

LAKE COUNTY, FLORIDA

COMPREHENSIVE PLAN

AS AMENDED THROUGH ORDINANCE #2009-32

Prepared by:
Lake County Department of Growth Management
Planning and Community Design Division
September 18, 2009

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**SENIOR DIRECTOR
DEPARTMENT OF GROWTH MANAGEMENT**

Amye King, AICP

Produced by the: Lake County Department of Growth Management
Division of Planning and Community Design
315 West Main Street
P.O. Box 7800
Tavares, FL 32778-7800
352-343-9739

**Lake County Comprehensive Plan Amendments
Updated September 18, 2009**

Ordinance	Date Adopted	Action
1991-12	07/09/91	Initial Adoption of Comprehensive Plan
1992-10	11/03/92	Amending Future Land Use Map, Future Land Use, Traffic Circulation, Housing, Public Facilities (Solid Waste, Stormwater, Natural Groundwater Aquifer Recharge), Conservation, Recreation and Open Space, Capital Improvements (5 Yr. Schedule Update) Element Policies
1993-2	03/02/93	Amending Future Land Use Map, Future Land Use, Traffic Circulation, Housing, Public Facilities (Solid Waste, Stormwater, Natural Groundwater Aquifer Recharge), Conservation, Recreation and Open Space, Capital Improvements (5 Yr. Schedule Update) Element Policies
1993-12	08/24/93	Amending Future Land Use Element Policies
1993-14	09/21/93	Amending Future Land Use Map, Future Land Use, Traffic Circulation Housing, Stormwater, Conservation, Capital Improvements Element Policies
1993-16	09/28/93	Small Scale Amendment Future Land Use Map
1993-20	12/21/93	Amending Future Land Use Map, Future Land Use Element Policies
1994-11	08/16/94	Amending Future Land Use Map, Conservation, Capital Improvements (5 YR. Schedule Update) Element Policies
1994-17	12/05/94	Amending Future Land Use Map, Traffic Circulation Map, Future Land Use, Recreation and Open Space Element Policies
1995-7	04/07/95	Amending Economic Element Policies
1995-8	04/17/95	Amending Future Land Use, Public Facilities (Stormwater), Conservation Element Policies
1995-34	10/03/95	Amending Future Land Use Map, Future Land Use Element Policies
1996-43	05/07/96	Amending Future Land Use Map
1996-44	05/07/96	Amending Future Land Use Map
1996-45	05/07/96	Amending Future Land Use Map
1996-46	05/07/96	Amending Capital Improvements (5 Yr. Schedule Update)
1996-85	11/26/96	Amending Future Land Use Map
1997-12	02/18/97	Repeal Future Land Use Map Amendment 1994-11
1997-21	03/18/97	Amending Future Land Use Map
1997-77	10/28/97	Small Scale Amendment Future Land Use Map
1998-2	01/27/98	Amending Future Land Use Map
1998-3	01/27/98	Amending Future Land Use Map
1998-4	01/27/98	Amending Future Land Use Map
1998-5	01/27/98	Amending Future Land Use Map
1998-6	01/27/98	Amending Future Land Use Map
1998-7	01/27/98	Amending Future Land Use Map
1998-8	01/27/98	Amending Future Land Use Map
1998-9	01/27/98	Amending Future Land Use Element Policies
1998-30	04/28/98	Amending Traffic Circulation, Capital Improvements Element Policies
1998-31	04/28/98	Amending Housing Element Policy
2001-30	03/20/01	Amending Future Land Use Map (Expansion of Plantation DRI)
2001-12	01/23/01	Small Scale Amendment Future Land Use Map

Ordinance	Date Adopted	Action
2002-100	12/17/02	Amending Future Land Use Map
2002-103	12/17/02	Amending Future Land Use Map
2002-105	12/17/02	Amending Future Land Use Map
2002-31	04/23/02	Small Scale Amendment Future Land Use Map
2002-7	01/22/02	Small Scale Amendment Future Land Use Map
2002-73	08/27/02	Amending Policy 1-1.14(3)
2002-74	08/27/02	Amending Future Land Use Map
2002-84	10/22/02	Small Scale Amendment Future Land Use Map
2003-30	03/25/03	Small Scale Amendment Future Land Use Map
2003-43	04/22/03	Small Scale Amendment Future Land Use Map
2003-67	07/22/03	Amending Future Land Use Map
2003-91	10/28/03	Small Scale Amendment Future Land Use Map
2003-11	12/16/03	Amending Future Land Use Element Policies
2003-69		(Rescinded by Ordinance 2007-69)
2007-58	11/06/07	Amending the Future Land Use Element and Map pursuant to DCA Stipulated Settlement Agreement for Case Number DOAH 03-3460GM (Center Lake)
2008-46	7/22/08	Amending the Future Land Use Element and Map pursuant to DCA Stipulated Settlement Agreement for Case Number DOAH 05-0954GM (2001-27, LLC and George Corbett)
2009-30	06/09/09	Amending the Public Facilities Element by the addition of a new Sub-Element, Public School Facilities.
2009-31	06/09/09	Amending the Future Land Use Element and Map pursuant to DCA Stipulated Settlement Agreement for Case Number DOAH 91-596OGM (Hart Family, LLC)
2009-32	06/09/09	Amending the Future Land Use Element and Map pursuant to DCA Stipulated Settlement Agreement for Case Number DOAH 91-596OGM (Vrablik & Banyan Construction and Development)

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LAKE COUNTY COMPREHENSIVE PLAN
 Last Text Amendments Made in 2002
 Most Current Future Land Use Map is Dated 12/18/2002

CHAPTER I
 FUTURE LAND USE ELEMENT
 9J-5.006(3)

GOALS, OBJECTIVES AND IMPLEMENTING POLICIES. This section stipulates goals, objectives and implementing policies which shall direct and manage coordinated future growth and development within Lake County.

GOAL 1: FUTURE LAND USE. ENSURE THAT THE CHARACTER AND LOCATION OF LAND USES PROMOTE: CONSERVATION OF NATURAL AND CULTURAL RESOURCES; PROVISION OF PUBLIC FACILITIES AND SERVICES CONCURRENT WITH THE IMPACTS FROM DEVELOPMENT; MAXIMIZATION OF ECONOMIC BENEFITS FOR EXISTING AND FUTURE CITIZENS; COMPLIANCE WITH ADOPTED MINIMUM LEVELS OF SERVICE STANDARDS; THE MINIMIZATION OF DETRIMENTAL IMPACTS TO HEALTH, SAFETY, AND WELFARE CAUSED BY ENVIRONMENTAL DEGRADATION, NUISANCES, AND INCOMPATIBLE LAND USES.

OBJECTIVE 1-1: PLANNING FOR RESIDENTIAL QUALITY AND NEIGHBORHOOD COHESIVENESS. Designate and Promote Sufficient Areas for Quality Residential Development and Neighborhood Cohesiveness, and Require the Availability of Adequate Facilities to Support Demands Necessitated by Existing and Future Housing Development and Associated Populations.

Policy 1-1.1: Adequate Residential Land Area. The "Future Land Use Map" shall designate sufficient land area for residential land uses according to a pattern which promotes neighborhood cohesiveness and identity, and which enables efficient provision of public facilities and services.

Policy 1-1.2: Allowance for Open Space. The County shall require the following minimum open space standards for development:

Land Use	Minimum Open Space Requirement (% of total development)
Residential PUDs (Except MUQDs)	25%
Suburban Development PUD (25-99.99 acres)	20%
Suburban Development PUD (100 acres)	30%
Green Swamp:	
Ridge PUD	40%
Transitional PUD	60%
Rural/Conservation PUD	80%
Core/Conservation PUD	90%
MUQD (Mixed Use Quality Development)	15%
Commercial	20%
Industrial	20%
Rural	80%

In addition, at the time of platting, the County shall require the developer to designate the party responsible for the maintenance of all open space areas shown on the plat. Agricultural uses are deemed to qualify as open spaces in rural areas.

Policy 1-1.3: Mitigation of Impacts from Adjacent Development. Residential areas shall be protected from the encroachment of incompatible non-residential development. Community facilities and services which best serve the health, safety, and welfare of citizens, when located in residential areas, shall be permitted so long as the activity complies with criteria established in this Plan.

The County shall minimize potential adverse impacts created by different land uses located adjacent to each other by requiring the provision of landscaping, buffering, or other appropriate screening techniques. Such landscaping and buffering requirements shall be incorporated into the Land Development Regulations by February 1992. It shall be the responsibility of the newly approved land use or development to provide landscaping and buffering and not the previously existing land use or development.

Policy 1-1.4: Urban Design Strategies. Urban design strategies shall promote functionally and aesthetically integrated existing and future land uses within identified areas, improve land use compatibility, enhance neighborhood and community identity, promote highway beautification as well as provide noise abatement, light and air pollution control within heavy traffic areas.

Policy 1-1.5: Access to and Circulation within Residential Areas. Transportation systems within designated residential areas shall be designed to accommodate traffic conditions that further public safety and limit nuisances. Access to residential areas shall comply with policies established within the Traffic Circulation Element that address access management.

Policy 1-1.6: Function of Future Land Use Categories.

High Density/Intensity Urban Land Use Category

The primary function of the High Density/Intensity Urban land use category is to allow residential development at a density which exceeds seven (7) units per gross acre in areas where commercial, industrial, recreational, educational, and institutional uses are conveniently located. However, residential development shall not be allowed at a density greater than fifteen (15) dwelling units per gross acre.

A secondary function of the High Density/Intensity Urban land use category is to allow commercial, industrial, recreational, educational, and institutional development such that they can be accessed via pedestrian and other alternative travel between alternate land uses.

Urban Area (From one (1) to a maximum of seven (7) dwelling units per acre).

The primary function of the Urban area, as designated on the "Future Land Use Plan Map", shall be to allow for urban densities which economically provide for an allocation of public facilities and services, and to provide for the efficient use of land while providing for the retention of adequate levels of open space and native habitats consistent with the character of Lake County. Residential development with an overall density greater than one dwelling unit per acre shall be allowed in Urban areas, as designated on the "Future Land Use Plan Map". Residential development in the Urban Area shall range from one (1) to a maximum density of up to seven (7) dwelling units per acre. As stated below, residential development with an overall density greater than one dwelling unit per acre shall also be allowed in Urban Expansion and Suburban land use categories designated on the "Future Land Use Plan Map".

In maintaining an urban character, commercial development including neighborhood, community, regional and planned commercial, shall be an allowable use within the Urban Land Use Category. New commercial development shall be allowed within the Urban Land Use category without a Comprehensive Plan

Amendment provided such development meets the locational criteria for commercial activity centers within the Data, Inventory and Analysis support document for the Comprehensive Plan, and meets the criteria established within other policies of the Comprehensive Plan. Additionally, industrial development including light and heavy industrial, shall be an allowable use within the Urban Land Use Category. New industrial development shall be allowed within the Urban Land Use category without a Comprehensive Plan Amendment provided such development meets the locational criteria for employment centers within the Data, Inventory and Analysis support document for the Comprehensive Plan, and meets the criteria established within other policies of the Comprehensive Plan.

Urban Expansion Area (From one (1) to a maximum of four (4) dwelling units per acre).

The primary function of the Urban Expansion area, as designated on the "Future Land Use Plan Map" shall be to contain urban sprawl, to economically provide for public facilities and services, and to provide for the efficient use of land while providing for the retention of adequate levels of open space and native habitats consistent with the character of Lake County. Residential development in the Urban Expansion Area shall have a density from one (1) to a maximum of four (4) dwelling units per one acre.

In maintaining the function of the Urban Expansion Land Use category, commercial development including neighborhood, community, regional and planned commercial, shall be an allowable use within the Urban Expansion Land Use Category. New commercial development shall be allowed within the Urban Land Use category without a Comprehensive Plan Amendment provided such development meets the locational criteria for commercial activity centers within the Data, Inventory and Analysis support document for the Comprehensive Plan, and meets the criteria established within other policies of the Comprehensive Plan. Additionally, industrial development including light and heavy industrial, shall be an allowable use within the Urban Expansion Land Use Category. New industrial development shall be allowed within the Urban Expansion Land Use category without a Comprehensive Plan Amendment provided such development: 1) locates immediately adjacent to an existing employment center; 2) does not exceed the intensity of the adjacent industrial development; and 3) meets the criteria established within other policies of the Comprehensive Plan.

Suburban Area (Up to a maximum of (3) dwelling units per 1 acre).

The primary functions of the Suburban area, as designated on the "Future Land Use Plan Map", shall be to provide for residential development at an intensity that serves as a transition between Urban, Urban Expansion and Rural land uses, to protect native habitats and maintain open space, and to allow for the continuation of existing agricultural uses. Residential development in the Suburban area shall have a maximum density of one (1) dwelling unit per one acre. The County shall incorporate a Planned Development concept for use within the Suburban Land Use Designation which allows for an increase in density of up to 3 dwelling units per acre (Policy 1-1A.2).

In order to provide the necessary commercial and professional services within the Suburban Land Use category, residential professional development shall be an allowable use within the Suburban Land Use category. New commercial and professional services development shall be allowed within the Suburban Land Use category without a Comprehensive Plan Amendment provided such development: 1) meets the locational criteria for commercial activity centers within the Data, Inventory and Analysis support document for the Comprehensive Plan and 2) meets the criteria established within other policies of the Comprehensive Plan. All other new commercial and professional services development within the Suburban Land Use category shall be required to undergo a Comprehensive Plan Amendment.

Light industrial development shall be an allowable use within the Suburban Land Use Category. New industrial development shall be allowed within the Suburban Land Use category without a Comprehensive Plan Amendment provided such development: 1) locates immediately adjacent to an existing employment center; 2) does not exceed the intensity of the adjacent industrial development; and 3) meets the criteria established within other policies of the Comprehensive Plan.

Rural Area (Up to a maximum of 1 dwelling unit per 5 acres).

The primary functions of the Rural area, as designated on the "Future Land Use Plan Map", shall be to allow for the continuation of existing agricultural uses, maintain open space, and protect native habitats. Residential development in the Rural area shall have a maximum density of one dwelling unit per five acres.

In order to provide necessary commercial services within the Rural Land Use category, commercial development shall be an allowable use within the Rural Land Use category. New commercial development shall be allowed within the Rural Land Use category without a Comprehensive Plan Amendment provided such development: 1) meets the locational criteria for commercial activity centers within the Data, Inventory and Analysis support document for the Comprehensive Plan, and 2) meets the criteria established within other policies of the Comprehensive Plan. All other new commercial development within the Rural Land Use category shall be required to undergo a Comprehensive Plan Amendment.

Light industrial development shall be an allowable use within the Rural Land Use Category. New industrial development shall be allowed within the Rural Land Use category without a Comprehensive Plan Amendment provided such development: 1) locates immediately adjacent to an existing employment center; 2) does not exceed the intensity of the adjacent industrial development; and 3) meets the criteria established within other policies of the Comprehensive Plan.

Policy 1-1.6A: Water and Sewer Service Requirements for Developments Within Urban and Urban Expansion Areas. Residential developments within Urban and Urban Expansion areas are required to have central potable water service consistent with the provisions of Policy 1-1.6B. Sanitary sewer service is required under the following circumstances: a) residential densities of more than 4 dwelling units per acre; b) soils with severe limitations for septic tanks which cannot be improved to meet the requirements of Chapter 10D-6, Florida Administrative Code, or c) if the site is located inside an approved sewer service area.

Policy 1-1.6B: Additional Water and Sewer Requirements. With respect to water and sewer service in the Urban, Urban Expansion and Ridge land use categories, if a public system is available, the development shall be required to connect to the system. If the development lies within the franchise area of an existing private system, the development shall be required to connect to the private system. If a system is not available, the interim system needs to meet the established urban level of service standard. Further, the system shall be designed so that when a regional system is available, the development shall be required to connect to the regional system. If the development provides its own interim system, the system shall be adequately monitored by the County and the owner shall provide assurances that it is financially able to operate and maintain the system. Regional water and sewer services shall not be extended into the rural areas of the County.

Policy 1-1.6C: Consistency With Adopted Levels of Service. Development orders shall not be issued unless the services are provided at the adopted level of service consistent with the concurrency provisions of the Comprehensive Plan.

Policy 1-1.6D: Guidelines to Maintain the Viability of Residential Neighborhoods. The County shall maintain the viability of existing and proposed residential neighborhoods by establishing guidelines for: vehicular and pedestrian access, roadway buffers, landscaping, fences and walls, and the maintenance and use of common open space areas.

Policy 1-1.6E: Regulations to Ensure Compatibility. In implementing the Future Land Use Element, the County shall develop and adopt regulations to ensure compatibility of the use of areas and properties, including but not limited to, such factors as traffic circulation, air quality, odor control, noise control, lighting and aesthetics.

Policy 1-1.7: Urban Area Residential Density Chart. The Urban Area Residential Density Chart contained in the text of the Future Land Use Element Data Inventory, and Analysis shall be used to guide, in part, the determination of residential densities in the following situations:

- During the review of a rezoning petition initiated by a property owner or their agent;
- During the review of a Development of Regional Impact (DRI), pursuant to Chapter 380, Florida Statutes; and
- During the preparation of specific area plans.
- Other appropriate review stage (i.e. land use plan and map amendment, subdivision application, or site plan review).

Policy 1-1.8: Residential Development in the Urban Areas. Residential development in the Urban areas, shall be most concentrated adjacent to Commercial Activity Centers (Neighborhood, Community, and Regional), Employment Centers/Turnpike Employment Centers, Commercial Corridors and Arterials, as designated on the "Future Land Use Plan Map". The level of concentration (density) shall be guided in part by the use of the Urban Area Residential Density Chart contained in the text of the Future Land Use Element Data Inventory, and Analysis and the proximity to a new employment center within the County or within an adjacent county (such as a Federal prison or entertainment attraction).

Policy 1-1.9: Availability of Facilities to Support Residential Land Uses. Residential densities shall be compatible with available public facilities and their capacity to serve development. Residential areas shall be allocated according to a pattern that promotes efficiency in the provision of public facilities and services, and furthers the conservation of natural resources. Public facilities shall be required to be in place concurrent within the impacts of new residential development at the level of service standards contained in the Capital Improvements Element.

Policy 1-1.10: Allowable Densities within Urban and Urban Expansion Areas Adjacent to Municipalities. The Land Development Regulations shall include provisions for the maximum densities allowable in Urban and Urban Expansion areas surrounding municipalities which shall be restricted to 80% (rounded to the nearest whole number) of that of the adjacent municipality (i.e., if the adjacent municipality's maximum density is six units per acre, then the maximum density in the unincorporated County would be five units per acre ($6 \times .8 = 4.8$ or 5)) and shall be compatible with surrounding land uses. The maximum density shall not exceed the density of the Urban and Urban Expansion categories. Adjacency shall extend to a maximum of two miles from the municipal jurisdictional limit. At such time as a municipality annexes the subject property and the municipal comprehensive plan is amended, the municipal density shall be applied consistent with the municipal Comprehensive Plan and Land Development Regulations.

Policy 1-1.11: Treatment of Property that is Contained Within More Than One Land Use Category. Residential land uses consistent with those uses allowed in the Urban, Urban Expansion, and Suburban land use categories are allowable up to 1320 feet into the adjacent unincorporated less intense land use categories, excluding the GSACSC, without a comprehensive plan amendment only where:

- a) property under common ownership as of March 2, 1993, in which a portion of the property is designated for an Urban, Urban Expansion, or Suburban land use, and a portion of that same property is designated for a less intense land use; and
- b) property affected by this policy lies within the unincorporated portion of Lake County and within more than one land use category because of a boundary established for the purpose of identifying a discrete land use area. However, this policy is not intended to and does not authorize the expansion of the more intensive use beyond a naturally occurring or manmade feature such as an arterial or collector roadway, a canal, a waterbody, etc. in the absence of a Comprehensive Plan land use amendment; and

- c) the expansion of the more intense land use does not occur in wetlands, floodplains, or waterbody buffer areas; and
- d) the expansion of the Suburban land use category maintains the timing provision of Policy 1-1A.1; and
- e) the area of expansion shall be no greater than ten (10) acres and shall be a one time occurrence, fixed and final unless changed by an approved Comprehensive Plan Amendment; and
- f) the owner can ensure the provision of appropriate infrastructure and services; and
- g) the proposed development of the property is consistent with the development patterns in the area.

Policy 1-1.12: Maintenance of Internal Consistency. The maintenance of internal consistency among all Elements of the Comprehensive Plan shall be a prime consideration in evaluating all requests for amendments to any Element of the Plan. Among other considerations, the Future Land Use Map shall not be amended to provide for a more intense land use unless traffic circulation, water, sewer, solid waste, drainage, park and recreation facilities necessary to serve the area are available or shall be in place concurrent with the impacts of development. Additionally, amendments are also appropriate to accommodate additional population growth, shifting development patterns and to maximize utilization of existing infrastructure consistent with protection of natural resources.

Policy 1-1.12A: Maximum Lot Approvals and Permits Issued. As part of the County's efforts to direct growth to the urban land use categories, the County shall limit the number of lots it approves for platting and the number of building permits it issues in the following rural land use categories as follows:

ANNUAL MAXIMUM LAND USE CATEGORY		
	LOTS	PERMITS
1. Core/Conservation	35	50
2. Rural/Conservation	60	50
3. Rural Village	250	200
4. Rural	350	300

In no event shall the total annual maximum of platted lots for all of the land use categories set out above exceed 500 lots or the maximum number of building permits issued in a year exceed 400.

The foregoing maximums are presumed to be valid and legally binding. In the event these maximums are stricken by a court of competent jurisdiction, the County shall suspend the review or issuance of any new development orders or permits within these rural land use categories for the purpose of adoption of amendments to the Comprehensive Plan. This suspension shall remain in full force and effect until such time as the County has amended its Comprehensive Plan to establish appropriate densities in accordance with the requirements of Chapter 163, F.S. and Chapter 9J-5, F.A.C.

Policy 1-1.12B: Goals, Objectives, and Policy Inconsistencies. Goals, Objectives, and Policies which conflict with amendments to the Lake County Comprehensive Plan, initiated in response to a stipulated settlement agreement with the Department of Community Affairs, shall be revised via Comprehensive Plan Amendment at the earliest possible time. The Goals, Objectives, and Policies that have been amended in response to a stipulated settlement agreement with the Department of Community Affairs shall take precedence until such time that the conflicting Goals, Objectives, and Policies can be amended to comply with the stipulated settlement agreement.

Policy 1-1.13: Land Use Density and Intensity Standards. Upon adoption of this Plan, the following land use density and intensity standards shall apply. Land Development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for densities and intensities as indicated below:

1. Residential:
 - a. High Density/Intensity Urban
 - (1) The maximum impervious surface ratio shall be no greater than seventy percent (70%) of the gross area, and a minimum of twenty percent (20%) of the gross area shall be dedicated as open space. The area to be dedicated as open space shall not be construed to be in addition to the maximum impervious surface requirements, but may include pervious area used to comply with the maximum impervious surface area ratio.
 - (2) Residential densities shall range from seven (7) units per acre up to fifteen (15) dwelling units per gross acre. Development at densities less than seven (7) units per acre shall not be permitted.
 - (3) Commercial development shall not exceed a ratio of 100 gross leasable square feet per dwelling unit.
 - (4) Approval of industrial or office development shall be required concurrent with the approval of residential development, and shall be subject to a minimum standard of three (3) gross leasable square feet per dwelling unit.
 - (5) Approval of active recreation sites, open to the public, shall also be required concurrent with the approval of residential development, and shall be subject to a minimum standard of two (2) acres per one-thousand dwelling units.
 - b. Urban areas: residential densities shall be permitted up to 7 units per gross acre. The maximum impervious surface ratio shall be no greater than 65% of the gross development parcel.
 - c. Urban Expansion areas: residential densities shall be permitted up to 4 units per gross acre. The maximum impervious surface ratio shall be no greater than 45% of the gross development parcel. Maximum building height is 40 feet.
 - d. Suburban areas: residential densities shall be permitted up to 3 units per gross acre. Residential development greater than 1 unit per acre must be permitted as a Planned Unit Development (PUD). The maximum impervious surface ratio shall be no greater than 30% of the gross development parcel. Maximum building height is 40 feet.
 - e. Rural Village: residential densities shall be permitted up to 2 units per gross acre. The maximum impervious surface ratio shall be no greater than 30% of the gross development parcel. Maximum building height is 40 feet.
 - f. Rural: residential densities shall be permitted up to 1 unit per five acres. The maximum impervious surface ratio shall be no greater than 20% of the gross development parcel. Maximum building height is 40 feet. Eighty percent (80%) of the project site shall be retained as open space.

- g. Southlake Urban area: This is a vested residential development with residential densities permitted up to 13 units per gross acre.
- h. Green Swamp Area of Critical State Concern:
 - (1) Ridge area: residential densities shall be permitted up to 4 units per acre of uplands. Developments with a density greater than 1 unit per acre must be connected to a regional sewer system, defined as a central sewer system with a capacity of 500,000 GPD or greater. However, a central sewer system having a capacity of at least 100,000 GPD or more may be permitted on a temporary basis until such time as a regional system becomes available. The temporary system shall be staffed by a class C or higher operator for a minimum of three hours per day for five days per week and one visit on each weekend day. Further, these temporary facilities shall be planned, designed, and constructed so that they either serve as the nucleus of a future regional system that later developments will also connect to, or can be abandoned and the system merged into a regional sewer system constructed at another location. The maximum impervious surface ratio shall be no greater than 45% of the gross development parcel. Maximum building height is 40 feet.
 - (2) Transition area: residential densities shall be permitted up to 1 unit per acre of uplands. The maximum impervious surface ratio shall be no greater than 30% of the gross development parcel. Maximum building height is 40 feet.
 - (3) Rural/Conservation: residential densities shall be permitted up to 1 unit per 10 acres of uplands.
 - (4) Core/Conservation: residential densities shall be permitted up to 1 unit per 20 acres of uplands.

2. Commercial:

- a. Neighborhood Commercial Center: 10,000 to 50,000 square feet of gross leasable area; maximum impervious surface ratio is 70% of the gross development parcel. Maximum building height is 50 feet. Maximum Floor Area Ratio (FAR) is .50.
- b. Community Commercial Center: 50,000 to 500,000 square feet of gross leasable area; maximum impervious surface ratio is 70% of the gross development parcel. Maximum building height is 50 feet. Maximum Floor Area Ratio (FAR) is .70.
- c. Regional Commercial Center: 500,000 or more square feet of gross leasable area; maximum impervious surface ratio is 70% of the gross development parcel. Maximum building height is 50 feet. Maximum surface ration shall be no greater than 30% of the gross development parcel. Maximum Floor Area Ratio (FAR) is 1.0.
- d. Commercial Corridor: these commercial areas are limited to infill development at the existing US 441, US 27 and U.S. 192 commercial corridors as depicted on the Future Land Use Map. Maximum impervious surface ratio is 70% of the gross development parcel. Maximum building height is 50 feet. Maximum Floor Area Ratio (FAR) is .70.
- e. Old U.S. Hwy. 441 / Alfred St. Corridor

Industrial Zoned Property along Old U.S. Hwy. 441 / Alfred St. shall be eligible to develop or re-develop up to 5,000 square feet of retail, service or office commercial per original

parcel as recognized on the Lake County Zoning Maps, as of December 16, 2003. The designation of these properties as Employment Center, does not have bearing on their eligibility for commercial development. The effected properties shall be considered consistent with Policy 1-3A.1 (4) Neighborhood Convenience Centers. Commercial uses allowed on these properties shall be consistent with Convenience Retail uses as defined in Section 3.01.02 (C) (17) of the Lake County Land Development Regulations, as amended. Maximum impervious surface ratio is 70% of the gross development parcel. Maximum building height is 50 feet. Maximum Floor Area Ratio (FAR) is .70.

3. Employment Centers: This district shall permit the development of light industrial, heavy industrial, wholesale, manufacturing and assembly uses, warehousing, offices and combinations of these uses. Additionally, commercial uses shall be allowed in Employment Centers provided those uses are compatible with other uses. Maximum impervious surface ratio is 70% of the gross development parcel. Maximum Floor Area Ratio (FAR) is 1.0.

Commercial uses such as retail trade, Standard Industrial Classification (SIC) Code 52-59, finance/insurance/real estate facilities, SIC Code 60-67, and services, SIC Code 70-89 shall be compatible with manufacturing, SIC Code 20-39, and wholesale trade, SIC Code 50-51, uses allowed in employment centers provided such commercial uses are reviewed and approved as part of an overall integrated development plan for the employment center and such commercial uses meet the following minimum criteria.

- a. Retail Trade: shall be required to be located internally within the employment center (i.e., not along a State Arterial roadways so as to attract pass-by trips); oriented toward providing employees of the employment center with convenient retail facilities; and located away from industrial uses when the provision of landscaping, buffering or other appropriate screening techniques does not minimize potential adverse impacts created by industrial uses.
- b. Finance/Insurance/Real Estate: shall be required to be oriented toward providing employees of the employment center with convenient financial facilities or oriented toward marketing property within the employment center; located internally within the employment center (i.e., not along a State Arterial roadways so as to attract pass-by trips) or temporarily along a State Arterial roadway for the purpose of marketing property within the employment center; and located away from industrial uses when the provision of landscaping, buffering or other appropriate screening techniques does not minimize potential adverse impacts created by industrial uses.
- c. Services: shall be required to be located away from industrial uses, at a distance appropriate to minimize potential adverse impacts created by industrial uses; landscaped and buffered from other uses within the employment center; and oriented toward providing employees of the employment center with necessary services or providing business related users with necessary visitor services.
- d. Old U.S. Hwy. 441 / Alfred St. Corridor

Industrial Zoned Property along Old U.S. Hwy. 441 / Alfred St. shall be eligible to develop or re-develop up to 5,000 square feet of retail, service or office commercial per original parcel as recognized on the Lake County Zoning Maps, as of December 16, 2003. The designation of these properties as Employment Center does not have bearing on their eligibility for commercial development. The effected properties shall be considered consistent with Policy 1-3A.1 (4) Neighborhood Convenience Centers. Commercial uses allowed on these properties shall be consistent with Convenience Retail uses as defined in Section 3.01.02 (C) (17) of the Lake County Land Development Regulations, as amended.

Maximum impervious surface ratio is 70% of the gross development parcel. Maximum building height is 50 feet. Maximum Floor Area Ratio (FAR) is .70.

4. Office Employment Centers: shall be required to limit their uses to office space related to finance, insurance, and real estate businesses and to professional services, such as technology oriented businesses, or limited commercial uses that are compatible with these types of business.
 - a. Retail trade, including motels, shall be allowed provided it is oriented toward the employees of the center, located internally within the center, and not along a state arterial roadway so as to draw traffic from outside the development.
 - b. Services shall be oriented toward providing internal users of the employment center with necessary services or providing business-related users with necessary customer services.
5. Future Employment Centers: the following standards apply to this district:
 - a. The same standards applicable to Employment Centers in 3 above, and;
 - b. Future Employment Centers shall:
 - (1) be no larger in size than 640 acres;
 - (2) be located adjacent to or within 1/2 mile or less of an interchange of the Florida Turnpike.
6. Institutional: This district shall permit non-profit or quasi-public uses or institutions such as churches, libraries, public or private schools, hospitals, government owned or operated buildings, structures or land used for a public purpose. Maximum impervious surface ratio is 80% of the gross development parcel. Maximum building height is 50 feet. Maximum Floor Area Ratio (FAR) is 1.0.
7. Recreation: This district shall permit the following uses: private or non-profit clubs, riding stables and academies, hunting and fishing resorts (not including motels/hotels), parks, playgrounds, biking and nature trails, picnic grounds, golf courses, ball fields and similar types of recreational facilities. Maximum impervious surface ratio is 50% of the gross development parcel. Maximum building height is 40 feet.
8. Utility: This district shall permit the following uses: utility rights-of-way, electricity sub-stations, private and public water and wastewater treatment plants, broadcasting stations and transmission towers, power plants, maintenance facilities and storage yards for schools; telephone and cable companies, incinerators and sanitary landfills. Maximum impervious surface ratio is 80% of the gross development parcel. Maximum building height is 40 feet. Maximum Floor Area Ratio (FAR) is 1.0.
9. Agriculture: Maximum impervious surface ratio is 25% of the gross development parcel. Maximum building height is 40 feet. Maximum Floor Area Ratio (FAR) is 2.

Policy 1-1.14: General Land Use Location Criteria. These guidelines are to direct the placement of future land uses and to ensure compatibility between land uses. The Land Use Location Guidelines are to be a part of the adopted Future Land Use Policies.

1. Residential:
Residential Uses shall:

- a. be located on parcels of land of sufficient size to support the intended level of development and to provide adequate light, air and open space;
- b. be conveniently accessible to the County's thoroughfares;
- c. be protected from through traffic and incompatible uses;
- d. be conveniently located in relation to:
 - (1) shopping, employment, and entertainment centers.
 - (2) community activities and services such as parks, libraries, community centers, churches, and social clubs
 - (3) basic services of police, fire, and rescue;
- e. be discouraged from locating farther than one mile from an elementary school, 1 1/2 miles from a middle school, and two miles from a high school;
- f. be encouraged with higher density rates, all other things being equal, when located within 1/2 mile of an elementary school and one mile of a middle school;
- g. be encouraged as infill in areas with adequate existing infrastructure or as an expansion into areas capable of meeting the concurrency program with regard to these types of facilities;
- h. be allowed to locate in association with environmentally sensitive or unique natural sites, where it can be demonstrated that the development can be designed to minimize the impact on the natural qualities of the site through significant buffering, preservation, and restoration; and
- i. multi-family and duplex residential development may be suitable to serve as a transitional use between higher density development, such as commercial, and lower density development, such as single family residential.

