES

The group homes licensed by the Florida Health and Rehabilitative Services in the town of Lake Placid, are:

Foster Parent Homes (7)

Brodeur, Bernard & Patricia
133 Washington Blvd.
Lake Placid, FL 33852

Cabral, Sandra
Rt. 5 Box 424-8
Lake Placid, FL 33852

Cram, Ralph & Diane
P.O. Box 15
Lake Placid, FL 33852

McGovern, Raymond & Billie
110 Parkview Drive
Lake Placid, FL 33852

Rivera, Edwin & Elizabeth
323 Willow Rd.
Lake Placid, FL 33852

Wirth, Carl & Joy
338 Cloverleaf Road
Lake Placid, FL 33852

Brock, Joe & Carolyn
203 Eleanor Blvd.
Lake Placid, FL 33852

Family Day Care Homes (2)

Voncile Brown
Plumosa Avenue
Lake Placid, FL 33852

Deborah Biermann
Sylvan Circle
Lake Placid, FL 33852

Adult Congregate Living Facilities (1)

Rosewood Care Center
516 Highway 27 North
Lake Placid, FL 33852

L. HISTORICALLY SIGNIFICANT HOUSING

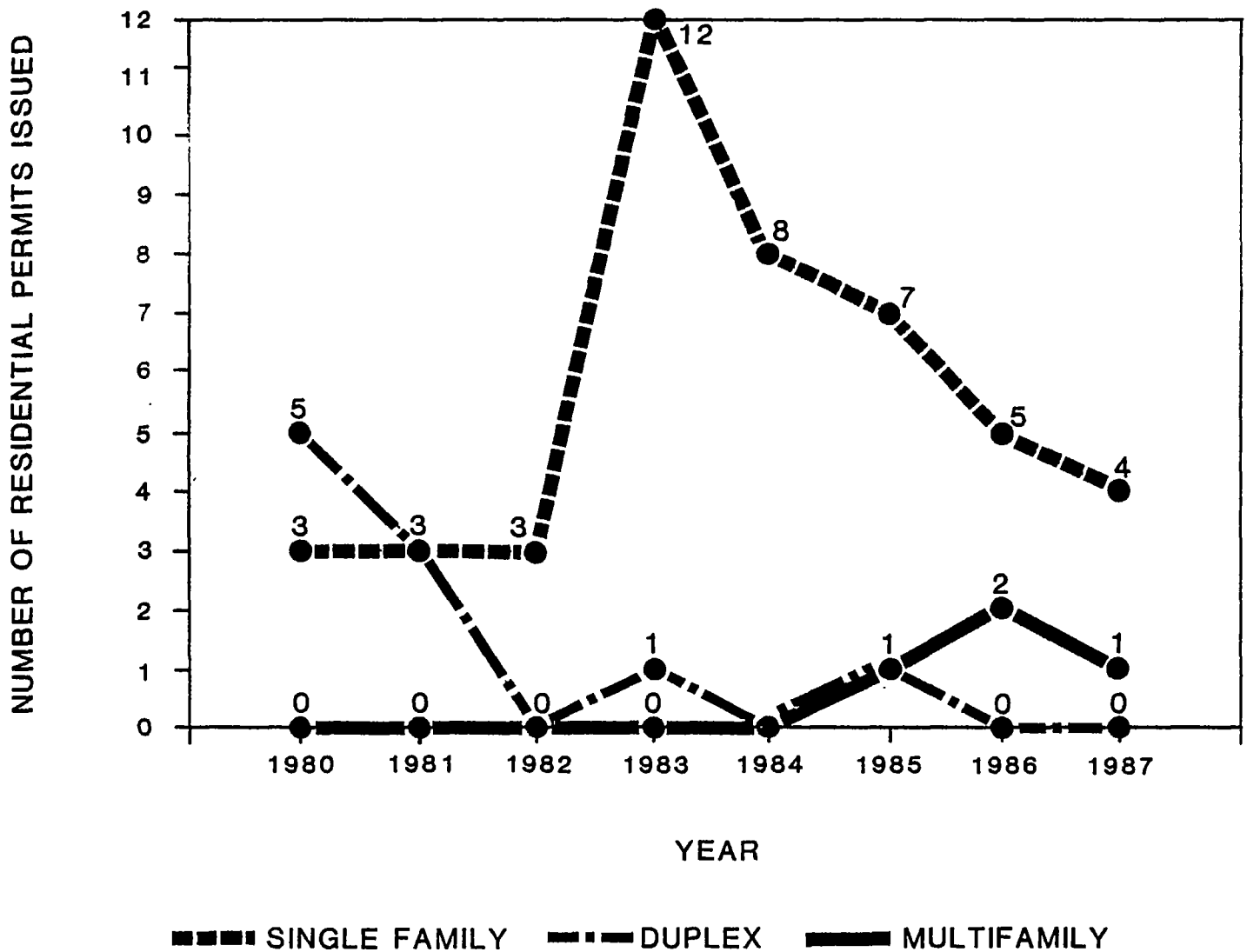
The town has no proper ties listed on the National Register of Historic Places. Nor are their any sites listed on the Florida Master Site File or designated locally as historic. According to the 1980 Census of Population & Housing, more than 50 housing units were built prior to 1940. Several of these older homes may be worthy of recognition, if not Nationally, at least at the state or local level.

M. PERMIT ACTIVITY

Shown below is the residential building permit activity for the town of Lake Placid during the past seven years.

RESIDENTIAL PERMIT HISTORY

1980 - 1987



SOURCE: Town of Lake Placid, 1988

**SANITARY SEWER, SOLID WASTE,
DRAINAGE, POTABLE WATER AND NATURAL
GROUNDWATER AQUIFIER RECHARGE ELEMENT**

**IV. SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND
NATURAL GROUNDWATER AQUIFER RECHARGE DATA BASE**

A. INTRODUCTION

Section 9-J-5.011, FLORIDA ADMINISTRATIVE CODE, requires that local governments prepare a sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element which will be analyzed from the data base which will include the following:

1. The identification of public and private sanitary sewer facilities, solid waste facilities and potable water facilities which provide service within the jurisdiction. Also, those facilities which provide service to areas within other local government jurisdictions and provide the following data:
 - a. the entity having operational responsibility
 - b. geographic service area and predominant types of land uses served
 - c. design capacity of the facility
 - d. current demand on the facility capacity
 - e. for shared facilities, the proportional capacity of systems allocated to serve the jurisdiction is to be provided
2. The identification of major natural drainage features and natural groundwater aquifer recharge areas within the jurisdiction including a topographic map of any areas adopted by the regional water management districts as prime groundwater recharge areas for the Floridian Aquifer.
3. Identification and description of existing regulations and programs which govern:
 - a. land use
 - b. development of natural drainage features and groundwater recharge areas

B. EXISTING SANITARY SEWER DATA

The town of Lake Placid is served by septic tanks and package treatment plant(s) that are the principal means used for wastewater disposal. The two agencies responsible for regulating wastewater treatment facilities in the state are the Florida Department of Environmental Regulation (DER) and the Florida Department of Health and Rehabilitative Services (HRS). DER is responsible for regulating wastewater treatment facilities and HRS is responsible for regulating the installation of septic tanks and drain fields.

Septic tanks within Lake Placid provide on-site sewage disposal system for residential, commercial, and public development (TABLE 1). The system consist of a septic tank and soil absorption drain field. In the last year (1987) there has been an increase in septic tank permits (TABLE 2) in the greater area of Lake Placid.

TABLE 1: TOWN OF LAKE PLACID, FLORIDA
WASTEWATER TREATMENT WITHIN THE LAKE PLACID DIVISION,*
1988

<u>FACILITY</u>	<u>LAND USE</u>	<u>TYPE OF TREATMENT</u>
Alpine Mobile Home P	Commercial	Extended Aeration to pecculation ponds
Eagle's Nest Estates	Residential	Extended Aeration to pecculation ponds
Highlands Util. Co.	Public	Extended Aeration Process to Dual Pecculation Ponds
Kissimmee River Fishing Camp	Commercial	Extended Aeration with Sand Filter Discharging to Pecculation/Evap- oration Pond
Lake Huntley Mobile	Residential	Extended Aeration to Pecculation Pond
Lake June Hills	Commercial	Extended Aeration to Pecculation Pond
Lake June Motel & Trailer Park	Commercial	Extended Aeration to Retention Pond
Lakeside Village	Residential	Extended Aeration to Polishing & Dual Retention Ponds
Leisure Lakes Util.	Public	Modified to 0.050 MGD Extended Aeration Wastewater Treatment Process
Serenity S/D	Public	C o n t a c t Stabilization to Pecculation Pond

<u>FACILITY</u>	<u>LAND USE</u>	<u>TYPE OF TREATMENT</u>
Sun-N-Lakes Estates of Lake Placid	Residential	Extended Aeration to Peculation/Evap- oration Pond
Tropical Harbor Mobile Park	Commercial	Extended Aeration to Peculation Pond

SOURCE: Department of Environmental Regulation, 1988

*NOTE: The Lake Placid Division is an area defined by the Bureau of the Census as a Census Designated Place (CDP). The Lake Placid Division generally comprises the southern one half of Highlands County.

