

**ATTACHMENT A**  
**Summary of Modifications**

# ATTACHMENT A

Detailed summary of the proposed modifications to the Goals, Objectives and Policies of the Future Land Use Element (FLUE) and the Transportation Element (TRNE). The FLUE and the TRNE remain otherwise unchanged, except as explained below.

## Future Land Use Element – Summary of Modifications

Proposed Policy Changes	Explanation
<p><b>FLUE Policy 1.7.3: Avon Park Air Force Range Coordination.</b></p> <p>Osceola County shall coordinate with the Avon Park Air Force Range (APAFR) regarding land use decisions and changes to the Comprehensive Plan that which if approved, would affect the intensity, density or use of land proximate to the Range. Coordination with the APAFR shall include, but not be limited to, the following:</p>	<p>No change.</p>
<ul style="list-style-type: none"> <li>• <a href="#">The established Military Operation Areas (MOAs), Restricted Airspace R 2901 E, and Military Blast Zone (MBZ-130), which includes land areas that may experience blast noise between 115 and 130 db, are illustrated on Map TRN 10: Air Transportation Facilities &amp; Special Planning Areas.</a></li> </ul>	<p>Clarifying areas for coordination efforts by defining areas where APAFR operations and activities have the most impact on Osceola County.</p> <ol style="list-style-type: none"> <li>1. Military Operation Areas (MOAs), which are the areas where the APAFR conduct their operations and activities, are already identified in the comprehensive plan and are already being implemented by the FAA. The actual coverage areas are being updated in the County Transportation Element Map Series.</li> <li>2. Restricted Airspace (R2901E) is already being implemented by FAA, and is just being added to our maps for clarification since it has an airspace floor of 1,000’, which is lower the 4,000’ floor of the Avon North MOA that it overlaps.</li> <li>3. MBZ-130, a military blast zone identified in the JLUS 2012 where blast noise from APAFR activities may reach up to 130 db and may generate noise complaints, is being added to County Transportation Element Map Series.</li> </ol>
<ul style="list-style-type: none"> <li>• The Osceola County Planning Commission (local planning agency) shall include a representative appointed by the APAFR as an ex-officio, non-voting member;</li> </ul>	<p>No change as this has been adopted into the Land Development Code via ORD12-06 on March 12, 2012.</p>

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<ul style="list-style-type: none"> <li>Osceola County shall <del>require</del><u>facilitate</u> pre-development meetings between County staff and the applicant prior to submittal of an application for any proposed Comprehensive Plan Map Amendments, Zoning Map Amendments, land development code changes or applications for a variance or waiver from height or lighting restrictions or noise attenuation reduction requirements or applications for Conditional Uses within the Military Operating Areas (MOAs) <u>and/or MBZ-130</u> as depicted on Map TRN 10: Air Transportation Facilities &amp; Special Planning Areas. Osceola County shall notify the APAFR base commander or designee of the pre-development meeting;</li> </ul>	<p>Pre application conferences are not required in the Land Development Code (LDC); therefore, this text has been changed to facilitate to recognize ongoing process and procedures to ensure consistency between the Comprehensive Plan and the LDC.</p> <p>MBZ-130, an identified military blast zone where blast noise may reach up to 130 db, is being added to the Map TRN 10; therefore, this policy is being updated to reference the map and the MBZ-130 data.</p>
<ul style="list-style-type: none"> <li>Osceola County shall provide any applications for Comprehensive Plan Map Amendments, land development code changes or applications for a variance or waiver from height or lighting restrictions or noise attenuation reduction requirements or applications for Zoning Map Amendments or development applications that would affect the intensity, density or use of land within the MOAs <u>and/or MBZ-130</u> to the APAFR base commander or designee;</li> </ul>	<p>MBZ-130, an identified military blast zone where blast noise may reach up to 130 db, is being added to the Map TRN 10; therefore, this policy is being updated to reference the MBZ-130 data.</p>
<ul style="list-style-type: none"> <li>Osceola County shall notify the base commander or designee of the County’s application review process schedule and of all meetings that are part of the application process;</li> </ul>	<p>No change.</p>
<ul style="list-style-type: none"> <li>Osceola County shall consider any comments provided by the APAFR base commander or designee as well as any criteria listed in Section 163.3175(5), Florida Statutes, when evaluating applications within the MOAs <u>and/or MBZ-130</u>;</li> </ul>	<p>MBZ-130, an identified military blast zone where blast noise may reach up to 130 db, is being added to the Map TRN 10; therefore, this policy is being updated to reference the MBZ-130 data.</p>
<ul style="list-style-type: none"> <li>Osceola County shall forward any comments received from the APAFR base commander or designee regarding proposed Comprehensive Plan Amendments to the <u>State Land Planning Agency</u><del>Florida Department of Community Affairs</del>.</li> </ul>	<p>This section has been updated to reflect the state agency that handles comprehensive planning issues rather than the specific department name, which can change with changing leadership at the state level.</p>