2. Commercial
Commercial Uses shall:

- a. be located in planned centers to avoid strip commercial development;
- b. not be located along local streets except for neighborhood convenience centers;
- c. be located in areas which are adequately served by the arterial and collector road system so as not to unduly burden the local road network serving adjacent neighborhoods;
- d. have adequate area and road frontage to allow for controlled access points and proper spacing between driveways to minimize the impact on the operating capacity and safety of the adjacent road network;
- e. have sufficient area to provide adequate parking, landscaping, stormwater management, and building setbacks;
- f. be located in areas to best serve population concentrations (when market studies are done for a proposed commercial development, they should be submitted for County consideration);

- g. if located adjacent to existing residential neighborhoods, must be developed to provide adequate buffers, maintain adequate tree cover, and maximize visual compatibility with the surrounding neighborhoods; and
 - h. if located at the intersection of two major roads (of collector status or greater), there shall be a mix of commercial uses (i.e. office, retail, and service) to provide a wide range of goods and services.
3. Office Development:
Office Development shall:
- a. whether on individual lots or as a business park, may be suitable to serve as a transitional use between higher density development, such as retail, and lower density development, such as single family residential;
 - b. conform with the general guidelines established herein for commercial uses; and
 - c. be encouraged to locate at the intersections of major roads (of collector status or greater), or developed with commercial uses, to provide for a mixture of uses.
 - d. Permit office, limited commercial uses if the commercial uses are compatible with office uses.
 - e. Residential units may be permitted as part of a mixed use Planned Unit Development.
4. Industrial:
Industrial Uses shall:
- a. be located with all structures above of the 100 year flood plain;
 - b. have access, if over ten acres in size, to one or more major transportation systems; such as: a railroad, major thoroughfares (interstate), trucking routes, or airport;
 - c. be accessible to arterial roadways, either by direct access or via an internal street system within a planned industrial area;
 - d. be located in a manner that will not cause through traffic in nearby residential neighborhoods;
 - e. be within commuting time of the labor force and accessible to the labor force via the major thoroughfare system;
 - f. be served by central utilities, water and sewer services;
 - g. be located on parcels of land large enough to adequately support the type of industrial development proposed and minimize any adverse effects upon surrounding properties, such as: noise, glare, reduction in the quality of groundwater; and
 - h. require a minimum of 10 acres in area for an industrial park.
5. Recreation:

- a. Recreational Uses should be located to serve concentrations of residents.
- b. To the greatest extent possible and where feasible recreational uses shall be encouraged to co-locate with or in close proximity to Public School sites, to allow for shared usage.
- c. Individual park-site size and service area recommendations are provided in the Recreation and Open Space Element.

6. Institutional:

- a. Institutional uses shall be located to serve concentrations of residents.
- b. To the greatest extent possible and where feasible School Sites shall be encouraged to locate in close proximity to Recreation Use sites, to facilitate shared usage.
- c. To the greatest extent possible and where feasible other public facilities, such as community centers and libraries, shall be encouraged to co-locate with or in close proximity to Public School sites, to allow for shared usage.
- d. Institutional uses shall be sited on sites of adequate size to accommodate future growth of the population using the facility.
- e. Where practicable new school facilities shall locate contiguous to existing school sites.
- f. School sites shall be sized according to the standards of Ch.1, Section 1.4 of the State Requirements for Educational Facilities (SREP.)
- g. New School Facilities shall be required to connect to a central water and sewer system where practicable and where such connection is not practical package facilities shall be provided and shall be inspected by Lake County.

Policy 1-1.15: Land Use Activities Within the Land Use Categories. Upon adoption of this Plan, the following land use activities within the land use categories as indicated on the Future Land Use Map shall apply consistent with the acreage shown on Tables V-1 and V-2. Land Development Regulations adopted to implement this Plan shall be based on and be consistent with the following land use activities and categories as indicated below:

All land use activities shall be allowed within the High Density/Intensity land use category except for the following land use activities:

- a. be located on parcels of land of sufficient size to support the intended level of development and to provide adequate light, air and open space;
- b. be conveniently accessible to the County's thoroughfares;
- c. be protected from through traffic and incompatible uses;
- d. be conveniently located in relation to:
 - (1) shopping, employment, and entertainment centers.

- (2) community activities and services such as parks, libraries, community centers, churches, and social clubs
- (3) basic services of police, fire, and rescue;
- e. be discouraged from locating farther than one mile from an elementary school, 1 1/2 miles from a middle school, and two miles from a high school;
- f. be encouraged with higher density rates, all other things being equal, when located within 1/2 mile of an elementary school and one mile of a middle school;
- g. be encouraged as infill in areas with adequate existing infrastructure or as an expansion into areas capable of meeting the concurrency program with regard to these types of facilities;
- h. be allowed to locate in association with environmentally sensitive or unique natural sites, where it can be demonstrated that the development can be designed to minimize the impact on the natural qualities of the site through significant buffering, preservation, and restoration; and
- i. multi-family and duplex residential development may be suitable to serve as a transitional use between higher density development, such as commercial, and lower density development, such as single family residential.

**Table V-1
DISTRIBUTION OF LAND USES
LAKE COUNTY FLORIDA
1991 - 2005**

Land Use Category	Residential Acres	% of Total	Commercial Acres (1)	% of Total	Industrial Acres (2)	% of Total	Recreational/ Institutional Acres (3)	% of Total	Infrastructure/ Major Transportation Acres (4)	% of Total	Total Acres	% of Total
Urban	3,900	19.16%	4,500	22.10%	6,088	29.90%	1,800	8.84%	4,072	20.00%	20,360	100%
Urban Expansion	29,300	57.58%	4,050	7.98%	4,285	8.42%	5,200	10.22%	8,053	15.82%	50,888	100%
SUBTOTAL	33,200	46.60%	8,550	12.00%	10,373	14.56%	7,000	9.82%	12,125	17.02%	71,248	100%
Suburban	33,300	79.54%	1,400	3.34%	631	1.51%	2,300	5.49%	4,235	10.12%	41,866	100%
TOTAL	66,500	58.79%	9,950	8.80%	11,004	9.73%	9,300	8.22%	16,360	14.48%	113,114	100%

Methodology

- (1) Commercial acreage calculated at 1.25 times the indicated need. Allocated proportionate to population; balance at 75%/25% split between Urban and Urban Expansion. The Commercial acreage included office acreage.
- (2) Industrial acreage is generally based on the Economic Evaluation Element. Distribution into areas of the County is based on the FLU Element.
- (3) Recreation/Institutional land uses are based on the general analysis prepared by the ECFRPC and the FLU Element. Distribution was mutually agreed to by FDCA and Carlton Fields.
- (4) Infrastructure/Major Transportation acreage is based on the FLU Element. Distribution is generally based on the land use assumptions on Page 38 of the FLU Element; distribution was reviewed with FDCA.

**Table V-2
SUMMARY OF GREEN SWAMP POLICIES**

LAND CATEGORY	USE	ACREAGE	DENSITY UNIT : ACRE	ANNUAL CAPS		MAX UNITS IN PLNG PERIOD	WETLANDS STUDY REQ	PLANT & ANIMAL STUDY REQ	REQUIRED OPEN SPACE
				LOTS	PERMITS				
Core/Conservation *		45,900	1:20	35	50	750	>100 acres	>100 acres	90%
Rural/Conservation* (Agri.)		38,800	1:10 (20,100) up 1:20 (18,500) wet	60	50	750	>100 acres	>100 acres	80%
Transition		12,000	1:1 (10,100) up 1:20 (1,900) wet	120	100	1,500	>100 acres	>50 acres	60%
Ridge		3,300	4:1 (3,100) up 1:20 (200) wet	N/A	N/A	12,400 20	>50 lots	>50 lots	40%
				TOTAL		15,420 (1)			
				SUBTOTAL w/o Ridge		3,000 (2)			

Notes: (1) This total corresponds to FDCA's range of 9,100 - 29,734 units.

(2) This subtotal corresponds to FDCA's range of 5,900 - 13,374 units.

(3) These acreages have been revised to reflect the change of the southern half of the Transition area west of U.S. 27 to Rural/Conservation.

ANNUAL CAPS ON PLATTING AND BUILDING PERMITS

LAND USE	LOTS	PERMITS
Rural Villages*	250	200
Rural*	350	300

Note: The annual maximum number of lots that can be platted in the four land use categories identified with an asterisk (*) shall not exceed 500. The annual number of building permits in these four land use categories shall not exceed 400.

Comments and Observations: Under the foregoing proposal during the planning period, Lake County will have a maximum of 3,000 new dwelling units in the Core/Conservation, Rural/Agricultural and Transition areas, which has a proposed total land area of 103,000 acres or one unit per 34+ acres. In the Core/Conservation and Rural/Conservation there would be a maximum of 1,500 new dwellings or one unit per 60+ acres.

1. Urban: All land uses are allowed within the Urban land use category except for the following land uses, for which new land uses:
 - a. residential development over 7 DU/AC
 - b. mining
2. Urban Expansion: All land uses are allowed within the Urban Expansion land use category except for the following land uses:
 - a. residential developments over 4 DU/AC
 - b. corridor commercial
 - c. mining
3. Suburban: All land uses are allowed within the Suburban land use category except for the following land uses:
 - a. residential developments over 1 DU/AC to 3 DU/AC
 - b. commercial developments greater than 50,000 square feet
 - c. corridor commercial
 - d. commercial developments not servicing a rural community or a residential neighborhood
 - e. heavy industrial
 - f. mining
4. Rural: All land uses are allowed within the Rural land use category except for the following land uses:
 - a. residential developments over 1 DU/5 AC
 - b. commercial developments greater than 5,000 square feet
 - c. corridor commercial
 - d. commercial developments not serving a rural community
 - e. heavy industrial
5. Employment Centers: The following land uses are permitted within the Employment Center land use category, all other uses are prohibited:
 - a. heavy industrial
 - b. light industrial
 - c. wholesale
 - d. manufacturing and assembly uses
 - e. warehousing
 - f. offices
 - g. commercial uses compatible with the above noted uses (see Policy 1-1.13)
 - h. college, university, technical and trade schools
6. Future Employment Centers: The following land uses are permitted within the Future Employment Center land use category, all other uses are prohibited:

- a. light industrial
 - b. wholesale
 - c. manufacturing and assembly uses
 - d. warehousing
 - e. offices
 - f. college, university, technical and trade schools
7. Rural Village: All land uses are allowed within the Rural Village land use category except for the following land uses:
- a. residential developments over 2 DU/AC
 - b. commercial developments greater than 50,000 square feet unless existing zoning allows additional area
 - c. corridor commercial
 - d. commercial developments not servicing the Rural Village
 - e. industrial developments, excluding manufacturing uses allowed in commercial designations
 - f. mining
8. Ridge: All land uses are allowed within the Ridge land use category except for the following land uses:
- a. residential developments over 4 DU/AC
 - b. commercial developments greater than 5,000 square feet
 - c. corridor commercial
 - d. industrial developments, excluding manufacturing uses allowed in commercial designations
 - e. mining
 - f. golf courses may be permitted on a case by case basis, consistent with the Green Swamp Principles for Guiding Development
 - g. power plants
 - h. incinerators
 - i. Class I, Class II and Class III sanitary landfills as identified in Chapter 17-701 F.A.C.
 - j. airports as defined in Chapter 9J-5.003 (3) F.A.C.
9. Transition: All land uses are allowed within the Transition land use category except for the following land uses:
- a. residential developments over 1 DU/AC
 - b. commercial developments greater than 5,000 square feet
 - c. corridor commercial
 - d. industrial developments and manufacturing activities including manufacturing uses allowed in commercial designations
 - e. mining, excluding sand mining
 - f. golf courses may be permitted on a case by case basis, consistent with the Green Swamp Principles for Guiding Development
 - g. power plants
 - h. incinerators
 - i. Class I, Class II and Class III sanitary landfills as identified in Chapter 17-701 F.A.C.
 - j. airports as defined in Chapter 9J-5.003 (3) F.A.C.
 - k. Schools (all public or private)
10. Rural/Conservation: All land uses are allowed within the Rural/Conservation land use category except for the following land uses:

- a. residential developments over 1 DU/10 AC
- b. commercial development
- c. industrial development
- d. mining, excluding sand mining
- e. Active Tourist Attraction Based Recreation facilities which include such uses as water slide parks, RV parks, stadiums, racetracks, Jai-Alai frontons, arenas, amusement parks, zoological/botanical gardens and parks, and aquariums.
- f. other active facility based recreation unless provided solely for the purpose of serving the residents of the GSACSC
- g. golf courses
- h. power plants
- i. incinerators
- j. Class I, Class II and Class III sanitary landfills as identified in Chapter 17-701 F.A.C.
- k. airports as defined in Chapter 9J-5.003 (3) F.A.C.
- l. Schools (all public or private)

11. Core/Conservation: All land uses are allowed within the Core/Conservation land use category except for the following land uses:

- a. residential developments over 1 DU/20 AC
- b. commercial development
- c. industrial development
- d. mining, excluding sand mining
- e. roadway construction utilizing public funds except paving which may be provided to assure access for emergency vehicles necessary for the protection of the resident's health, safety and welfare
- f. Active Tourist Attraction Based Recreation facilities which include such uses as water slide parks, RV parks, stadiums, racetracks, Jai-Alai frontons, arenas, amusement parks, zoological/botanical gardens and parks, and aquariums.
- g. other active facility based recreation unless provided solely for the purpose of serving the residents within the GSACSC.
- h. golf courses
- i. power plants
- j. incinerators
- k. Class I, Class II and Class III sanitary landfills as identified in Chapter 17-701 F.A.C.
- l. airports as defined in Chapter 9J-5.003 (3) F.A.C.
- m. Schools (all public or private)

Notwithstanding the requirements identified above for the Ridge, Transition, Rural/Conservation and Core/Conservation land use categories, Class III sanitary landfills as defined in Chapter 17-701 F.A.C. shall be permitted with a Conditional Use Permit at inactive mine and borrow pit sites as identified on Map I-A.

MAP I-A - Inactive Mines/Borrow Pits

OBJECTIVE 1-1A: DIRECTING GROWTH IN THE SUBURBAN LAND USE DESIGNATION. Through the Policies Set Forth Below and Development Review Processes, the County Will Provide Guidance and Timing for the Location of Development Within the Suburban Land Use Designation.

Policy 1-1A.1: Timing Residential Development in the Suburban Land Use Category. The relative timeliness for a proposal for residential development in the Suburban land use designation shall be evaluated by the County. If the project is considered to be premature it shall not be approved. The presence of any of the following factors indicate that a project is premature:

1. There is no functional and proximate relationship between the proposed development and any other development;
2. The proposed land use is incompatible with adjacent and adjoining land uses, such as agriculture;
3. There is a lack of urban services, including but not limited to police, fire, and EMS;
4. The adequacy of the collector and arterial road network is deficient; or
5. The degree of existing development surrounding the proposed development is less than:
 - a. forty percent (40%) developed within a one (1) mile radius for parcels containing up to 99.99 acres; and
 - b. sixty percent (60%) developed within a two (2) mile radius for parcels containing 100.00 or more acres.
6. As used herein, "existing development" is the amount of area included within parcels which contain:
 - a. residential structures at densities equal to or greater than 1 DU/AC or subdivisions with 1 acre or smaller lots which have been built out at least 50%; and
 - b. non-residential structures, excluding agricultural related structures, including:
 - (1) roads;
 - (2) parks; and
 - (3) other similar improvements
7. The density of a development in an area designated as Suburban, but which is unable to meet the criteria of this policy, shall be limited to a maximum of one unit per five acres.

Policy 1-1A.2: Planned Mixed Use Developments in the Suburban land use designation. The County shall incorporate a Planned Mixed-Use Development concept for use within the Suburban Land Use Designation which allows for a density of up to 3 dwelling units to the acre. Development approval is contingent upon meeting the following Suburban Planned Development Conditions (in addition to other conditions required by PUDs and MUQDs found in the Plan).

1. All Suburban Planned Development shall:
 - a. have a minimum of twenty-five (25) acres;
 - b. be adjacent to an arterial, paved collector, or paved county maintained road meeting or exceeding the County's adopted level of service standards;
 - c. restrict the development's access to county and state roads to maintain levels of service and ensure public safety;
 - d. demonstrate that the soils are appropriate or improvable for on-site disposal systems;
 - e. submit a binding site plan and undergo the County's development review and approval process; and

- f. land within a Suburban Planned Development may not be developed in an incremental fashion to avoid the requirements of this plan.
2. In addition, Suburban Planned Developments exceeding 25 or more acres shall:
- a. be connected to a public, private or franchised water system, which meets the standards of this plan;
 - b. demonstrate that the soils are appropriate or improvable for on-site disposal systems; and
 - c. provide a minimum of 20% contiguous open space.
3. In addition, Suburban Planned Developments exceeding 100 or more lots shall;
- a. be connected to a public, private or franchised water and sewer system, which meets the standards of this plan; and
 - b. provide a minimum of 30% contiguous open space.

OBJECTIVE 1-1B: RURAL LIFESTYLES. Preserve the Lifestyle of Areas Located in the Rural Land Use Designation.

Policy 1-1B.1: Reinforce Positive Rural Lifestyles. The County shall institute policies and programs designed to preserve and reinforce the positive qualities of the rural lifestyle presently enjoyed by those living in the rural areas of Lake County.

Policy 1-1B.2: Water and Sewer Requirements for Rural Areas. Central water and sewer are not intended nor required for areas designated as rural. Lines should only be extended if: (1) the absence of such facilities would result in a threat to the public health or safety.

Policy 1-1B.3: Requirements for Site Plan Submittals. The location and significance of topography, wetlands, vegetation, wildlife habitat, flood hazard, the 100 year flood area, and soils for a particular site will be identified and set forth on the site plan as part of the development review process.

Policy 1-1B.4: Siting of Septic Tanks and Drain Fields. Septic tanks and drain fields shall be sited away from environmentally sensitive lands and to protect areas comprised of quality habitat and endangered or threatened species.

Policy 1-1B.5: Creation of Parcels for Family Members. It is the intent of this Plan, to permit the development of tracts of land in the rural areas for the use of family members as their primary residences. Creation of individual parcels of land by sale, gift, or testate or intestate succession, out of lawful parcels of record at time of the adoption of this policy, between or among the owner and his or her spouse, lineal descendent(s) or ascendant(s) shall be allowed without regard to density restrictions of this Plan, provided, however, only one parcel may be created hereunder for each spouse, lineal descendent or ascendent of the property owner, provided such parcels be used for single family residential or agricultural purposes, and subject to other applicable laws and all other provisions of this Plan.

Policy 1-1B.6: Buffers for Active Agricultural Lands. Buffers shall be a minimum of fifty (50) feet wide and shall be created between any new subdivision of 25 acres or more and active agricultural lands which are adjacent to the subdivision. Such a buffer will function to:

1. Screen each land use, one from the other, from intrusions such as: the application of fertilizers, pesticides, noise, glare, odor, dust, trespass, pets, vehicles and smoke.
2. Preferably buffers will be natural, or of native grown materials.
3. Minimize or eliminate any incompatibility between the uses so that the uses may be considered compatible and so that the long term continuance of both uses is not threatened by the negative impacts of adjacent land uses upon each.

Policy 1-1B.7: Alternatives to Protect Agricultural Areas. Prior to December 1993, the County shall investigate alternatives to protect agricultural areas. Alternatives to be considered, but not limited to, are:

1. large minimum lot size (greater than 10 acres);
2. fixed area-based allocation combined with a small building lot size;
3. dwellings as conditional uses;
4. transferable development rights;
5. exclusive agricultural zoning;
6. tax incentives; and
7. ensuring the continuation of farmers markets.

OBJECTIVE 1-2: PLANNING FOR CONSERVATION OF ENVIRONMENTALLY SENSITIVE LANDS, OTHER NATURAL RESOURCES, AND HISTORICALLY SIGNIFICANT SITES. Manage and Control Existing and Future Land Uses Located Within or Adjacent to Environmentally Sensitive Lands, Other Significant Natural Resources, and Historically Significant Sites.

Policy 1-2.1A: Wetlands Study Requirements. For developments consisting of 100 acres or more, the developer will conduct a study which evaluates the quality and integrity of existing wetland systems and establish areas for preservation and/or restoration.

Policy 1-2.1B: Wetland Requirements for Site Plans. The County shall require site plans for all proposed development. The site plan shall require:

1. an identification of the location and extent of wetlands on the property to be developed (wetland delineations shall be determined in the field by agencies exercising jurisdiction). This cost shall be the responsibility of the developer;
2. assurances that the normal flow regime and quality (of the historic hydroperiod) will be maintained after development;
3. the proposed development to be clustered away from the wetland areas;
4. an appropriate upland buffer (see policies on buffers);
5. allowing the transfer of development from wetlands to the upland portion of the site;
6. maximizing the use of the uplands and minimizing the use of the wetlands. Except for water dependent activities and access, there shall be no dredge or fill activities in wetlands. In those

instances where dredge or fill activities are authorized, the developer must demonstrate that (a) there is no other reasonable, practical or economical alternative, (b) without the dredge or fill activity the property owner will be deprived of all reasonable uses of the property, and (c) he can adequately mitigate for the dredge or fill activity; and

7. assurances that the development shall be directed away from the wetlands and conducted in a manner to protect the vegetation, habitat and the water storage, water quantity, water quality, and recharge functions of the wetlands.

Policy 1-2.1C: Wetland Density Transfers in the Green Swamp ACSC. In the Green Swamp ACSC, density may be transferred from the wetlands to the upland portions of a site at a ratio of 1 unit to 20 acres of wetlands. In the other areas of the County, density may be transferred from the wetlands to the upland portions of a site at a ratio of 1 unit to 5 acres of wetlands.

Policy 1-2.1D: Passive Recreation and Residential Uses in Wetlands. Passive recreation and residential uses at the minimum density necessary to avoid a taking may be permitted in wetlands.

Policy 1-2.1E: Control of Wetlands During Platting. To the extent practicable, wetlands within a project shall be placed in a conservation easement which shall run in favor of, and be enforceable by, a homeowners' association or the County, at its option. In determining whether it is practical to convey a conservation easement to a homeowners' association or the County, the County shall take into account the following factors: (1) the number of lots in the subdivision; (2) the size of the subdivision; (3) the size of the wetlands; and (4) the location of the wetlands. The conservation easement shall require that the wetlands be maintained in their natural and unaltered state. To the extent practicable, wetlands shall not be included as part of any platted lot, other than a lot platted as a common area, which shall be dedicated to the homeowners' association or the County for ownership and maintenance.

Policy 1-2.2: Floodplains (Areas Subject to Periodic Flooding or Seasonal Flooding) and Stormwater Management. The 100 year floodplain (as designated by FEMA) may be utilized for storage of floodwater, passive recreation, conservation facilities, water dependent activities and public infrastructure. Development, unless otherwise provided for in this policy, shall not encroach the 100 year floodplain with exception of:

1. Passive recreation or conservation activities are limited to the following:
 - a. boardwalks
 - b. hiking/horseback trails
 - c. primitive camp sites in designated recreation areas
 - d. picnic areas
 - e. recreation facilities that do not require cleared open areas greater than 10,000 square feet and that do not contain a permanent structure exceeding 1,000 square feet that impede the movement of air or light.
2. Conservation facilities are limited to the following:
 - a. stormwater management facilities designed to protect the natural surface water flow regime and hydroperiod and groundwater quality or quantity.
 - b. fire lanes and fire towers

- c. facilities designed to protect nesting, feeding, or habitat areas for designated species, or to support the propagation of other game and non-game species
- d. facilities designed to protect an archaeological or historical site
- e. facilities designed to retard or eliminate soil erosion problems
- f. facilities designed to eradicate exotic vegetation
- g. wildlife monitoring stations.

In the event that development is proposed within the 100 year floodplain the following shall apply:

1. compensating storage shall be required;
2. the natural hydrological character of the surface waters (flow regime) shall be maintained;
3. natural surface water flows, particularly, sheet flows, shall be maintained;
4. surface water quality and quantity shall be maintained;
5. floor elevations shall be raised eighteen inches (18) above the 100 year flood elevation;
6. septic systems and drain fields may be authorized only where the septic tank and drain fields are necessary to allow single family development;
7. the maximum density shall be one unit per acre; and
8. **Acceptable Manufacturing Uses.** Manufacturing uses allowed within commercial designations shall be limited to those primarily involved with the assembly of goods and products processed without the use of excessive chemicals, heat, or machinery. Activities which might be obnoxious or offensive by reason of emission of odor, dust, smoke, gas or noise beyond the building are prohibited.
 - a. **Unacceptable Manufactured Products.** Products and goods are not allowed to be manufactured within commercial land use designations in Lake County include: any chemical or mineral listed on the Florida Substance List, gas of any kind, ammonia, asphalt, cement, fertilizer, brass, brick, tile metal dyes, paper, pulp, glue, gunpowder, paint, and/or its constituent explosives, emery cloth, sandpaper, candles, disinfectant dyestuffs, insect extermination, ice, and ice cream.
 - b. **Unacceptable Uses.** Manufacturing uses prohibited in commercial land use categories include: abattoir and meat packing plants, bakeries (other than those whose products are made and sold only on the premises), bottling works, boiler works, brass and copper works, canning plants, coke ovens, cleaning and dyeing establishments, distillery, fish smoking and curing, incinerators, metal or woodworking shop, milk depot other than a retail business conducted on the premises, and rendering or reduction plant of any kind.

For purposes of this policy, public infrastructure includes roads, bridges, water and sewer distribution lines (does not include water and wastewater treatment facilities), and other similar public facilities necessary to protect and maintain public health, safety, and welfare.

Policy 1-2.3: Aquifer Recharge. Lake County shall protect aquifer recharge in accordance with policies in the Aquifer Recharge Sub-Element under Objectives 6E-1 and 6E-2.

Policy 1-2.4: Support of "Blue Belt" Legislation. Lake County shall support, through its legislative delegation, the enactment of legislation which implements the 1988 Florida Constitutional Amendment which secures a just valuation of all property for ad valorem taxation on land producing high water recharge to Florida's aquifers.

Policy 1-2.5: Sinkholes. Sinkholes present within the County are too small to appear on the "Future Land Use Map". Due to unstable soils and high relief of slopes associated with sink holes, development shall not be permitted within nor allowed to fill sinkholes unless specific conditions are met. The type, density and intensity of land uses established adjacent to sinkholes shall be limited to activities which will not cause further expansion of the hole. Where a proposed development activity site contains a sinkhole, setbacks and buffering shall be required. Specific setbacks and permanent buffering shall be determined by the County and shall be based on the recommendations of a State registered geologist. Based on the recommendation of a State registered geologist, small diameter sinkholes shall be back-filled with a mixture of soil material (preferably clay) which will divert water from directly entering an aquifer. Where one hundred percent clay fill is cost prohibitive, the soil material shall be of a mixture which provides percolation and filtration. All sinkholes shall contain a permanent grassed swale to divert runoff and shall not be used as part of the stormwater conveyance system. Diversion of stormwater directly or indirectly to sinkholes is prohibited.

Policy 1-2.6: Lake Front and Wetland Littoral Zone. To protect lake front and wetland areas from the encroachment of development, the County shall implement the following shoreline protection standards and incorporate these standards into the land development regulations

1. The County shall establish a minimum setback of 50 feet from the ordinary high water line or as far landward as possible based on the depth of the lot for all development, except for water-dependent development such as docks.
2. The County shall require a 100 foot setback, or a setback as far landward as possible based on the depth of the lot, from the ordinary high water line of lakes and wetlands for the installation of septic tanks and drainfields in addition to the requirements of Chapter 10D-6, F.A.C.
3. The County shall require compliance with Florida Department of Natural Resources regulations in Chapters 16C-20 and 18-20, F.A.C., regarding removal of shoreline vegetation. In addition, the County shall extend the provisions of Chapter 16C-20, F.A.C., so as to make the provisions applicable to all waters of the State. Provided, however, the extension of this policy shall be implemented in manner so as to not unreasonably infringe upon the common law or statutory riparian rights of the upland riparian property owners.
4. The County shall prohibit the disposal of yard waste along the shoreline and in wetlands.

In order to protect the quality and quantity of surface water and provide habitat for semi-aquatic or water-dependent terrestrial species of wildlife, upland buffer zones shall be established in conformance with Policies 1-2.1 for vegetation occurring within the 100 year floodplain in limnic systems.

Policy 1-2.7: Vegetative Communities and Wildlife Habitats. In conformance with Objectives 7-6, 7-7, 7-8, and 7-9 of the Conservation Element and accompanying policies, vegetative communities and wildlife habitats shall be protected from adverse effects associated with development. Significant areas for which the County seeks to prevent the encroachment of or intrusion by development shall either be:

1. designated as conservation open space, precluding the encroachment or intrusion of development altogether; or

2. developed consistent with the provisions within this Plan and incorporated into the Land Development Regulations which shall require developments to preserve portions of developable upland containing designated species areas for environmental preservation. The development review process shall determine the extent to which preservation for vegetative communities and wildlife habitats shall be protected from development and shall include the requirement to provide open space.

Policy 1-2.8: Historically Significant Sites. Any structure, building, or site which is deemed historically significant and is placed on the Florida Master File or the National Register of Historic Places shall be identified on the "Future Land Use Map" Series. If type, density and intensity of adjacent land use shown on the "Future Land Use Map" is not compatible to the preservation of a historic site, then appropriate buffering and screening techniques shall be requirements imposed on adjacent new development. Such requirements shall be stipulated within the Land Development Regulations.

Policy 1-2.9: Preventing Detrimental Impacts of Development on Historic Sites. The County shall prevent detrimental impacts of development to historic sites including provisions within the Land Development Regulations which preclude: 1) destruction or alteration of all or part of such site; 2) transfer or sale of a site of historical significance without adequate conditions or restrictions regarding continued preservation, maintenance, or use of such property; 3) encroachment or introduction of visible, audible, or atmospheric elements which are inconsistent with the character of the property; and 4) alteration or destruction of the site's surrounding environment.

Policy 1-2.10: Preventing Destruction of Discovered Archaeological Sites. Development shall cease construction activities on a development site when unidentifiable artifacts are uncovered during either land preparation or construction. The developer shall notify the County of such potential discovery, and the County and/or the developer shall contact the Florida Department of State of such discovery. Construction shall not begin until the State has determined the archaeological significance of the discovery and the restrictions which shall be imposed on development. Development may continue in areas which will not impact the site of the discovery.

Policy 1-2.11: Coordination with Conservation Element. Lake County shall require all development proposals to conform to the appropriate portions of the Conservation Element before such proposals can be considered to be consistent with the Future Land Use Plan.

Policy 1-2.12: 100-Year Floodplain - Water Quality. Development proposals, as listed in Policy 1-2.2, within the 100-year floodplain of the four river basins in Lake County (Wekiva, Oklawaha, Palatlahaha, and St. Johns Rivers) shall demonstrate, prior to the approval of such development, that the development will not degrade the water quality and floodplain functions and values. No development, other than that listed in Policy 1-2.2, shall be permitted in the 100 year floodplain.

Policy 1-2.13: Land Acquisition and Adequate Buffering. Lake County shall attempt to coordinate efforts to acquire public lands for conservation, preservation, and open space and shall provide for the adequate buffering of Public Resource Lands from potentially incompatible adjacent land uses. The County shall permit normal best management practices associated with native habitats such as controlled burning within Public Resource Lands.

OBJECTIVE 1-3: PLANNING FOR COMMERCIAL ACTIVITIES. Allocate Sufficient Land Area to Accommodate Commercial Activities which Provide Goods and Services, with Consideration to Fiscal and Environmental Impacts to the County.

Policy 1-3.1: Criteria for Identifying Marketable Commercial Sites. The location and distribution of commercial land use on the "Future Land Use Plan Map" shall be guided by the criteria contained in the text of the Future Land Use and Economic Evaluation Elements Data Inventory, and Analysis sections.

Policy 1-3.2: Access to Commercial Land Uses. Access to commercial sites shall be in conformance with the proposed Lake County Access Management Ordinance specified within the Traffic Circulation Element.

Policy 1-3.3: Mitigation of Impacts to Adjacent Land Uses. In conformance with Policy 1-13.6, the County shall incorporate performance standards within the Land Development Regulations by February 1992 which require commercial developments and redevelopments to provide sufficient buffer and screening for purposes of mitigating impacts to adjacent residential or institutional land uses.

Policy 1-3.4: Availability of Facilities to Support Commercial Development. The density and intensity of commercial uses shall be compatible with the ability of public facilities to provide adequate services according to adopted level of service standards.

Policy 1-3.5: Commercial Development at Turnpike Interchanges. Commercial uses at Turnpike Interchanges shall be limited to those designated on the "Future Land Use Plan Map" and designed to meet the needs of the traveling public until a small area study is completed and a comprehensive plan amendment is processed.

Policy 1-3.6: Commercial Corridor Development. The development of commercial, office, community facility, including school facilities, and multi-family residential uses in Commercial Corridors, as designated on the "Future Land Use Plan Map", may be permitted. Until such time as Specific Area Plans are adopted for Commercial Corridors a case by case examination for compatibility between land uses and consistency with the Comprehensive Plan shall guide land use decisions within the commercial corridor areas.

Policy 1-3.7: Specific Area Planning for Commercial Corridors. Specific Area Plans shall be developed for Commercial Corridors and the findings of the Plans shall be incorporated into the Comprehensive Plan either prior to or coincident with the Five Year Evaluation and Appraisal Report. The primary intent of these studies will be:

- to define the boundaries of the corridor area;
- to adopt standards for development and redevelopment within the corridor area including, but not limited to, unified access controls, signage and landscaping standards, and minimum parcel sizes for land uses;
- to identify problem areas which can be mitigated prior to development or through redevelopment of an area;
- to identify potential land use compatibility conflicts and practical mitigation measures to reduce or eliminate identified conflicts;
- to examine level of service opportunities and constraints for potential land use changes and development within the corridor areas; and
- to achieve other such planning objectives as the Board of County Commissioners may direct.

OBJECTIVE 1-3A: CRITERIA TO DIRECT COMMERCIAL DEVELOPMENT. Lake County Shall Direct Commercial Development Through the Designation of Commercial Activity Centers (Regional, Community, Neighborhood) as Designated On the Future Land Use Map.