TABLE 2: TOWN OF LAKE PLACID, FLORIDA
SEPTIC TANK PERMITS WITHIN THE LAKE PLACID DIVISION,*
1988

<u>YEAR</u>	<u>TOTAL</u>
1982	192
1983	255
1984	250
1985	286
1986	264
1987	<u>303</u>
TOTAL	1,550

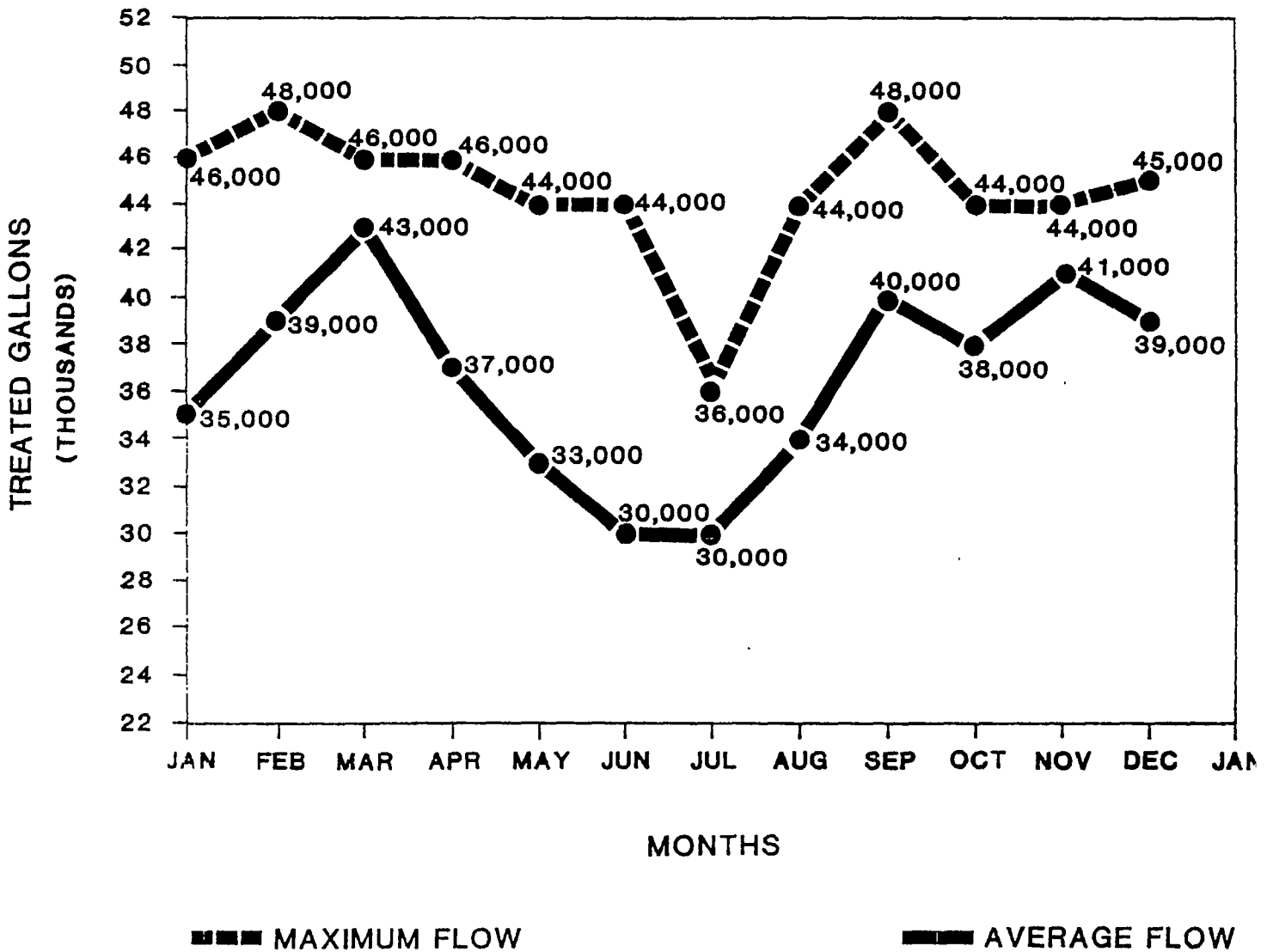
SOURCE: Highlands County Health Department, 1988

*NOTE: The Lake Placid Division is an area defined by the Bureau of the Census as a Census Designated Place (CDP). The Lake Placid Division generally comprises the southern one half of Highlands County.