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Proposed Policy Changes	Explanation
<p><b><u>FLUE Policy 1.7.4:</u></b> <i>Avon Park Air Force Range Compatibility Criteria.</i></p> <p><u>In accordance with 163.3177, FS, the County will cooperate with military installations to encourage compatible land use, help prevent incompatible encroachment, and facilitate the continued presence of major military installations in this state. <del>Prior to the statutory deadline, the County's shall adopt</del> criteria to address compatibility of lands <del>adjacent to or</del> in close proximity to the APAFR <u>are identified and defined in the Osceola County JLUS 2012, in the Data and Analysis of the Future Land Use Element of the Osceola County Comprehensive Plan.</u></u></p>	<p>For internal consistency, this policy is being updated to bring the statement of compatibility from the Transportation Element forward to the Future Land Use Element.</p> <p>This policy also references the <b>Osceola County JLUS 2012</b> as the Joint Land Use Study that shall govern coordination efforts in Osceola County. The JLUS will be supporting documentation for the Osceola County Comprehensive Plan and maintained in the Data and Analysis of the Future Land Use Element.</p>
<p><b><u>FLUE Policy 5.1.5:</u></b> <i>Renewable Energy Sites Locational Criteria:</i></p> <p>Specific locational criteria will be incorporated into the LDC including, but not limited to the following:</p>	<p>No change.</p>
<ol style="list-style-type: none"> <li>1. Renewable Energy Creation/Manufacturing, Product Manufacturing, Distribution Centers and Research Facilities processes shall be limited to industrial, mixed use with an industrial component or institutional uses in which the manufacturing process is the primary use, subject to arterial or collector roadway access.</li> <li>2. Development that creates jobs or meets a nationally recognized, high-performance green building rating system may locate in any land use or zoning applicable to the development type, subject to the standards listed within this policy.</li> </ol>	<p>No change.</p>
<ol style="list-style-type: none"> <li>3. Large Scale or Commercial Wind, Solar or other renewable energy production facilities may be located outside the UGB only if located on five (5) or more acres. Facilities located within the UGB shall be subject to the following criteria:             <ol style="list-style-type: none"> <li>a. Shall be restricted from locations within residential zoning or land uses and be limited to industrial land uses and mixed use land uses subject to compatibility.</li> </ol> </li> </ol>	<p>No change.</p>

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Proposed Policy Changes	Explanation
<ul style="list-style-type: none"> <li>b. Have a minimum setback of the greater of 150 feet or a minimum distance so that the level of noise produced during operation shall not exceed 55dbA from 7:00am to sunset, and 45dbA after sunset to 6:59am consistent with the Osceola County Code of Ordinances, Chapter 9-106, measured at the property boundaries of the closest parcels that are not owned by the subject property owner, at the time of permit application. This shall apply unless a noise variance has been approved by the Board of County Commissioners.</li> <li>c. If the property is located on a lake with known protected species nesting or foraging, the minimum setback shall be 250 feet from the Safe Development Line or other setbacks approved for the parcel if greater than 250 feet.</li> <li>d. Shall not cause visual obstructions to surrounding properties, and shall be landscaped to create a buffer compatible with dissimilar uses at the property line.</li> <li>e. Shall not be installed in any location that may interfere with communications, broadcast, transmissions or other like tools.</li> </ul>	
<ul style="list-style-type: none"> <li>f. Lighting and height requirements shall be adhered to for compliance with the Federal Aviation Administration <del>and/or the Avon Park Air Force Range Joint Land Use Study (JLUS).</del></li> </ul>	<p>Removing reference to the Avon Park Air Force Range Joint Land Use Study (JLUS) to for internal consistency.</p>
<ul style="list-style-type: none"> <li>4. Residential Wind Turbines shall be subject to the following:               <ul style="list-style-type: none"> <li>a. Setbacks:                   <ul style="list-style-type: none"> <li>i. Facilities shall be located at least 50 feet plus the height of the structure from road lines, and lot lines.</li> <li>ii. Individual wind turbine towers shall be located with relation to property lines so that the level of noise produced during operation shall not exceed</li> </ul> </li> </ul> </li> </ul>	<p>No change.</p>