Policy 1-3A.1: Commercial Development In Land Use Classifications. Urban areas should be served by shopping facilities, which are designed and planned around market and service areas. These areas are generally categorized under one of the following shopping center types:

1. Regional Activity Centers:

- a. Location - will be at the intersections of arterials or along an arterial at an appropriate distance from an interchange of an arterial with an interstate highway. These centers shall be located within the Urban and Urban Expansion land use categories. In addition, these centers require a minimum population of 150,000 within its service area for support.
- b. Allows - 500,000 square feet or more of gross leasable area.
- c. Major component may be a mall with two or three anchor stores.
- d. Service Areas – county-wide to regional area.
- e. Requires a unified site plan, which incorporates an internal traffic circulation system and pedestrian circulation.
- f. May not be separated by public streets and highways.
- g. Site design will not compromise the integrity of adjacent uses.
- h. May contain office, professional or institutional use.

2. Community Activity Centers:

- a. Location - at the intersection of two arterials or at the intersection of an arterial and collector, or along an arterial at an appropriate distance from an intersection. These centers shall be located within the Urban and Urban Expansion land use categories. In addition, these centers shall have a minimum market area radius of two miles.
- b. Allows - 50,000 to 500,000 square feet of gross leasable area.
- c. Major component may include a shopping center with one or more department stores.
- d. May contain office, professional or institutional uses.
- e. Requires a site plan with an internal circulation system that does not compromise the integrity of adjacent uses.
- f. Shall not degrade the proper functioning of the adjacent roads below the established levels of service.
- g. These centers shall be located so that there is not a substantial overlap of its service area with the service area of existing centers.

3. Neighborhood Activity Centers:

- a. Location - at the intersections of collectors, or at the intersection of a collector and an arterial. These centers shall be located in the Urban, Urban Expansion and Suburban land use categories.

- b. Major component may include a grocery, drug, or convenience type stores.
- c. Allows combined commercial allocations from 10,000 to 50,000 square feet of gross leasable area.
- d. Service Area - will be proximate to population areas to support proposed uses. These centers are intended to accommodate the shopping needs of the resident living within the immediate surrounding neighborhoods. These centers shall have a minimum market area of 1.25 miles.
- e. Site design will not compromise the integrity of adjacent uses.
- f. Will not degrade the proper functioning of the adjacent roads below the established levels of service.
- g. Neighborhood shopping centers shall not use local streets as their principal traffic access.

4. Neighborhood Convenience Centers:

- a. Located along collectors, with preference given to locations at the intersections of such streets, except in rural villages with arterial roads being the only major streets. This type of center may be located at the intersection of arterials in such villages. These centers are intended to accommodate the convenient shopping needs of residents living within the immediate surrounding area. These centers shall have a minimum market area of one mile.
- b. Allows combined commercial and retail allocations of 2,500 to 5,000 square feet.
- c. May be located in all of the land use designations, except for the Green Swamp ACSC and because of size will not require mapping on the Future Land Use Map. Within the Green Swamp ACSC, neighborhood convenience centers may be located only within the Ridge and Transitional land use categories provided they meet all of the criteria of this policy and have a minimum discrete market area of two miles and located on a County arterial.
- d. New convenience centers shall not be located internally within existing single-family developments unless part of a Planned Unit Development (PUD or MUQD).
- e. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.
- f. Shall not be located in conservation or environmentally sensitive areas.

5. Commercial Corridors:

- a. Commercial shall only be allowed along commercial corridors on U.S. 441, U.S. 27 and U.S. 192 which have significant existing commercial development, as identified on the Future Land Use Map.
- b. Infilling will be allowed within designated commercial corridors.
- c. Regulations shall be developed to address the special needs of these corridors. They shall contain requirements for additional setbacks, buffers, landscaping requirements, access limitation, etc.

d. Shall not degrade the proper functioning of the adjacent roads below the established levels of service

6. Old U.S. Hwy. 441 / Alfred St. Corridor

Industrial Zoned Property along Old U.S. Hwy. 441 / Alfred St. shall be eligible to develop or re-develop up to 5,000 square feet of retail, service or office commercial per original parcel as recognized on the Lake County Zoning Maps, as of December 16, 2003. The designation of these properties as Employment Center, does not have bearing on their eligibility for commercial development. The effected properties shall be considered consistent with Policy 1-3A.1 (4) Neighborhood Convenience Centers. Commercial uses allowed on these properties shall be consistent with Convenience Retail uses as defined in Section 3.01.02 (C) (17) of the Lake County Land Development Regulations, as amended.

5. Commercial Corridors:

a. Commercial shall only be allowed along commercial corridors on U.S. 441, U.S. 27 and U.S. 192 which have significant existing commercial development, as identified on the Future Land Use Map.

b. Infilling will be allowed within designated commercial corridors.

c. Regulations shall be developed to address the special needs of these corridors. They shall contain requirements for additional setbacks, buffers, landscaping requirements, access limitation, etc.

d. Shall not degrade the proper functioning of the adjacent roads below the established levels of service.

Policy 1-3A.2: Requirements for Commercial Developments. The County shall require a landscaped buffer between all commercial uses and residential land uses and sign controls to enhance community aesthetics, maintain neighborhood viability, reduce incompatibility of adjacent land uses and reduce glare and noise.

OBJECTIVE 1-4: PLANNING FOR INDUSTRIAL ACTIVITIES. Allocate Sufficient Land Area to Accommodate Industrial Activities which Produce Goods and Services, with Consideration to Fiscal and Environmental Impacts to the County.

Policy 1-4.1: Available Industrial Land. Land allocations shall be provided for existing industrial activities, and additional land shall be made available to accommodate expansion needs of existing industry and to attract new industries to the County.

Policy 1-4.2: Criteria for Identifying Industrial Sites. The location and distribution of industrial land use districts delineated on the "Future Land Use Map" shall be consistent with the text of the Future Land Use and Economic Evaluation Elements' Data Inventory, and Analysis section.

Policy 1-4.3: Mitigation of Impacts to Adjacent Land Uses. Non-polluting industrial land uses shall be required to provide buffer or screening to abate visual, auditory, or olfactory nuisances emanating from the site. In conformance with Policy 1-13.6, the County shall incorporate performance standards into the Land Development Regulations which define buffer and screening requirements for non-polluting and polluting industries.

Policy 1-4.5: Planned Office Parks. The development of planned office parks and high technology research and development centers serving regional and national markets shall be encouraged within areas determined to be feasible via market feasibility studies identified within the Economic Evaluation Element.

Policy 1-4.6: Attraction of Class "A" Quality Development. The coordinated development of industrial, commercial, service and government uses within a park-like setting shall be encouraged in designated Employment Centers. Class A quality type development shall be encouraged in designated Employment Centers, particularly in the Turnpike Interchange area.

Policy 1-4.7: New Zoning District for Major Employment Centers. A zoning district shall be developed to implement the Employment Center and Turnpike Employment/Commercial Activity Center development concept. This zoning district, when adopted, shall only be applied to Employment Center and Turnpike Employment/Commercial Activity Center designations on the "Future Land Use Plan Map" which are located along the Turnpike Corridor. Additionally, the Employment Center concept shall be further defined through the update of the County's Land Development Regulations.

OBJECTIVE 1-5: PLANNING FOR PUBLIC FACILITIES AND INSTITUTIONAL ACTIVITIES. The County Shall Assure that Needed Public Services and Facilities are developed Concurrent with the Impact of New Development, Including Adoption of a Concurrency Management System within the Comprehensive Plan and Implemented through the Land Development Regulations. Sufficient Land Area Shall Be Available to Accommodate Public Facility Improvements Proposed within the Comprehensive Plan and Programmed in the Five-Year Schedule of Capital Improvements.

Policy 1-5.1: Coordinate Public Facilities with Land Use. The County shall extend public facilities only to existing and proposed land use activities, as shown on the "Future Land Use Map", which shall require and demand such services. Undeveloped land shall not be designated for development without assurance through the Comprehensive Plan and Land Development Regulations that public facilities shall be available concurrently with the impacts of development. The impacts of land uses, including their densities and intensities, shall be coordinated with the County's ability to finance or require provision of necessary public facilities at conditions at or exceeding the adopted minimum level of service standards.

Policy 1-5.2: Coordinate Public Facilities and Services with Concurrency Management System. The timing and location of public facilities shall be coordinated through the Concurrency Management System to assure that development occurs in an orderly and timely manner consistent with the availability of public facilities and services.

Policy 1-5.3: Protection of Public Potable Water Wellfields 9J-5.013(2)(c)(1). Upon Plan adoption, the County shall designate an interim protection area of 400 feet in radius as the well field protection zone for each public potable water well, until cones of influence can be more accurately determined. This area shall be designated as the Potable Water Well Protection Zone. The first 200 foot radius shall be a zone of exclusion, where no development activities shall be permitted, and within the remainder of the zone of protection land uses shall be regulated to prohibit activities identified in Policy 7-2.18 of the Conservation Element.

Policy 1-5.4: Location of Institutional/Facility Development in Urban Areas. Development of institutional, governmental, transportation, recreational, cultural, communication and utility facilities shall generally be limited to the Urban area, as designated on the "Future Land Use Plan Map". The scale of such facilities should be related to surrounding land uses and designed to preserve the character of residential neighborhoods, when so located. Community facility uses are encouraged to locate along collector or arterial roadways, when possible.

Policy 1-5.5: Size Requirements for Schools. Lake County shall encourage elementary and middle schools to locate in urban areas.

Policy 1-5.6: Location of Institutional/Facility Development in Less Intense Land Use Categories. The development of institutional, governmental, transportation, recreational, cultural, communication and utility facilities shall be permitted in the less intense land use categories, as designated on the "Future Land Use

Plan Map", only when such development provides regional services, or is incompatible with urban uses or serves the existing needs of the immediate area in which it is located.

Policy 1-5.7: Lake County shall encourage high schools to be centrally located to serve the projected student population based on growth projections for the geographic area. A high school site may be located in any allowed land use designation except where prohibited under Policy 1-1.15 provided the proposed site will accommodate the projected student population over a minimum of 10 years. Where schools of all types are encouraged to locate in Urban and urbanizing areas, if a proven need based on the projected growth of the geographic area can be shown, schools of any type may be located in any land use designation where allowed pursuant to Policy 1-1.15.

Policy 1-5.8: Specific Restrictions on School Locations. New school facilities shall not be allowed within the Employment Center and Future Employment Land Uses, with the exception of Colleges, Universities, Technical and Trade Schools. Additionally School facilities shall not be allowed within the Transitional, Rural Conservation, and Core Conservation Land Use Categories of the GSACSC nor within the Wekiva River Protection Area A-1-20 and A-1-40 Overlay Districts. Whenever feasible, elementary schools shall be located so that at least twenty (20) percent of enrollees reside within a walking distance of two (2) miles.

OBJECTIVE 1-6: COORDINATE FUTURE LAND USES WITH TOPOGRAPHY AND SOIL CONDITIONS. Land Uses Shall Be Located in Areas Compatible with Soil Conditions and Topography Best Suited to Promote the Health, Safety and Welfare of Citizens, Protect Investments in Property and Development, and Assure Preservation and Conservation of Environmentally Sensitive Lands and Other Natural Resources.

Policy 1-6.1: Coordinate Future Land Uses with Soil Conditions. Land use activities, including their densities and intensities, shall be compatible to soil types whose properties are capable of supporting the structures, parking areas, ancillary uses, and facilities proposed to be placed on them.

The County shall incorporate provisions into the Land Development Regulations which stipulate and define performance standards for land use activities proposed to occur on soil types whose development potential is limited in some form or manner.

By 1994, Lake County, in cooperation with the local HRS office, shall be responsible for developing an inspection, maintenance and repair program for all septic tanks within the County as a dimension of its regional sewer utility. All costs of this program will be funded by the utility system and the involved private sector. By 1993, Lake County shall review the septic tank limitations for highly permeable soils in cooperation with the local HRS and SCS offices.

Policy 1-6.2: Development Limitations Due to Severe Slope. Severe slopes shall be defined as having a gradient exceeding 10%. Land uses shall be delineated on the Future Land Use Maps with consideration to the topography. Alterations to slopes to reduce relief to gradients that can accommodate development must be approved by the County prior to land preparation activity.

OBJECTIVE 1-7: COORDINATE FUTURE LAND USES WITH THE CONCURRENCY MANAGEMENT SYSTEM. Assure that Future Land Use Patterns Promote Efficient Provision of Public Facilities, and that Facilities Are Available Concurrent with the Impacts of Development.

Policy 1-7.1: Availability of Public Facilities. Development orders and permits shall not be issued unless the necessary facilities and services are available concurrent with the impacts of development. Future land use allocations, including their related densities and intensities, shall not exceed the financial and legal ability of the County to provide or require provision of public facilities to serve those land uses delineated on the "Future Land Use Map". A concurrency management system as set forth within the Comprehensive Plan and

implemented through the Land Development Regulations shall determine whether adequate public facility capacities are available to meet the demands generated by new development and redevelopment.

Policy 1-7.2: Efficiency in the Provision of Public Facilities. Allocation of future land use shall occur in a manner which promotes efficient distribution and provision of public facilities including Schools. Land use allocations shall assure that future sites can be acquired for public facilities programmed within the Five-Year Schedule of Capital Improvements, the Lake County Schools Board's Facilities Plan or determined necessary to meet demands generated by growth and development anticipated through the fiscal year 2012.

OBJECTIVE 1-8: ENCOURAGE THE REDEVELOPMENT AND RENEWAL OF BLIGHTED AREAS. The County Shall Encourage the Redevelopment and Renewal of Blighted Areas and Necessary Action Shall Be Taken to Prevent Their Occurrence.

Policy 1-8.1: Amend Future Land Use to Best Encourage the Redevelopment and Renewal of Blighted Areas. At the time any new areas are identified within the County as being blighted, the County shall amend the Comprehensive Plan to include appropriate policies which address the redevelopment needs of that area. Such policies shall be based on an evaluation and analysis which shall be prepared within the appropriate Data Inventory and Analysis Section, the supporting document to the Comprehensive Plan. The County shall also re-evaluate the future land use designation for the blighted area to determine if a more appropriate designation, density and intensity of development would better encourage the private sector to invest in redevelopment.

For those areas identified in the Data Inventory and Analysis, Volume I as being areas in need of renewal on Map 1-1m, the County shall seek assistance through the use of Community Development Block Grants (CDBG) and shall conduct a detailed housing condition survey as outlined in the policies contained in the Housing Element. Lake County shall seek CDBG funds during the next cycle of eligibility. Lake County shall resume its program of conducting special clean-up functions targeted to these areas.

Policy 1-8.2: Maintain and Enforce Minimum Standards for Existing and New Development. The County shall continue to enforce appropriate standards for the design and construction of development, including public and semi-public facilities. By February 1992, the County's Land Development Regulations shall provide for design and construction standards, including the administration of enforcement activities, to maintain consistency with development guidelines and requirements established in this Comprehensive Plan.

OBJECTIVE 1-9: PLANNING FOR UTILITIES. The County Shall Assure that Needed Utilities Are Provided Concurrent with the Impact of New Development, Including Adoption of a Concurrency Management System within the Comprehensive Plan and implemented through the Land Development Regulations. Sufficient Land Area Shall Be Available to Accommodate Utilities.

Policy 1-9.1: Coordinate Land Use Needs for Utilities. The County shall coordinate the Comprehensive Plan with the development and service plans of utility companies to assure that sufficient right-of-ways and other land is available for utility placements and distribution lines. Distribution lines, such as telephone lines and water mains, shall be permitted in public right-of-way or as otherwise stated in the Land Development Regulations. Utilities shall be permitted under the PFD zoning district.

Policy 1-9.2: Coordinate Traffic Plans with Utilities. As existing utility service lines are placed within existing transportation right-of-ways, the County shall review future land use plans and transportation improvements to assure that appropriate land and air space are available to accommodate utility lines. The County shall inform the utility company of all transportation improvements scheduled within the Five-Year Schedule of Capital Improvements which require relocation of utility service lines or other ancillary facilities.

OBJECTIVE 1-10: DISCOURAGE URBAN SPRAWL. Discourage Urban Sprawl Through A Future Land Use Pattern which Promotes Orderly, Compact Development.

Policy 1-10.1: Land Use Allocation. The County shall designate land use on the "Future Land Use Map" only according to needs identified within the Comprehensive Plan supporting document (i.e., Data Inventory & Analysis) and to the effect such allocations place on the economic benefits and values of existing and future land and building investment. The County shall allocate a reasonable amount of land above identified needs to avoid economic impacts which a controlled supply of land will place on land values, market potential, and affordable housing for low- and moderate-income households.

Policy 1-10.2: Promote Orderly, Compact Growth. Land use patterns delineated on the "Future Land Use Map" shall promote orderly, compact growth. The County shall encourage growth and development in developed areas where public facilities and services are presently in place, and in those areas which public facilities can provide the most efficient service.

OBJECTIVE 1-10A: PROVISIONS FOR PLANNED UNIT DEVELOPMENTS. Land Development Regulations Shall Be Developed Which Include Provisions for Planned Unit Developments (PUD or MUQD), and Other Innovative Land Use Techniques.

Policy 1-10A.1: Requirements for Planned Unit Developments. All Planned Unit Developments (PUD or MUQD) shall be developed as an integrated unit with one or more land uses. A PUD's density and intensity shall be subject to the density and intensity of the underlying land use category.

1. By June, 1992, PUD criteria shall be developed and incorporated into Land Development Regulations that allow for diversification of uses, and structures in a manner consistent with existing and permitted land uses located adjacent to the property.
2. PUD's and MUQD's shall be required to include provisions for the retention of open space, conservation and protection of significant natural resources that may be located within the development site. The clustering of structures on site will be required to meet this requirement.
3. PUD's and MUQD's shall provide maximum opportunity for application of innovative concepts of site planning in the creation of aesthetically pleasing living, shopping, and working environments on properties of adequate size and location.
4. The intensity of development within a PUD or MUQD shall be contingent upon the ability to provide, concurrent with the impacts of the development, the adopted level of service of public services and facilities.

OBJECTIVE 1-11: PROMOTE INNOVATIVE LAND DEVELOPMENT APPLICATIONS. Lake County Shall Promote the use of Innovative Land Development Regulations and Applications Through the Use of Planned Unit Development (PUD) Designations, Mixed Use Quality Developments (MUQD), Use of Transfer of Development Rights, Rural Village Concept, Traditional Neighborhood Designations, Mandatory Open Space Provisions, Overlay Districts, Clustering Requirements, Purchase of or Diversion of Development Rights on Sensitive Lands.

Policy 1-11.2: Use of Performance Zoning. By 1993, the County shall analyze the merits of incorporating performance zoning criteria and policies into the Future Land Use Element for implementation through the Land Development Regulations which base land use decisions on the ability of proposed development to provide specific facilities and services to qualify for certain density or intensity levels of development.

Policy 1-11.3: Countywide Transfer of Development Rights (TDR) Program. By February 1992, Lake County shall complete a feasibility study which shall weigh the merits of implementing a Countywide TDR

Program. The focus of this program will be to promote the efficient use of land by creating sufficient receiving areas adjacent to municipalities as well as specific growth areas or Rural Villages and which sets sending areas as those areas which may possess development potential in addition to such functions as aquifer recharge, environmental values, and agricultural uses.

Policy 1-11.4: Designation of Rural Villages. Lake County hereby designates the following areas as Rural Villages: Paisley, Lake Kathryn, Crows Bluff, Altoona, Ferndale, Pittman, Astor Park, Lake Jem, and Lisbon. Lake County shall designate future Rural Villages as necessary through an amendment to the Comprehensive Plan. Development within designated Rural Villages shall not exceed two dwelling units per acre. The maximum amount of commercial land use shall not exceed 50,000 square feet Gross Leasable Area (GLA). All Rural Villages shall have a village center and all newly designated rural villages shall be established through a Comprehensive Plan and Map amendment and shall use the MUQD process as outlined within the Land Development Regulations. Newly created Rural Villages shall meet performance criteria established through the Land Development Regulations.

Policy 1-11.5: Establishment of Future Rural Villages. Lake County shall establish future Rural Villages through a Comprehensive Plan Amendment in areas that are designated Rural on the Future Land Use Map.

Policy 1-11.6: Definition of Rural Village. Rural Village(s) are hereby defined as areas in which the following public services are available or can be provided: roadways, recreation, solid waste collection, stormwater management facilities, fire protection, police protection and emergency medical service. Potable water supply and sanitary sewage service may be available through a centralized provider or individual systems unless the density exceeds that specified in Policy 1-11.4.

Policy 1-11.7: Adherence with Adopted Levels of Service within Designated Rural Villages. Rural Villages shall not be approved if the Levels of Service for all facilities covered under the Concurrency Management System fall below the adopted standards unless it is demonstrated to the satisfaction of the County that facilities will be in place that meet the adopted Levels of Service concurrent with the impact of development.

Policy 1-11.8: Designation of Rural Villages. The County may designate Rural Villages on the "Future Land Use Map" in response to changes in the agriculture industry and to the demand for a rural lifestyle.

Policy 1-11.9: Size and Designation of Rural Villages. Rural Villages shall gain final approval only as a PUD or MUQD.

Policy 1-11.10: Uses within Rural Villages. Rural Villages shall contain a mix of uses, including housing, support commercial activities and employment opportunities for future residents.

Policy 1-11.11: Phasing of Rural Villages. Rural Villages shall be phased to allow for changes in market conditions and maintenance of adopted Level of Service standards in order to ensure that the project develops in a balanced nature.

Policy 1-11.12: Provision of Central Water and Sewer. Central water and sewer shall be required for development within Rural Villages if the absence of such facilities would result in a threat to the public health or safety.

Policy 1-11.13: Performance Criteria within Rural Villages. The following criteria shall be implemented to ensure that new development within Rural Villages contributes to the community's sense of place:

A. Design of new roads and alterations to existing roads should minimize physical impact on the natural and historic environment.

B. New roads/road improvements shall be designed to accommodate the anticipated volume and nature of traffic, but pavement shall be kept as narrow as safety allows while allowing for alternative means of transportation and aesthetically pleasing landscape treatment.

C. New buildings and structures shall be located where their construction or access does not cause substantial modification to the topography and natural resources.

D. Additional Performance Criteria as specified within the Land Development Regulations.

Policy 1-11.14: Expansion or Creation of the Rural Village Boundary. Expansions or creations of Rural Villages shall be contiguous to the existing urban or rural settlements and shall not create enclaves or finger-like projections into the surrounding rural area.

Policy 1-11.15: Commercial Uses within Rural Villages. Commercial uses in rural villages shall be reserved to neighborhood commercial and be developed according to the following criteria:

A. These uses shall be located interior to the village to serve the residents of rural areas and not primarily to attract "passer-by" trips and;

B. These uses shall contain retail and personal services intended to serve the immediate population.

Policy 1-11.16: Efficient Land Use Patterns within Rural Villages. Land use patterns shall be designed to promote pedestrian traffic and shorter/less frequent motorized vehicle trips than typical suburban sprawl development. Land use patterns shall be designed to provide a transition of land uses to avoid the creation of incompatible adjacent uses.

Policy 1-11.17: Provision of Design Standards. Design standards shall be adopted within the Land Development Regulations to promote proper control of landscaping, signage, buffers, noise, air quality, water quality, drainage, and lighting.

Policy 1-11.18: Protection of Environmentally Sensitive Resources. Environmentally sensitive resources as defined in the Conservation Element, shall be protected or preserved through the use of clustering, density bonuses, additional mandatory open space provision, or other planning and development tools that balance development rights with community objectives. The Land Development Regulations shall contain provisions which specify that the application of a development technique shall be applied to developments based on the specific development proposal and the presence of environmentally sensitive resources. The Land Development Regulations shall contain the requirement that a proposed development project be designed around pre-development environmental constraints.

Policy 1-11.19: Assurance of the Provision of Facilities and Services. Funding of necessary facilities and services shall be encouraged from a variety of sources such as municipal service taxing units, municipal service benefit units, targeted impact fees, developer commitments, user fees, and other applicable Local, State and Federal funds.

OBJECTIVE 1-11A: DIRECTION FOR DEVELOPMENT IN RURAL VILLAGES. To Provide Direction for Development and Allow For A Mix of Functionally Related Uses In the Designated Rural Villages.

Policy 1-11A.1: Standards for Nonresidential Development in Rural Villages. Nonresidential development may be permitted within Rural Villages provided it meets the appropriate location criteria and the following standards:

1. Commercial uses within Rural Villages shall contain retail and personal services intended primarily to serve the immediate population, but may also allow uses that cater to visitors to the village and the County.
2. The typical square footage of gross floor area of retail and personal services is 5,000 square feet. The actual amount of commercial development appropriate for any rural area should be relative to the population being served and the character of the village. However, the current commercial zoning inside a Rural Village will be allowed to develop even if it exceeds the average square footage.
3. Commercial uses should be concentrated at the center of activity in a cluster and preferably at the intersection of major roadways.
4. Existing industrial and mining activities may continue, but new industrial and mining activities shall be prohibited. Agricultural land uses are presumed to be compatible within a Rural Village.
5. All proposed development shall not degrade the level of service on adjacent highways.
6. All proposed development shall meet the requirements of the County's transportation access management policies.
7. Protect natural resources.

Policy 1-11A.2: Criteria For Approving Development in Rural Villages. Criteria for approving development in Rural Villages shall include the following. These criteria shall be incorporated into the County's Land Development Regulations.

1. Transportation Access Management

When a development site abuts the State highway system, the applicant for a development permit shall consult with the Florida Department of Transportation (FDOT) prior to development permit approval. The purpose of the consultation shall be to obtain conceptual review of FDOT's location, quantity, spacing and design standards for access management.

The County shall amend its Land Development Regulations to comply with the minimum connection and spacing standards presented in Rule 41-97, Florida Administrative Code (Table I-A1).

The minimum connection spacing and median standards for access roads are as follows:

- a. Minimum Connection Spacing and Median Opening - Access Road. The minimum spacing between access connections on roadways with access roads shall be as follows:

Posted Speed	Minimum Connection Spacing	Minimum Median Opening Full Direction		Minimum Signal Spacing
		(Miles)	(Feet)	
(Miles per Hour)	(Feet)			(Feet)
Less than 45	660	0.5	1,320	0.5
Over 45	1,320	0.5	1,320	0.5

- b. Interim Minimum Connection Spacing and Median Openings - Other Access Management Techniques. The minimum spacing between access connections on roadways which utilize other access management techniques shall be as follows:

Posted Speed	Minimum Connection Spacing	Minimum Median Opening	Minimum Spacing	Minimum Signal
(Miles per Hour)	(Feet)	(Feet)	(Feet)	(Feet)
35 or Less (Special Case*)	125	0.125	330	0.25
35 or Less	245	0.25	660	0.25
36 - 45	660	0.25	660	0.25
Over 45	1,320	0.5	1,320	0.25

(*) The 35 MPH or less (Special Case) standards shall be used only where current connection development averages at least fifty (50) connections per mile on the side of the highway for which the connection is requested, based on actual count of connections one quarter (1/4) mile in each direction, for a total of one half (1/2) mile, from the proposed connection.

Table I-A1
CONTROLLED ACCESS FACILITIES
(14-97.003 Access Management Classification System and Standards)

ACCESS CLASS	FACILITY DESIGN	MINIMUM CONNECTION SPACING	MINIMUM MEDIAN OPENING	MINIMUM MEDIAN OPENING	MINIMUM SIGNAL SPACING
2	Restrictive with Service Roads	1,320/660	1,320	0.5	0.5
3	Restrictive	660/440	1,320	0.5	0.5
4	Non-Restrictive	660/440	N/A	N/A	0.5
5	Restrictive	440/245	660	0.5/0.25	0.5/0.25
6	Non-Restrictive	440/245	N/A	N/A	0.25
7	Both	125 330	0.125 0.25		

(Greater than 45 MPH/Less than or equal to 45 MPH)

Note:

- Section 14-97.003 and 14-97.004, FAC, contain supplementary and more detailed instructions for the use of these standards.
 - These minimum spacings may not be adequate if auxiliary lanes and storage are required.
 - Single properties with frontages exceeding the minimum spacing criteria may not receive permits for the maximum number of possible connections.
- c. The minimum connection spacing specified above may not be adequate if right-turn or left-turn storage is required. Greater distances may be required to provide sufficient site-specific storage.

d. The above minimum connection spacing and median opening spacing shall apply to the arterials and major collectors in the highway system as specified in the Traffic Circulation Element of this Plan.

e. The above minimum connection spacing and median opening spacing shall also apply to all designated roads on the State highway system until such time that the roads are classified pursuant to Chapter 14-97, Florida Administrative Code, State Highway System Access Management Classification System and Standards, Section 14-97.003.

f. No additional median cuts shall be constructed through any existing median on any of the arterials and major collectors in the highway system as specified in the Traffic Circulation Element of this Plan unless the median cut is necessary to accommodate safe traffic flow as determined by the County engineer or City engineer, or to replace an inappropriate, existing median cut and is permitted by the governmental entity with jurisdiction.

g. Unless prohibited by natural or design limitations, all necessary ingress and egress driveways shall coincide with the existing median cuts. All driveways shall receive a permit from the appropriate governmental entity with jurisdiction prior to construction.

h. A Non-Conforming Connection may be issued for any roadway after an analysis and determination that a conforming connection, meeting location and spacing criteria standards, cannot be made and a finding that the denial of a connection would leave the property without a reasonable means of access to the highway system. In such an instance, the connection shall be noted as non-conforming and contain specific restrictions and provisions including:

- (1) Maximum vehicular usage of the connection;
- (2) Construction of a conforming connection when future alternate means can be obtained with removal of the non-conforming connection;
- (3) Limitation on properties to be served by the connection; and
- (4) Any other conditions deemed necessary by the County to carry out the provisions of the Access Management Regulations.

2. Buffers

To protect the quality and quantity of surface waters in Rural Villages, revised Policy 7-5.4 and Policies 7-5.4A, 7-5.4B, 7-5.4C and 7-5.4D govern the establishment of minimum buffers adjacent to wetland areas.

3. Setbacks

To protect lakefront and wetland areas in Rural Villages, Policies 1-2.6 and 7-3.5, as revised, regulate development in these areas.

4. Conservation Easements

To the extent practical, wetlands within a project shall be placed in a conservation easement which shall run in favor of, and be enforceable by, a homeowners' association or the County at its option. In determining whether it is practical to convey a conservation easement to a homeowners' association or the County, the County shall take into account the following factors; (1) the number of lots in the subdivision; (2) the size of the subdivision; (3) the size of the wetlands; and (4) the location of the wetlands. The

conservation easement shall require that the wetlands be maintained in their natural and unaltered state. To the extent practical, wetlands shall not be included as part of any platted lot, other than a lot platted as a common area, which shall be dedicated to the homeowners' association or the County for ownership and maintenance.

5. Permitting and Monitoring Septic Systems

Developments in Rural Villages shall utilize septic tanks. Regulation of septic tanks in Rural Villages shall conform to Policy 7-2.16 of the Conservation Element.

6. Tree Protection

When the removal of trees are associated with a development project in a Rural Village, a tree removal permit shall be required. Removal of trees shall not commence until the final development approval has been authorized. Regulation of tree removal shall be as follows:

a. The County shall maintain a list of protected trees which shall include all trees native to Florida according to the "Guide to the Vascular Plants of Central Florida" by Richard Wunderlin.

b. Tree removal permits authorize, but do not require, removal of trees specified herein. At least twenty-five percent (25%) of the total number of trees permitted for removal pursuant to any one permit shall be replaced on-site by the permittee.

c. Trees that are prohibited as replacement to removed trees are:

- (1) Australian Pine (Casuarina species)
- (2) Cajeput or Punk Tree (Melaluca quinquenervia)
- (3) Chinaberry (Melia azedarch)
- (4) Ear Tree (Enterlobium cyclocarpum)
- (5) Eucalyptus species
- (6) Florida Holly or Brazilian Pepper (Schinus terebinthifolius)
- (7) Paper Mulberry (Broussonetia papyrifera)
- (8) Silk Oak (Grevillea robusta)

d. Replacement size. A replacement tree shall be an approved tree at least one (1) inch DBH, Florida number 1 grade or better.

e. Exceptions to the requirements of this policy shall be allowed for the following:

(1) Trees within road or drainage rights-of-way and easements which are to be removed as part of an approved project of the Board of County Commissioners.

(2) Trees of less than six (6) inches DBH, unless a wetland tree or a tree that is part of a Sand Pine (Scrub) community.

(3) Trees which pose an immediate and direct threat to persons or property.

(4) Trees existing on lots of five (5) acres or less upon which one or more single family or duplex dwellings exist unless such trees are being cleared to construct any other residence, or commercial or industrial structure regardless of when or by whom construction is planned.

(5) Trees that are located on land zoned for agriculture and taxed and used for bona fide agricultural or silvicultural purposes.

7. Stormwater Management

Stormwater Management facilities in Rural Villages will be constructed to the Level of Service (LOS) standards contained in Policies 6C-2.10 and 6C-2.11 of the Stormwater Sub-Element of the Comprehensive Plan.

OBJECTIVE 1-12: FUTURE LAND USE MAP SERIES. The County hereby adopts the "Future Land Use Map" Series, Maps I-1, I-2, I-3, I-4, I-5, I-6, I-7, I-8, I-9, and VIII-1, Represent County Policy for Managing the Allocation of Future Land Use through the year 2005. The "Future Land Use Map" Series Is and Shall Be Supported by the Comprehensive Plan Data Inventory & Analysis Portions of the Comprehensive Plan (1990) and the Comprehensive Plan Evaluation and Appraisal Report. Land Use Designations of the Future Land Use Maps Are and Shall Be Allocated Pursuant to the following:

- * Goals, Objectives and Policies established in the Comprehensive Plan;
- * Based on anticipated growth and development through year 2005, as determined within the Data Inventory & Analysis portions of the Comprehensive Plan;
- * Conservation of Natural Resources including lakes, wetlands, floodplains, sinkholes, groundwater high recharge areas, endangered and threatened species and their native habitats;
- * Efficiency in the provision of public facilities;
- * Preservation of fiscal resources and maximization of economic benefit.

Policy 1-12.1: Consideration of Community Facilities. Community Facilities shall be designed to blend in with the existing and proposed land use at the scale of density and intensity of the immediate surrounding area. A definition for a "Community Facility" shall be provided within the revised Land Development Regulations and shall include such uses as community centers, post offices, and public buildings.