**TABLE 3: TOWN OF LAKE PLACID, FLORIDA
DOMESTIC WASTEWATER TREATMENT, 1987**

DOMESTIC WASTEWATER TREATMENT

1987

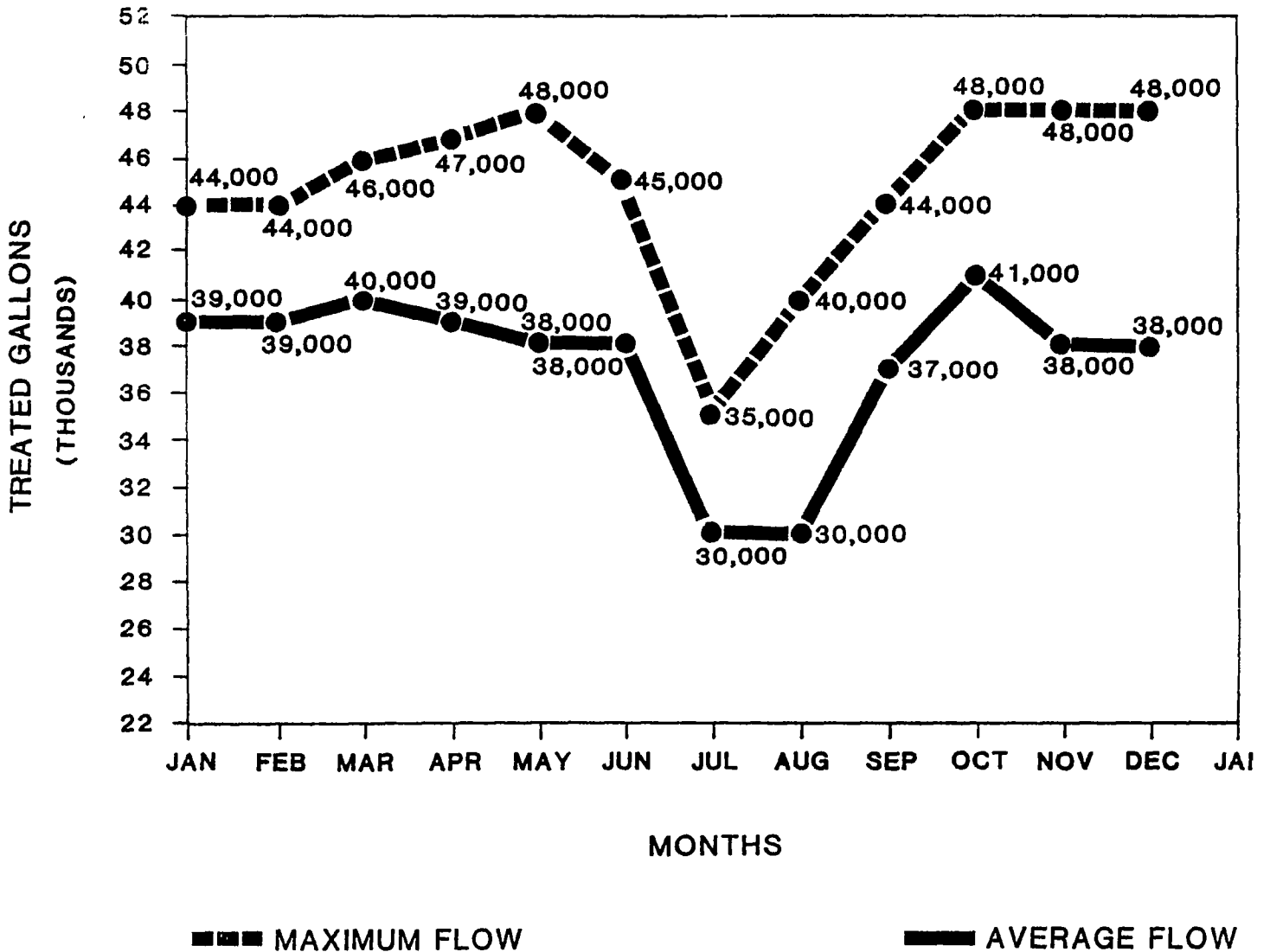


SOURCE: Town of Lake Placid, 1988

TABLE 4: TOWN OF LAKE PLACID, FLORIDA
DOMESTIC WASTEWATER TREATMENT, 1986

DOMESTIC WASTEWATER TREATMENT

1986



SOURCE: Town of Lake Placid, 1988

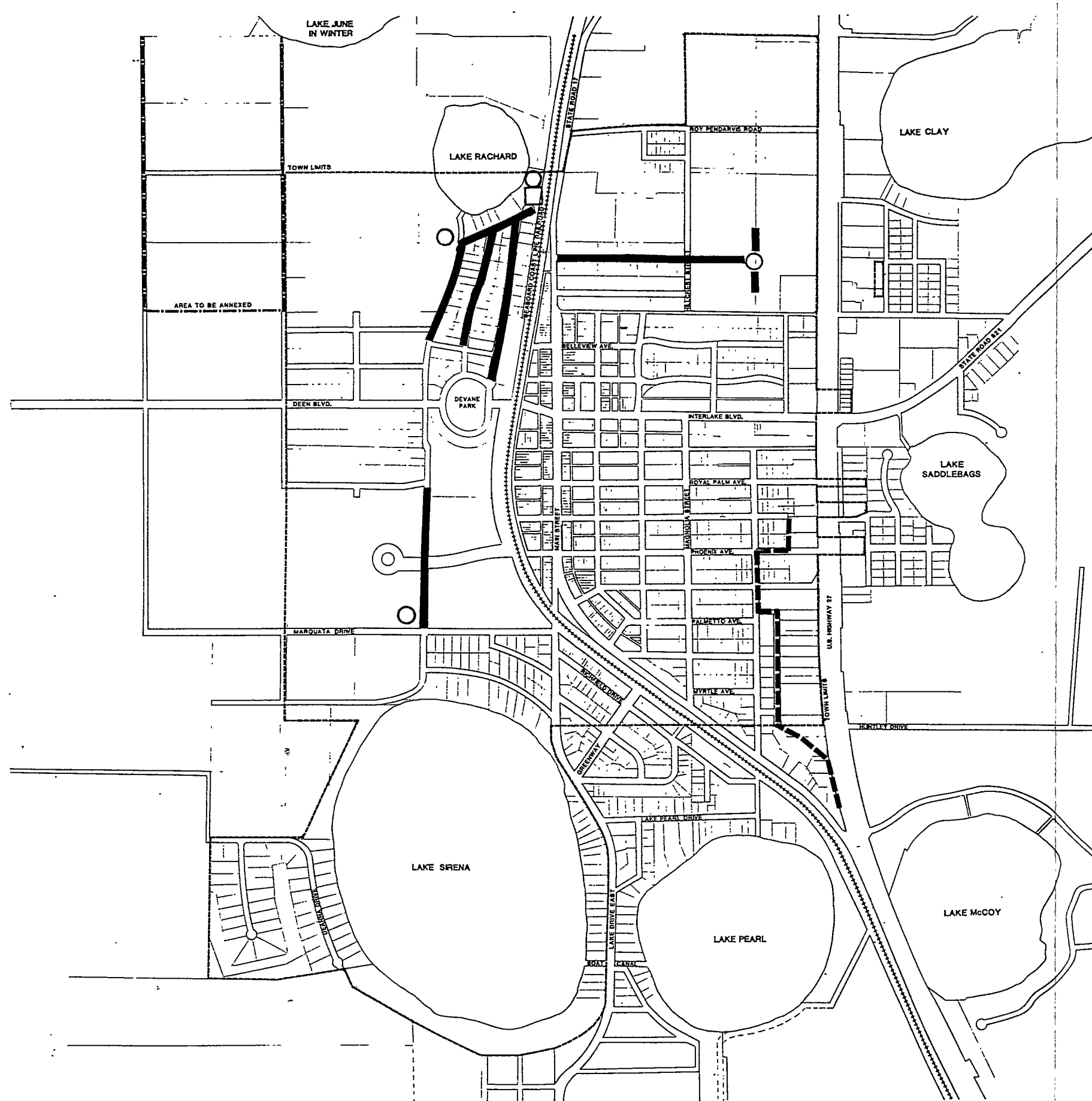
The sewer system within Lake Placid (MAP 1) has a capacity of 50,000 gallons per day with the average daily consumption of 36,600 gallons (TABLE 3) per day during 1987 and 37,000 gallons (TABLE 4) per day during 1986. The maximum usage is 48,000 gallons per day. This sewer system serves approximately 400 people within the town of Lake Placid. The remaining population within Lake Placid is served by septic tanks. The town of Lake Placid is expanding its present sewer system to 100,000 gallons per day with a maximum population to be served of approximately 800 people. This expansion is due to the demand created by construction of the new Junior High School.





Since Lake Placid is mostly served by septic tanks, TABLE 5 indicates the type of soils within the town and their suitable rating for septic tanks. These soils, which are indicated on TABLE 5, are shown on a map in the land use element.

**TABLE 5: TOWN OF LAKE PLACID, FLORIDA
SOIL ASSOCIATIONS RATED SUITABILITY FOR SEPTIC TANKS,
1988**

<u>SEVERE</u>	<u>MODERATE</u>	<u>SLIGHT</u>
Basinger	Archbold	Astatula
Myakka	Orsino	Paola Series
Placid Series		
Immokalee		
Daytone		

SOURCE: U.S. Department of Agriculture, Soil Conservation Service



- LEGEND**
-  SEWER LINES
 -  TREATMENT PLANT
 -  LIFT STATION
 -  PRIVATE SEWER LINES

MAP 1: EXISTING SEWER LINES

SOURCE: TOWN OF LAKE PLACID, 1988

a project for:
the Town of Lake Placid
LAKE PLACID COMPREHENSIVE PLAN
Lake Placid, Florida



C. EXISTING SOLID WASTE FACILITIES

The town of Lake Placid collects garbage or solid wastes and transports it to the Desoto City land fill site which is nine miles away (18 miles round trip). This landfill is owned and operated by Highlands County. There are two transfer stations near Lake Placid (TABLE 6). Facility Number One is operated and owned by Highlands County. Facility Number Two is located at the old city dump and is owned and operated by the town of Lake Placid.

**TABLE 6: TOWN OF LAKE PLACID, FLORIDA
SOLID WASTE FACILITIES**

FACILITY NO 1

Site Name	:	Lake Placid Transfer Station
ID No.	:	5228CO5139
Permit No.	:	S028-5139
Facility Status	:	Active
Facility Class	:	750
Expires	:	5/22/83
Site Location	:	Lake Placid Dump Rd.
Responsible Authority	:	Highlands County Commissioners
Population Served	:	10,000 Persons
Quality Waste Per Day	:	2 ton
Design Capacity	:	N/A
No. Monitoring Wells	:	0 Wells

SOURCE: Department of Environmental Regulation

FACILITY NO 2

Site Name	:	Lake Placid Yard Trash Composite
ID No.	:	5228MO5140
Permit No.	:	S028-116837
Facility Status	:	Active
Facility Class	:	320
Expires	:	3/27/91
Site Location	:	East SR 621
Responsible Authority	:	Town of Lake Placid
Population Served	:	985 Persons
Quality Waste Per Day	:	12 CYD
Design Capacity	:	12 CYD
No. Monitoring Wells	:	0 Wells

SOURCE: Department of Environmental Regulation

D. EXISTING POTABLE WATER

Potable water is defined as water that is safe for drinking and domestic uses. Individual water wells and the public water systems (TABLE 7) are the principal means for providing potable water service to property within or adjacent to the town. During 1986, Lake Placid treated 31,700 gallons per day (GPD) as an average with 26,000 as the lowest treatment (TABLE 8) during that year. During 1987, the town treated 33,700 GPD as an average, with 26,100 GPD as the lowest level of treatment. 50,900 GPD was highest treatment (TABLE 9) during that year.

The capacity of the present system is dependent upon a number of variables (MAP 2). Among those factors which serve to limit the capacity of the system are supply, pump capacity, treatment capacity, storage facilities, line size, and pressure.