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<p>55dbA from 7:00am to sunset, and 45dbA after sunset to 6:59am consistent with the Osceola County Code of Ordinances, Chapter 9-106, measured at the property boundaries of the closest parcels that are not owned by the subject property owner, at the time of permit application. This shall apply unless a noise variance has been approved by the Board of County Commissioners.</p> <p>iii. No turbines shall be permitted within 150 feet of protected bird nesting and foraging areas including Snail Kite and the American Bald Eagle.</p> <p>b. Construction and Accessories:</p> <p>i. No wind turbines shall be permitted that lack an automatic braking, governing, or feathering system to prevent uncontrolled rotation, over speeding, and excessive pressure on the tower structure, rotor blades, and turbine components.</p> <p>ii. The minimum distance between the ground and any part of the rotor blade system shall be thirty (30) feet.</p>	
<p>iii. The proposed system shall be no larger than necessary to provide 120 percent of the electrical energy requirements of the structure to which it is accessory as determined by a contractor licensed to install wind turbine energy systems <del>or 140 feet in height, whichever is less.</del></p>	<p>Removed reference to height to ensure internal consistency with the Comprehensive Plan and with the Land Development Code.</p>
<p>iv. All power transmissions lines from the wind generation electricity generation facilities shall be underground.</p> <p>v. The applicant shall provide proof of insurance prior to issuance of building permit, to cover damage or injury that may result from the failure of a tower or any other parts of the generation and transmission facility.</p> <p>vi. No individual turbine tower facility</p>	<p>No change.</p>

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<p>shall be installed in any location that would substantially detract from or block view of a portion of recognized scenic views, as viewed from any public road right-of-way or publicly owned land within the County.</p> <p>vii. No individual tower facility shall be installed in any location that may interfere with communications, broadcast, transmissions or other like tool.</p>	
<p>viii. Lighting and height requirements shall be adhered to for compliance with the Federal Aviation Administration and/or the <del>Avon Park Air Force Range Joint Land Use Study (JLUS)</del> <u>standards recommended within the Osceola County JLUS 2012, as applicable.</u></p>	<p>Updated to reference the Osceola County JLUS 2012, which is the implementation document that shall govern compatibility and compliance.</p>
<p>c. Landscaping:</p> <p>i. Appropriate landscaping shall be provided to keep the site in a neat and orderly fashion, consistent with current landscape requirements with the Osceola County Land Development Code.</p> <p>ii. Appropriate screening shall be provided to screen accessory structures from adjacent residences.</p>	<p>No change.</p>
<p>5. Residential Solar Panels or Photovoltaic technology shall be subject to the following:</p>	<p>No change, including no changes subsections a., b., or c.</p>
<p><b>Note:</b> Changes to formatting, grammar, page numbering and policy titles, and other non-adopted text may be made to ensure legibility and consistency with other elements of the Comprehensive Plan.</p>	

## Transportation Element – Summary of Modifications

Proposed Policy Changes	Explanation
<p><del><b>TRNE Policy 1.10.6: Military installations.</b> In accordance with 163.3177, FS, the County will cooperate with military installations to encourage compatible land use, help prevent incompatible encroachment, and facilitate the continued presence of major military installations in this state.</del></p>	<p>Deleted and moved forward to the Future Land Use Element for internal consistency within the Comprehensive Plan, as compatibility and coordination are adequately addressed in the Future Land Use Element and the Osceola Joint Land Use Study 2012, which is in the Data and Analysis of the Future Land Use Element.</p>
<p><b>Map TRN 10: Air Transportation Facilities &amp; Special Planning Areas</b></p>	<p>This map is being updated to reflect the following changes based on data established in the Osceola County JLUS 2012</p> <ol style="list-style-type: none"> <li>1. Updated Military Operation Area (MOA) to illustrate coverage areas based on current data.</li> <li>2. Add Restricted Air Space (R2901E) within the Avon North MOA.</li> <li>3. Add MBZ-130 to the map to illustrate areas where military blast noise may reach up to 130 db.</li> <li>4. Update the existing airport facilities in accordance with the 90<sup>th</sup> edition of the FAA Miami Sectional Aeronautical Chart.</li> </ol> <p>See Exhibit C of the Draft Ordinance to view this map.</p>
<p><i><b>Note:</b> Changes to formatting, grammar, page numbering and policy titles, and other non-adopted text may be made to ensure legibility and consistency with other elements of the Comprehensive Plan.</i></p>	