Policy 1-12.2: Interpretation of Residential Density Designations. Maximum gross residential densities shall be construed to represent the maximum allowable units which may be constructed on the gross land area, determined by dividing the "maximum allowable units" by the "gross land area" (i.e., dwelling units/gross land area). Residential densities shown on the "Future Land Use Map" shall be construed as the maximum gross residential density permitted for development in that residential district.

Gross land area shall be construed to represent all land under common ownership proposed for residential development. Density designations shall be reduced for the following circumstances:

1. Waters of the State shall not be included as gross land area.
2. Open water bodies shall not be included as gross land area.
3. Land area which encompasses wetlands shall be restricted to density credits determined by calculating the gross acreage and dividing by five wherein wetlands are granted one (1) dwelling unit per five (5) acres. The density credit shall be transferred to the upland portion of the site as long as the density does not exceed the allowable density for the land use category. Where the density transfer would not adequately accommodate all of the transferred density credits based on the land use designation for the upland portion of the site, the applicant can seek a land use plan amendment to seek a higher density category.

FUTURE LAND USE MAP SERIES:

MAP I-1 - FUTURE LAND USE PLAN MAP - LAKE COUNTY - 2005 (WITH ADOPTED 2005 TRAFFIC CIRCULATION NETWORK)

MAP I-2 - CONSERVATION AREAS WITH EXISTING AND PLANNED WATERWELLS

MAP I-3 - LAND USE FOR WEKIVA RIVER PROTECTION AREA AND THE MT. PLYMOUTH-SORRENTO URBAN COMPACT NODE WITHIN THE WRPA

MAP I-4 - WEKIVA RIVER PROTECTION AREA - ZONING - MARCH 12, 1990

MAP I-5 - WEKIVA RIVER PROTECTION AREA (TRANSFERABLE DEVELOPMENT RIGHTS SENDING AND RECEIVING AREAS)

MAP I-6 - FLOODPLAINS

MAP I-7 - GENERAL MINERALS AND MINING OPERATIONS - 1989

MAP I-8 - GENERAL SOILS AND TOPOGRAPHY

MAP I-9 - HISTORIC RESOURCES

MAP VIII-1 - GENERALIZED LOCATION OF FUTURE RECREATION SITES

Policy 1-12.3: Interpretation of Non-Residential Intensities. Intensity of non-residential development shall be evaluated according to trips generated from the site based on 1,000 square feet of gross building area or on a gross acre. Trip generation associated with non-residential development and redevelopment shall be based on the most recent edition of the Institute of Traffic Engineers' "Trip Generation Manual". If particular non-residential activities are not evaluated in this manual, the County shall allow the most similar non-residential activity therein evaluated. An applicant of a development may select to have a certified engineer perform a traffic generation study for a proposed non-residential development which cost shall be paid by the applicant.

Policy 1-12.4: Density Allocations. Where Land use densities are presented as a range, the maximum density shall not represent a guaranteed right. Subdivision, zoning and site plan review criteria and procedures within the Land Development Regulations shall assure that specific density assigned to new development is compatible and consistent with established residential development patterns and provides equitable use of the land. Criteria to be considered in allocating density shall include, but not be limited to, the following:

1. Protect environmentally sensitive areas, particularly wetlands and floodplains.
2. Minimize impacts of flood hazards to development.
3. Protect neighborhood cohesiveness and stability of residential characters.
4. Assure compatible transitions between abutting low, medium, and high residential districts.
5. Require compliance with the County's tree protection and landscaping ordinance.

OBJECTIVE 1-12A: PROVIDE FOR DETERMINATION OF VESTED RIGHTS. Lake County Shall Develop Mechanisms Which Provide for Determination of Vested Rights.

Policy 1-12A.1: Vested Rights Provisions. By July, 1993, Lake County shall enact a vested rights ordinance to ensure that existing rights of property owners are preserved in accord with the Constitutions of the State of Florida and the United States. Property ownership patterns as of the adoption date of the Plan shall be the basis for all determinations of vesting. The details of this ordinance shall be guided by principles of statutory vesting and common law vesting.

1. Statutory vesting is defined in Subsection 163.3167(8), Florida Statutes, and gives the property owner the right to complete any development that has been authorized as a Development of Regional Impact

pursuant to Chapter 380, or has been issued a final local development order and development has commenced and is continuing in good faith.

2. Common law vesting is generally found to exist when an applicant proves, that the owner of a project or parcel of land, acting in good faith upon some act or omission of the County, has made a substantial change in position or has incurred such extensive obligations or expenses that it would be inequitable and unjust to destroy the right to develop or to continue development of the property.

Policy 1-12A.2: Vested Rights Ordinance. The vested rights ordinance shall provide more specific definitions of the above tests and shall provide an administrative procedure by which a property owner may demonstrate that private property rights are vested against the provisions of the Comprehensive Plan.

Policy 1-12A.3: Existing Lot Exception for Density. The following exception to the densities established by this Plan shall apply to single lots of record which were established on or before March 2, 1993, and which are not contiguous to other lots or parcels under the same ownership. An exception for density shall be made for any such lot described above so that one single family dwelling unit may be built. On lots which are contiguous to other lots or parcels under the same ownership, the owner is entitled to build only one single family dwelling unit on such contiguous lots, up to the density allowed by the Future Land Use Plan for the immediate area in question. Therefore, these exceptions relate to density only. Development undertaken pursuant to this policy shall be consistent with, and is subject to, the other provisions of the Plan, including, but not limited to, concurrency and protection of natural resources.

Additionally, the County shall establish a variance process in its Vested Rights Ordinance, established pursuant to Policy 1-12A.1, that provides for a variance, for good cause and based on hardship, from the aggregation of lots based on property ownership. There shall be one variance policy based on ownership patterns as of March 2, 1993, and it shall not apply to unrecorded subdivisions that have not been recognized by the Lake County Board of County Commissioners, as are listed below. The County shall not allow a variance if fifteen percent or more of a platted subdivision, or phase of a platted subdivision, whichever is more appropriate, is under common ownership as of March 2, 1993. This policy shall not apply in the Core/Conservation or Rural/Conservation portion of the Green Swamp Area of Critical State Concern or within the Wekiva River Protection Area boundaries.

List of Recognized Unrecorded Subdivisions

1. H.O. Peters and Associates
2. Villa City Shores
3. Sunnyside Shores
4. Western Shores
5. Banning Beach
6. Belmont Heights Unit 2
7. Robbins Heights
8. Astor Forest Campsites
9. Blue Creek Point
10. Ravenswood
11. Pittman
12. St. Johns Waterfront Est. 1st Add.
13. Deerhaven
14. Grovewood
15. Villa City
16. Forest Acres
17. River Road Acres
18. Oak Ridge
19. Forest Ridge

20. Forest Park

Good cause shall include, at a minimum: 1) demonstration that historic patterns of development have occurred in a given area of the County, and because two (2) or more lots in this area were under common ownership as of the date of adoption of the Comprehensive Plan, historic development patterns could not continue and inconsistent development patterns would be created; 2) demonstration that adequate infrastructure is available and that such development would be consistent with existing surrounding residential land uses; or 3) demonstration that property ownership patterns for lots under single ownership in a given area of the County, as of March 2, 1993, are consistent with the non-aggregated lots, and because two (2) or more lots in this area were under common ownership as of the date of adoption of the Comprehensive Plan, inconsistent development patterns would be created.

For lots located in a platted subdivision or a phase of a platted subdivision, whichever is more appropriate, for which building permits have been issued, the median buildable lot size of the platted subdivision or phase of the platted subdivision shall be used as minimum criteria for granting a variance. For the purpose of this policy, a buildable lot shall include lots for which a building permit could be issued by the County without granting a variance from the aggregation requirement established in this policy. In the event a variance is requested from the aggregation requirement of this policy for a lot located in a platted subdivision or a phase of a platted subdivision, the following minimum criteria shall apply to the lot for which a variance is being requested:

1. the lot shall not have received an agricultural classification, pursuant to Section 193.461, Florida Statutes, in 1993, based on the 1993 tax role;
2. the lot shall be required to front on a publicly maintained road;
3. the lot shall not be wholly contained within the 100-Year Flood Plain; and
4. the lot shall contain a minimum of 10,890 square feet of upland area, excluding wetlands and open water bodies, when the use of a septic tank is proposed and a minimum of 21,780 square feet of upland area, excluding wetlands and open water bodies, when the use of a private water system, pursuant to Chapter 10D-4, Florida Administrative Code, is proposed.

For lots not located in a platted subdivision, the average lot size within a one-quarter mile radius shall be used as minimum criteria for granting a variance. In the event a variance is requested from the aggregation requirement of this policy for a lot not located within a platted subdivision, the following minimum criteria shall apply to the lot for which a variance is being requested:

1. the lot shall be required to front on a publicly maintained road;
2. the lot shall not be wholly contained within the 100-Year Flood Plain; and
3. the lot shall contain a minimum of 21,780 square feet of upland area, excluding wetlands and open water bodies.

OBJECTIVE 1-13: COORDINATION OF FUTURE LAND USE WITH THE CONCURRENCY MANAGEMENT SYSTEM. The County Shall Monitor Impacts Generated by Future Growth and Development For Compliance with Minimum Levels of Service Standards and For the Availability of Public Facilities and Resources Through a Concurrency Management System. No Development Order or Development Permit Shall Be Issued by the County Unless it has been Determined that Criteria within the Concurrency Management System have been met and that Adequate Facilities and Resources are Available Concurrent with the Impacts of Development and at Levels which Equal or Exceed Minimum Adopted Level of Service Standards Adopted in this Comprehensive Plan.

Policy 1-13.1: Mandatory Compliance with the Concurrency Management System. The County shall not issue any development order or development permit unless the applicant demonstrates that impacts associated with the proposed development meet criteria set forth within the Concurrency Management System. Through principles established within the Concurrency Management System, an applicant shall demonstrate through narrative and graphic information that:

1. necessary facilities and resources are in place and functional concurrent with the impacts of development;
2. the subject development shall not reduce the levels of service (LOS) below the minimum adopted standard established in the Capital Improvements Element for each applicable public facility. For proposed developments which shall require public facilities or services provided by the County, no development order or permit for development shall be issued until a maximum capacity for a public facility is assigned to and reserved for the subject development. The reservation of capacity for a public facility shall be granted to an applicant of development only upon satisfactory compliance with the Concurrency Management System. All rights pertaining to the assignment and forfeit of capacity allocations shall be defined within the Concurrency Management System.

Policy 1-13.2: Amendments to the Comprehensive Plan. The County shall require all applicants pursuing an amendment to the "Future Land Use Map" to demonstrate that all facilities or service capacities are currently available, or shall be available after the implementation of scheduled capital improvements, to meet general needs of the proposed land use. An amendment to the "Future Land Use Map" shall not constitute the reservation of capacity for any public facility. Reservation of capacities shall only be granted to development orders or permits which demonstrate specific impacts which a development will place on public capacities. A Comprehensive Plan and Map amendment shall be required to amend the boundary of a land use category or when a proposed use is above the allowable density or intensity for the specified land use category, or when the proposed use is not within a zoning district allowed within a land use category.

Policy 1-13.3: "Future Land Use Map" and Related Policies. The "Future Land Use Map" and related policies pertaining to the "Future Land Use Map" provide definitions of land use designations and qualitative standards which shall be applied in allocating future land uses.

Policy 1-13.4: Land Development Regulations. Existing regulations governing zoning; subdivision; signage; tree protection and landscaping; floodplain management; surface water management; water conservation; septic tanks and sewage disposal; roadways and sidewalks; recreation space and facilities; health and sanitation; fire prevention and protection; building and electrical codes; excavation and erosion control; and other land and water management regulations shall be revised and/or updated as necessary to effectively regulate future land use activities and natural resources identified on the "Future Land Use Map". The Land Development Regulations for the County shall be consistent with, and serve to implement the goals, objectives and policies established within the Comprehensive Plan. To implement the goals, objectives and policies of the Comprehensive Plan, the Land Development Regulations shall be prepared pursuant to Chapter 163.3202, F.S., and shall contain specific and detailed provisions which as a minimum:

1. Regulate the subdivision of land;
2. Regulate the use of land and water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space;
3. Protect the environmentally sensitive lands designated in the Comprehensive Plan, particularly those identified in the Future Land Use Map Series;
4. Regulate development within areas which experience seasonal and periodic flooding;

5. Specify drainage and stormwater management requirements;
6. Protect potable water wellfields and aquifer recharge areas;
7. Specify minimum design standards for sanitary sewer and septic tank systems;
8. Regulate signage;
9. Ensure safe and convenient on-site and off-site traffic flow and parking needs of motorized and non-motorized transportation;
10. Require that development meet all appropriate provisions of the Concurrency Management System, including level of service standards adopted within the Capital Improvements Element, prior to the issuance of a development order or permit.

Policy 1-13.5: Consistency of Zoning Districts with the "Future Land Use Map". The County shall regulate land use activities within land use districts shown on the "Future Land Use Map" through the existing (or new if required) zoning districts. Such zoning districts shall be defined within the Land Development Regulations, and a Zoning Map shall illustrate the demarcations of each district. The density and intensity of land use activities established for each zoning district shall be consistent with density and intensity qualitative standards set forth on the "Future Land Use Map" for the associated land use district.

Policy 1-13.6: Consistency with Performance Standards. Performance standards established within the Land Development Regulations shall be consistent with the goals, objectives and policies established within the Comprehensive Plan. The Land Development Regulations shall define performance standards which address, but not limited to, the following:

1. Provide criteria for conserving:
 - a. wetlands;
 - b. floodplains;
 - c. drainage and stormwater management;
 - d. undevelopable sinkholes;
 - e. groundwater aquifer high recharge areas.
2. Provide criteria for a littoral protection zone for lake front areas and wetlands;
3. Define open space requirements;
4. Incorporate criteria for the provisions of off-street parking and controlling on-site traffic circulation, including such needs required by non-motorized transportation;
5. Provide criteria for access management through the control of access to and egress from the roadway system;
6. Mandate criteria for the performance and design of service facilities and infrastructure;

7. Define criteria for the application of screening and buffer techniques along the perimeter of land uses which may otherwise adversely impact adjacent development;
8. Establish standards for erosion and sedimentation control;
9. Stipulate requirements for the protection of historically significant structures and sites which merit protection; and
10. Stipulate criteria for the removal of trees and native vegetation.

OBJECTIVE 1-14: PREVENT LAND USE INCONSISTENT WITH THE COUNTY'S CHARACTER. Future Land Uses Shall Be Compatible with the "Future Land Use Map", and Other Applicable Laws, Ordinances, and Administrative Rules Regulating Land and Water Resource Management.

Policy 1-14.1: Existing Non-Compatible Land Uses. The County shall reduce or eliminate existing non-complying land use activities to the greatest reasonable and practical extent without intruding on the constitutional rights of the affected land owners. No existing non-conforming structure shall be increased or expanded. The Land Development Regulations shall define circumstances under which the existing non-conforming use shall be eliminated or reduced in intensity, and shall provide principles for regulating improvements to existing non-complying structures as well as changes to non-conforming uses.

Policy 1-14.2: Managing Future Land Use. The "Future Land Use Map" and related policies together with the Land Development Code shall be applied as a planning and management tool in order to prevent development of land uses which do not conform to the County's characters reflected in the County's adopted "Future Land Use Map", Zoning Map, and other applicable laws, ordinances, and administrative rules.

OBJECTIVE 1-15: PRECEDENCE OF GROWTH MANAGEMENT CONTROLS. The Comprehensive Plan Shall Represent the Primary Mechanism Which Manages Growth and Development Within the County, In Accordance to Chapter 163, Florida Statutes.

Policy 1-15.1: Precedence Over Other Land Use Control Mechanisms. Growth management and land use controls stipulated in the Comprehensive Plan through goals, objectives and policies shall take precedence over all other land use policies established in other land use control mechanisms adopted by the County, including but not limited to the Land Development Regulations and other components of the Code of Ordinances. Standards, provisions, and restrictions stated in the Land Development Regulations and the Code of Ordinances shall be consistent with the goals, objectives and policies of the Comprehensive Plan.

Policy 1-15.2: Growth Management through Adoption of Revised Land Development Regulations. The County shall revise the Land Development Regulations by February 1992 to reflect growth management controls established within the updated Comprehensive Plan. Until the adoption of the revised Land Development Regulations, all land use decisions made by the County shall be consistent with the goals, objectives and policies of the Comprehensive Plan. The County shall hold the right to determine development regulations and standards until the Land Development Regulations are completed and adopted, so long as decisions are consistent with the Comprehensive Plan.

Policy 1-15.3: Material Referenced in Comprehensive Plan Goals, Objectives and Policies. Any reference to documents, rules, regulations, codes or statutes in the Comprehensive Plan, whether an explicit citation or not, shall be considered to be that which was in existence at the adoption of this Lake County Comprehensive Plan. Where a policy relies on referenced material and where the referenced material is amended in such a manner that the interpretation or specific policy direction provided for in that policy is affected, Lake County shall amend the Comprehensive Plan Policy(ies) to either conform to the revised referenced material or to restate the criteria or guidelines that the policy covered in lieu of an explicit citation.

OBJECTIVE 1-16: ONGOING PLANNING PROGRAM. To Ensure that Unique Development Opportunities and Constraints Are Assessed Through Detailed Ongoing Planning Activities.

Policy 1-16.1: Ongoing Planning Program for Specified Areas. Areas requiring further planning shall include but not be limited to Commercial Activity Centers (Neighborhood, Community, Regional), Commercial Corridors, blighted, declining or transitional neighborhoods, interchanges, Turnpike connector roads and other arterials included in the Traffic Circulation Element, Employment Centers/Turnpike Employment Centers, designated Urban Expansion Areas, large tracts of land under common ownership, or other areas determined appropriate by the Board of County Commissioners.

An Ongoing Planning Program shall be established and implemented by the County with priorities established for County initiated plans through a five-year program reviewed and updated annually by the Board of County Commissioners and the findings of the plans shall be incorporated into the Comprehensive Plan either prior to or coincident with the Five Year Evaluation and Appraisal Report. Private sector initiated plans may be prepared if authorized by the Board of County Commissioners.

The Sector Plan Program shall be updated and implemented to determine the appropriate allocation and distribution of land uses and associated impacts in specified areas.

The Corridor Plan Program shall be developed and implemented to provide urban design criteria, address traffic circulation and access and future land use and impact assessment for arterial roadways.

The Commercial Corridor Plan Program shall be developed and implemented for designated segments of arterial roadways consistent with Policies 1-3.8 and 1-3.9.

The Community and Neighborhood Revitalization and Redevelopment Plan Program shall be developed and implemented to establish a framework for future land use patterns, infrastructure needs, and housing rehabilitation.

A wildlife corridor plan shall be developed and implemented as part of the ongoing planning program. In addition, any portion of the Comprehensive Plan that relates to land use or land use issues shall be included in the ongoing planning program.

OBJECTIVE 1-16A: SUB-AREA POLICIES. To coordinate land use with the elements of the comprehensive plan. Future Land Use Element sub-area policies applicable to a specific geographic area may be appropriate. When a Future Land Use Map amendment is based upon data and analysis that assumes a development potential less than the maximum development potential allowed by the future land use designation on the amendment parcel, a sub-area policy for the amendment parcel may be appropriate in order to establish the land use and development potential and public facilities mitigation as necessary that is supported by and consistent with the data and analysis. If a sub-area policy adopts a document verbatim or by reference, a plan amendment is required to change the content or language of that portion of the document that is contained in the adopted sub-area policy. (Added by Ordinance 2007-58)

Policy 1-16A.1: Future Land Use Map (FLUM) Amendment LPA 02/3/1-3, Center Lake Properties, Ltd., Harold Ward, III, adopted by Ordinance No. 2003-69 on September 19, 2003, changes the future land use on the amendment area from Suburban (1 dwelling unit per 5 acres) to Urban Expansion (4 dwelling units per one acre). Development shall meet the requirements of all applicable goals, objectives, and policies of the Comprehensive Plan; however, the land use and development potential made available by FLUM Amendment LPA 02/3/1-3 is hereby further limited as follows:

1. Residential development shall not exceed one hundred twenty-five (125) residential dwelling units.

2. This parcel shall be provided central potable water by the Town of Montverde and individual potable water wells shall be prohibited.
3. Wastewater treatment shall be provided by the developer via an on-site wastewater package plant and individual septic systems shall be prohibited. If an onsite wastewater system is utilized it shall be an interim system and its use shall terminate upon the availability of regional system. If an onsite wastewater system is utilized, there shall be a notation on the plat specifying that if and when regional wastewater service is available to the property, a homeowners' association to be created by the developer shall be responsible for converting from the interim system to the regional system and may levy assessment in order to perform its obligations hereunder.

(Added by Ordinance 2007-58)

Policy 1-16A.2: Future Land Use Map (FLUM) Amendment LPA 03/8/3-3, 2001-27, LLC and George Corbett, adopted by Ordinance No. 2004-68 on December 21, 2004, changes the future land use of the following three 2001-27 LLC parcels (Superior International Investments Corp), totaling about 18 acres, from Suburban (1 dwelling unit per 5 acres) to Urban Expansion (4 dwelling units per one acre) and Commercial Activity Center Overlay:

Alternate Key no. 3704690 (parcel no. 07-21-25-000200002000 further described as the W 1/2 of Govt. Lot 2, in S7, T21S, R25E, lying E of US Hwy 27 & lying N of Turnpike); and

Alternate Key no. 3869416 (parcel no. 07-21-25-000200002300 further described as the W 1/2 of Govt Lot 2, in S7, T21S, R25E, lying W of Hwy 27 & N of the Turnpike); and

Alternate Key no. 3869417 (parcel no. 07-21-25-000200002400 further described as the W 1/2 OF Govt. Lot 2, in S7, T21S, R25E, lying E of Hwy 27 & S of the Turnpike).

Development shall meet the requirements of all applicable goals, objectives, and policies of the Comprehensive Plan; however, the commercial land use and development potential made available on the above three parcels by FLUM Amendment LPA 03/8/3-3 is hereby limited to, and shall not exceed, a cumulative total of two hundred and fifty thousand (250,000) square feet. The Future Land Use Map shall contain a note stating this limitation. (Added by Ordinance 2008-46).

Policy 1-16A.3: Future Land Use Map (FLUM) Amendment LPA 04/5/2-2, Hart Family, LLC, adopted by Ordinance No. 2004-90 on December 21, 2004, changes the future land use of the following parcel (Ladd Development), totaling about 133 acres, from Rural (1 dwelling unit per 5 acres) to Urban Expansion (4 dwelling units per one acre):

Alternate Key no. 1070082 (parcel no. 10-23-26-000200000200) further described as NW 1/4--less W 1/2 of SW 1/4 of NW 1/4 & less road & less from NE corner of Lot 5 Hartwood Pines Sub RUN S 0-51-51 W 707.19 FT for POB, RUN N 89-34-05 E 684.47 FT, S 0-49-37 W 579.24 FT to N right-of-way line of Hartwood Marsh Road, N 89-49-53 W 684.72 FT to E line of Hartwood Pines, N 0-51-51 E 572.07 FT to POB & less from NE corner of Lot 5 Hartwood Pines Sub PB 48 PGS 85-86 RUN S 0-51-51 W 707.19 FT, N 89-34-05 E 144.44 FT for POB, RUN N 0-49-01 E 156.34 FT, N 75-18-11 E 132.94 FT to the beginning of a non-tangent curve concave to the NE, having a radius of 85 FT, a chord bearing of S 52-33-52 E & a chord dist of 104.35 FT, thence run SE'LY along the arc of said curve for a distance of 112.36 FT thru a central angle of 75-44-06 to the end of said curve, thence run N 89-34-05 E 321.39 FT, S 0-25-55 E 125 FT, S 89-34-05 W 536.02 FT to POB.

Development shall meet the requirements of all applicable goals, objectives, and policies of the Comprehensive Plan; however, the development potential made available on the above parcel by FLUM Amendment LPA 04/5/32-2 is hereby limited to a maximum residential density of 320 dwelling units; all dwelling units shall be single family detached units; and no residential development shall be allowed on the property until and unless it is annexed by the City of Clermont. Non-residential uses are as allowed in the

Urban Expansion future land use category. The Future Land Use Map shall contain a note stating this limitation. (Added by Ordinance 2009-31)

Policy 1-16A.4: Future Land Use Map (FLUM) Amendment LPA 04/5/5-3, Vrablik & Banyan Construction and Development, adopted by Ordinance No. 2004-99 on December 21, 2004, changes the future land use of the following four parcels totaling about 345 acres, from Suburban (1 dwelling unit per 5 acres) to Urban Expansion (4 dwelling units per one acre):

Alternate Key no. 1024501 (parcel no. 17-21-25-000400000500 further described as the SW 1/4 of SE 1/4 N of creek & marsh, N 1/2 of SE 1/4—less turnpike); and Alternate Key no. 1390770 (parcel no. 17-21-25-000200000400 further described as the S 3/4 of W 1/2--less S 984 FT of E 443 FT of SE 1/4 of SW 1/4 & less from SW corner of section, RUN E 666 FT, N 0 DEG 22 MIN 30 SEC W 140.7 FT to POB, RUN N 0 DEG 22 MIN 30 SEC W 140 FT, N 88 DEG 53 MIN 30 SEC E 60 FT, N 0 DEG 22 MIN 30 SEC W 120 FT, S 88 DEG 53 MIN 30 SEC W 297.6 FT, S 0 DEG 22 MIN 30 SEC E 260 FT, N 88 DEG 53 MIN 30 SEC E 237.6 FT to POB); and Alternate Key no. 1390761 (parcel no. 17-21-25-000200000402 further described as from SW corner of Section, RUN E 666 FT, N 0 DEG 22 MIN 30 SEC W 260.7 FT to POB, RUN N 0 DEG 22 MIN 30 SEC W 20 FT, N 88 DEG 53MIN 30SEC E 60 FT, N 0DEG 22MIN 30SEC W 120 FT S 88DEG 53MIN 30SEC W 297.6 FT, S 0DEG 22MIN 30SEC E 140 FT, N 88DEG 53MIN 30SEC E 237.6 FT to POB); and Alternate Key no. 1390745 (parcel no. 17-21-25-000400000700 further described as SE 1/4 of SE 1/4--less W 320 FT of S 730 FT).

AND changes the future land use of the following parcel totaling about 105 acres, from Urban (7 dwelling units per 5 acres) to Urban Expansion (4 dwelling units per one acre):

Alternate Key no. 1024471 (parcel no. 16-21-25-000300000400 further described as the W 1/2 of SW 1/4 S of turnpike, NE 1/4 of SW 1/4 S of turnpike, SE 1/4 of SW 1/4 S of turnpike --less S 165 FT-- , SW 1/4 of SE 1/4 S of turnpike & NWLY of O'Brien Road R/W).

Development shall meet the requirements of all applicable goals, objectives, and policies of the Comprehensive Plan; however, the total number of residential units made available on the above five parcels by FLUM Amendment LPA 04/5/5-3 is hereby limited to, and shall not exceed, a cumulative total of six hundred fifty (650). There shall be no encroachment into wetlands located on these parcels except that which is necessary for access. A combined minimum of fifty percent (50%) of open space on the parcels is required and this open space shall correspond with and provide protection for wildlife resources. Prior to or in concert with the approval of a plat for any of the properties, the infrastructure and platting for Phase V will be complete or bonded and all lots in Phase V, in accordance with the Owner/Developer's offer of same, will be deeded to Lake County for affordable housing purposes. The Future Land Use Map shall contain two notes stating these limitations. (Added by Ordinance 2009-32)

OBJECTIVE 1-17: DEVELOPMENT WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN. Lake County Hereby Incorporates the Objectives and Policies Contained within Lake County Ordinance 1985-19 Which Amended Various Portions of the Lake County Comprehensive Plan Adopted in 1977 and 1980.

Policy 1-17.1: Uses of land determined to be of ecological or environmental value. Land determined to be of ecological or environmental value is set aside to be conserved. The Green Swamp Area of Critical State Concern is one such area that has been determined to be of environmental value. For the purpose of this Land Use Plan, "conserve" shall imply uses such as parks, agriculture, very low density residential which will not overly damage natural conditions, as well as, "no development" use. It is intended that the Conservation Element will eventually determine actual preservation areas as specific inventories and information becomes available. Within the Land Use Plan, criteria such as drainage patterns, soil types, flood types, flood zones and indigenous vegetation are utilized.

Policy 1-17.2: Conformance with the Principals for Guiding for the Green Swamp Area of Critical State Concern. Residential development in the Green Swamp Area of Critical State Concern shall conform to the regulatory guidelines and objectives outlined in the Principles for Guiding Development for the Green Swamp Area of Critical State Concern.

Policy 1-17.3: Transportation Related Construction Activities within the Green Swamp Area of Critical State Concern. Construction of new roads in the Green Swamp Area of Critical State Concern shall conform to the regulatory guidelines and objectives outlined in the Principles for Guiding Development for the Green Swamp Area of Critical State Concern.

Policy 1-17.4: Review of Development Proposals within the Green Swamp Area of Critical State Concern for Environmental Considerations. Development in the Green Swamp Area of Critical State Concern shall conform to the regulatory guidelines and objectives outlined in the Principles for Guiding Development for the Green Swamp Area of Critical State Concern.

Policy 1-17.5: Review of Development in the Green Swamp Area of Critical State Concern near Urban or Urban Expansion Areas. Development within the Green Swamp Area of Critical State Concern shall conform to the regulatory guidelines and objectives outlined in the Principles for Guiding Development for the Green Swamp Area of Critical State Concern.

Policy 1-17.6: Principles for Guiding Development within the Green Swamp Area of Critical State Concern. The following shall apply to the Green Swamp Area of Critical State Concern, in order to effectively and equitably conserve and protect its environmental and economic resources, provide a land and water management system to protect resources, provide a land and water management system to protect such resources, and facilitate orderly and well planned growth:

Protection Objectives:

1. Minimize the adverse impacts of development on resources of the Floridan Aquifer, wetlands, and flood detention areas.
2. Protect the normal quantity, quality, and flow of groundwater and surface water, which are necessary for the protection of resources of State and regional concern.
3. Protect the water available for aquifer recharge.
4. Protect the functions of the Green Swamp Potentiometric High of the Floridan Aquifer.
5. Protect the normal supply of ground and surface waters.
6. Prevent further salt-water intrusion into the Floridan Aquifer.
7. Protect or improve existing ground and surface water quality.
8. Protect the water-retention, and biological filtering capabilities of wetlands.
9. Protect the natural flow regime of drainage basins.
10. Protect the design capacity of flood detention areas, and the water-management objectives of these areas through the maintenance of hydrologic characteristics of drainage basins.

Regulatory Guidelines:

1. Site Planning - The platting of land shall be permitted only when such platting commits development to a pattern which will not result in the alteration of the natural surface water flow regime, and which will not reduce the natural recharge rate of the platted site.

2. Site Alteration - Site Alteration shall be permitted only when such alteration will not adversely affect the natural surface water flow regime, or natural recharge capabilities of the site; and when it will not cause siltation of wetlands, or reduce the natural retention and filtering capabilities of wetlands.

All site alteration activities shall provide for water retention and settling facilities, maintain an overall site runoff equivalent to the natural flow regime prior to alteration, and maintain a runoff rate which does not cause erosion. No site work shall be initiated prior to the issuance of drainage/stormwater permits by concerned agencies.

3. Soils - All exposed soils as a result of site alteration or development activities shall be located and stabilized in a manner to prevent the alteration of the natural flow regime. All soil exposed as a result of site alteration or development activities shall be restored with suitable vegetation.

4. Groundwater - Ground water withdrawal shall not exceed the safe yield per acre as determined by the St. John's River or the Southwest Florida Water Management Districts, or its successor agency.

5. Stormwater – Pre-treated Stormwater runoff shall be released into the wetlands in a manner approximating the natural flow regime if consistent with the stormwater management ordinance.

Any industrial waste, sewage, or other man-induced wastes shall be effectively treated by the latest technological advances, and shall not be allowed to discharge into these waters unless approved by the Pollution Control Board in conformance with FDER rules and regulations.

6. Solid Waste - There shall be no solid waste facilities located in the Green Swamp.

7. Structures - Structures shall be placed in a manner that will not adversely affect the natural flow regime, and which will not reduce the recharge capabilities. Placement of structures shall be consistent with sound floodplain management practices such as compliance with the Flood Disaster Protection Act of 1973.

OBJECTIVE 1-18: DEVELOPMENT WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN AS IT RELATES TO THE PROTECTION OF RESOURCES IDENTIFIED WITHIN THE CONSERVATION ELEMENT. Lake County Hereby Incorporates the Objectives and Policies Contained within Lake County Ordinance 1985-19 Which Amended Various Portions of the Lake County Comprehensive Plan Adopted in 1977 and 1980. Lake County Shall Protect its Water Resources in View of the Benefits that can be Derived by Present and Future Residents of Lake County. Protection of Water Resources in the Green Swamp Area of Critical State Concern is Required by the Principles for Guiding Development for the Green Swamp Area of Critical State Concern.

Policy 1-18.1: Minimization of Adverse Impacts to the Floridan Aquifer. Lake County shall minimize the adverse impacts of development on resources of the Floridan Aquifer.

Policy 1-18.2: Protection of Ground and Surface Waters. Lake County shall protect the normal quantity, quality, and flow of ground and surface water, which are necessary for the protection of resources of State and regional concern.

Policy 1-18.3: Protection of Amount of Water Available for Aquifer Recharge. Lake County shall protect the water available for aquifer recharge.

Policy 1-18.4: Protection of the Water Supply. Lake County shall protect the normal supply of ground and surface waters.

Policy 1-18.5: Prevention of Salt-water Intrusion into the Floridan Aquifer. Lake County shall prevent further salt-water intrusion into the Floridan Aquifer.

Policy 1-18.6: Maintenance of the Potentiometric High of the Floridan Aquifer. Lake County shall protect the functions of the Green Swamp Potentiometric High of the Floridan Aquifer.