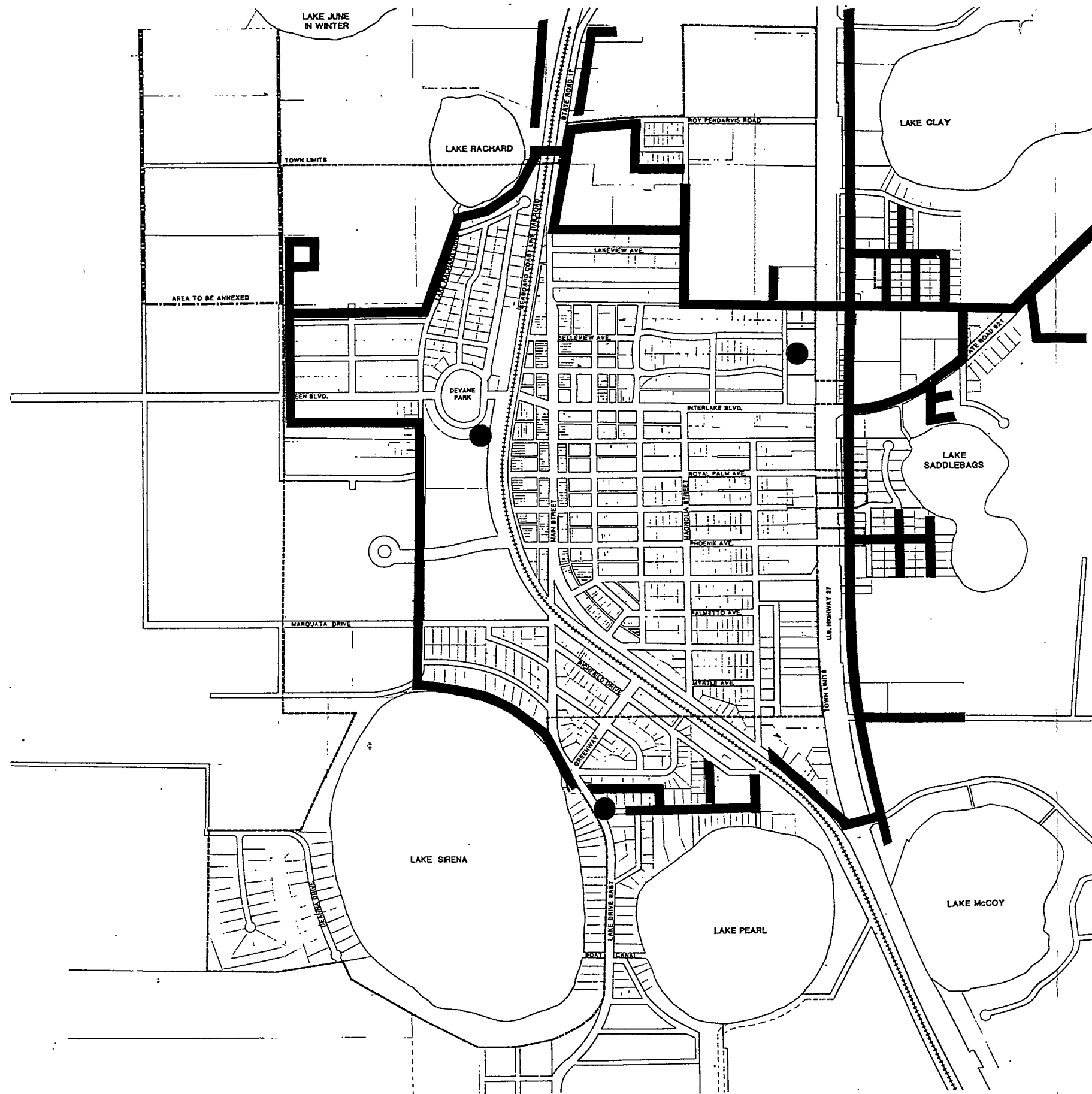
**TABLE 7: TOWN OF LAKE PLACID, FLORIDA
POTABLE WATER SYSTEMS WITHIN THE LAKE PLACID DIVISION,*
1988**

<u>FACILITY</u>	<u>LAND USE</u>	<u>POPULATION SERVED</u>	<u># SERVICE CONNECTIONS</u>
Alpine Mobile Home P	Commercial	225	90
American Legion #25	Commercial	50	1
Camp Cloverleaf 4H	Recreational	70	6
Carver School	Public	100	7
Circle K #451	Commercial	25	1
Crawford Mobile Home	Residential	25	13
Cypress Isle Fish Ca	Commercial	30	23
Georgia-Pacific Corp.	Industrial	105	8
Hendersons Fish Camp	Commercial	50	11
Heritage Club (The)	Commercial	150	1
Hilton Heights Subdi	Residential	60	20
Lake Grassy Resort	Commercial	65	33
Lake Huntley Mobile	Residential	90	52
Lake Josephine Heigh	Residential	350	140
Lake June Fish N Ski	Commercial	50	29
Lake Placid Citrus G	Commercial	45	3
Lake Placid Groves	Commercial	100	7
Lake Placid Truck St	Commercial	25	1
Lake Placid, Town of	Public	3,400	1,330
Lakeshore Motel	Commercial	40	26
Lakeside Tavern	Commercial	50	1
Le Club Kwik Shop	Commercial	25	1
Leisure Lake Utilit	Public	20	15
MC Gahee Apts.	Residential	50	23
Pine Ridge Park	Residential	120	94
Pine-Aire Mobile Home	Residential	140	60

<u>FACILITY</u>	<u>LAND USE</u>	<u>POPULATION SERVED</u>	<u># SERVICE CONNECTIONS</u>
Placid Campground	Commercial	275	134
Placid Lakes Utility	Residential	1,050	311
Tropical Harbor Esta	Residential	250	128
YMCA Camp Florida	Commercial	130	7

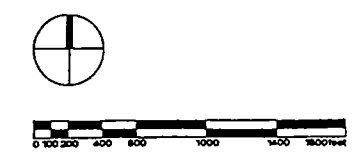
SOURCE: State of Florida Department of Environmental Regulation

*NOTE: The Lake Placid Division is an area defined by the Bureau of the Census as a Census Designated Place (CDP). The Lake Placid Division generally comprises the southern one half of Highlands County.



LEGEND.

- POTABLE WATER PUMP AND TREATMENT PLANT
- TRANSMISSION LINES



MAP 2: EXISTING WATER SERVICE

SOURCE: TOWN OF LAKE PLACID, 1988

a project for:
the Town of Lake Placid

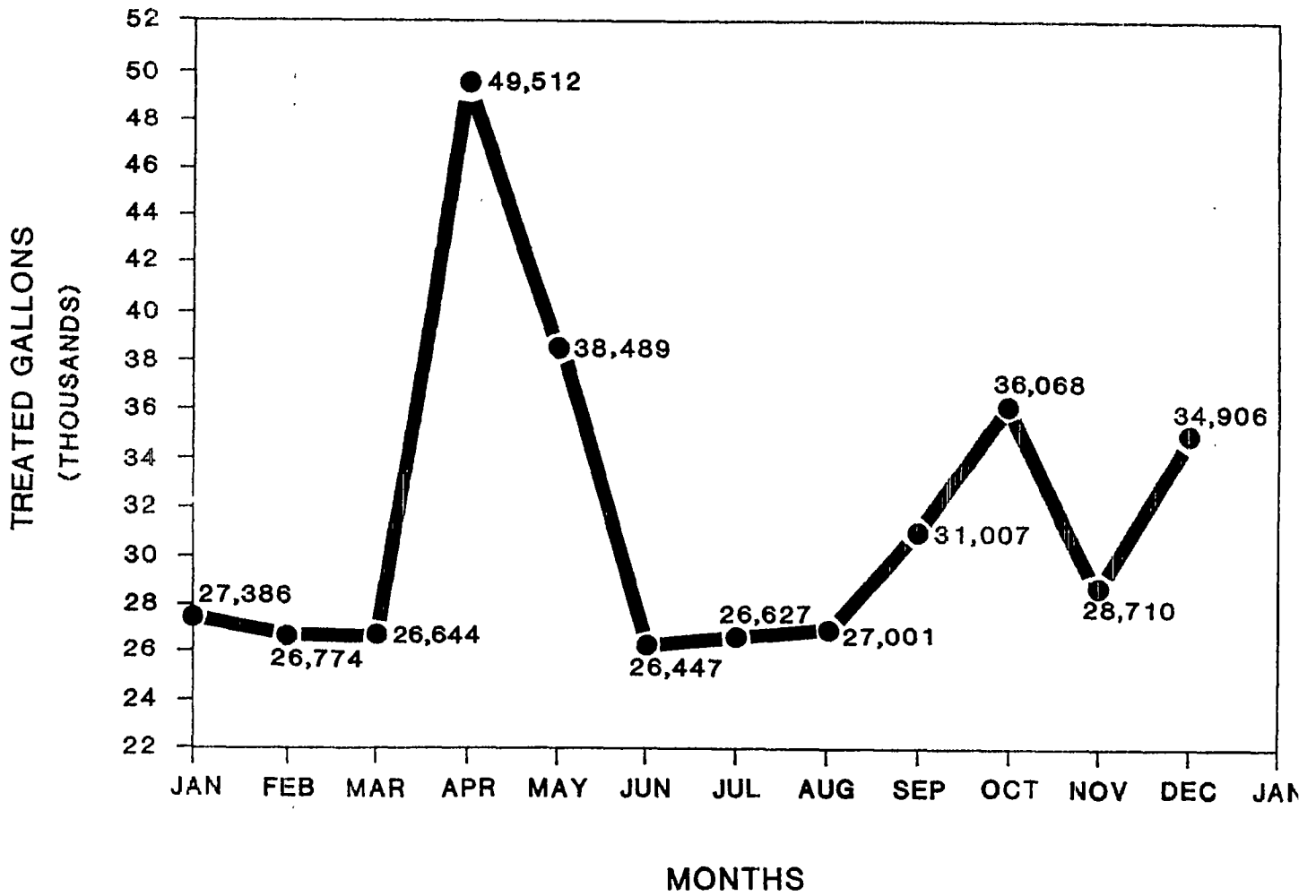
LAKE PLACID COMPREHENSIVE PLAN

Lake Placid, Florida



TABLE 8: THE TOWN OF LAKE PLACID, FLORIDA
POTABLE WATER TREATMENT, 1986

POTABLE WATER TREATMENT 1986

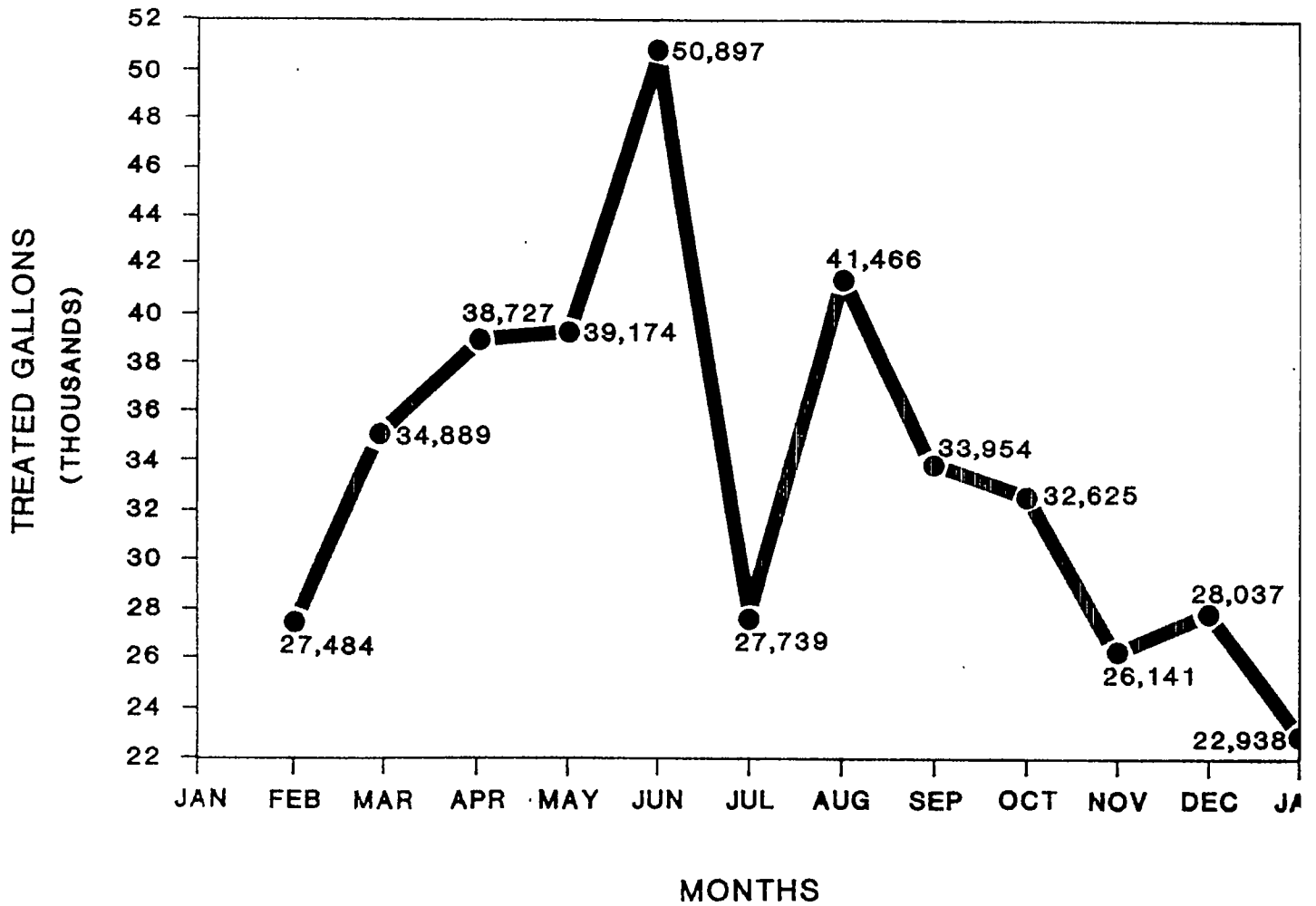


SOURCE: Town of Lake Placid, 1988

TABLE 9: THE TOWN OF LAKE PLACID, FLORIDA
 POTABLE WATER TREATMENT, 1987

POTABLE WATER TREATMENT

1987



SOURCE: Town of Lake Placid, 1988

E. EXISTING ELECTRIC UTILITIES

Lake Placid receives electricity from Florida Power Corporation. The closest substations to the town are located at the intersection of U.S. Highway 27 and 98 and the intersection of U.S. Highway 27 and 29. The nearest generating plant is located in Avon Park.

F. DRAINAGE

1. TOPOGRAPHY

The town of Lake Placid is characterized by topography that has rolling hills ranging in elevation from below 100 feet to approximately 150 feet above mean sea level.

2. PRECIPITATION

The average precipitation in Lake Placid is 55.23 inches per year.

G. NATURAL DRAINAGE FEATURES

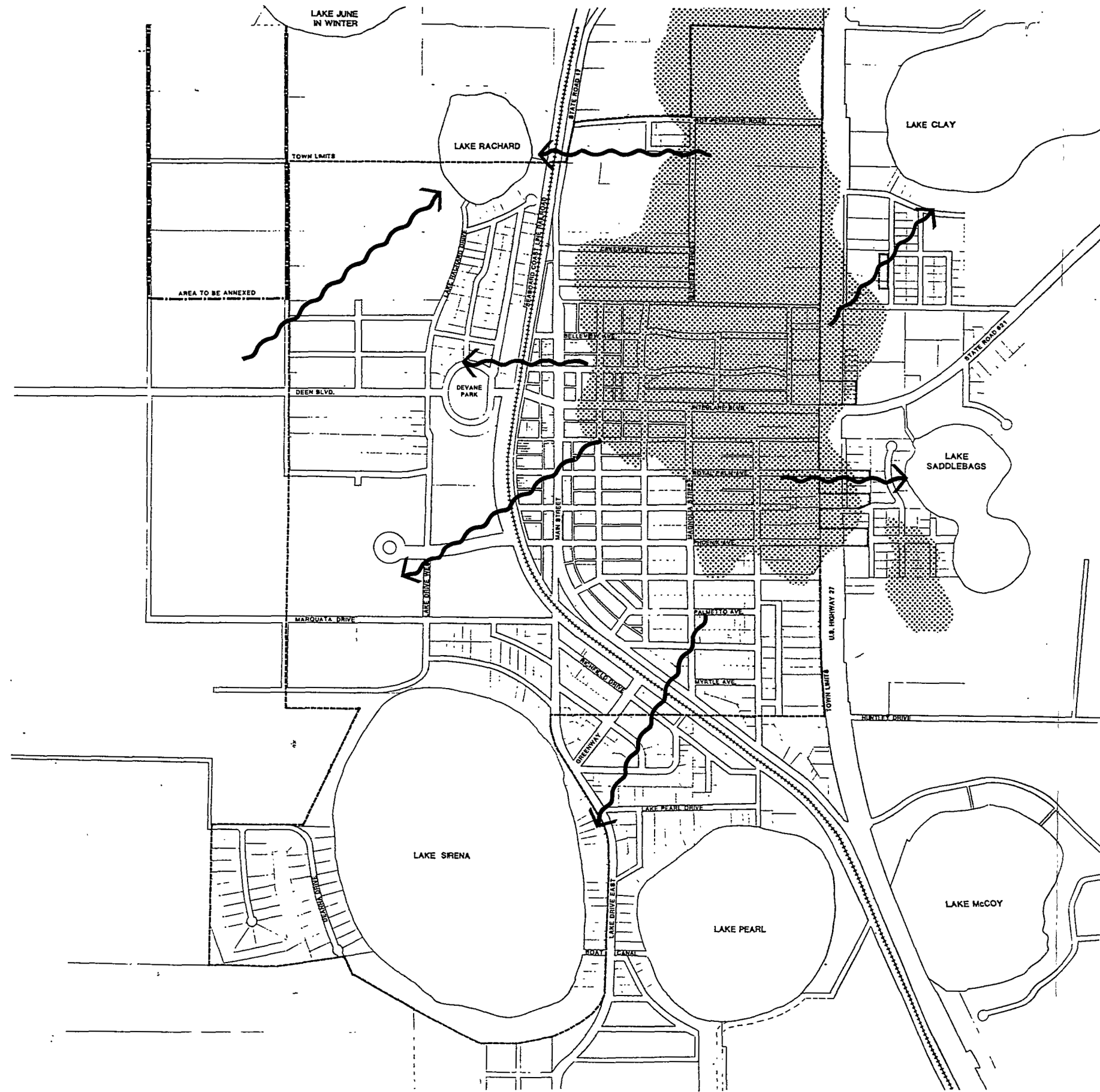
1. DRAINAGE

The natural drainage patterns follow the topography of the land. Lake Placid is classified as a varied terrain or rolling hills ranging from 100 feet below mean sea level above mean sea level 150 feet. A topography map is indicated on the land use element showing the above features. As rainfall occurs, part of the precipitation is lost through evaporation, transpiration, and infiltration. The portion of rainfall remaining is surface water runoff (MAP 3). Runoff in Lake Placid flows naturally from areas of higher elevation to areas of lower elevation. This makes most of the runoff flow south and west from the central portion of the town.