Policy 1-18.7: Minimization of Adverse Impacts to Wetlands Caused by Development Activities. Lake County shall minimize the adverse impacts of development on wetlands.

Policy 1-18.8: Protection of the Functions of Wetlands. Lake County shall protect the water-retention, and biological filtering capabilities of wetlands.

Policy 1-18.9: Protection of Water Quality and Quantity. Water quality and quantity in the Green Swamp Area of Critical State Concern shall be protected in accordance with the Principles for Guiding Development for the Green Swamp Area of Critical State Concern.

Policy 1-18.10: Green Swamp Boundary. The Green Swamp Area of Critical State Concern was designated in 1979 by the Florida Legislature pursuant to Chapter 380, Florida Statutes, at Section 380.0551, Florida Statutes. This legislation set forth the requirements of the designation which are also found within the Florida Administrative Code. The boundary of the Green Swamp Area of Critical State Concern is shown on Maps 1-1k and l within the Future Land Use Element Data Inventory and Analysis of the Comprehensive Plan and is legally described within Rule Chapter 28-28, Florida Administrative Code, and is also described as follows:

GREEN SWAMP AREA OF CRITICAL STATE CONCERN
LEGAL DESCRIPTION

The following area is hereby designated as the Green Swamp Area of Critical State Concern:

All that certain lot, piece, or parcel of land situated, lying, and being in Lake County, in the State of Florida, being more particularly described as follows:

Beginning at a point in Section 34, Township 24 South, Range 24 East, which point is the southwest corner of said Section 34, and running thence:

- (1) In Lake County, north along the west boundary line of Sections 34, 27 and 22 in Township 24 South, Range 24 East, a distance of three (3) miles; thence
- (2) Turning and running east along the north boundary line of Section 22 in Township 24 South, Range 24 East, to the point of intersection of the north boundary line of said Section 22 and the westerly right-of-way line of the Seaboard Coast Line Railroad; thence
- (3) Northwesterly along the westerly right-of-way line of the Seaboard Coast Line Railroad to a point in the north boundary line of Section 4, in Township 24 South, Range 24 East, a distance of 3.5 miles, more or less; thence
- (4) Turning and running west along the boundary between Townships 23 and 24 South, which boundary is the south boundary line of Sections 33 and 32 in Township 23 South, Range 24 East; thence

- (5) Turning and running north along the west boundary of Section 32 in Township 23 South, Range 24 East, a distance of one mile; thence
- (6) Turning and running east along the north boundary line of Sections 32 and 33 in Township 23 South, Range 24 East to a point in the westerly right-of-way line of the Seaboard Coast Line Railroad; thence
- (7) Turning and running northwesterly along the westerly right-of-way line of Seaboard Coast Line Railroad to a point, which point is in the boundary between Ranges 23 East and 24 East, which point is also in the west boundary of Section 31 in Township 22 South, Range 24 East, a distance of six miles more or less; thence
- (8) Turning and running north along the boundary between Range 23 East and Range 24 East to a point in the southerly right-of-way line of the Seaboard Coast Line Railroad, a distance of 3.25 miles, more or less; thence
- (9) Turning and running east along the south right-of-way line of said Seaboard Coast Line Railroad to a point in the east boundary line of Section 16 in Township 22 South, Range 24 East; thence
- (10) Turning and running south along the east boundary line of Section 16, in Township 22 South, Range 24 East, a distance of one-half mile; thence
- (11) Turning and running east along the north boundary line of Section 22 in Township 22 South, Range 24 East, a distance of one mile; thence
- (12) Turning and running south along the east boundary line of Section 22 in Township 22 South, Range 24 East, a distance of one mile; thence
- (13) Turning and running east along the north boundary line of Sections 26 and 25 Township 22 South, Range 24 East and Section 30 in Township 22 South, Range 25 East, a distance of three miles; thence
- (14) Turning and running north along the west boundary of Section 20, Township 22 South, Range 25 East to a point in the south right-of-way line of State Road 50, a distance of one-half mile, more or less; thence
- (15) Turning and running east along the south right-of-way line of State Road 50 to a point in Section 23, Township 22 South, Range 25 East, which point is the point of intersection of State Road 50 and the east boundary of the canal which connects Lake Minnehaha and Lake Minneola; thence
- (16) Turning and running south along the eastern bank of said canal and continuing south along the eastern shore of Lake Palatlahaha to a point in the westerly right-of-way line of State Road 561, a distance of one-half mile, more or less; thence
- (17) Southerly along the westerly right-of-way line of State Road 561 to a point in Section 11, Township 23 South, Range 25 East, which point is the point of intersection of State Road 561, a distance of one-half mile, more or less; thence
- (18) Turning and running west along the north right-of-way line of State Road 565B to a point in the west boundary line of Section 11 in Township 23 South, Range 25 East, a distance of one-quarter mile, more or less; thence
- (19) South along the west boundary line of Sections 11 and 14 Township 23 South, Range 25 East, a distance of 1.5 miles, more or less; thence

(20) East along the south boundary line of Sections 14 and 13 in Township 23 South, Range 25 East, a distance of two miles; thence

(21) North along the west boundary line of Section 18 and 7 in Township 23 South, Range 26 East, to a point in the north right-of-way line of Hull Road, which is depicted on the February 1969 edition of the Florida State Road Department General Highway Map of Lake County as a graded and drained road skirting the south end of Lake Susan while running approximately along the north boundary line of Section 12 in Township 23 South, Range 25 East; thence

(22) Turning and running west along the north right-of-way line of Hull Road a distance of one-half mile, more or less, to a point in Section 12, Township 23 South, Range 25 East, which point is the intersection of the north right-of-way line of Hull Road with the east right-of-way line of Lake Shore Road, which is depicted on the February 1969 edition of the Florida State Road Department General Highway Map of Lake County as a paved road running west and then north of Lake Susan; thence

(23) Turning and running north, then easterly, along the easterly, then southerly, right-of-way line of Lake Shore Road a distance of 1.5 miles, more or less, to a point in Section 6, Township 23 South, Range 26 East, which point is the intersection of the southerly right-of-way line of Lake Shore Road, with the west right-of-way line of Lake Louisa Road, which is depicted on the February 1969 edition of the Florida State Road Department General Highway Map of Lake County as a bituminous road running in a north-south direction to the east of Lake Susan and skirting the northeast shoreline of Lake Louisa; thence

(24) Turning and running south, then southeasterly, along the westerly right-of-way line of Lake Louisa Road to a point in Section 16, Township 23 South, Range 26 East, which point is the intersection of the westerly right-of-way line of Lake Louisa Road with the west right-of-way line of United States Route 27 (State Road 25), a distance of four miles, more or less; thence

(25) South along the west right-of-way line of United States Route 27 to a point of intersection of the south boundary of Lake County and the north boundary of Polk County; thence

(26) Turning and running west, then north, then west, then south, then west along the south boundary of Lake County, to the point of beginning.

Specifically excluding and exempting Lake Louisa State Park.

OBJECTIVE 1-19: DEVELOPMENT WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN AS IT RELATES TO THE PROVISION OF PUBLIC FACILITIES AS DESCRIBED WITHIN THE PUBLIC FACILITIES SUB-ELEMENTS. Lake County hereby incorporates the Objectives and Policies contained within Lake County Ordinance 1985-19 which amended various portions of the Lake County Comprehensive Plan Adopted in 1977 and 1980. Lake County Shall Protect its Aquifer Recharge Areas. Protection of Groundwater Resources in the Green Swamp Area of Critical State Concern is Required by the Principles for Guiding Development for the Green Swamp Area of Critical State Concern.

Policy 1-19.1: Protection of Groundwater Resources. Lake County shall protect its groundwater recharge areas from development which would substantially reduce the amount of potential recharge. Protection of aquifer recharge areas in the Green Swamp Area of Critical State Concern is required by the Principles for Guiding Development for the Green Swamp Area of Critical State Concern.

Policy 1-19.2: Ensure the Convenience and Safety of the Public by Controlling Surface Water Runoff and Flow. Lake County shall, in the Green Swamp Area of Critical State Concern, conserve and protect the environmental resources consistent with the Principles for Guiding Development for the Green Swamp Area of Critical State Concern as it relates to stormwater runoff. Lake County shall prepare and adopt a comprehensive stormwater management ordinance which meets or exceeds the site alteration criteria as

found within Section 28-28.008 (7), Florida Administrative Code. Wetland alteration shall be consistent with Policy 1-2.1 (wetlands) and policies in the Conservation Element. Stormwater shall be treated to the level for quality and quantity (Levels of Service) as established within the Stormwater Sub-element Goals, Objectives, and Policies and in conformance with Policies 1-2.2 and 1-2.11 as well as policies within the Conservation Element. The Stormwater Ordinance shall contain at minimum, definitions, permit requirements, exemptions, performance criteria, system design criteria, dedication of drainage easements and rights-of-way, application requirements, payment of fees, maintenance of systems, inspections, enforcement, emergency exemptions, variance provisions, provisions for appeals, and provide for penalties and violations.

Policy 1-19.3: Minimization of Threats to Life and Property through the Provisions Contained within Ordinance 1978-8, the Lake County Flood Ordinance. Lake County shall enforce the County's Floodplain Ordinance, which shall be included within the Land Development Regulations, so as to minimize the threat of life and property from flooding. In the Green Swamp Area of Critical State Concern, enforce regulation consistent with the Principles for Guiding Development for the Green Swamp Area of Critical State Concern.

Policy 1-19.4: Stormwater Management Considerations within the Green Swamp Area of Critical State Concern. Lake County shall minimize the adverse impacts of development on flood detention areas, protect the natural flow regime of natural drainage basins, protect the design capacity of flood detention areas, and the water-management objectives of these areas through the maintenance of hydrologic characteristics of drainage basins.

GOAL 1A: SUSTAIN AND ENHANCE THE GREEN SWAMP'S ROLE AS PART OF ONE OF FLORIDA'S NATURAL SYSTEMS.

OBJECTIVE 1A-1: CONSISTENCY WITH OTHER MANAGEMENT PLANS. Lake County Shall Coordinate With Other Local, Regional, and State Agencies to Ensure that Policies as Established In This Document (Comprehensive Plan, Lake County, Florida) Are Consistent With Other Management Plans.

Policy 1A-1.A: Densities and Intensities Applicable to the GSACSC. The densities and intensities established in these policies are the only densities and intensities that apply in the Green Swamp Area of Critical State Concern. Proposed development shall be required to follow the policies set out below which are additional requirements to the other requirements of the Comprehensive Plan.

Policy 1A-1.1: Limitations of Development Within the GSACSC. Lake County shall limit the amount of development that can occur in the Green Swamp (GSACSC) to the uses allowed in each of the land use categories identified in the polices below and which are located on the County's Future Land Use Map Series.

Policy 1A-1.2: Ridge Land Use Category. The Ridge land use category shall allow residential densities up to 4 units per acre provided central sewer service is provided consistent with Policy 1-1.13:1.g.(1). Commercial uses will be limited to Neighborhood Commercial Activity Centers and will require a plan amendment unless incorporated into a mixed use Planned Unit Development. The following restrictions apply:

1. all developments shall use water conservation devices;
2. all developments must provide assurances that all of the services needed to support that development are in place concurrent with the impacts of the development (this includes fire, police, schools). Development orders shall be issued with a condition that specifies the regional wastewater service provider and that requires the development to connect to the regional provider when sewer services are available;
3. clustering of development on the least environmentally sensitive areas;

4. residential planned unit developments require 40% of the project site be retained as open space;
5. impervious surfaces ratio shall be limited to 45% of the site;
6. all developments shall contain facilities for the retention of all stormwater on site or at regional facilities located in the same area of recharge;
7. a residential density of one (1) unit per twenty (20) acres of wetlands is transferable to the uplands; and
8. mixed use PUDs in the Ridge area shall be limited to a maximum of 20% of the development site utilized as commercial.

Policy 1A-1.3: Transitional Land Use Category. The Transitional land use category shall allow development to occur at 1 unit per acre. In addition, density may transferred to the upland portions of the site at a ratio of 1 unit per 20 acres of wetlands. The following restrictions apply:

1. water conserving devices are mandatory for all development;
2. impervious surface ration is limited to 30% of the site;
3. 60% of the project site be retained as open space;
4. a qualitative wetland study is required for all developments in excess of 100 acres. The purpose of said wetland study is to maintain the integrity of wetland systems;
5. development shall be clustered on uplands away from environmentally sensitive lands as identified in the Plan;
6. all developments shall contain facilities for the retention of all stormwater on site or at regional facilities located in the same area of recharge;
7. a study for threatened and endangered species and species of special concern is required for all proposed developments exceeding 50 acres. If it is determined that listed species are located on the site, a habitat management plan must be prepared using guidelines and protocols of the Florida Game and Fresh Water Fish Commission (FGFWFC). This plan must be reviewed by FGFWFC prior to the issuance of a development order by the County; and
8. no exotic or nuisance plant species shall be used in landscaping.

Policy 1A-1.3A: Permit and Lot Approval Limits Within the Transitional Land Use Category. Within the Transitional land use category, the County shall not approve more than 120 lots per year for platting and shall not issue more than 100 building permits per year. The foregoing maximum are presumed to be valid and legally binding. In the event these maximums are stricken by a court of competent jurisdiction, the County shall suspend the review or issuance of any new development orders or permits within this land use category for the purpose of adoption of amendments to the Comprehensive Plan. This suspension shall remain in full force and effect until such time as the County has amended its Comprehensive Plan to establish appropriate densities in accordance with the requirements of Chapter 163, Florida Statutes and Chapter 9J-5, Florida Administrative Code.

Policy 1A-1.3B: Manufacturing Uses Allowed Within Commercial Designations. Within commercial uses, manufacturing uses shall be limited to those primarily involved with the assembly of goods and products

processed without the use of excessive chemicals, heat or machinery. Activities which might be obnoxious or offensive by reason of emission of odor, dust, smoke, gas or noise beyond the buildings are prohibited.

1. Unacceptable Manufacturing Products. Products and goods not allowed to be manufactured within commercial areas include: any chemical or mineral listed on the Florida Substance List, gas of any kind, ammonia, asphalt, cement, fertilizer, brass, brick, tile, metal, dyes, paper, pulp, glue, gunpowder, paint and/or its constituents, explosives, emery cloth, sandpaper, candles, disinfectant, dyestuffs, insect extermination, ice and ice cream.

2. Unacceptable Uses. Manufacturing uses prohibited in commercial areas include: abattoir and meat packing plants, bakeries (other than those whose products are made and sold only on the premises), bottling works, boiler works, brass and copper works, canning plants, coke ovens, cleaning and dyeing establishments, distillery, fish smoking and curing, incinerators, metal or woodworking shop, milk depot (other than a retail business conducted on the premises), and rendering or reduction plant of any kind.

OBJECTIVE 1A-2: GUIDANCE AND TIMING FOR LOCATION OF DEVELOPMENT. Through the Policies Set Forth Below and Development Review Processes, the County Will Provide Guidance and Timing for the Location of Development Within the Transitional Land Use Category.

Policy 1A-2.1: Timing of Development Within the Transitional Land Use Category. The relative timeliness for a proposal for residential development in the Transitional land use category shall be evaluated by the County. If the project is considered to be premature it shall not be approved. The presence of any of the following five factors (1 through 5) indicate that a project is premature:

1. there is no functional and proximate relationship between the proposed development and any other development;
2. the proposed land use is incompatible with adjacent and adjoining land uses, such as agriculture;
3. there is a lack of urban services, including but not limited to police, fire, and EMS;
4. the adequacy of the collector and arterial road network is deficient; or
5. the degree of existing development surrounding the proposed development is less than:
 - a. forty percent (40%) developed within a one (1) mile radius for parcels containing up to 99.99 acres; and
 - b. sixty percent (60%) developed within a two (2) mile radius for parcels containing 100.00 or more acres.
6. As used herein, "existing development" is the amount of area included within parcels which contain:
 - a. residential structures at densities of 1 DU/AC or greater or subdivisions with one acre or smaller size lots which have been built out at least 50%; and
 - b. non-residential structures, excluding agricultural related structures including:
 - (1) roads;
 - (2) parks; and
 - (3) other similar improvements.

7. The density of a development in an area designated as Transitional, but which is unable to satisfy the provisions of this policy, shall be limited to a maximum of one unit per five acres.

Policy 1A-2.2: Rural/Conservation Land Use Category. The Rural/Conservation land use category shall allow development to occur at 1 unit per 10 acres of uplands. Density may be transferred to the upland portions of the site at a ratio of 1 unit to 20 acres. The following restrictions also apply:

1. residential development shall be serviced by private wells;
2. septic tanks shall be regulated in accordance with the specific policies for the Green Swamp ACSC set forth below;
3. a qualitative wetland study for all developments in excess of 100 acres shall be required. The purpose of said wetland study is to maintain the integrity of wetland systems;
4. residential developments require 80% of the project site be retained as open space;
5. development shall be clustered on uplands away from environmentally sensitive lands as identified in this Plan;
6. all developments shall contain facilities for the retention of all stormwater on site or at regional facilities located in the same area of recharge;
7. a study for threatened and endangered species and species of special concern is required for all proposed developments exceeding 100 acres. If it is determined that listed species are located on the site, a habitat management plan must be prepared using guidelines and protocols of the Florida Game and Fresh Water Fish Commission (FGFWFC). The plan must be reviewed by FGFWFC prior to the issuance of a development order by the County; and
8. no exotic or nuisance plant species shall be used in landscaping.

Policy 1A-2.3: Core/Conservation Land Use Category. Within the Core/Conservation land use category, development may occur at one unit per twenty acres. In addition, the following criteria shall be met:

1. developments of more than six (6) parcels shall be processed as residential planned unit developments. Developments shall require a minimum of 90% of the project site to be retained as open space;
2. development shall be clustered on the uplands away from environmentally sensitive land as defined in this Plan; and
3. all other criteria for development in the Rural/Conservation area shall apply.

Policy 1A-2.4: Water Quality and Quantity Within the GSACSC. Within the Green Swamp (GSACSC) development shall not:

1. Alter the quantity or quality of surface water runoff from the project area.
2. Alter the quantity or quality of groundwater recharge from the project area.

Policy 1A-2.5: Septage Disposal. Within the Green Swamp ACSC it will be unlawful for any person to dispose of any type of sludge from a wastewater treatment plant or land spreading of septage from septic tanks.

Policy 1A-2.6: River and Stream Crossings. New river and stream crossings will be prohibited unless required for site access.

Policy 1A-2.7: Silvicultural and Agricultural Activities. Silvicultural and agricultural activities shall follow Best Management Practices as identified in other policies of the Plan.

Policy 1A-2.8: Septic Tank Provisions. For all developments in the Green Swamp Area of Critical State Concern (GSACSC) that propose the use of septic tanks, the following criteria shall apply:

1. All septic tanks and all the drainfields shall be required to have a 75 feet setback from the furthest upland extent of any wetland using the most extensive determination of the wetland area by either the Department of Environmental Protection, the appropriate Water Management District, the Army Corps of Engineers, or Lake County, if applicable. In the event of a disagreement regarding the jurisdictional line, the Soil Conservation Service shall make the final determination.

2. Where septic tanks are permitted in the Green Swamp Area of Critical State Concern, the minimum lot size shall be one (1) acre. However, development in the Transitional land use category shall be allowed to cluster on lots no less than one-half (1/2) acre in size provided there is sufficient upland to contain the structure, contain the septic tank and drainfield, and meet the 75 feet wetland setback requirement. Additionally, development in the Transitional land use category shall only be allowed to cluster on lots no less than one-half (1/2) acre in size provided the soils are rated slight to moderately restricted for septic tank percolation by the Soil Conservation Service prior to fill being added to the site, and all other requirements of the Transitional land use category can be met.

For development on lots legally created on or before March 2, 1993, as well as lots located in a subdivision listed below, which cannot meet the seventy-five (75) feet setback requirement and would otherwise be deemed unbuildable, an administrative adjustment may be granted by the County Manager or designee to allow the placement of the septic tank and drainfield; whereby, the location of the septic tank and drainfield would least impact surface waters and wetlands. In those instances where a wetland is considered by the Department of Health and Rehabilitative Services to also be the same as the ordinary high water line of a surface water, the Department of Health and Rehabilitative Services variance process established pursuant to s. 381.0065, Florida Statutes shall substitute for the County administrative adjustment process.

SUBDIVISION NAME DATE RECORDED

Beula Heights	April 24, 1925
Bowman Realty Co.	November 22, 1913
Cypress Walk	April 21, 1982
Edges Subdivision	November 10, 1922
Empire Acres	May 15, 1986
Graceland	May 6, 1987
Greater Groves Phase 1	September 25, 1991
Greater Groves Phase 2	July 29, 1992
Greater Groves Phase 3	January 11, 1994
Groveland Farms	September 26, 1911
Grovella Park	January 18, 1926
Lake Nellie Oaks	July 9, 1991
Lake Glona Shores	February 21, 1989
Lake Kirkland Shores	August 11, 1987
Lake Louisa Park	June 14, 1974
Lake Monte Vista	June 12, 1988

Lake Susan Homesites	January 30, 1959
Lake Susan Outlook	June 21, 1989
Lancaster Beach	January 10, 1952
Little Acres	April 5, 1926
Monte Vista Park Farms	February 13, 1914
Murcott Hill	April 12, 1978
Pine Island/Watson's Sub.	December 18, 1924
Pine Island Estates	January 8, 1992
Postal Colony	February 15, 1926
Postal Groves	March 29, 1927
Postal Groves Replat	December 2, 1929
Quail Lake	July 22, 1988
Skiing Paradise Phase 1	December 2, 1988
Skiing Paradise Phase 2	July 30, 1991
Tropical Winds	March 23, 1976
Trustee's Subdivision	October 10, 1983
Westchester Phase 1	August 9, 1994

The County shall establish a review and approval mechanism in its Land Development Regulations for the purpose of granting adjustments to the 75 feet standard for lots legally created on or before March 2, 1993, as well as lots located in a subdivision listed above. If the application of the 75 feet setback would result in the inability to develop a lot with a typical single family residence, the lot shall be eligible for an administrative adjustment. Any adjustment to the setback shall be applied on a case by case basis only to the particular lot which could otherwise be developed with a single family residence and then only to the maximum extent necessary to provide a reasonable beneficial use of the lot. Any review and approval mechanism shall not become effective, amended or modified, and no action taken under such mechanism shall be effective, until first reviewed and approved by the Department of Community Affairs, pursuant to Chapter 380, Florida Statutes.

3. At least once every five (5) years, or except as otherwise provided herein, the lot owner shall have all septic tanks cleaned and inspected in accordance with the requirements of the Lake County Public Health Unit. The Lake County Public Health Unit shall require that the septic tank be cleaned, that the mound, drainfield and septic tank system be in good working order and in compliance with the standards of Chapter 10D-6, Florida Administrative Code, and the standards described herein. The Lake County Public Health Unit shall assess a fee to be paid by the lot owner to cover the costs of administering this program. The lot owner shall make all repairs that are necessary to bring the septic tank system in compliance with all the requirements hereof.

4. The developer shall disclose the above conditions to the purchaser of the lot by including them on the sales contract or deed, as appropriate.

Policy 1A-2.9: Treatment of Wetlands for Development Approval. Wetlands within a project shall be placed in a conservation easement which shall run in favor of, and be enforceable by, the County, other governmental agency or a qualified non-profit conservation organization. The conservation easement shall require that the wetlands be maintained in their natural and unaltered state. The entity accepting said conservation easement shall enforce its provisions. In addition, wetlands shall not be included as part of any platted lot, but the wetland shall be shown on the plat as a common area, which shall be dedicated to the homeowners' association or the County, at its option, for ownership and maintenance. Wetlands may be included in the platted lots for subdivisions which have no homeowners' association and which contain 10 lots or less. Any isolated wetland of less than one acre shall be exempt from these requirements.

Policy 1A-2.10: Flood Insurance Study Requirements. A detailed flood insurance study shall be performed for all subdivision proposals and other proposed development (including proposals for manufactured home

parks) which have 5 acres or more in the 100-year floodplain or which contain 50 lots or more in the 100-year floodplain. The construction of a single family residence on a parcel of land containing 5 or more acres which is not part of a subdivision or which is part of a subdivision in existence on the effective date of this Plan, such as Groveland Farms Subdivision, is exempt from this requirement. Phases of a larger development, if the larger development meets the 5 acre or 50 lot criteria, are not exempt from this requirement. If existing subdivisions are proposed for replatting, the replatted portion shall be required to comply with this requirement if the replatted portion meets the 5 acre or 50 lot criteria. Subdivisions which contain 10 lots or less shall be exempt from these requirements.

The study shall be performed in accordance with the Flood Insurance Study Guidelines and Specifications for Flood Contractors (FEMA Publication 37). The purpose of this study shall be to map more precisely the extent of the 100-year floodplain. Subdivisions with septic tanks shall be designed so that each lot has at least one acre of upland not contained within the floodplain. The one acre upland area must be of sufficient size and shape to accommodate the proposed structures, including septic tank and drainfield, without any part infringing into the floodplain or any required septic tank setback.

Policy 1A-2.11: New Road Construction In the Core/Conservation Area. In the Core/Conservation land use category, the County shall not construct nor use public funds for the construction of new roads. The County may maintain roads in the Core/Conservation area. In addition, the County may improve or upgrade roads within this area provided the improvement or upgrading is necessary for the public safety, health or welfare.

Policy 1A-2.12: Prohibition of New Mines In the GSACSC. All new peat or phosphate mines in the Green Swamp ACSC shall be prohibited.

Policy 1A-2.13: Prohibition of Industrial Uses In the GSACSC. All new industrial land uses in the Green Swamp ACSC shall be prohibited.

GOAL 2: WEKIVA RIVER PROTECTION AREA. THE GOAL IN ESTABLISHING THE WEKIVA RIVER PROTECTION AREA IS THE PROTECTION AND ENHANCEMENT OF THE WATER QUALITY, WATER QUANTITY, HYDROLOGY, WETLANDS, NATIVE VEGETATION AND WILDLIFE OF THE WEKIVA RIVER SYSTEM AND THE WEKIVA RIVER PROTECTION AREA IN LAKE COUNTY, THROUGH THE PROVISION OF COMPATIBLE LAND USES AND APPROPRIATE DEVELOPMENT REGULATIONS.

OBJECTIVE 1-20: DEVELOPMENT WITHIN THE WEKIVA RIVER PROTECTION AREA WITHIN LAKE COUNTY, PURSUANT TO CHAPTER 369, PART III, FLORIDA STATUTES AND LAKE COUNTY ORDINANCE 1989-3. Lands Designated in Chapter 369, Part III, Florida Statutes, as the Wekiva River Protection Area Shall Be Protected as a Natural System to the Greatest Extent Possible Through the Regulation of Land Use Densities and Intensities.

Policy 1-20.1: Definitions Applicable to Wekiva River Protection Area. The following definitions shall apply to the Wekiva River Protection Area as defined in Chapter 369, Part III, Florida Statutes and the Lake County Comprehensive Plan.

The purpose of this Policy is to eliminate ambiguity by providing a full definition of certain words and phrases which are used within the Wekiva River Protection Area. Should the definitions contained under this Policy conflict with the definitions contained elsewhere in the Lake County Comprehensive Plan or in the Lake County Code or in the Land Development Regulations, the following definitions shall apply only to the Wekiva River Protection Area, as defined in Chapter 369, Part III, Florida Statutes. These definitions, currently codified within Appendix B, Zoning Ordinance Article IV, Section 40.0, shall be codified within the Land Development Regulations.

Agriculture - The use of the land for agricultural purposes, including farming, dairying and pasturage, apiculture, horticulture, floriculture, viticulture, forestry, animal and poultry husbandry, and the necessary accessory uses for packing, treating, or storing the produce raised thereon.

Aquatic - See surface-waters.

Aquatic Dependent Wildlife Species - Any wildlife species whose life cycle depends in whole or in part on an aquatic environment.

Base density - The maximum number of dwelling units permitted by the zoning classification of property in a receiving area computed on the net acreage of the property without the use of transferred development rights.

Board - Board of County Commissioners of Lake County, Florida.

Clustering or Cluster Development - A development design technique that concentrates buildings in specific areas of a site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive natural features.

Commercial Development - C1, C2, or CP zoning as defined in the Lake County Code or Land Development Regulations, as amended from time to time.

Density - a ratio of dwelling units per unit of land.

Designated Vegetation - Those species designated pursuant to Chapter 581, Section 581.185(5)(a) and (5)(b), Florida Statutes.

Designated Wildlife - Those species designated pursuant to Chapter 39, Sections 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code.

Development - The carrying out of any building activity or mining operation or the making of any material changes in the use or appearance of any structure or land, so as to adapt the land to non-agricultural purposes, and the dividing of the land into three or more parcels.

Development approval - Final approval by Lake County of a development permit.

Development permit - means any zoning permit, subdivision approval, rezoning, special exception, variance, site plan approval, or other official action of local government having the effect of permitting the development of land in the Wekiva River Protection Area. A Wekiva River development permit shall not include a building permit, certificate of occupancy, or other permit relating to the compliance of a development with applicable electrical, plumbing, or other building codes.

Development rights - the potential for the improvement of a parcel of real property, measured in dwelling units per gross acre, which exists because of the zoning classification of the parcel.

Easement - means any strip of land created by a subdivider for public or private utilities, drainage, sanitation, or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the reservation of the servitude.

Environmentally sensitive - ecological systems which are sensitive to development impacts and provide important natural functions for maintenance of environmental quality and wildlife habitat.

Flood Plain - any normally dry land area that is susceptible to being inundated by waters from any source.

Gross acre - includes the entire area of a parcel of land excluding road right of way.

Gross density - For the determination of transferable development rights within the Wekiva River Protection Area gross density shall mean the total number of dwelling units permissible on a parcel of land based upon the zoning in place immediately prior to March 12, 1990, and depicted on Map I-5.

Groundwater - water beneath the surface of the ground whether or not flowing through known or definite channels.

Improvements - physical changes made to raw land, and structures placed on or under the land surface in order to make the land more usable.

Lake County - a political subdivision of the State of Florida, the governing body of which is the Board of County Commissioners.

Lot - a portion of land or a building or structure capable of being legally identified. The word "lot" includes the words "plot", "parcel", "condominium" or "cooperative unit" or "tract".

Low Density Residential Development - within the Wekiva River Protection Area shall be the same as Rural Density Residential Development as defined below.

Mean high water mark - See ordinary high water mark.

Mount Plymouth-Sorrento Urban Compact Node - The Mt. Plymouth-Sorrento Urban Compact Node shall mean the following area; Sections 24, 25 and 36, Township 19 South, Range 27 East; the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 19 South, Range 28 East; the South 1/2 of Section 18, Township 19 South, Range 28 East; all of Sections 19, 28, 29, 30, 31, 32, and 33, Township 19 South, Range 28 East.

Native Vegetation - Plants that are indigenous to the State of Florida.

Neighborhood Commercial development - CP zoning as defined by the Lake County Code or Land Development Regulations, as amended from time to time.

Net Acre - derived by subtracting the following from the entire area of a parcel of land: All wetlands as defined by the St. Johns River Water Management District or the Lake County Code or Land Development Regulations; lands within the Wekiva River Hydrologic Basin Riparian Habitat Protection Zones established pursuant to Section 373.415, Florida Statutes; areas within the 100 year floodplain; road rights-of-way; and easements for ingress and egress.

Net Density - the number of dwelling units per net acre.

One Hundred (100) yr. floodplain - The regulatory flood which is representative of large floods known to have occurred generally in the area and reasonably characteristic of what can be expected to occur on a particular stream. The regulatory flood generally has a flood frequency of approximately 100 years as determined from analysis of floods in a particular area. The area of the 100 year floodplain will be that shown on the Federal Emergency Management Administration Map used by Lake County, United States Geological Survey Floodprone maps, regional or State agency area specific studies, or the area established by site-specific engineering or hydrological studies prepared by the applicant utilizing accepted engineering practices. Areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A zone or V zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

Open space - Means any parcel of land essentially unimproved and set aside, dedicated, designated, or reserved for public or private use of enjoyment, or for the use and enjoyment of owners and occupants of

land adjoining or neighboring such open space. Open space, does not include wetlands, man-made lakes, wet or dry retention or detention areas, natural bodies of water, impervious surfaces, or active recreation sites and facilities, such as tennis courts or golf driving ranges. The grassed areas of golf courses may be counted as open space.

Ordinary high water mark - as defined and determined by the St. Johns River Water Management District.

Parcel - see lot.

Permitted - any development for which all required permits have been issued.

Plot - see lot.

Receiving area - the areas described in Policy 1-20.4 in the Future Land Use Element of the Lake County Comprehensive Plan, for development beyond its base density through the transfer of development rights or the Development Point Rating System, or both as appropriate. The Mount Plymouth-Sorrento Urban Compact Node Receiving Area is limited to a maximum density of five and one-half (5.5) dwelling units per net acre. The portion of the Plymouth-Sorrento Urban Compact Node which is not within the Wekiva River Protection Area boundary is not a receiving area for TDR's and the allowable maximum density for these lands is five and one-half (5.5) dwelling units per net acre.

Regulatory Flood - see one hundred year flood definition.

Right-of-Way - means any land dedicated, deeded, used, or to be used for a street, alley, walkway, boulevard, drainage facility, access for ingress and egress, or other purpose by the public, certain designated individuals, or governing bodies.

Road - a general term used to describe a right-of-way which provides for vehicular and pedestrian movement between certain points which may provide for vehicular and pedestrian access to properties adjacent to it, and which may also provide for the location of underground utilities; whether designated as a street, highway, thoroughfare, parkway, freeway, road, avenue, boulevard, lane, place, court or however designated whenever dedicated for public use and accepted by the Board of County Commissioners.

Roadway - a portion of the street right-of-way which contains the street pavement, swale, curb and gutter, and is used primarily for vehicular movement and secondarily for stormwater drainage.

Rural Density Residential Development - less than or equal to one dwelling unit per gross acre.