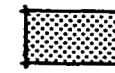
2. FLORIDAN AQUIFER

Florida is underlain virtually in all area by aquifers (groundwater reservoirs) capable of yielding at least small quantities of potable water to wells. The Floridan Aquifer in Lake Placid is located at the subsurface varying in thickness from 2,800 to 3,200 feet below sea level.

The depth of the water table in Lake Placid (MAP 4) varies and is shaped by the relatively high topographic relief in the area. The amount of recharge that can be



LEGEND



ELEVATION 150' AND ABOVE
MEAN SEA LEVEL



MAP 3: DRAINAGE

SOURCE: FLORIDA CENTER FOR URBAN DESIGN & RESEARCH

a project for:
the Town of Lake Placid

LAKE PLACID COMPREHENSIVE PLAN

Lake Placid, Florida

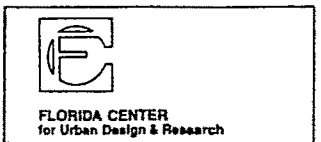
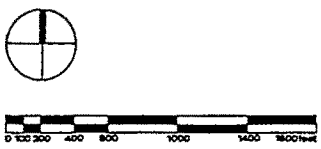


FLORIDA CENTER
for Urban Design & Research



MAP 4 : WATER TABLE DEPTH
 SOURCE: U.S. DEPARTMENT OF INTERIOR GEOLOGICAL SURVEY, 1959

a project for:
 the Town of Lake Placid
LAKE PLACID COMPREHENSIVE PLAN
 Lake Placid, Florida



accepted to the groundwater reservoir depends upon the thickness of unsaturated material. This is due to the fact that as soon as the water table rises to the surface of the ground, no further water will be stored. Any additional rainfall is rejected, and the water flows downhill over the surface.

3. NATURAL RECHARGE TO THE FLORIDAN AQUIFER

The general area of Lake Placid is considered as an area of high recharge to the Floridan Aquifer due to the depth of the aquifer. A recharge can be defined as the replenishment of ground water in an aquifer. Recharge occurs primarily as a result of the infiltration of rainfall, and has a downward vertical flow. Aquifers may also be recharged by the movement of water from adjacent aquifers or surface water bodies.

SOURCE: Southwest Florida Water Management District, 1988 and Water Resources Atlas of Florida, Florida State University, 1985

V. CONSERVATION DATA BASE

A. INTRODUCTION

Section 9J-5.013, FLORIDA ADMINISTRATIVE CODE, requires that local governments prepare a conservation element which will be analyzed from the data base and will include the following:

1. The natural resources listed below, where present within the local government's boundaries, will be identified:
 - a. rivers, bays, lakes, wetlands (including estuarine marshes), air (including information on the quality of the resource)
 - b. flood plain
 - c. known sources of commercially valuable minerals
 - d. soil erosion problem areas as identified by the local soil and water conservator service
 - e. fisheries, wildlife and vegetative communities (including forests), indicate known dominant species listed by Federal, State, or local government agencies as endangered, threatened, or species of special concern
 - f. for each of the above natural resources, identify existing commercial, recreational, or conservation uses, known pollution problems and potential for conservation use or protection
 - g. identify current water needs and sources and existing demand for industrial, agricultural and potable water use and the quality and quantity of water available

CONSERVATION ELEMENT

B. CONSERVATION OF NATURAL RESOURCES

1. Rivers, Bays, Lakes, Wetlands and Air Quality - Within the town limits there are no rivers, bays or wetlands. There exist three lakes which are listed below (MAP 1):
 - a. Lake Sirena is located on the town's southern edge and the incorporated area includes a 100 foot boundary around the lake. It is the largest lake within the town with a total area of 153 acres. There is very little development at the perimeter of the lake.
 - b. Lake Rachard is located on the town's northern boundary. There is very little development around the lake with mostly orange groves on the northern and western boundaries. This lake is 17 acres, but only one-third of its area is within the town limits.
 - c. Lake June-in-Winter is located outside of the town limits, yet it serves an important role for it provides a recreational use to the town's residents. Two town parks allow access to the lake: Lake June-in-Winter Park and Bishop Park.

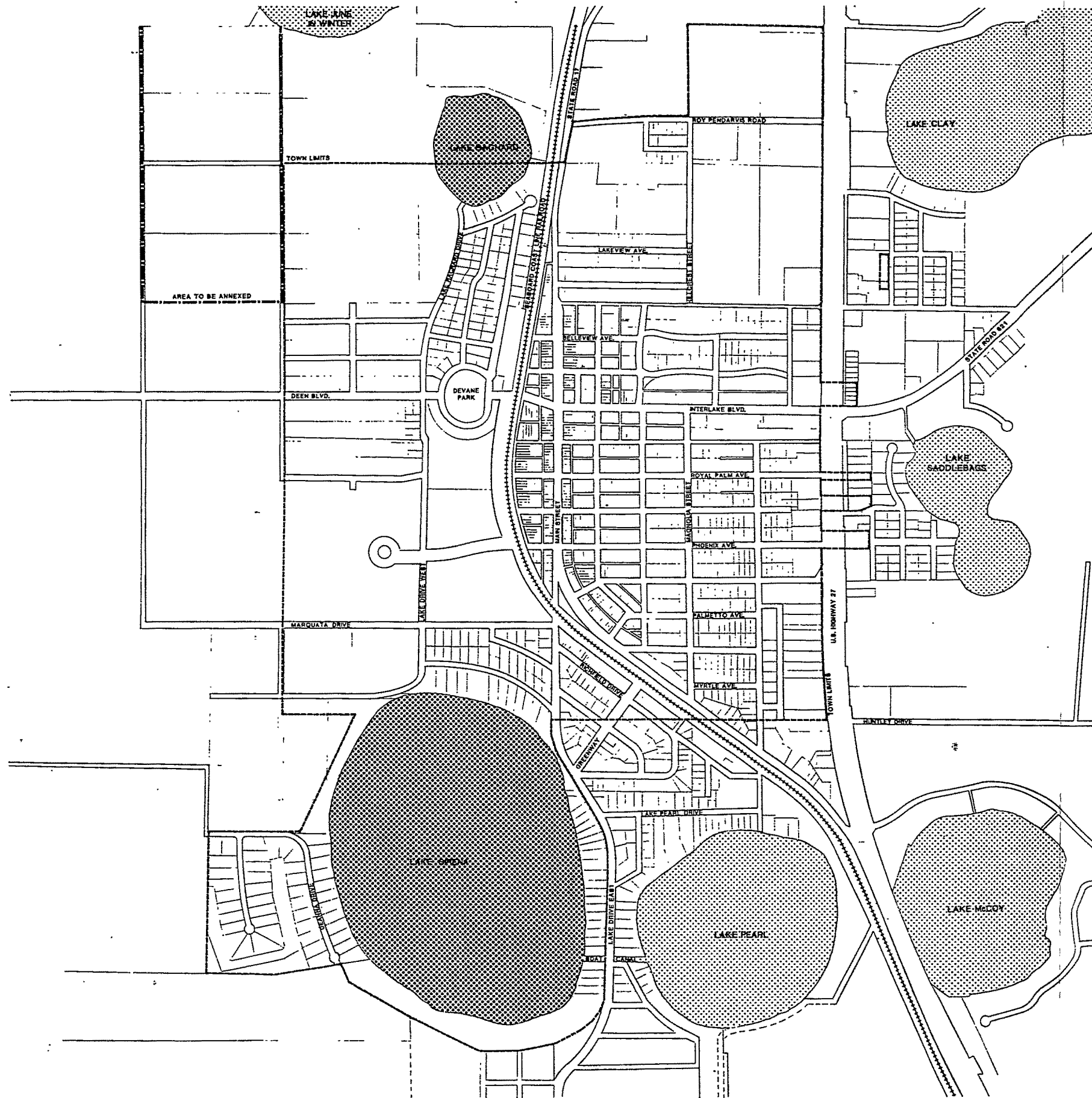
Air Quality - The Florida Department of Environmental Regulations has confirmed that there are no air quality monitoring stations in or adjacent to Lake Placid. Since there are no major industries in this area, the air quality is not directly threatened by such forces. The greatest threat to the air quality is the volume of vehicular traffic and resultant emissions.

C. FLOODPLAIN

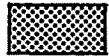
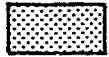
No property within the town of Lake Placid has been identified as being within a floodplain by the Federal Emergency Management Agency (see the Land Use Element for a discussion of the town's topography and soil types).

D. COMMERCIAL VALUABLE MINERALS

According to the State of Florida Department of Natural Resources Bureau of Geology, there are no commercial valuable minerals in Lake Placid. The nearest mining area is at Sebring in which the main activity is peat.



LEGEND

-  **IN CORPORATE LIMITS:**
 - LAKE SIRENA - 153 AC
 - LAKE RACHARD - 17 AC
-  **OUT OF CORPORATE LIMITS:**
 - LAKE JUNE-IN-WINTER - 3500 AC
 - LAKE CLAY - 367 AC
 - LAKE PEARL - 66 AC
 - LAKE MCCOY - 56 AC
 - LAKE SADDLEBAGS - 23 AC



MAP 1: EXISTING NATURAL RESOURCES
 SOURCE: DEPARTMENT OF NATURAL RESOURCES

a project for:
 the Town of Lake Placid
LAKE PLACID COMPREHENSIVE PLAN
 Lake Placid, Florida



This is used for general soil improvement and for potting soils purposes.

E. SOIL EROSION

There are no soil erosion problems identified by the Soil and Water Conservation Office within the town limits of Lake Placid.

F. FISHERIES, WILDLIFE, AND VEGETATIVE COMMUNITIES

According to the U.S. Fish and Wildlife Service, there are no fisheries, wildlife, or vegetative communities within the town of Lake Placid.

G. POLLUTION PROBLEMS TO THE NATURAL RESOURCES

There are no pollutants identified by any agencies within the town limits of Lake Placid.

However, Lake water quality degradation is likely in the future. Problems expected will result from increased nutrient levels from urban runoff, agricultural and yard fertilization, increased boating activity, and possibly septic tank infiltration.

H. WATER SOURCES/NEEDS/QUANTITY

The primary lakes for water sources are:

1. Lake Sirena
2. Lake Rachard
3. Lake June-in-Winter

The Florida Department of Environmental Regulation has monitoring stations near Lake Placid and have determined that there are no significant problems with the water quality. According to DER officials, Lake June-in-Winter is characterized by an on-going monitoring program, the results of which conclude that it is safe for recreation.

RECREATION AND OPEN SPACE ELEMENT

VI. RECREATION AND OPEN SPACE DATA BASE

A. INTRODUCTION

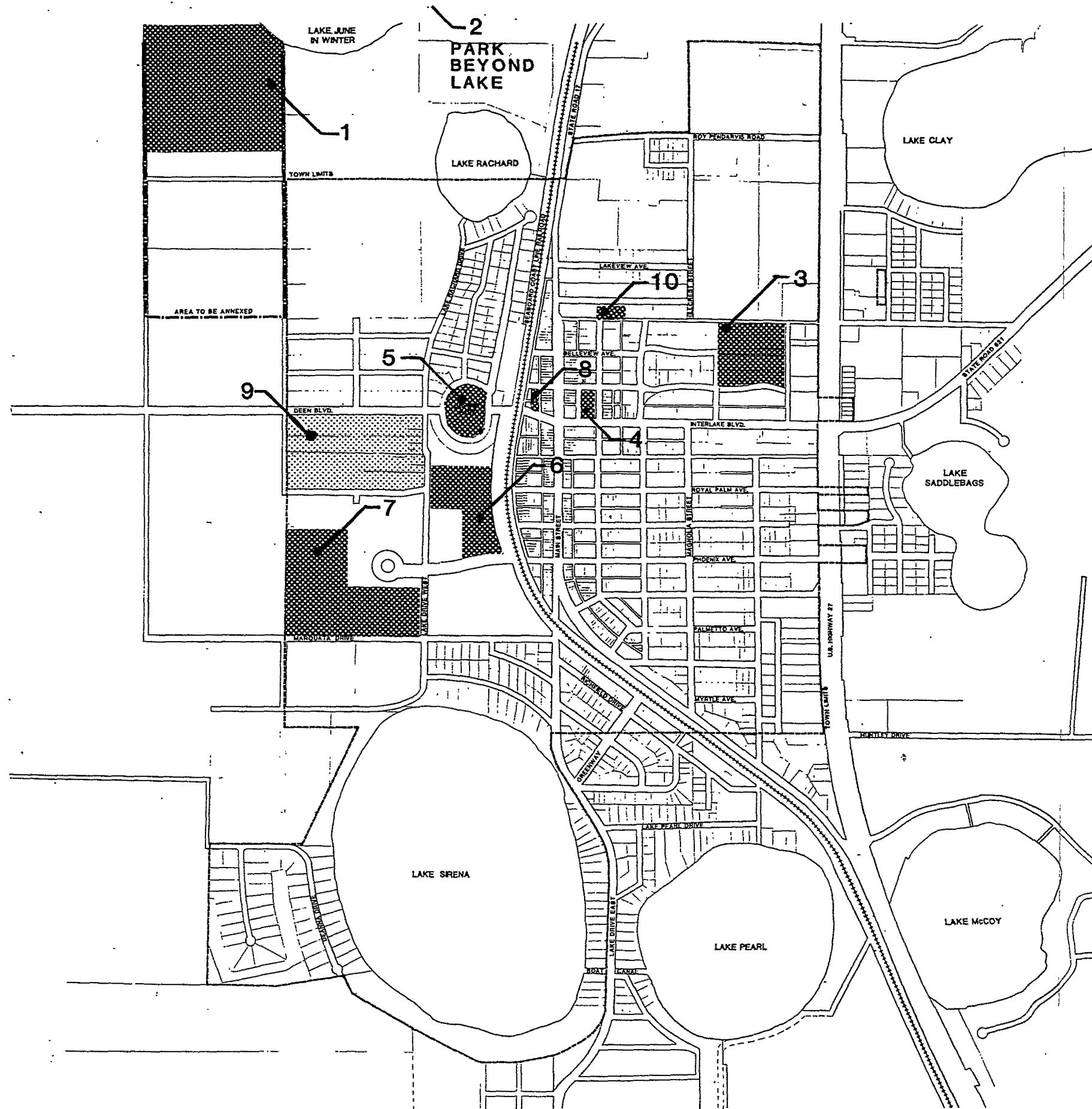
Section 9J-5.014, FLORIDA ADMINISTRATIVE CODE, requires local governments to prepare a recreation and open space element which will be analyzed from the data base which will include the following:

1. Existing public and private recreation sites and open spaces available to the public, including natural reservations, parks, playgrounds, parkways, and beaches, including freshwater beaches shall be identified. For each site, types of use such as activity-based or resource-based, and types of recreation facilities, such as community centers and ball fields, shall be indicated.

B. RECREATION AND OPEN SPACE BACKGROUND INFORMATION

Recreation and open space facilities are very important amenities for the residents of the town of Lake Placid. The following existing recreation facilities are currently in use in the town of Lake Placid (MAP 1 and TABLE 1):

- o Lake June-In-Winter Park - This twenty acre park is at the end of Tangerine Drive on Lake June-In-Winter outside the town's corporate limit. The facility is considered to be a community park with the following amenities: four baseball/softball fields, one boat ramp, fifteen picnic tables, five picnic shelters, one beach area, and one equipped play area.
- o Scarborough Field (school facility) - This facility is considered as an activity-based field located at the east end of Belleview Avenue. It is a five acre field with a track and football field being used by the public school system.
- o Bishop Park - The town also owns and operates a three acre park on Lake June-In-Winter. It is outside of its corporate limits on the north shore of Lake June. This facility is considered a neighborhood park with one boat ramp, five tables, one shelter, two boat slips, and one beach area.
- o Stuart Park - This park is located within the downtown area on Interlake Boulevard. This one and a half-acre park is classified as a municipal/tot-lot with two shelters, four picnic tables, and four shuffleboard courts.
- o High School Playground (school facility) - This playground is located at the high school on Lake Drive and is one acre in size. This is a community park with four tennis courts, one basketball court, one football/soccer field, and one swimming pool.
- o Elementary School Playground (school facility)- This one acre playground is located near the high school on Lake Drive. It is considered a neighborhood playground with one tennis court, one baseball/softball field, and one equipped play area.
- o Lastinger Park - This one-half acre park is located within the downtown area on Main Street. It is considered to be an activity-based park with one shelter.