Sending Area - The area designated "A-1-40" and "A-1-20" Wekiva River Protection Area Overlay Districts on Exhibit "A", and described in Policy 1-20.4, the Land Use Element of the Comprehensive Plan, Section 699.31, Lake County Code, and designated on the Wekiva River Protection Area Transferable Development Rights Sending and Receiving Map on file in the Lake County Planning Department and Building Department.

Silviculture - a process, following accepted forest management principles, whereby the crops constituting forests are tended, harvested, and reforested either by natural or artificial reforestation, or both.

Site Alteration - activity including, but not limited to removal of, or damage to, vegetation, burning, filling, ditching, dredging, drainage, excavation, earth moving, water containment and changes in the natural flow regime.

Site plan approval - a process for the review and approval of a development plan prior to the issuance of a development permit.

Street - see road.

Surface waters - water upon the surface of the earth, whether contained in bounds created naturally, artificially, or defused. Water from natural springs shall be classified as surface water when it exits from the springs on the earth's surface.

Timber - any wood for which any useful articles may be made or which may be used to the advantage in any class of manufacture or construction.

Transfer of Development Rights (TDR) - the conveyance of development rights, to an individual or legal entity, from a sending area by deed, easement or other legal instrument, as approved by the County Attorney for Lake County, assignment to another parcel of land in a receiving area, and recordation of the conveyance in the Public Records of Lake County, Florida.

Tract - see lot.

Uplands - as defined in Appendix B, Zoning Regulations, Section 40.1010, Lake County Code, and all land that is not wetlands or waterbodies.

Urban density - more than one (1) unit per gross acre.

Usable land area - See net acre.

Viable population - any species population that is of sufficient quantity to self-propagate and continue in existence without outside intervention.

Water bodies - Wekiva River, the Little Wekiva River, Black Water Creek, Rock Springs Run, Sulphur Run, Seminole Creek and Lake Norris.

Waterfront - any lot or parcel bordering on a water body.

Wekiva River Protection Area - means the lands within Township 18 South, Range 28 East; Township 18 South, Range 29 East; Township 19 South, Range 28 East, less those lands lying west of a line bounded by County Road 437, State Road 46 and County Road 435; Township 19 South, Range 29 East; Township 20 South, Range 28 East, less all lands lying west of County Road 435; and Township 20 South, Range 29 East, less all those lands east of Markham Woods Road.

Wekiva River System - means the Wekiva River, the Little Wekiva River, Black Water Creek, Rock Springs Run, Sulphur Run, Lake Norris and Seminole Creek.

Wetland Dependent Wildlife Species - any wildlife species whose life cycle depends in whole or in part on a wetland environment.

Wetlands - hydrologically sensitive areas identified by the St. Johns River Water Management District regulations and Appendix B, Zoning Regulations, Section 41.58, Lake County Code or Land Development Regulations as amended from time to time.

Policy 1-20.2: Expansion of Public Facilities and Services within the Wekiva River Protection Area. Lake County shall restrict expansion of services and major arterial roads beyond planned urban areas, unless it can be demonstrated that such services, such as central water and sewer facilities, will have less harmful impacts upon the environment than if they were prohibited. However, such improvements or construction shall follow the path of existing rights-of-way to the greatest practical extent.

Policy 1-20.3: Vested Development within the Wekiva River Protection Area. Land within the Wekiva River Protection Area as defined in Chapter 369, Florida Statutes, Part III, may be developed at the density permitted by the zoning classification in place immediately prior to March 12, 1990 and depicted on Map I-5, providing that:

1. A plat of the property based upon the zoning classification in place immediately prior to March 12, 1990, and depicted on Map I-5, has been recorded in the Public Records of Lake County, Florida. The recorded plat property may be developed based upon the zoning density classification in place immediately prior to March 12, 1990.
2. A complete application for site plan approval was filed prior to December 21, 1989, the effective date of Ordinance No. 1989-12, which imposed a moratorium on development permit applications within the Wekiva River Protection Area, was based upon the zoning classification in place immediately prior to March 12, 1990 and was approved by the County.
3. A complete application for preliminary plat approval was filed prior to December 21, 1989, the effective date of Ordinance No. 1989-12, which placed a moratorium on development applications within the Wekiva River Protection Area, and was based upon the zoning classification in place immediately prior to March 12, 1990. A final plat processed after a preliminary plat submitted prior to December 21, 1989, and subsequently approved by the Lake County Board of County Commissioners, shall be subject to the Lake County Code provisions in effect immediately prior to December 21, 1989.
4. Commercial zoning within the Wekiva River Protection Area existing on March 12, 1990, is vested for commercial uses and designated on Map I-3, "Future Land Use Map" Series, whether or not a site plan has been previously approved and if a site plan has not been previously approved, County approval is required.
5. Application is made to the County for a determination of vested rights.

Policy 1-20.4: Density and Intensity of Land Use Within the Wekiva River Protection Area. Lake County shall set the following limitations on density within the Wekiva River Protection Area which are deemed necessary in order to protect and enhance the natural resources contained therein. In order to implement this policy, the overlay districts provided for in this section have been created to restrict permitted density.

1. General Provisions. Land within the Wekiva River Protection Area proposed to be developed at densities higher than allowed under the "A-1-40" Wekiva River Protection Area Overlay District 1 and the "A-1-20" Wekiva River Protection Area Overlay District 2 set forth below, must comply with the Development Point Rating System also described below. Such development shall utilize the concept of clustering of units, promote protection of environmentally sensitive areas, concentrate units on those portions of a parcel of land farthest away from publicly owned conservation or preservation lands, and from the surface waters and wetlands of the Wekiva River System and the Wekiva River Protection Area; shall have less impact on natural resources than if developed at lower densities under its overlay district zoning classification; and shall otherwise meet all other requirements of the Lake County Comprehensive Plan, Lake County Land Development Regulations set forth in the Lake County Code, regulations of the St. Johns River Water Management District, regulations of the Florida Department of Environmental Regulation and Chapter 369, Florida Statutes, the Wekiva River Protection Act. Development shall provide central water and sewer facilities where such facilities are shown to be economically feasible or environmentally necessary, as determined by the County.
2. Transfer of Development Rights Within the Wekiva River Protection Area. In order to permit the owners of property subject to the limitation on density established herein to utilize the development potential

of that property, a system of transferability of development rights is desirable. In order to facilitate such a system, Sending Areas and Receiving Areas are hereby established and identified.

a. Sending Area Number One - "A-1-40" Wekiva River Protection Area Overlay District 1.

Land within the Wekiva River Protection Area, and within the farthest boundary of the Wekiva River Hydrologic Basin Protection Zones, established pursuant to Chapter 473, Florida Statutes, Section 473.415 and not vested pursuant to Policy 1-20.3, above, shall be allowed a maximum density of one (1) dwelling unit per forty (40) net acres. This shall be known as the "A-1-40" Wekiva River Protection Area Overlay District 1. Density may be increased to a maximum of one (1) dwelling unit per ten (10) net acres through the application of the Development Point Rating System described below.

This area is hereby designated as Sending Area Number One for transferable development rights, as shown on Exhibit "A", Map I-4, the Wekiva River Protection Area Transferable Development Rights Sending and Receiving Area Map, attached hereto and incorporated herein. Transferable development rights shall be calculated on the gross density permitted under the zoning classification for the particular sending parcel in place immediately prior to March 12, 1990.

b. Sending Area Number Two - "A-1-20" Wekiva River Protection Area Overlay District 2.

Land within the Wekiva River Protection Area, outside the Wekiva River Hydrologic Basin Protection Zones established pursuant to Chapter 473, Section 473.415, Florida Statutes, outside the Mount Plymouth-Sorrento Urban Compact Node, not vested pursuant to Policy 1-20.3 above, and excluding the area described below as Receiving Area Number One, shall be allowed a maximum density of one (1) dwelling unit per twenty (20) net acres. This area is a portion of the "A-1-20" Wekiva River Protection Area Overlay District 2. Density may be increased to a maximum of one (1) dwelling unit per five (5) net acres through the application of the Development Point Rating System described below.

This area is hereby designated as Sending Area Number Two for transferable development rights as shown on Exhibit "A", Map I-4. Transferable development rights shall be calculated on the gross density permitted under the zoning classification for the particular sending parcel in place immediately prior to March 12, 1990.

c. Receiving Area Number One - "A-1-20", Wekiva River Protection Area Overlay District 2.

Land within the area described below shall have a maximum density of one (1) dwelling unit per twenty (20) net acres and is a portion of the "A-1-20" Wekiva River Protection Area Overlay District 2. Density may be increased to a maximum of one (1) dwelling unit per five (5) net acres through the application of the Development Point Rating System described below. Density may be also increased to a maximum of one (1) dwelling unit per one (1) net acre utilizing the Development Point Rating System in conjunction with the purchase and utilization of Transferable Development Rights from Sending Areas Numbers One and Two.

This area is hereby designated as Receiving Area Number One for transferable development rights as shown on Exhibit "A", Map I-4, and is described as follows:

Beginning at the Southwest corner of Township 18 South, Range 28 East, thence north along the west line of Twp 18 South, Range 28 East to the northwest corner of the South 1/2 of Section 30, Twp 18 S, R 28E; thence east along the north line of the south 1/2 of Section 30 to the northeast corner thereof; thence south along the east line of Section 30 to the southeast corner thereof; thence east along the north line of Section 32, Twp 18 S, Range 28E. to the centerline of Ranch Road (4--6588); thence south along the centerline of Ranch Road to a point on the north line of the south 1/2 of Section 32; thence east along the north line of the south 1/2 of Section 32, and continuing east along the north line of the south 1/2 of Sections

33 and 34 to the northeast corner of the west 1/2 of the southwest 1/4 of Section 34, Twp 18 S, R 28 E., which point is on a line with the northerly extension of the centerline of Huff Road (4-5991); thence south along the east line of the west 1/2 of the southwest 1/4 of Section 34 to SR 44A and its intersection with the centerline of Huff Road; thence continuing south and southwest along the centerline of Huff Road (4-5991) and west along the centerline of West Huff Road (4-5789) to the west line of Section 4, Twp 19 S, R 28 E; thence south along the west line of Section 4 to the southwest corner thereof; thence west along the north line of Section 8, Twp 19 S, R 28 E to the northwest corner of the east 1/2 of said Section 8; thence south along the west line of the east 1/2 of Section 8 to the south line of said Section 8; thence continuing south along the west line of the northeast 1/4 of Section 17, Twp 19 S, R 28 E to the southwest corner of the northeast 1/4 of Section 17; thence east along the south line of the northeast 1/4 of Section 17 to the east line of Section 17; thence south along the east line of Section 17 to the southeast corner thereof; thence continuing south along the west line of Section 21, Twp 19 S, R 28 E to the northwest corner of the south 1/2 of Section 21; thence east along the north line of the south 1/2 of Section 21 to the east line of Section 21; thence continuing east along the north line of the south 1/2 of Section 22, Twp 19 S, R 28 E to the east line of Section 22; thence south along the east line of Section 22 to the centerline of SR 46; thence southwest and west along the centerline of SR 46 to the east line of Section 28, Twp 19 S, R 28 E; thence north along the east line of Section 28 to the northeast corner thereof; thence west along the north line of Section 28 and along the north line of Section 29, Twp 19 S, R 28E to the northwest corner of Section 29; thence north along the west line of Section 20, Twp 19 S, R 28 E to the northwest corner thereof; thence east along the south line of Section 17, Twp 19 S, Range 28 E to the southeast corner of the southwest 1/4 of the southwest 1/4 of Section 17; thence north along the east line of the southwest 1/4 of the southwest 1/4 Section 17 to the northeast corner of the southwest 1/4 of the southwest 1/4 of Section 17; thence west along the north line of the southwest 1/4 of the Southwest 1/4 of Section 17 to the west line of Section 17; thence north along the west line of Section 17 to the northeast corner of the south 1/2 of Section 18, Twp 19 S, R 28 E; thence west along the north line of the south 1/2 of Section 18 to the centerline of CR 437; thence north along the centerline of CR 437 to the south line of Twp 18 S, R 28 E; thence west along the south line of Twp 18 S, R 28 E to the point of beginning.

d. Receiving Area Number Two.

Lands which are within the Mount Plymouth-Sorrento Urban Compact Node and also within the Wekiva River Protection Area Boundary may be developed to a maximum density of five and one-half (5.5) dwelling units per one (1) net acre through the purchase and use of Transferable Development Rights (TDR's) from Sending Areas Numbers One and Two. These lands must utilize the "R-5" Residential district, the "RP" Residential Professional district, or the "PUD" Planned Unit Development district, as provided in the Lake County Land Development Regulations, Lake County Code. Any increase in density above that permitted by the zoning classification in place immediately prior to March 12, 1990, shall require the purchase and use of TDR's development rights.

Lands within the Mount Plymouth-Sorrento Urban Compact Node and outside of the Wekiva River Protection Area Boundary may be developed to a maximum density of five and one-half (5.5) dwelling units per one (1) net acre and shall utilize the development regulations of Lake County which pertain to the Urban land use category. TDR's will not apply to these lands.

This area is hereby designated as Receiving Area Number Two for Transferable Development Rights as shown on Exhibit "A", Map I-4.

Policy 1-20.5: Development Point Rating System and Submittal Requirements for Development Permits Within the Wekiva River Protection Area. Where applicable, lands proposed to be developed within the Wekiva River Protection Area shall be evaluated according to the following Development Point Rating System in order to be considered for an increase in density. The objectives of these criteria are: to ensure environmental protection; control urban sprawl; maximize land use efficiency; promote the efficient use of public facilities; ensure that services required by development are in place or are programmed concurrent

with development impacts; and to direct appropriate growth patterns within the Wekiva River Protection Area. The achievement of density points shall not bind the Lake County Board of County Commissioners to grant an increase in density. The application of the Development Point Rating System criteria and the achievement of points are based upon the location of land within the Wekiva River Protection Area. Not all criteria will be specifically applicable to a parcel of land proposed for development.

POINT SYSTEM RATING CRITERIA

The Point System Rating Criteria are as follows:		POINTS
1.	Submission of Project as a Planned Unit Development. (5 points possible)	5
2.	Project is contained wholly within TDR receiving zone outside the Mt. Plymouth-Sorrento Urban Compact Node. (5 points possible)	5
3.	Purchase of TDR's sufficient to reach density of one (1) dwelling unit per net acre. (5 points possible)	5
4.	Innovation in Site Design by Providing More Open Space and Protecting Environmentally Sensitive Land than would be protected under existing regulations. (80 points possible)	80
a.	Incorporation of Pervious Pavement or Grassed Parking	1
b.	Preservation of Native Vegetation within the 100 year Floodplain	2
c.	Zero Disturbance or Encroachment within the 100 year Floodplain	5
d.	Restriction of Intensity of Development Adjacent to Publicly Owned Lands. 5 If property is not adjacent to publicly owned lands, 5 points can be granted. (5 points possible)	5
	1. 150 foot buffer	5
	2. 100 foot buffer	4
	3. 50 foot buffer	3
e.	Preservation of existing Native Vegetation (upland and wetland species)	10
f.	Use of Native Vegetation in Landscaping	2
g.	Buffers on Wetlands (10 points possible)	10
	1. 35 feet	10
	2. 25 feet	5
	3. 10 feet	3
h.	Dedication of Natural Areas for Preservation (uplands only - wetlands are already required to be dedicated). (20 points possible)	20
	1. 25 percent of each natural upland habitat type	20
	2. 10 percent of each natural upland habitat type	15
	3. 5 percent of each natural upland habitat type	10

I.	Preservation of Existing Hydrological Patterns (surface and groundwater) Must demonstrate minimum interruption of surface and groundwater flow regime (minimize groundwater withdrawals and maximize recharge). (5 points possible)	5
j.	Clustering of units to promote common open space, passive recreation, and preservation of environmentally sensitive areas.	10
k.	If 70 points are attained, an additional 10 points may be granted.	10
5.	If it can be demonstrated that the development tract or parcel does not have any pre-existing environmental constraints and therefore not afforded the ability to achieve points, the proposed development can receive 67 points. An example of this type of property would be one that has historically (greater than 10 years) been used for citrus production, has no wetlands and no natural upland communities remaining on-site. An additional ten (10) points shall be available for clustering of units. An additional one (1) point shall be available for incorporation of pervious pavement or grassed parking and an additional two (2) points shall be available for the use of native vegetation in landscaping.	67
6.	Contributes to the Expansion of an Existing or Proposed Wildlife Corridor (on or off-site). (10 points possible)	10
7.	Provides Sufficient Habitat for Feeding, Nesting, Roosting, and Resting so as to Maintain Viable Populations of Species Designated Pursuant to Rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code (on or off-site). (5 points possible)	5
8.	Provision of Affordable Housing. (5 points possible)	5
a.	15 percent of project units for moderate, low, or very low income housing.	5
b.	5 percent of project units for moderate, low, or very low income housing.	2
9.	Vehicular Access to an Arterial Road with Level of Service (LOS) "C" Average Daily Trips (ADT) or better. Ten points can be granted for making improvements to bring up the Level of Service to LOS "C". (10 points possible)	10
a.	Directly Adjacent (existing or proposed)	10
b.	Within 1 mile via collector (existing or proposed)	7
c.	Greater than 1 mile via collector (existing or proposed)	5
d.	Less than 2 miles via local roads	2
10.	Potable Water Supply. (10 points possible)	10
a.	Within an Existing Public Supply System Franchise Area with excess capacity or the creation of a franchise.	10
b.	Central system	7

	c.	Private well	0
11.		Sanitary Sewer Service. (10 points possible)	10
	a.	Within an Existing Wastewater Treatment Franchise Area with excess capacity or the creation of a franchise.	10
	b.	Central system	7
	c.	Innovative septic system	5
	d.	Septic tank	0
12.		Irrigation Water Supply. (10 points possible)	10
	a.	Grey water reuse (dual water system)	10
	b.	Surface water	5
	c.	Surfacial aquifer	2
	d.	Potable Water	0
13.		Fire Protection. (5 points possible)	5
	a.	Dedication of land and/or facilities sufficient to meet the requirements of the project.	5
	b.	Within a fire district having a rating of 7 or better and within 3 miles from a fire station.	3
	c.	Within a fire district having a rating of 7 or better and more than 3 miles from a fire station.	2
	d.	Within a fire district having a rating of 8 to 9 and within 3 miles from a fire station.	2
	e.	Within a fire district having a rating of 8 to 9.	1
14.		Proximity to Public Schools. (5 points possible)	5
	a.	Dedication of sufficient acreage to satisfy the requirements of the Lake County School District (on or off-site).	5
	b.	Within 1/2 mile radius of an existing school and linked by sidewalks and/or bicycle paths.	5
	c.	Within 1/2 mile radius of an existing school.	4
	d.	Within one mile radius of an existing school and linked by sidewalks and/or bicycle paths.	4
	e.	Within one mile radius of an existing school.	1

15. Neighborhood Parks. (5 points) 5
- a. Within 1/2 mile radius of a developed park and linked by sidewalks and/or bicycle paths. 5
 - b. Dedication of park land and provision of facilities that meet the County's Level of Service. Facility must be open to the general public. 5
 - c. Dedication of environmentally sensitive land that is suited for passive recreation. 5
 - d. Within 1/2 mile radius of a developed park. 2
 - e. Within one mile radius of a developed park and linked by sidewalks and/or bicycle paths. 3
 - f. Within one mile radius of a developed park. 1
16. Other. (5 points possible) 5

The Board of County Commissioners may within its discretion, grant additional points up to a maximum of five (5) points, to developers who opt to provide facilities, land or funds for facilities not specifically identified in the criteria set out above. This provision may also include voluntary impact fees over and above those required by the Lake County Code.

17. DENSITY EVALUATION TABLES

A. The one (1) unit per forty (40) net developable acres category contains a maximum of 160 possible points. ("A-1-40")

POINTS SCORED	MAXIMUM NUMBER OF UNITS PER NET DEVELOPABLE ACRE
120 - 160	1.0 PER 10.0 ACRES
100 - 119	1.0 PER 20.0 ACRES
70 - 99	1.0 PER 30.0 ACRES
< 70	1.0 PER 40.0 ACRES

B. The one (1) unit per twenty (20) net developable acres category contains a maximum of 175 possible points. ("A-1 - 20")

POINTS SCORED	MAXIMUM NUMBER OF UNITS PER NET DEVELOPABLE ACRE
140 - 175	1.0 PER 1.0 ACRE
130 - 139	1.0 PER 1.5 ACRES
110 - 129	1.0 PER 2.0 ACRES
100 - 109	1.0 PER 3.0 ACRES
80 - 99	1.0 PER 4.0 ACRES
60 - 79	1.0 PER 5.0 ACRES
50 - 59	1.0 PER 10.0 ACRES
<49	1.0 PER 20.0 ACRES

18. In addition to the above review of a proposed development, the performance incentives will be used as a guide to evaluate all residential project densities during:

1. The review of an application for a development permit initiated by a property owner or an authorized agent.
2. The review of a Development of Regional Impact (DRI), pursuant to Chapter 380, Florida Statutes.
3. The preparation of any future sector or small area plans.

SUBMITTAL REQUIREMENTS FOR DEVELOPMENT PERMITS WITHIN THE WEKIVA RIVER PROTECTION AREA.

The following information shall be submitted in narrative or graphic form, or both, as appropriate, as part of the application for a development permit within the Wekiva River Protection Area. The information is supplemental to any other submittal requirements contained in the Lake County Code.

1. General Information:
 - A. Legal Description and Location Map.
 - B. Property survey showing the location of Wekiva River Hydrologic Basin Protection Zones.
 - C. Soil Classifications.
 - D. Surface and groundwater hydrology.
2. Wetlands and Uplands:
 - A. Type and percent of biological communities existing on site and described using the Florida Land Use and Cover Classification System (FLUCCS).
 - B. A typical vegetative inventory of the following:
 1. Overstory or canopy (trees).
 2. Understory or sub-canopy (shrubs, small trees).
 - C. A typical animal/wildlife inventory using methodology of the Florida Game and Fresh Water Fish Commission.
 1. Mammals
 2. Birds
 3. Reptiles
 4. Fish
 - D. Pre and post-development acreage/percent of wetlands and uplands.
 - E. Monitoring programs (ongoing) for wetland and upland systems.
 - F. Borrow and fill requirements.

3. Wildlife Corridors (U.S. Fish and Wildlife Criteria):
 - A. Pre and post-development acreage of corridors.
 - B. Impact of development on corridors.
 - C. Proposed management, monitoring and maintenance measures for protection of corridors.

4. Designated Wildlife and Vegetation:
 - A. List designated wildlife as specified in Chapter 39, Sections 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code.
 - B. List vegetation specified in Section 581.185 (5) (a), (b), Florida Statutes.
 - C. Pre and post-development acreage of designated vegetation and wildlife.
 - D. Plan for protection of designated plant and animal species.

5. Buffers:
 - A. Building setbacks from:
 1. Wetlands
 2. Uplands
 3. Wildlife corridor
 4. Publicly owned conservation/preservation lands
 5. Wekiva River or other surface water bodies
 - B. Acreage of Buffers
 - C. Types of buffers, i.e.; vegetative (trees, shrub, or combination), masonry, fence, berms, etc.
 - D. Use within buffers (i.e.; parks, recreational boardwalks, nature trails, bike paths, non-use, etc.)
 - E. Percent/Acreage of property dedicated to County for conservation easements or deeded to County for public purpose.

6. Water Resource Management:

Complete statement and calculations of the following:

 - A. Water quality and quantity for both pre and post-development.
 1. hydrological evaluation of development
 2. plans for conservation of potable water such as reuse of waste water (treated effluent and/or grey water including use of natural vegetation to reduce irrigation needs)
 3. recharge and discharge areas/recharge mechanisms
 4. potential contamination and abatement procedures
 5. use of underdrains/side drains
 6. degree of salt water encroachment in the Floridan Aquifer

7. Air Quality:
 - A. Emission Sources
 1. Residential (fireplaces, type of heat-oil, gas, heat pump)
 - B. Monitoring Plans/Mechanisms
8. Storm and Waste Water Management:
 - A. Stormwater
 1. Calculations
 2. Retention/detention design
 - a. Type of system (wet, dry, on-line, off-line, etc.)
 - b. Pond/Swale
 - (1) volume
 - (2) elevations
 - (3) overflow mechanisms
 - (4) flood elevations
 - (5) discharge point (internal, to tributary, to Wekiva River)
 - c. Culvert, pipe, channel hydraulics
 - d. Soil borings
 - e. Energy dissipation/erosion and sediment control measures.
 - (1) Grading/drainage plan
 - (a) Materials Used (pervious/impervious)
 - (b) Percent pervious/impervious surface
 - (2) Monitoring plans/mechanisms
 - B. Wastewater
 1. Collection
 - a. Pump stations
 - (1) wet well water level control elevations
 - (2) emergency pump connection
 - (3) backup pump (at least two pumps total in pump station)
 - (4) elevation above 100-year flood elevation
 - b. Gravity lines
 - (1) slopes
 - (2) clearance from water lines
 2. Treatment System
 - a. Type (septic-conventional/ nonconventional, on-site-low pressure, etc., package plant on-site/off-site, regional plant-on-site/off-site)
 - b. Siting
 - (1) relation to 100-year flood elevation
 - (2) adjacent property
 - c. Plant
 - (1) general process
 - (2) bypass
 - (3) Hydraulic profile

- (4) Flow diagram
 - 3. Effluent disposal method
 - a. sprayfield
 - b. perc pond
 - c. reuse
 - d. wetland
 - (1) Location of disposal area
 - (2) Analysis
 - (a) soil report
 - (i) soil type
 - (ii) groundwater depth
 - (iii) K factor
 - (iv) confining layers
 - (b) impact on groundwater quality/quantity
4. Design
 - a. application
 - b. load/rest schedule
 - c. pond on steep slope
 - (1) dam design for berms; seepage prevention
 - (2) rip rap for influent flow
 - d. pond bottom compared to soil profile
 - e. overflow
 - f. elevations
 - g. buffers
 - h. nearby potable wells
5. Monitoring wells
 - a. background - upstream
 - b. compliance - downstream

9. Potable Water System:

- A. Type (individual wells, package plant, regional plant)
- B. Location (on-site, off-site)
- C. Withdrawal rate/consumptive use
- D. Treatment Methods
- E. Impact on aquifer

Policy 1-20.6: Non-Exempt Parcels. Parcels of lands within the Wekiva River Protection Area, not exempted due to a determination of vested rights, under single ownership and twenty (20) or forty (40) acres or less in total area, depending upon the land's location within the Wekiva River Protection Area, as of March 12, 1990, shall be allowed a maximum of one (1) dwelling unit provided that a minimum of 12,500 square feet is not classified as open waterbodies and wetlands under the jurisdiction of Lake County or St. Johns River Water Management District, or within the Wekiva River Basin Riparian Habitat Protection Zone established pursuant to Chapter 373, Florida Statutes, Section 373.415, or designated flood prone areas by the Federal Emergency Management Administration. Any easement existing on a parcel of land under this policy may be utilized in the calculation of the required minimum area of 12,500 square feet.

Policy 1-20.7: Setbacks. The following minimum setback requirements from wetlands and water bodies shall apply to all development activity proposed within the Wekiva River Protection Area, as appropriate:

1. Land proposed to be developed under Policy 1-20.3, Vested Development within the Wekiva River Protection Area, or Policy 1-20.6, Non-Exempt Parcels, on the Wekiva River, Blackwater Creek, Sulphur Run, Seminole Creek, and Lake Norris:

a. Those lands subject to the setback requirements of the St. Johns River Water Management District, established pursuant to Section 373.415, Florida Statutes, shall conform to said setbacks.

b. Where setbacks for such development activity are not regulated by the St. Johns River Water Management District, the following minimum setbacks shall be established: 200 feet from the ordinary high water mark, 50 feet from associated wetlands, or as provided in the Lake County Code or Land Development Regulations, whichever is farther.

2. Land proposed to be developed under Policy 1-20.4, Density and Intensity of Land Use Within the Wekiva River Protection Area, on the Wekiva River, Blackwater Creek, Sulphur Run, Seminole Creek, and Lake Norris:

a. Minimum setbacks shall conform to those required by the St. Johns River Water Management District, established pursuant to Section 373.415, Florida Statutes.

b. Where setbacks for such development activity are not regulated by the St. Johns River Water Management District, the following minimum setbacks shall be established: 200 feet from the ordinary high water mark, 50 feet from associated wetlands, or as provided in the Lake County Code, whichever is farther.

Policy 1-20.8: Restrictions on Land Adjacent to Conservation or Preservation Area. No land adjacent to publicly-owned conservation or preservation areas within the Wekiva River Protection Area shall be developed for commercial or industrial uses.

Policy 1-20.9: General Prohibitions. Parcels of land adjacent to the surface waters and watercourses of the Wekiva River System, including the Wekiva River, Black Water Creek, Sulphur Run, Lake Norris, and Seminole Creek, shall not be subdivided so as to interfere with the implementation of protection zones as established pursuant to Section 373.415, Florida Statutes; any applicable setbacks from the surface waters and wetlands in the Wekiva River System and in the Wekiva River Protection Area which are established by Lake County; or the policy requiring the concentration of development in the Wekiva River Protection Area as far from the surface waters and wetlands of the Wekiva River System as practicable.

Policy 1-20.10: Lakeshore and Waterfront Development. Lakeshore and waterfront development shall occur in a manner which will enhance its natural character, avoid damage to indigenous environmental factors and assure an adequate amount of public access to waterfront and lakeshore areas within the limits defined by the environmental requirements of Lake County Land Development Regulations, the St. Johns River Water Management District and other state, regional and local agencies having jurisdiction over such areas.

A. Industrial or commercial uses shall not be permitted adjacent to water bodies.

B. Purchase waterfront areas and islands for public use when identified as an environmentally sensitive resource through listing as a C.A.R.L. project.

C. Require environmental surveys to be conducted in accordance with a County approved methodology to assess the impacts of waterfront development on ground and surface water quality, quantity, and hydrology; native and endangered vegetation and wildlife species; wetlands and associated uplands before granting approval of the proposed development. This policy shall apply to proposed developments requiring approval by Lake County pursuant to Appendix C, Subdivision Ordinance, or the "PUD" Planned Unit Development District regulations, Section 696, Lake County Code.

D. Utilize the Planned Unit Development approach to waterfront development wherever appropriate in order to maintain the best possible controls over such developments.

E. Require setbacks in conformance with Chapter 40C-41, F.A.C. and those of the Lake County Comprehensive Plan and Land Development Regulations to ensure safety, protect environmental factors and conserve public shores as established by local, State and Federal agencies to protect environmental factors and conserve public and private waterfront areas.

Policy 1-20.11: Location of Commercial Development. Commercial areas shall be developed in clearly defined complexes, harmoniously related to surrounding land use, traffic flow and the Lake County Comprehensive Plan.

A. Expressway interchanges within the Wekiva River Protection Area shall be developed as Planned Units under the Public Facilities District (PFD) classification as contained in the Lake County Code.

B. Commercial Zoning District within the Wekiva River Protection Area existing on March 12, 1990, is vested for commercial use whether or not a site plan has been previously approved, and if a site plan has not been previously approved, County approval is required.

C. Commercial and Industrial uses permitted in the Wekiva River Protection Area are depicted on the "Future Land Use Map" Series (Map I-3). Commercial and Residential uses are permitted in the Industrial Land Use category when the alternate use shall result in a reduction in density or intensity.

D. Commercial development within the Wekiva River Protection Area, except as provided in subsection B above, shall be discouraged. Such development shall be restricted to the following intersections:

- SR 44 and CR 437;
- CR 44A and CR 437;
- SR 46 and CR 437;
- SR 44 in the vicinity of the Royal Trails subdivision;
- SR 46 and CR 435.

Commercial development shall not exceed two (2) acres in the aggregate at each intersection, and shall be developed under the "CP" Planned Commercial zoning classification as contained in the Lake County Code. Limited commercial development will also be considered in the Pine Lakes and Cassia areas when densities increase and a small area study conducted by the Lake County Planning Department determines the need for such development. A land use plan amendment shall be processed pursuant to Chapter 163, Florida Statutes, to permit any commercial uses in the Pine Lakes and Cassia areas. Commercial development will also be allowed as a part of a "PUD" Planned Unit Development which shall be located interior to the PUD, in increments of one (1) acre per 500 dwelling units. No commercial uses shall be considered in the vicinity of the proposed interchange of the proposed northwest beltway until the completion of the beltway interchange, and after a small area study to determine appropriate uses and locations has been conducted by the Lake County Planning Department. A land use plan amendment shall be processed pursuant to Chapter 163, Florida Statutes, to permit any commercial uses in the vicinity of the proposed interchange.

E. Commercial facilities may be permitted, operated or leased by local, State or Federal agencies or established non-profit entities on conservation or preservation lands which are owned by the public or such non-profit entity. Such uses shall be related solely to the use and enjoyment of such lands by the public.

Policy 1-20.12: Industrial Development. Industrial development shall be prohibited within the Wekiva River Protection Area.

Policy 1-20.13: Maintenance of Open Space System. An open space system shall be maintained to serve the needs of people and shall range from neighborhood to regional scale. Such system shall also include recreation and conservational elements and shall conform with open space requirements of residential (25%) and commercial (20%).

A. Establish flood zones along streams or rivers. Such flood zones shall qualify for open space requirements. Regulate the use of flood prone areas for purposes compatible with the hydrological character of the area. Recreation and water storage are beneficial uses of flood prone areas.

B. Forbid building within swamps and marshes, except in accordance with the Comprehensive Plan Policy 1-2.1 and policies found within the Conservation Element, the Lake County Code, or in accordance with a wetland alteration/mitigation plan approved by Lake County.

C. Require all structures to have floor elevations at least eighteen (18) inches above the 100-year flood plain, and also require all public improvements such as roads, sewer and water lines, etc. to be designed to meet the criteria of the Flood Disaster Act of 1973, Public Law 93-234 and other applicable Federal, State and local requirements.

D. Native vegetation within the 100-year flood plain in the Wekiva River Protection Area shall be preserved to the greatest extent possible. Therefore, clearing of native vegetation shall be limited to only those areas approved in accordance with a vegetation survey and protection plan submitted to and approved by Lake County, with the exception of those areas devoted to agricultural uses as specified under Policy 1-20.15 and 1-20.16 of this Future Land Use Element and those activities necessary for normal yard maintenance.