LEGEND

**OUT OF CORPORATE LIMITS
PUBLIC**

- 1 LAKE JUNE-IN-WINTER PARK
- 2 BISHOP PARK

**IN CORPORATE LIMITS
PUBLIC**

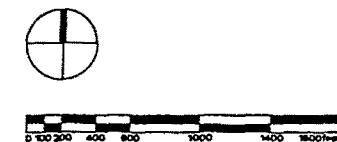
- 3 ROGER SCARBROUGH FIELD
- 4 STUART PARK
- 5 DEVANE PARK
- 6 ELEMENTARY PLAYGROUND
- 7 HIGH SCHOOL PLAYGROUND
- 8 LASTINGER PARK
- 9 FUTURE MIDDLE SCHOOL
(UNDER CONSTRUCTION)

PRIVATE

- 10 BICENTENNIAL PARK

MAP 1: EXISTING RECREATION AND OPEN SPACE
SOURCE: STATE OF FLORIDA, DEPARTMENT OF NATURAL RESOURCES

a project for:
the Town of Lake Placid
LAKE PLACID COMPREHENSIVE PLAN
Lake Placid, Florida



The above parks are considered public and maintained by the town of Lake Placid. Two of the parks are outside the corporate limits. Within the town; there is one private park which is described as follows:

- o Bicentennial Park - This one-half acre park is classified as a mini park/tot lot located on Central Avenue and Pine Street with one equipped play area.

TABLE 1: RECREATION AND OPEN SPACE

<u>NAME</u>	<u># OF ACRES</u>	<u>CLASSIFICATION</u>	<u>FACILITIES</u>
PUBLIC PARKS:			
Lake June-In-Winter	20	Community Park	4 baseball/ softball field 1 boat ramp 15 picnic tables 5 shelters 1 beach area 1 equipped play area
Devane Park	1	Mini Park/tot lot	
High School playground	1	Community Park	4 tennis courts 1 basketball court football/ soccer field 1 swimming pool
Elementary School	1	Neighborhood Park	1 tennis court baseball/ softball field 1 equipped play area
Stuart Park	1.5	Municipal/tot lot	2 shelters 4 picnic tables 4 shuffle- board cou
H. L. Bishop Park	3	Neighborhood Park	1 boat ramp 5 tables 1 shelter 2 slips 1 beach area
Scarborough Field	5	Activity-based	1 football field 1 track

<u>NAME</u>	<u># OF ACRES</u>	<u>CLASSIFICATION</u>	<u>FACILITIES</u>
Lastinger Park	.5	Activity-based	1 shelter
PRIVATE PARKS:			
Bicentennial Park	.5	Mini Park	1 equipped play area

SOURCE: State of Florida, Department of Natural Resources, 1988

**INTERGOVERNMENTAL
COORDINATION ELEMENT**

VII. INTERGOVERNMENTAL COORDINATION DATA BASE

A. INTRODUCTION

Section 9J - 5.015, FLORIDA ADMINISTRATIVE CODE, requires local governments to prepare a inter-governmental coordination element which will be analyzed from the data base which will include the following:

1. All adjacent governments, school boards and other units of local government providing services but not having regulatory authority over the use of land, independent special districts, water management districts, regional planning agencies, and state agencies with which the local government coordinates shall be inventoried. This inventory shall also include regional or state agencies with land use or environmental regulatory authority, and authorities, independent special districts, and utility companies, which provide services within the local jurisdiction.
2. For each entity listed in Paragraph A.1, the element shall briefly describe the existing coordination mechanisms indicating the subject, the nature of the relationship and the office with primary responsibility for coordination.

B. INVENTORY OF GOVERNMENTAL AGENCIES

The governmental and private entities with which the town of Lake Placid inter-coordinates are as follows:

1. State of Florida
2. Highlands County
3. Highlands County School Board
4. Southwest Florida Water Management District
5. Central Florida Regional Planning Council

1. State of Florida

The state had jurisdiction over the town by constitutional authority, statutes, and administrative code through the Executive, Legislative, and Judicial Branches.

There are no state agencies that have offices in Lake Placid.

Lake Placid has an interlocal agreement with the Florida Highway Patrol which allows the town to access to computer terminal equipment for communication purposes. Date: May 22, 1986.

2. Highlands County

The county maintains the roads and bridges and has a health department office within Lake Placid.

The following interlocal agreements exist between the county and town:

Sheriff's Department - Permission to Lake Placid police officers to respond to calls outside the town limits but within the county. Date: January 8, 1984.

Sheriff's Department - Permission to allow Lake Placid access to the county's general data base for keeping records, i.e. National Law Enforcement Telecommunications Systems, vehicle registration, drivers' licenses registration, and administrative communication. Date: September 2, 1986.

Board of County Commissioners - Entered into agreement with Florida Power Corporation to install 149 mercury vapor luminaries along the western and eastern boundaries of U.S. Highway 27 from Lake Blue Drive North to Lake McCoy Drive. Lake Placid agrees to pay \$150/month for installation, lighting, and maintenance of the lights. Date: August 30, 1971.

Board of County Commissioners - Distribution of the Local Option Gas Tax imposed by Highlands County. Lake Placid is to receive 1.62% of revenues, based upon transportation expenditures for each of the five fiscal years preceding the year of tax authorization. Effective until August 31, 1988. Extended on 6/3/86 to August 31, 2016.

3. Highlands County School Board

There is no written information available but Lake Placid is served by the Highlands County School Board.

4. Southwest Florida Water Management District

There is no written information available but Lake Placid is served by the Southwest Florida Water Management District.

5. Central Florida Regional Planning Council

There is no written information available but Lake Placid is served by the Central Florida Regional Planning Council.

SOURCE: Town of Lake Placid, 1988

C. INTERLOCAL AGREEMENTS - LAKE PLACID - 3/2/88

Board of County Commissioners
Highlands County Sheriff's Dept.

Date of Agreement: January 8, 1984.
Purpose of Agreement: Mutual Aid

To permit Lake Placid police officers to respond to call outside of the city limits of Lake Placid, but within Highlands County. The county shall be responsible for the actions of Lake Placid police officers acting on behalf of the county in the county. The Agreement is effective through January 8, 1985 and is automatically renewable on a yearly basis.

Board of County Commissioners
Highlands County, Florida

Date of Agreement: August 30, 1971

Entered into agreement with Florida Power Corporation for the installation of 149 mercury vapor luminaries along the western and eastern boundaries of U.S. Highway 27 from Lake Blue Drive North to Lake McCoy Drive. Lake Placid agrees to pay \$150.00/month for the installation, lighting, and maintenance of the lights.

Highlands County Sheriff's Department
User Agreement

Date of Agreement: September 2, 1986

The county agreed to allow Lake Placid access to the county's general data base for keeping records, i.e. National Law Enforcement Telecommunications Systems, vehicle registration, drivers' licenses registration, and administrative communication. All information will be shared.

State of Florida
Florida Highway Patrol

Date of Agreement: May 22, 1986

The FHP agreed to allow Lake Placid access to computer terminal equipment for communication purposes.

Highlands County

Date of Agreement: August 10, 1983

Describes provision of the division and distribution of the Local Option Gas Tax imposed by Highlands County. Lake Placid is to receive 1.62% of revenues, based upon transportation tax authorization. Effective until August 31, 1988. Extended on 6/3/86 to August 31, 2016.

SOURCE: Town of Lake Placid, 1988

CAPITAL IMPROVEMENTS ELEMENT

VIII CAPITAL IMPROVEMENTS DATA BASE

A. INTRODUCTION

Section 9-J-5.016, FLORIDA ADMINISTRATIVE CODE, requires that local governments prepare a capital improvements element which will be analyzed from the data base which will include the following:

1. Identify the geographic service area and location of major system components for:
 - a. public education systems
 - b. public health systems
2. Provide soil surveys for areas served by septic tanks.
3. Existing revenue sources and funding mechanisms available for capital improvement financing include:
 - a. ad valorem taxes
 - b. bonds
 - c. state funds
 - d. federal funds
 - e. gas taxes
 - f. impact fees

B. SERVICE AREA FOR PUBLIC EDUCATION SYSTEM AN PUBLIC HEALTH SYSTEM

1. The Public Education system within Lake Placid is served by the Highlands County School Board.
2. The Public Health system within Lake Placid is served by the Highlands County Health Department.

C. SOIL SURVEYS FOR SEPTIC TANKS

This information is found in the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element.

D. EXISTING REVENUE SOURCES AND FUNDING MECHANISMS

The anticipated revenue sources for the general fund starting October 1, 1987 to September 30, 1988 is as follows:

1. County Ad Valorem - This is approximately 26.6% of the total budget.
2. State of Florida Sharing Revenues - This is approximately 11.4% of the total budget .
3. Franchises - This is approximately 11.7% of the total budget.
4. Solid Waste Disposal - this is approximately 10.2% of the total budget.
5. State 1/2 Cent Sales Tax - This is approximately 6.8 % of the total budget.
6. County Gas Tax - This is approximately 6.2% of the total budget.
7. Fees, Licenses, Permits, Miscellaneous Taxes, Fines - The above consists of the remaining budget of approximately 27.1%.

The town of Lake Placid does not receive federal funds. There are no impact fees and no outstanding bonds for the town of Lake Placid.