Policy 1-20.14: Consideration of Environmental Factors. Full consideration shall be given to environmental factors within Lake County as they pertain to land use.

A. The County shall work towards establishing and maintaining the natural state of the Wekiva River System and the Wekiva River Protection Area.

Policy 1-20.15: Agricultural Uses. Recognizing agriculture as an important and necessary economic activity within Florida and Lake County, adequate and appropriate land and water shall be reserved for its continuance. Agriculture is also recognized as a legitimate and productive use of lands within the Wekiva River Protection Area.

A. All lands within the Wekiva River Protection Area presently in use for a particular form of agriculture, such as grazing, row crops, fruit production or other agricultural uses of comparable agronomic or cultural intensity, may continue to be used in the same manner.

B. The clearing of land for commercial agricultural use within the Wekiva River Protection Area will be permitted, provided that the following conditions are met and approved by the Board of County Commissioners.

1. A notice of intent shall be provided to Lake County prior to any clearing for agricultural uses. This notice of intent shall include as a minimum: a description of the land to be converted including the area, location, vegetation; the surface hydrological conditions; the crop or livestock enterprise intended; and a time schedule for the proposed activity.

2. An agricultural plan shall be presented demonstrating the suitability of the land for the proposed use. Such a plan may be prepared directly by the applicant, a consultant, or the U.S. Department of

Agriculture, Soil Conservation Service. The plan shall conform to best management practices recommended by the U.S. Department of Agriculture, Soil Conservation Service.

3. Approval shall have been received by any regulatory agencies having jurisdiction.

Policy 1-20.16: Silviculture in Wekiva River Protection Area. Silviculture is recognized as a legitimate and productive use of lands within the Wekiva River Protection Area.

A. All areas currently in use for the production of pine trees, or other trees not found in wetlands, may continue to be used in the same manner.

B. Before harvesting cypress, or other species of trees found in wetland areas, for all parcels of land one (1) acre or more, cumulative over a one (1) year period from date of initial harvesting, a notice of intent must be approved by the Board of County Commissioners. At a minimum, the notice of intent shall include a description of the land to be harvested, including the area, location, vegetation, surface hydrological condition and a time schedule for the harvesting activity.

C. A harvesting plan shall be presented demonstrating the suitability of the timber for harvesting. Such a plan may be prepared directly by the applicant, the Florida Division of Forestry, or a consultant.

D. The harvesting plan shall conform to the most current Best Management Practices recommended by the Florida Division of Forestry.

Policy 1-20.17: Definition of The Mount Plymouth - Sorrento Urban Compact Node. The Mount Plymouth-Sorrento Urban Compact Node is defined as follows:

Sections 24, 25, and 36, Township 19 South, Range 27 East; the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 19 South, Range 28 East; the South 1/2 of Section 18, Township 19 South, Range 28 East; all of Sections 19, 28, 29, 30, 31, 32, and 33, Township 19 South, Range 28 East.

Policy 1-20.18: Review of the Lake County Comprehensive Plan and Land Development Regulations in the Wekiva River Protection Area. By 1996, Lake County shall review the Comprehensive Plan and the Land Development Regulations which affect the Wekiva River Protection Area in Lake County for their effectiveness in meeting the requirements of Section 369.301, Florida Statutes and shall, if necessary, amend the Comprehensive Plan and Land Development Regulations.

OBJECTIVE 1-21: LAND USE ISSUES RELATED TO CONSERVATION OF WATER RESOURCES, WETLANDS, FLOODPLAINS, NATURAL HABITATS, NATURAL VEGETATION, ENVIRONMENTALLY SENSITIVE AREAS, AND MINING ACTIVITIES. Within the Wekiva River Protection Area, Lake County Shall Protect the Features of the Natural Environment through the Following Policies.

Policy 1-21.1: Surface and Subsurface Hydrology. The hydrology of a site should be utilized in determining land use as opposed to land use determining hydrology. This would entail discouraging any land use that would significantly alter surface and subsurface water levels and have an adverse effect on the environment, unless such impacts can be successfully mitigated in accordance with accepted mitigation policies and practices. Such mitigation shall be subject to approval by Lake County.

Policy 1-21.2: Reduction of Density of Waterfront Development. Lake County shall implement policies aimed at controlling the density of waterfront development.

Policy 1-21.3: Protection of the Water Quantity, Water Quality and Hydrology of the Wekiva River System. Special consideration shall be given to the protection of the water quantity, water quality and hydrology of the Wekiva River System as defined in Chapter 369, Part III, Florida Statutes.

Policy 1-21.4: Restriction of Development within the Floodplain. Floodplain maps prepared by FEMA shall be used in the development of the theory of the people water principle: in existing urbanized areas, keep the water from interfering with the people. In all other areas, keep the people from interfering with the water.

Policy 1-21.5: Protection and Conservation of Wetland Areas. Lake County shall implement policies which are aimed at protecting and conserving wetland areas.

Policy 1-21.6: Protection of Wetlands and Wetlands Systems. It is the intent of the Lake County Board of County Commissioners to protect wetlands and wetlands systems to the maximum extent possible, within the limitations contained in the Lake County Code and Land Development Regulations. In furtherance of this intent, it shall be the policy of Lake County that regulations governing the alteration of wetlands, or the mitigation of such alteration, within the Wekiva River Protection Area shall apply to all development as defined in the Lake County Code and Land Development Regulations, and to agricultural and silvicultural activities, as well.

Policy 1-21.7: Preservation of Natural Habitats within the Wekiva River Protection Area. Preserve natural habitats essential to any animals or plants designated pursuant to Chapter 39, Sections 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code, and Section 581.185(5)(a) and (b), Florida Statutes, particularly as they apply to the Wekiva River Protection Area. The preservation of such habitat shall ensure sufficient habitat exists for feeding, nesting, roosting, resting, traveling and migration, so as to maintain viable populations of those species listed.

Policy 1-21.8: Preservation of Native Vegetation within the Wekiva River Protection Area. Native vegetation within the Wekiva River Protection Area shall be preserved to the greatest extent possible. Therefore, clearing of native vegetation shall be limited to only those areas approved in accordance with a vegetation survey and protection plan submitted to, and approved by, Lake County, with the exception of those areas devoted to agricultural uses as specified under Policy 1-20.15 Agricultural Uses and Policy 1-20.16: Silviculture in Wekiva River Protection Area and those activities necessary for normal yard maintenance.

Policy 1-21.9: Protection of Aquatic and Wetland-dependent Wildlife Species Associated with the Wekiva River System. Aquatic and wetland-dependent wildlife species associated with the Wekiva River System shall be protected through the protection of wetlands, associated habitat and aquatic systems.

Policy 1-21.10: Mining Activities within the Wekiva River Protection Area. Mining activities shall be prohibited within the Wekiva River Protection Area. Expansion of existing mining activities within the Wekiva River Protection Area shall be subject to the provisions of the Lake County Code and the approval of the Board of County Commissioners.

The excavation of borrow pits within the Wekiva River Protection Area may be permitted only after approval by the Board of County Commissioners. It is the intent herein to limit the excavation of borrow pits to those necessary for the construction of or improvement to highways or other public works projects within the Wekiva River Protection Area.

OBJECTIVE 1-22: PRESERVE THOSE ENVIRONMENTALLY SENSITIVE AREAS IDENTIFIED IN ENVIRONMENTAL STUDIES AND REPORTS. Lake County Shall Preserve those Environmentally Sensitive Areas Identified in Environmental Studies and Reports Sponsored or Approved by the Board of County Commissioners in Order to Safeguard Lake County's Resources for Present and Future Residents and Particularly those Areas Within the Wekiva River Protection Area.

Policy 1-22.1: Encourage Acquisition of Environmentally Sensitive Areas. Lake County shall support and actively encourage acquisition of Environmentally Sensitive Areas by donation or purchase by Federal, State or units of local government and non-profit groups that would preserve them in their natural state.

Policy 1-22.2: Funding Mechanism to Acquire Environmentally Valuable Lands. In support of the preservation of the natural systems of the Wekiva River Protection Area, by 1993, the Board of County Commissioners shall establish a funding mechanism to acquire, or to assist in the acquisition of, environmentally valuable lands. Such mechanism shall be established with the approval of the electorate of Lake County through a referendum consistent with the policies in the Conservation and Recreation Element.

OBJECTIVE 1-23: DISCOURAGEMENT OF PRACTICES THAT DEplete POTABLE WATER SUPPLIES AND THE PROMOTION OF CONSERVATION PRACTICES. Lake County Shall Discourage Wasteful Practices that Would Deplete Supplies of Potable Water and Shall Promote Conservation Practices.

Policy 1-23.1: Provision of Central Water Systems within the Wekiva River Protection Area. Central Water Systems shall be required within the Wekiva River Protection Area where provision of such a system is shown to be economically feasible or environmentally necessary, as determined by the County. The development of a regional water supply system is encouraged in order to augment the feasibility and desirability of providing central water supply facilities consistent with policies in the Potable Water Sub-element for service to occur within the Mt. Plymouth-Sorrento Urban Compact Node when densities are such that centralized services are feasible.

Policy 1-23.2: Central Water System within the Wekiva River Hydrologic Basin Protection Zones. The provision of a Central Water System within the Wekiva River Hydrologic Basin Protection Zones shall be required by the year 2000 or earlier if economically feasible. Such provision shall be through public or private sources, or a combination thereof and shall be utilized where sufficient density can be attained (making centralized facilities cost effective) through application of the density point rating system (in a clustered development).

OBJECTIVE 1-24: SEWAGE TREATMENT AND DISPOSAL FACILITIES. Lake County Shall Encourage the Development of Sewage Handling and Disposal Facilities that Utilize the Best Available Technology In Order To Minimize Any Detrimental Effect To The Environment.

Policy 1-24.1: Provision of Sewer Water Systems within the Wekiva River Protection Area. Central sewer systems shall be required within the Wekiva River Protection Area where provision of such system is shown to be economically feasible or environmentally necessary, as determined by the County. The development of a regional sewage treatment system is encouraged in order to augment the feasibility and desirability of providing central sewage treatment facilities consistent with policies in the Potable Water Sub-element for service to occur within the Mt. Plymouth-Sorrento Urban Compact Node when densities are such that centralized services are feasible.

Policy 1-24.2: Central Sewer System within the Wekiva River Hydrologic Basin Protection Zones. The provision of a central sewer system within the Wekiva River Hydrologic Basin Protection Zones shall be required by the year 2000 or earlier if feasible. Such provision shall be through public or private sources, or a combination thereof and shall be utilized where sufficient density can be attained (making centralized facilities cost effective) through application of the density point rating system (in a clustered development).

OBJECTIVE 1-25: PROVISION OF ACTIVITY-BASED RECREATION FACILITIES. Lake County Shall Provide Recreational Areas In Such a Manner that Activity-based Facilities Will Be Located in Urban Areas and Urban Compact Nodes.

Policy 1-25.1: Acquisition of Open Space Areas. Open space areas shall be acquired, if economically feasible, in advance of urban encroachment in order to ensure their continued value as open space. These open space areas include those "buffers" as identified in the Lake County Land Use Element; and any "Environmentally Sensitive Areas" identified in the Conservation Element of the Lake County Comprehensive Plan; and the environmentally sensitive lands of the Wekiva River Protection Area.

CHAPTER II
TRAFFIC CIRCULATION ELEMENT
9J-5.007(3)

GOALS, OBJECTIVES AND IMPLEMENTING POLICIES. This section stipulates goals, objectives and policies for implementing the desired traffic circulation system of Lake County.

GOAL 2: TRAFFIC CIRCULATION. LAKE COUNTY SHALL PROVIDE FOR ITS RESIDENTS AND VISITORS A SAFE, CONVENIENT AND EFFICIENT TRAFFIC CIRCULATION SYSTEM OVER THE SHORT AND LONG RANGE PLANNING TIME FRAMES FOR BOTH MOTORIZED AND NON-MOTORIZED TRANSPORTATION MODES.

OBJECTIVE 2-1: SAFE, CONVENIENT AND EFFICIENT TRAFFIC CIRCULATION SYSTEM. Lake County shall Provide a Safe, Convenient, and Efficient Traffic Circulation System Through the Establishment of Minimum Operating Level of Service Standards and the Joint Provision of Non-motorized Transportation Facilities with Proposed Roadway Improvements

Policy 2-1.1: Unincorporated Area Minimum Operating Level of Service Standards. Lake County hereby adopts a peak hour minimum operating level of service standard "B" for local roadways and a peak hour minimum operating level of service standard "C" for collector roadways not within; 1) a municipality within Lake County and its one (1) mile surrounding area; or 2) a designated urban or urban expansion area as identified on the 2005 Future Land Use Map.

Policy 2-1.2: General Roadway Minimum Operating Level of Service Standards. Lake County hereby adopts the Statewide Minimum Level of Service Standards for the State Highway System (Table II-1) and the following peak hour minimum operating level of service standards for roadways which can be placed in the following roadway classifications:

Road Classification	Peak Hour Minimum Level of Service
Major Collectors:	D
Minor Collectors:	D
Local Roadways:	D

Policy 2-1.3: Development of Level of Service Maximum Volumes. By the end of 1994, Lake County, in coordination with the Florida Department of Transportation, shall develop generalized daily level of service maximum volumes (based on the 1985 Highway Capacity Manual) for arterial, collector and local roadways within its jurisdictional limits. Maximum volumes shall be annual average daily traffic volumes (based on peak hour volumes) and shall be sensitive to the local dynamics of the County. Until such time, the County shall use the most recent maximum volumes suggested by the Florida Department of Transportation. During this period, detailed capacity analysis can be presented by a qualified registered engineer to refine generalized capacities for specific roadways. Such analysis shall be consistent with the 1985 Highway Capacity Manual and be consistent with methods acceptable by the Florida Department of Transportation.

Policy 2-1.4: Review of Proposed Developments. Lake County shall review all proposed development for compliance and consistency with the adopted operating level of service standards through the County's Concurrency Management System and no final development order shall be approved until the Concurrency Management System has been satisfied. Available capacity on roadways must be concurrent with the impacts of development.

Table II-1
STATEWIDE MINIMUM LEVEL OF SERVICE STANDARDS FOR THE STATE HIGHWAY SYSTEM¹

	Rural Areas ²	Transitioning Urbanized Areas ³ Urban Areas ⁴ or Communities ⁵	Urbanized Areas ⁶ under 500,000	Urbanized Areas over 500,000	Roadways Parallel to Exclusive Transit Facilities ⁷	Inside Transportation Concurrency Management Areas ⁸	Constrained ⁹ and Backlogged ¹⁰ Roadways
INTRASTATE ¹¹							
Limited Access Highway (Freeway) ¹²	B	C	C (D)	D (E)	D (E)	D (E)	Maintain ¹⁵
Controlled Access Highway ¹³	B	C	C	D	E	E	Maintain
OTHER STATE ROADS ¹⁴							
Other Multilane	B	C	D	D	E	* ¹⁶	Maintain
Two-Lane	C	C	D	D	E	*	Maintain

Level of Service Standards inside of parentheses apply to general use lanes only when exclusive through lanes exist.

1. The indicated levels of service designate lowest quality operating conditions for the 100th highest volume hour of the year in the predominant traffic flow direction from the present through a 20-year planning horizon. The 100th highest hour approximates the typical peak hour during the peak season. Definitions and measurement criteria used for minimum level of service standards are based on the most recent updates of the 1985 Transportation Research Board Highway Capacity Manual "Special Report 209." All level of service evaluations are to be based on "Special Report 209," or a methodology which has been accepted by FDOT as having comparable reliability.
2. Rural areas are areas non included in a transportation concurrency management area, an urbanized area, a transitioning urbanized area, an urban area or a community.
3. Transitioning urbanized areas are the areas outside urbanized areas that are planned to be included within the urbanized areas within the next 20 years based primarily on the U.S. Bureau of Census urbanized criteria of a population density of at least 1000 people per square mile.
4. Urban areas are places with a population of at least 5000 and are not included in urbanized areas. The applicable boundary encompasses the 1990 urban area as well as the surrounding geographical area as agreed upon by FDOT, local government, and Federal Highway Administration (FHWA). The boundaries are commonly called FHWA Urban Area Boundaries and include areas expected to have medium density development before the next decennial census.
5. Communities are incorporated places outside urban or urbanized areas, or unincorporated developed areas having 500 population or more identified by local governments in their local government comprehensive plans and located outside of urban or urbanized areas.

6. Urbanized areas are the 1990 urbanized areas designated by the U.S. Bureau of Census as well as the surrounding geographical areas as agreed upon by FDOT, Metropolitan Planning Organization (MPO), and Federal Highway Administration (FHWA), commonly called FHWA Urbanized Area Boundaries. The over or under 500,000 classifications distinguish urbanized areas with a population over or under 500,000 based on the 1990 U.S. Census.

7. Roadways parallel to exclusive transit facilities are roads generally parallel to and within one-half mile of a physically separated rail or roadway lane reserved for multi-passenger use by rail cars or buses serving large volumes of home/work trips during peak travel hours. Exclusive transit facilities do not include downtown people movers, or high occupancy vehicle lanes unless physically separated from other travel lanes.

8. Transportation Concurrence Management Areas are geographically compact areas designated in local government comprehensive plans where intensive development exists or is planned in a manner that will ensure an adequate level of mobility and further the achievement of identified important state planning goals and policies, including discouraging the proliferation of urban sprawl, encouraging the revitalization of existing downtowns and designated redevelopment areas, protecting natural resources, protecting historic resources, maximizing the efficient use of existing public facilities, and promoting public transit, bicycling, walking and other alternatives to the single occupant automobile. Transportation concurrence management areas may be established in a comprehensive plan in accordance with Rule 9J-5.0057, Florida Administrative Code.

9. Constrained roadways are roads on the State Highway System which FDOT has determined will not be expanded by the addition of two or more through lanes because of physical, environmental or policy constraints. Physical constraints primarily occur when intensive land use development is immediately adjacent to roads, thus making expansion costs prohibitive. Environmental and policy constraints primarily occur when decisions are made not to expand a road based on environmental, historical, archaeological, aesthetic or social considerations.

10. Backlogged roadways are roads on the State Highway System operating at a level of service below the minimum level of service standards, programmed for construction in the first three years of FDOT's adopted work program or the five year schedule of improvements contained in a local government's capital improvements element, and not constrained.

11. Intrastate means the Florida Intrastate Highway System (FIHS) which comprises a statewide network of limited and controlled access highways. The primary function of the system is for high speed and high volume traffic movements within the state. Access to abutting land is subordinate to this function and such access must be prohibited or highly regulated. Highways included as part of this system are designated in the Florida Transportation Plan. General use lanes are intrastate roadway lanes not exclusively designated for long distance high speed travel. In urbanized areas general use lanes include high occupancy vehicle lanes not physically separated from other travel lanes. Exclusive through lanes are roadway lanes exclusively designated for intrastate travel, which are physically separated from general use lanes and to which access is highly regulated. These lanes may be used for high occupancy vehicles and express buses during peak hours if the level of service standards can be maintained.

12. Limited access highways (freeways) are multilane divided highways having a minimum of two lanes for exclusive use of traffic in each direction and full control of ingress and egress; this includes freeways and all fully controlled access roadways.

13. Controlled access highways are non-limited access arterial facilities where access connections, median openings and traffic signals are highly regulated. The standards shown are the ultimate standards to be achieved for controlled access facilities on the Florida Intrastate Highway System (FIHS) within a 20 year period. Signalized intersections are to be minimized on these facilities within 20 years making an

uninterrupted flow standard generally applicable. Controlled access facilities on the FIHS currently not meeting the ultimate standards shall be allowed to remain on the FIHS with a “maintain” status.

14. Other state roads are roads on the State Highway System which are not part of the Florida Intrastate Highway System.

15. Maintain means continuing operating conditions at a level that significant degradation does not occur based on conditions existing at the time of local government comprehensive plan adoption. For roadways in rural areas, transitioning urbanized areas, urban areas or communities, significant degradation means (1) an average annual daily traffic increase in two-way traffic volume of 5 percent or (2) a reduction in operating speed for the peak direction in the 100th highest hour of 5 percent. For roadways in urbanized areas, for roadways parallel to exclusive transit facilities or for intrastate roadways in transportation concurrency management areas significant degradation means (1) an average annual daily traffic increase in two-way traffic volume of 10 percent or (2) a reduction in operating speed for the peak direction in the 100th highest hour of 10 percent. For other state roads in transportation concurrency management areas means that amount defined in the transportation mobility element. For constrained roadways meeting or exceeding the level of service standards, “maintain” does not apply until the roadway is operating below the applicable minimum level of service standard.

16. * means the level of service standard will be set in a transportation mobility element that meets the requirements of Rule 9J-0057.

Policy 2-1.5: Areas of Special Transportation Concern. By the end of 1994 Lake County shall define the U.S. 441 corridor between the City of Leesburg and the City of Tavares as a geographic area of special transportation concern and include provisions within its land development regulations to address the area. Such provisions shall require all development accessing U.S. 441 to be consistent with the Concurrency Management System and the adopted level of service standard.

Policy 2-1.6: Provide for Trip-Capturing Development. Lake County shall allow trip-capturing development which creates shorter trip lengths in areas with deficient levels of service if it can be demonstrated that; the same development, impacting the same roadways, in an area without deficient levels of service, will only increase trip length. Any development to be considered as a trip capturing development shall not further degrade levels of service for impacted streets below the adopted standards and shall be consistent with the Concurrency Management System.

Policy 2-1.7: Trip--Capturing Development Standards. By February 1992, Lake County shall define trip capturing development within its Land Development Regulations. Criteria, based on percentages of required trip capturing development, shall be established that distinguishes between required percentages for urban versus non-urban and single use versus multi-use projects.

Policy 2-1.8: Use of Traffic Impact Fees. Lake County shall designate revenues collected via its traffic impact fee ordinance (Ordinance 1990-18) for improvements to arterial and collector roadways included in the County's Five-Year Road Capital Improvements Program. The County shall coordinate with the FDOT to receive credit for revenue designated for improvements to the State Highway System.

Policy 2-1.9: Use of Traffic Impact Fees for Non-Motorized Transportation Facilities. By February 1992, Lake County shall amend the Lake County traffic impact fee ordinance (Ordinance 1990-18) in order to make non-motorized transportation improvements eligible to receive traffic impact fee funds.

Policy 2-1.10: Access Management for State Roads. By July 1992, Lake County shall adopt an access management ordinance which includes the provisions of Rules of Chapter 14-96 and Chapter 14-97, Florida Administrative Code, and amend its Land Development Regulations by September 1992 to incorporate access limitations which require developments adjacent to State roads to comply with or exceed all State

access management regulations. During the interim period, the County shall, at a minimum, comply with State standards to control the connections and access points of driveways and roads to roadways. The County's development review process shall also require developments to obtain a development order from the County concurrent with obtaining curb cut permits from the Florida Department of Transportation.

Policy 2-1.11: Access Management for County Maintained Roads. The County shall incorporate within its proposed access management ordinance, provisions which define regulations and design standards for access to County maintained roads, identified within the proposed ordinance; and shall require new development and redevelopment along these roads to comply with or exceed such standards. The County's Land Development Regulations shall be amended to incorporate access limitations for the County maintained roads, as specified within the County's proposed access management ordinance.

Policy 2-1.12: Arterial Functional Classification System. The County shall classify all arterial roadways within its jurisdictional boundaries according to the most current functional classification system established by the Florida Department of Transportation. The County, in coordination with the Florida Department of Transportation, shall determine functionally classified arterial roadways and reevaluate the functional classification of a roadway upon reaching the capacity threshold for the adopted minimum level of service.

Policy 2-1.13: Collector and Local Functional Classification System. By the end of 1994, Lake County, in coordination with the Florida Department of Transportation, shall develop a functional classification system for collector and local roadways under its jurisdiction, sensitive to the local dynamics of the County. Until such time, Lake County shall use the most current functional classification system established by the Florida Department of Transportation. During the interim period, Lake County may redesignate the future functional classification of non-State roads as evidence is provided, demonstrating the appropriateness of reclassification.

Policy 2-1.14: On-Site Transportation Improvements. By February 1992, Lake County shall incorporate provisions in its Land Development Regulations which require new developments to establish safe and convenient on-site traffic flow that considers circulation and parking needs.

Policy 2-1.15: Minimize Conflicts Between Motorized and Non-Motorized Transportation Modes on State Roads. To minimize conflicts between motorized and non-motorized transportation modes, Lake County shall coordinate with the Florida Department of Transportation by 1993 or earlier to assure that paved shoulders are added to all arterial roads within the jurisdictional limits of the County at the time reconstruction or additional capacity improvements occur, in accordance with the 1983 Bicycle Bill.

Policy 2-1.16: Provide Safe Motorized and Non-Motorized Design Standards. The County shall identify collector and local roadways and include design standards within its Land Development Regulations in accordance with Table 2-4, found in the Data Inventory and Analysis portion of this element. The County shall assure that design standards are followed at the time of improvement or reconstruction of a roadway. Further design standards shall be included in the Land Development Regulations and the proposed bikeway plan as part of a coordinated master improvement plan.

Policy 2-1.17: Transportation System Management. By 1993, Lake County shall develop a transportation system management plan which utilizes signal optimization, incorporates proper markings and signage, restricts on-street parking and loading in areas with low pedestrian traffic volumes, promotes on-street parking in areas with high pedestrian traffic volumes and provides for turn and deceleration lanes in order to preserve and increase traffic flow in a cost effective way. The proposed transportation system management plan shall be adopted by the Lake County Board of County Commissioners and implemented through the Lake County Public Works Department.

Policy 2-1.18: Provision of Transportation System Management for New Developments. By February 1992, Land Development Regulations for Lake County shall include provisions within the development review

process that requires development to provide transportation improvements, both internal and external as necessary.

Policy 2-1.19: Installation of Railroad Signalization. Lake County shall continue to identify dangerous railroad crossings and provide signalization at all hazardous railroad crossings on arterial and collector roadways in coordination with the Florida Department of Transportation.

Policy 2-1.20: Establish a Metropolitan Planning Organization. Lake County shall coordinate with the State of Florida and the East Central Florida Regional Planning Council in order to establish a Lake County Metropolitan Planning Organization that shall continue to develop a safe, convenient and efficient traffic circulation system plan for the County by the year 1994.

Policy 2-1.21: Monitor Traffic Accident Data. By 1993, Lake County shall establish a monitoring technique for traffic accidents, both motorized and non-motorized, which occur on collector and local roadways. The monitoring technique shall incorporate the most recent monitoring technique utilized by the Florida Department of Transportation.

Policy 2-1.22: Traffic Impact Analysis. By February 1992, Land Development Regulations for Lake County shall include thresholds for developments to complete a traffic impact analysis and guidelines to be followed by the developer for the completion of the analysis.

OBJECTIVE: 2-2: COORDINATE THE TRAFFIC CIRCULATION SYSTEM WITH FUTURE LAND USES OF THE FUTURE LAND USE MAP. The Traffic Circulation System Shall be Consistent and Compatible with Proposed Growth and Development Shown on the 2005 Future Land Use Map.

Table 2-4
LAKE COUNTY ROADWAY DESIGN STANDARDS

Roadway Classification	Pavement Width Lanes	No. Of ROW	No. Min	Rural Min ROW	Urban	Speed (mph)	Property Access Ped/Bike Path*	Paved Shoulder
Principal Arterial	12'	4-6	200'	Rural 128'	Urban 45-65	45-65	Minimal Controlled	4'
Minor Arterial	12'	2-5	200'	128'	45-55	40-50	Moderate Controlled	4'
Major Collector	12'	2-5	100'	80'	45-55	35-45	Discouraged Joint	3'
Minor Collector	12'	2-3	80'	70'	40-55	30-40	Incremental	3'
Local Feeder/Distributor	10-12'	2	80'	60'	30-45	30-40	Continual	2'
Local **	10'	2	66'	50'	30-45	25-35	High	0'

* Paved shoulders for pedestrian/bike paths are to be placed along roadways identified in the proposed Bikeway Plan to be adopted as part of a Coordinated Master Improvement Plan.

** Nine foot (9') lanes shall be acceptable for special purpose projects with approval of the County Engineer. Corresponding reduced right-of-way widths (40'-45') shall also be acceptable for special purpose projects with approval of the County Engineer.

Note: ROW - Right-of-Way requirements may be greater on approaches to major intersections.

Local Feeder/Distributor roadways include local roads, as determined by the FDOT, which act as collector roads for communities and residential developments.

Urban implies that there is a curb and gutter directly adjacent to the roadway and that there is a piped (closed) drainage system.

Rural implies a roadway section characterized by an eight (8) foot stabilized shoulder directly adjacent to the pavement and a swale (open) drainage system.

Source: Lake County Public Works Department, 1990.

Policy 2-2.1: Future Traffic Circulation Maps. Lake County hereby adopts Map II-1 and Map II-2, "Future Traffic Circulation Maps", as the County's Future Traffic Circulation Maps. These maps shall be updated by the end of 1994, based on the data recorded in the 1990 Census of Population and Housing, and the land use designations presented on the Future Land Use Map.

Policy 2-2.2: Coordination with Future Land Uses. The Future Land Use Map shall delineate all arterial and collector roadways on the County's Future Traffic Circulation Maps. Land use allocations and densities on the Future Land Use Map shall not generate more traffic than that which can be supported by the traffic circulation system, incorporating the level of service standards established in Policy 2-1.1 and Policy 2-1.2 (Minimum Operating Level of Service Standards).

Policy 2-2.3: Coordination with Municipal Development Impacts. In furtherance of policies found within the Intergovernmental Coordination Element, the County shall coordinate with all municipalities within its jurisdictional limits by February 1992 to assure that impacts generated by future development occurring within incorporated areas will not cause levels of service on arterial and collector roadways within the unincorporated areas of the County to diminish below adopted minimum standards.

Policy 2-2.4: Coordination with Adjacent County Development Impacts. The County shall coordinate with all adjacent counties by February 1992 to assure that impacts generated by future development occurring within adjacent counties will not cause levels of service on arterial and collector roads within Lake County to diminish below adopted minimum standards. Lake County shall also assure that impacts generated by future development occurring within Lake County will not cause levels of service on arterial and collector roads within adjacent counties to diminish below their adopted minimum level of service standards.

Policy 2-2.5: Regulate Impacts of Development on Adopted Levels of Service. Lake County shall regulate the impacts created by new development on adopted levels of service by incorporating provisions in the Land Development Regulations by February 1992 that: (1) require future development to comply with level of service standards; (2) deny approval of or regulate the density of development according to adopted levels of service; and (3) require future development to pay an equitable share of the costs necessary to support transportation facilities demanded by the development.

Policy 2-2.6: Establish a Concurrency Management System and Adequate Facilities Ordinance. By February 1992, the County shall develop a Concurrency Management System to monitor impacts on the traffic circulation system created by development and growth occurring in the designated land use categories as established on the Future Land Use Map and the Future Land Use Element. The Concurrency Management System shall monitor and evaluate impacts of existing and future land development on the transportation system to assure integration with adopted levels of service for arterial, collector and local roadways.

By February 1992, the County's Land Development Regulations shall be revised to incorporate an adequate facilities requirement that is consistent with procedures established within the County's Concurrency Management System. These procedures shall mandate that future development applications evaluate all traffic impacts placed on thoroughfares by the proposed development. Prior to the issuance of a development order or permit, an applicant must:

- (1) assure that the proposed development shall not degrade the roadway below the adopted level of service standards;
- (2) assure that adequate roadway capacity shall be available concurrent with the impacts of the proposed development;
- (3) assure that the proposed development along State roads complies with or exceeds State access management regulations;
- (4) assure that the proposed development along County maintained roads complies with or exceeds County access management regulations.

Map II-1 - Functional Classification

Map II-2 - Number of Lanes

Policy 2-2.7: Provide Bear Underpasses Upon the Construction of the Northwest Beltway. Lake County, in coordination with the Florida Game and Fresh Water Fish Commission and the Florida Department of Transportation, shall support the construction of a minimum of four (4) bear underpasses upon construction of the Northwest Beltway.

Policy 2-2.8: Provide Bear Underpasses for Existing Roadways. Lake County, in coordination with the Florida Game and Fresh Water Fish Commission and the Florida Department of Transportation, shall request that the Florida Department of Transportation construct a minimum of two (2) bear underpasses for State Road 46 by the year 2000 or by the time the operating level of service for State Road 46 falls below level of service "C", whichever is first. The County shall construct a minimum of one (1) bear underpass for County Road 46A by the year 2000 or by the time the operating level of service for County Road 46A falls below level of service "C", whichever is first. The County shall encourage the Florida Game and Fresh Water Fish Commission and the Florida Department of Transportation to complete a study on the construction of bear underpasses for State Road 44 and State Road 40 by the year 1995. The County, in coordination with the Florida Game and Fresh Water Fish Commission, shall complete a study on the construction of bear underpasses for County Road 42, by the year 1995.

OBJECTIVE 2-3: RIGHT-OF-WAY PRESERVATION AND ACQUISITION. Provide For the Protection and Acquisition of Existing and Future Rights-of-Way.

Policy 2-3.1: Right-of-Way Preservation Maps. By February 1992, the County shall preserve rights-of-way, pursuant to State Law, for all roads by adopting right-of-way preservation maps. These maps shall incorporate State right-of-way standards which apply to arterial roadways.

Policy 2-3.2: Right-of-Way Preservation. Pursuant to State Law, Lake County shall amend Land Development Regulations by February 1992 to establish setback requirements designed to preserve rights-of-way for all roads delineated on the Right-of-Way Preservation Maps.

Policy 2-3.3: Minimum Right-of-Way Standards. The County hereby adopts the following right-of-way standards as minimum right-of-way standards for arterial roads (measured according to corridor width), and shall incorporate these as provisions in the Land Development Regulations by February 1992.

Right-
of-Wa
y
Width

(Feet)				
Type of Facility	4-Lane	6-Lane	8-Lane	
Urban Arterial	94	128	N/A	
Suburban Arterial		174	200	N/A
Rural Arterial	200	200	N/A	
Freeway	216	240	264	

The County shall revise these standards, where appropriate, upon the completion of the Florida Department of Transportation's right-of-way preservation study.

The County hereby adopts the right-of-way standards identified in Table 2-4, found in the Data Inventory and Analysis portion of this element, as minimum right-of-way standards for collector and local roads (measured according to corridor width), and shall incorporate these as provisions in the Land Development Regulations by February 1992.

Policy 2-3.4: Right-of-Way Acquisition. Lake County shall review right-of-way needs for road improvements identified in its Five Year Schedule of Capital Improvements and may establish a right-of-way acquisition program that can be implemented in subsequent years utilizing the five-year schedule. The County shall also revise its Land Development Regulations, pursuant to State Law, to include provisions that mandate dedication of right-of-way, or fees in lieu thereof, as a required condition of a development approval associated with Planned Unit Developments, site plans, plats and replats where associated traffic impacts generated by such development will create or contribute to the need to establish new, or to expand existing right-of-way necessary to provide a safe and convenient traffic circulation system.

Policy 2-3.5: Use of Traffic Impact Fees for Right-of-Way Acquisition. Lake County may designate right-of-way revenues collected via its traffic impact fee ordinance for acquiring right-of-way for arterial and collector roadways included in the County's Five-Year Road Capital Improvements Program. In particular, Lake County, by 1996, may designate right-of-way revenues, collected via its traffic impact fee ordinance, for acquiring right-of-way for: 1) the Eustis By-Pass; and 2) the Leesburg East-West Connector, as identified in the Traffic Circulation Element Data Inventory and Analysis. The County shall decide on the final alignment of the Eustis By-Pass at an advertised public hearing. The County shall coordinate with the FDOT to receive credit for revenue designated for acquiring right-of-way for roadways in the State Highway System.

OBJECTIVE 2-4: FUTURE ROADWAY IMPROVEMENTS. Provide Transportation Improvements to Meet Projected Needs of Growth and Development Anticipated for 1996.

Policy 2-4.1: Five-Year Transportation Improvement Program. Based on needs identified in the analysis accomplished for the Traffic Circulation Element, the County shall make identified capacity improvements, in coordination with the FDOT and the municipalities within Lake County, to the projects proposed in Lake County's Five-Year Road Capital Improvements Program. All capacity improvements scheduled within the Lake County Five Year Road Capital Improvements Program shall be implemented according to the following guidelines;

- (1) the project's contribution to the safety of the residents of Lake County by the reduction of high accident frequency on deficient roadways;
- (2) the project's ability to reduce the costs of capital outlay through its effective use of existing facilities and enhancement of future improvements;
- (3) the project's ability to provide service to developed areas lacking complete service;

(4) the project's ability to fulfill the County's legal commitment to provide facilities and services and achieve full use of existing facilities.

Policy 2-4.2: Proposed Improvements to State Road 500. Lake County shall coordinate with the Florida Department of Transportation, and the municipalities of Lady Lake, Fruitland Park, Leesburg, Tavares, Eustis and Mount Dora by 1993 or earlier to alleviate, through planning improvements, any existing or projected deficiencies along U.S. 441 and U.S. 27/441. Parallel collector facilities shall be investigated by the County as alternate routes and the County shall coordinate with the FDOT for the establishment of sections of U.S. 441 as special transportation areas.

Policy 2-4.3: Proposed State and Regional Plans and Improvements. Lake County shall annually (by the month of March) analyze transportation plans and programs of the Florida Department of Transportation and the East Central Florida Regional Planning Council to establish consistency and compatibility to plans and policies set forth within the County's Comprehensive Plan. The County shall likewise notify these two entities of all programs and improvements, amendments to the Comprehensive Plan, and status of the Concurrency Management System which pertain to transportation.

Policy 2-4.4: Monitor Traffic Circulation System. By February 1992, the County shall adopt a Concurrency Management System which establishes procedures to annually monitor the available capacity on all collector and arterial roads. The County shall use the most recent traffic count figures recorded by the Florida Department of Transportation to update roadway capacities, or use traffic counts recorded specifically by the County or a designated professional engineering firm. The Concurrency Management System shall include provisions requiring developers to perform, or pay fees in lieu thereof, a traffic impact study to measure proposed impacts on the current availability of road capacities as a requirement in the development review process.

Policy 2-4.5: Maximum Through-Lane Standards. Lake County hereby adopts the following maximum through-lane standards for the below listed roadway classifications:

Road Classification	Maximum Through-Lane Standard
Principal Arterials	6
Minor Arterials	6
Major Collectors	4
Minor Collectors	4
Local Roadways	2
Scenic Roadways	2

Fully controlled limited access principal arterials shall have a maximum through-lane standard of eight (8) lanes including two (2) high-occupancy vehicle or special use lanes. Maximum through-lane standards shall only apply to motorized traffic lanes.

Policy 2-4.6: Transportation Advisory Committee (Impact Fee). Lake County shall coordinate with and encourage all municipalities within the County to join the Transportation Advisory Committee. The Committee shall review all proposed roadway improvements scheduled by the County and act as the coordinating body between the County and its municipalities for transportation improvements.

Policy 2-4.7: Transportation Model Development. Lake County shall annually update its transportation model for review of proposed developments and proposed roadway improvements and shall validate the model once every five years with the most recent traffic counts recorded by the Florida Department of Transportation and special traffic counts taken by the Lake County Public Works Department. The model shall be used to identify needed transportation improvements to be funded by the County's share of its \$0.10 per gallon gas tax, traffic impact fees, State and Federal grants and special assessments.

Policy 2-4.8: Northwest Beltway Addition to the Traffic Circulation Model. By the end of 1994, Lake County shall include the Northwest Beltway into its Traffic Circulation Model and study the traffic flow patterns that would be created by the construction of the Beltway. The County shall then revise its Future Land Use Map and Future Traffic Circulation Map according to the results produce by the Traffic Circulation Model.

Policy 2-4.9: Florida Turnpike Interchange Additions to the Traffic Circulation Model. By the end of 1994, Lake County shall include Florida Turnpike interchanges at Grassy Lake Road and County Road 470 into its Traffic Circulation Model and study the traffic flow patterns that would be created by the construction of such interchanges. The County shall then revise its Future Land Use Map and Future Traffic Circulation Map according to the results produce by the Traffic Circulation Model.

OBJECTIVE 2-5: FACILITIES FOR BICYCLE AND PEDESTRIAN WAYS; AND ESTABLISHMENT OF SCENIC ROADWAYS. Promote a System of Bicycle and Pedestrian Ways in Planning For Transportation Facilities, and Analyze Roadways For Scenic Designations.

Policy 2-5.1: Planning for Bicycle and Pedestrian Facilities. By 1992, Lake County shall prepare a plan for developing bicycle and pedestrian ways which connect residential areas to recreation areas and major activity centers.

Policy 2-5.2: Rails-to-Trails Program. Lake County shall coordinate with and support local organizations of Rails-to-Trails Incorporated in order to analyze the feasibility of acquiring abandoned railroad right-of-ways within the County for use as regional bicycle and pedestrian paths.

Policy 2-5.3: Provision of Bicycle and Pedestrian Ways for New Developments. By February 1992, Land Development Regulations for Lake County shall require evaluation within the development review process that requires applicants of Planned Unit Developments, site plans, subdivisions, plats and replats to address and if necessary meet the needs for bicycle and pedestrian facilities.

Policy 2-5.4: Consideration of Bicycle Storage Facilities for Existing Public Facilities and for New Developments. The County shall provide bicycle storage facilities at existing County parks by 1994, and shall analyze the need to provide such facilities at other County public buildings within the proposed bicycle and pedestrian plan. By February 1992, Land Development Regulations shall incorporate provisions requiring all new shopping centers, recreation areas, and other public use developments to provide storage facilities for bicycles.

Policy 2-5.5: Bicycle-Pedestrian Coordinator. Lake County shall establish the responsibilities of a long term Bicycle-Pedestrian Coordinator position within its Public Works Department. The responsibilities of the coordinator shall include at a minimum; the provision of a Countywide bicycle-pedestrian plan incorporating a Countywide bicycle-pedestrian system to be annually updated; the promotion of non-motorized transportation as an alternate mode of transportation; and the reduction of non-motorized traffic accidents.

Policy 2-5.6: Establishment of Scenic Roadways. Lake County hereby designates the following roadways as scenic for which the maximum through lane standard shall be two (2) lanes and the adjacent land uses shall be low density as identified on the 2005 Future Land Use Map and in the Future Land Use Element;

Lakeshore Drive: From the City of Tavares to the City of Eustis
County Road 452: From the City of Tavares to the City of Mt. Dora

Policy 2-5.7: Protection of Future Scenic Roadways. Lake County shall annually update the list of scenic roadways to include two (2) lane roadways with scenic amenities which will be lost if additional motorized lanes are added to such roadways. Scenic roadways added to the list shall be first approved by the Lake County Transportation Advisory Committee.

Policy 2-5.8: Bicycle Registration Program. By February 1992, Lake County shall establish a bicycle registration program for the residents of the County.

Policy 2-5.9: Bicycle Registration Fees. By 1994, Lake County shall investigate the establishment of bicycle registration fees. Consideration shall be given for the establishment of fees for the residents of the County as well as non-residents participating in organized bicycle events.

CHAPTER III
MASS TRANSIT ELEMENT
9J-5.008(3)

GOALS, OBJECTIVES AND POLICIES. This section establishes the Mass Transit Element Goals, Objectives, and Policies for implementation pursuant to Section 9J-5.008 (3) Florida Administrative Code.

In order to implement the methodologies discussed in the text of this element, Lake County must establish a goal, which ultimately directs mass transit over a long-term; objectives, which achieve an intermediate progression toward the goal and are measurable; and policies, which enable the goal to be achieved. The goal, objectives and policies established by Lake County must also be consistent with and further both the State Comprehensive Plan and the Comprehensive Regional Policy Plan to suit Lake County's needs.

GOAL 3: MASS TRANSIT. PROVISION OF A SAFE AND ECONOMICALLY EFFICIENT FORM OF PUBLIC TRANSPORTATION. LAKE COUNTY SHALL PROVIDE ITS RESIDENTS WITH A SAFE AND ECONOMICALLY EFFICIENT FORM OF TRANSPORTATION, VIA A MASS TRANSIT SYSTEM WHEN THE LEVELS OF SERVICE ON ROADS, DEMOGRAPHIC COMPOSITION AND LAND USE INTENSITY OF THE COUNTY ARE ABLE TO SUPPORT SUCH A SYSTEM. LAKE COUNTY SHALL CONSIDER MASS TRANSIT AT SUCH TIME AS THE CAPACITY OF A ROADWAY CANNOT BE INCREASED BY ADDING ADDITIONAL LANES AND THE VOLUME EXCEEDS CAPACITY. PUBLIC TRANSIT SHALL ALSO BE PROVIDED WHEN THE PRIVATE SECTOR AND/OR OTHER PUBLIC TRANSPORTATION PROVIDERS ARE UNABLE TO MEET THE TRANSPORTATION NEEDS, REQUIRED FOR A HEALTHY WAY OF LIFE FOR LAKE COUNTY'S RESIDENTS.

OBJECTIVE 3-1: MONITOR LAND USE AND DEMOGRAPHICS FOR THE PROVISION OF EFFICIENT TRANSIT SERVICES. The County Shall Institute a Methodology For Monitoring and Evaluating the County's Land Use And Demographic Composition For the Implementation of Public Transit, Which Coordinates With State, Regional and Other Local Plans and Programs.

Policy 3-1.1: Establish Mass Transit Zones. In coordination with the East Central Florida Regional Planning Council and the State of Florida, assemble mass transit analysis zones, using County adopted traffic analysis zones as a basis, by the year 1993.

Policy 3-1.2: Establish Feasibility Criteria. The County shall establish criteria to be used for the consideration of expanding transit service and initiating a local fixed route bus system, using State and Regionally published documents, by the year 1996.

Policy 3-1.3: Establish Minimum Feasibility Criteria and Guidelines. Minimum criteria shall be established by the year 1993, to measure the feasibility of mass transit; and a set of guidelines shall be developed which are acceptable to the State of Florida and the East Central Florida Regional Planning Council for the implementation of mass transit, once the minimum criteria have been met.

Policy 3-1.4: Review of Population Density and Demographics. The County shall complete a population characteristics and land use study, pertaining to public transit, by the time 190,000 persons permanently reside within Lake County, which monitors Lake County's growth and reviews the suitability for mass transit.

Policy 3-1.5: Evaluate Existing Transit for Element Update. Lake County shall biennially evaluate local transit programs and update Lake County's Mass Transit Element every five years.

Policy 3-1.6: Initiation of a Fixed Route Bus System. When feasible, the County shall initiate a local fixed route bus service as a method of promoting increased densities for residential development, reducing levels of service on the County's road network and reducing emissions produced by the single passenger auto transit mode.

Policy 3-1.7: Requirements Promoting Mass Transit. The County shall include within the Land Development Regulations requirements for developments to concur with the provision of facilities promoting a local mass transit system, by the year 1996.

Policy 3-1.8: Fiscal Incentives for Developers. The County shall develop fiscal incentives within Impact Fee Programs to give impact fee credits for developments which give considerations to mass transit by 1995.

Policy 3-1.9: Fiscal Incentives for Major Employers. The County shall develop fiscal incentives for major employers (employing 300 or more employees) and groups of employers, such as industrial parks and shopping malls, to provide facilities for the future implementation of mass transit.

OBJECTIVE 3-2: COORDINATION, EFFICIENT PROMOTION AND ELIMINATION OF DUPLICATION. Lake County Shall Support and Aid In The Coordination Between Privately and Publicly Provided Transit Service In Order To Expand Both Inter-county and Intra-county Transportation For Lake County's Transportation Disadvantaged Population and Shall Promote Safe and Economically Efficient Forms Of Transportation Which Coordinate With Plans of State, Regional, And Local Agencies For The Future Provision of Public And Private Transit Service Within Lake County.

Policy 3-2.1: Promotion of Transit Services. The County shall promote the use of existing and future private sector transit, both fixed route and demand-response, through the local media, and by restricting parking in areas which do not support transit and ensuring that parking is available in areas which do.

Policy 3-2.2: Incentives for Communities to Provide Transit. Lake County shall provide incentives, through the use of tax rebates, for communities, socially based for retired citizens, to provide their residents with transit to facilities required for a healthy way of life and to regional transit facilities.

Policy 3-2.3: Promote Transportation System Management. The future Metropolitan Planning Organization staff shall encourage major employers (300 or more employees), to stagger shifts and to promote ride sharing and car pooling with employee parking benefits when shifts can not be staggered.

Policy 3-2.4: Coordination with Adjacent Governments. The County shall complete an Orlando area commuter employment study and coordinate the initiation of this study with the provision of park and ride facilities for Orlando area commuters once mass transit stemming from the Orlando area is within two miles of Lake County.

Policy 3-2.5: Paratransit System Management. By 1993, Lake County shall determine and help eliminate the inefficiencies in public paratransit service provided for the transportation disadvantaged population and make recommendations that maximize the efficient allocation of access to facilities required for a healthy way of life.

Policy 3-2.6: Coordination with Private Providers. The County shall foster cooperation between the private sector transit providers and the Community Transportation Coordinator in order to expand and increase the productivity of paratransit service, and lessen the adverse environmental impacts from inadequate service delivery, such as duplication of transit service.

Policy 3-2.7: Community Transportation Coordinator Integration. In coordination with the Community Transportation Coordinator, the County shall increase public awareness of public provided transportation and develop methods to stimulate car pooling and ride sharing.

Policy 3-2.8: School Board Coordination. Lake County shall assist in eliminating the obstacles currently preventing the use of available School Board vehicles by the Community Transportation Coordinator for increasing the transportation service provided to the transportation disadvantaged.

Policy 3-2.9: Provision of Information for Visitors. The County shall provide information to visitors through visitor centers and Chambers of Commerce on how to utilize public transit and encourage visitors to utilize safe and economically efficient transportation to and from the Orlando International Airport and other areas of visitor interest.

OBJECTIVE 3-3: ESTABLISHMENT OF RIGHT-OF-WAY ACQUISITION. The County Shall Establish a Mechanism For The Future Acquisition of Exclusive Mass Transit Corridors and Right-of-way.

Policy 3-3.1: Analysis of Land Acquisition. The County shall complete an analysis of lands to be acquired for the future implementation of mass transit by the year 1993.

Policy 3-3.2: Land Acquisition Program. Lake County shall implement an acquisition program to obtain lands required for the establishment of future mass transit corridors within Lake County, by the year 1995.

OBJECTIVE 3-4: FUNDING FUTURE MASS TRANSIT. Lake County Shall Establish a Method For Funding a Safe And Economically Efficient Form of Public Transit, at The Local Level, In The Event That Both State and Federal Funding Assistance Decrease or Are Found To Be Inadequate.

Policy 3-4.1: Analysis of Stable Funding. An analysis shall be conducted of all stable funding mechanisms for transit, by the year 1994.

Policy 3-4.2: Funding Source Comparison. The County shall complete a funding source comparison of other local government agencies in Florida which have recently initiated a local fixed route bus service by the year 1996, in order to provide mass transit in the future.

Policy 3-4.3: Utilization of Impact Fees. The County shall investigate the utilization of impact fees as a method for funding publicly provided transit by 1994.

Policy 3-4.4: Funding Source Examination. Lake County shall examine the implementation of a local motor vehicle license tax or a local fuel tax for establishing revenue that will be designated to provide future public transit, by 1994.

**CHAPTER IV
AVIATION AND RAILS ELEMENT
9J-5.009(3)**

GOALS, OBJECTIVES, AND POLICIES. This section establishes the Aviation and Rails Element Goals, Objectives, and Policies for implementation pursuant to Section 9J-5.009 (3) Florida Administrative Code.

GOAL 4: AVIATION AND RAILS. LAKE COUNTY SHALL MAINTAIN AND DEVELOP SAFE AND EFFICIENT AVIATION AND RAIL FACILITIES TO PROMOTE THE ECONOMIC GROWTH OF THE COUNTY. LAKE COUNTY SHALL ENDORSE LEESBURG MUNICIPAL, UMATILLA MUNICIPAL, AND MID-FLORIDA AIRPORTS IN THEIR MAINTENANCE AND EXPANSION PROVIDED THAT FACILITIES ARE DEVELOPED WHILE MAXIMIZING SAFETY AND MINIMIZING ENVIRONMENTAL IMPACTS. INCOMPATIBLE LAND USES ARE ELIMINATED, AND GROUND TRANSPORTATION IMPROVEMENTS AND UTILITY EXPANSION ARE COORDINATED.

OBJECTIVE 4-1.1 COORDINATE EXPANSION. Lake County Shall Coordinate All Aviation and Rail Expansion With the Future Land Use and Conservation Elements Of the Lake County Comprehensive Plan. In Addition, All Facility Expansions Shall Be Coordinated With the Provision Of Public Improvements.

Policy 4-1.1 Consistency with Future Land Use. Any development or expansion of the County's three general aviation airports shall be consistent with the goals, objectives and policies of the Future Land Use and Conservation Elements. Airport development and expansion shall be consistent with the Future Land Use Map.

Policy 4-1.2 Mitigation for Environmentally Sensitive Lands. When environmentally sensitive lands are impacted, Lake County shall assure that mitigation measures are provided consistent with the Conservation Element Goals, Objectives, and Policies, the wetland ordinance contained within the Land Development Regulations, rules of the St. Johns and Southwest Florida Water Management Districts, the Florida Department of Environmental Regulation, and the U.S. Army Corps of Engineers and U.S.E.P.A. Disturbance of environmentally sensitive lands and subsequent mitigation shall be in conformance with rules and regulations of the agency or agencies involved.

Policy 4-1.3 Evaluation of Existing Airport Ordinance. The County shall evaluate the effectiveness of its existing airport ordinance and make any necessary modifications when completing the Land Development Regulations.

Policy 4-1.4 Suitable Adjacent Land Use. Lake County shall designate suitable and compatible land uses in unincorporated areas surrounding airport sites. The Future Land Use Map shall restrict land uses around airports to those allowed by FAA regulations, State statutes and local ordinances relative to approach zones and noise abatements.

Policy 4-1.5 Adoption of Airport Future Conditions Maps. Lake County hereby adopts Maps IV-1 and IV-2 which depict future conditions for the Leesburg and Umatilla Airports, pursuant to 9J-5.009 (a,b) F.A.C.

OBJECTIVE 4-2 COORDINATE WITH TRAFFIC CIRCULATION. All Access Points For Ingress and Egress To Airport Facilities Shall Be Coordinated With the Lake County Traffic Circulation Element Policies and Programs.

Policy 4-2.1 Access to Airports. Access to airports shall be provided for in the Traffic Circulation Element.

Map IV-1 - Future Conditions Map
Leesburg Municipal Airport
Airport Improvements Through 2005

Map IV-2 - Future Conditions Map
Umatilla Municipal Airport
Airport Improvements Through 2005

Policy 4-2.2 Aviation Facility Expansion. All expansion to aviation facilities shall be coordinated with the County's road improvement program.

OBJECTIVE 4-3 COORDINATE WITH OTHER TRANSPORTATION AGENCIES Lake County Shall Coordinate Maintenance and Construction Of Aviation Facilities Among Cities, Private Owners, State and Federal Agencies, Metropolitan Planning Organization, and The Continuing Florida Aviation System Planning Process.

Policy 4-3.1 Public and Private Sector Coordination. Lake County shall participate in the Continuing Florida Aviation System Process and, when appropriate, support the East Central Florida Metropolitan Aviation System Plan.

Policy 4-3.2 Determination of Need for Additional General Aviation Facility Within Lake County. Lake County shall continue to cooperate with the FDOT in the update of the Five-Year Plan (Central Florida Aviation System Planning Process-CFASPP) for air transportation. The County shall provide technical information and assistance for use in development of the Florida Aviation System Implementation Program (ASIP), which will refine the inventory of Florida's aviation capacity needs for the next twenty years. Consideration will be given throughout this process to the feasibility of a fourth general aviation facility being located in the County.

OBJECTIVE 4-4 ENSURE ACCESS ROUTES TO AIRPORTS. Future Airport Access Needs Will Be Integrated With Other Modes Of Transportation.

POLICY 4-4.1 Safe and Efficient Access. The County shall provide safe and efficient access to aviation facilities using multimodal approaches when such access methods are compatible with the safe movement of people, goods and services.

**APPENDIX A
GLOSSARY OF AVIATION TERMS**

Aircraft: Any motor vehicle or contrivance now known, or hereafter invented, which is used or designed for navigation or flight in the air, except a parachute or other contrivance designed for such navigation but used primarily as safety equipment.

Aircraft Operations: All takeoffs and landings.

Airport: Any area of land or water, or any man-made object or facility located thereon, which is used, or intended for use, for the landing and takeoff of aircraft, and any appurtenant areas which are used, or intended for use, for airport buildings or other airport facilities or rights-of-way together with all airport buildings and facilities located thereon (F.S. Chapter 332.27).

Airport Clear Zone: A designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from aircraft operations.

Airport Facility: An area of land or water improved, maintained or operated by a governmental agency for the landing and takeoff of aircraft, or privately owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way.

Airport Hazard Zones: Designated areas where an obstruction would constitute a hazard to the flight of aircraft taking off or landing at an airport.

Airport Obstruction: Any structure, object of natural growth, existing condition, or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or which otherwise increases the risk of danger to aircraft operations.

Airside Facilities: The runway and taxiway systems on an airport used for aircraft maneuvering.

Approach End of Runway: The approach end of runway is the near end of the runway as viewed from the cockpit of a landing aircraft.

Based Aircraft: The number and type of aircraft stationed at an airport on an annual basis.

BT: Basic Transport: A publicly owned airport that is capable of accommodating general aviation aircraft under 60,000 pounds maximum gross weight.

Basic Utility (BU): airports can accommodate 95 percent of the general aviation propeller-driven fleet of aircraft under 12,500 pounds maximum gross weight. General Utility (GU) airports can accommodate all general Aviation aircraft under 12,500 pounds maximum gross weight.

Capacity: A detailed calculation of the number of aircraft operations that can be accommodated by an airport (or airport component) in an hour under specific weather conditions with a specific level of traffic consisting of a specific mix of aircraft types. Capacity calculated in this manner is used for airport planning and design.

CFASPP: Continuing Florida Aviation System Planning Process

Conical Surface: As defined by the FAA in Part 77 is a surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to 1 for a horizontal distance of 4,000 feet.

db.(A): The A scale for decibels which most closely approximates human hearing and reaction to sound.

Displaced Threshold: A displaced threshold is a threshold not located at the extremity of a runway.

FAA: Federal Aviation Administration

FBO: Fixed Base Operator, an Aviation service business located on an airport offering aircraft servicing and waiting area facilities for pilots and their passengers.

FDOT: Florida Department of Transportation

FASP: Florida Aviation System Plan published in 1976, being updated through CFASPP.

General Aviation: That portion of the aviation industry covering all private and corporate aircraft, flight instruction, charter flights, air taxi service, and all facilities supporting these activities.

General Aviation Operations: Arrivals and departures of all civil aircraft, except those classified as air carrier and commuter/air taxi.

General Transport (GT): Airports can accommodate higher performance aircraft up to 150,000 pounds maximum gross weight.

GCA: Ground Controlled Approach.

Glide Slope: Provides vertical guidance for aircraft during approach and landing.

Ground Service: An indication that a given airport is staffed usually offering aviation fuel and at least minor maintenance or service.

Heliport: A designated landing area used primarily for the operation and basing of rotocraft.

HIRL: High Intensity Runway Lights

Instrument Flight Rules (IFR): Aircraft flight procedures required of pilots by federal law during low visibility or low cloud ceiling weather.

Instrument Landing System (ILS): Airport equipment used to guide a pilot through an instrument approach during IFR weather.

Instrument Approach: A series of predetermined aircraft maneuvers for the orderly transfer of an aircraft operating under instrument flight conditions (IFR) from arrival at the vicinity of an airport to the runway end.

Landslide Facilities: Buildings and equipment located off the air operations area of the airport, including terminal, parking areas and FBO's.

LIRL: Low Intensity Runway Lights

LITL: Low Intensity Taxiway Lights

MALS: Medium Intensity Approach Light System

MALSF: Medium Intensity Approach Lighting System with Sequenced Flashing Lights

MALSRL: Medium Intensity Approach Light System with Runway Alignment Indicator Lights.

Marking and Lighting: Terminology used to indicate methods to increase visibility of an obstruction to air navigation, marking refers to paint and colors; flags or high visibility devices for daytime use.

Medium Haul (M): Commercial service airports serve scheduled trips between 500 and 1,500 miles long. Long haul commercial service airport serve scheduled trips longer than 1,500 miles.

MIRL: Medium Intensity Runway Lighting

MITL: Medium Intensity Taxiway Lighting

Navigation Aid (NAVAID): Any facility and equipment for guiding aircraft flight between airports and during takeoff or landing.

NDB: Non-Directional Radial Beacon

Non-Precision Instrument Approach: A standard instrument approach in which no electronic glide slope is provided.

Obstruction: Means any existing or proposed man-made object or object of natural growth or terrain that violates the standards contained in 14 C.F.R. ss. 77.21, 77.23, 77.28, and 77.29.

Omni: A type of navaid radio transmitter which sends signals in all directions. An in-flight radio receiver which picks up omni signals is also referred to as an omni.

Operation: A takeoff or landing by an aircraft.

PAPI: Precision Approach Path Indicator.

Primary Runway: The most desirable runway orientation based on the largest wind coverage and minimum crosswind components (usually the longest runway).

Private Airport: An airport that is not open to the general public.

Public Airport: A publicly-owned or privately-owned airport that is open for general public use.

Public-use Airport: (a) any public airport; (b) any privately owned reliever airport; (c) any privately owned airport which is determined by the U.S. Secretary to enplane annually 2,500 or more passengers and received scheduled passenger service of aircraft which is used or to be used for public purposes.

Regional Airport: A certified air carrier (AC) airport having regularly scheduled in-state or inter-state flights which serve the residents of more than one local governmental jurisdiction.

Role: The capability of an airport defined in terms of the classes of aircraft that it can accommodate, or in the case of air carrier airports the route length it serves non-stop in its market area:

Runway Safety Area: A runway safety area is a rectangular area, centered on the runway centerline, which includes the runway (and stopway, if present) and the runway shoulders. The portion abutting the edge of the runway shoulders, runway ends, and stopways is cleared, drained, graded, and usually turfed. Under normal conditions, the runway safety area is capable of supporting snow removal, fire fighting, and rescue equipment and accommodating the occasional passage of aircraft without causing major damage to the aircraft.

Seaplane Base - A body of water licensed for operation and basing of seaplanes.

Short Haul (S): Commercial service airports serve scheduled trips less than 500 miles long.

T-Hanger: A T-shaped aircraft hangar which provides shelter for a single airplane.

Tie Down: Uncovered parking area where aircraft are anchored to the ground.

Utility Airport: Is an airport designed, constructed, and maintained to serve airplanes in Aircraft Approach Category A and B.

Visual Flight Rule (VFR): Rules and procedures under FAR Part 91.105 that govern the procedures for conducting flight under visual conditions. The term "VFR" is also used in the U.S. to indicate weather conditions that are equal to or greater than minimum VFR requirements. In addition, it is used by pilots and controllers to indicate type of flight plan.

VOR: Very High Frequency Omni Directional Range: an electronic NAVAID transmitting radials in all directions of the VHF frequency spectrum and providing azimuth guidance.

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CHAPTER V
HOUSING ELEMENT
9J-5.010(3)

GOALS, OBJECTIVES AND POLICIES. This section establishes Housing Element Goals, Objectives and Policies for implementation. (9J-5.010 (3), F.A.C.)

GOAL 5: HOUSING. SUPPORT SAFE, AFFORDABLE HOUSING FOR ALL SEGMENTS OF THE POPULATION BY ALLOCATING SUFFICIENT LAND AREA TO ACCOMMODATE THE DIVERSE NEEDS OF CURRENT AND FUTURE POPULATIONS; CREATING OPPORTUNITIES FOR THE PUBLIC AND PRIVATE HOUSING DELIVERY SYSTEM TO MEET HOUSING NEEDS; AND PROTECTING THE CHARACTER OF RESIDENTIAL NEIGHBORHOODS BY ASSURING THE AVAILABILITY OF SUPPORTING INFRASTRUCTURE, PRECLUDING THE ENCROACHMENT OF INCOMPATIBLE LAND USES, AND MINIMIZING ADVERSE IMPACTS ON THE ENVIRONMENT

OBJECTIVE 5-1: ASSURE THE AVAILABILITY OF AFFORDABLE AND ADEQUATE HOUSING. Manage Residential Growth Through Policies Herein That Foster Development Opportunities Supportive To A Diverse and Affordable Housing Market, and That Assist The Housing Delivery System To Provide For The Projected Need Of 25,365 Single Family, 2,066 Multiple Family and 20,709 Mobile Home Residential Dwelling Units By 1996, and To Provide An Additional 14,944 Units By 2005.

Policy 5-1.1: Definition of Affordable Housing. Lake County shall use the definitions contained within the "William E. Sadowski Affordable Housing Act" and Chapter 91-37, Florida Administrative Code as a basis for defining "Affordable Housing" within Lake County.

Policy 5-1.2: Provide Sufficient Land Area for Residential Uses. The Future Land Use Map shall designate acreage which will support the private sector in the construction of housing to serve the varied and special needs of future residents. Acreage shall be designated on the Future Land Use Map to accommodate housing demands and needs anticipated to the year 2005, in accordance with Table V-1 and Table V-2. Lake County shall annually review the annual caps on platting and building permits identified in Table V-2 and shall include in its Monitoring and Evaluation Report and evaluation of these caps in accordance with Policy 10A-1.6, Capital Improvements Element and Rules 9J-5.005(7) and 9J-5.016(5), Florida Administrative Code.

Policy 5-1.3: Residential Land Use Designations to Promote Diversity of Housing Types. To provide a diversity of housing types to meet future demands of anticipated population for 2005, the County shall allocate land to accommodate the following housing types and associated densities:

Residential Categories	Density (units per acre)
Single Family - Low Density	less than 2
Single Family - Medium Density	2 to 6
Single Family - High Density	6 or more
Multiple Family - Medium Density	2 to 6
Multiple Family - High Density	6 or more
Mobile Home - Medium Density	2 to 6
Mobile Home - High Density	6 or more

Table V-1
 DISTRIBUTION OF LAND USES
 LAKE COUNTY FLORIDA
 1991 - 2005

Land Use Category	Recreational/ Major	Residential % of Total Acres	Infrastructure/ % of Total Acres	Commercial % of Total Acres (1)	% of Total Acres (2)	Industrial % of Total Acres (3)	% of Total Acres (4)	Institutional	Transportation			
Urban	3,900	19.16%	4,500	22.10%	6,088	29.90%	1,800	8.84%	4,072	20.00%	20,360	
Urban Expansion	29,300	57.58%	4,050	7.98%	4,285	8.42%	5,200	10.22%	8,053	15.82%	50,888	
SUBTOTAL	71,248	100%	33,200	46.60%	8,550	12.00%	10,373	14.56%	7,000	9.82%	12,125	17.02%
Suburban	41,866	100%	33,300	79.54%	1,400	3.34%	631	1.51%	2,300	5.49%	4,235	10.12%
TOTAL	113,114	100%	66,500	58.79%	9,950	8.80%	11,004	9.73%	9,300	8.22%	16,360	14.48%

Methodology

- (1) Commercial acreage calculated at 1.25 times the indicated need. Allocated 1/2 proportionate to population; balance at 75%/25% split between Urban and Urban Expansion. The Commercial acreage included office acreage.
- (2) Industrial acreage is generally based on the Economic Evaluation Element. Distribution into areas of the County is based on the FLU Element.
- (3) Recreation/Institutional land uses are based on the general analysis prepared by the ECFRPC and the FLU Element. Distribution was mutually agreed to by FDCA and Carlton, Fields.
- (4) Infrastructure/Major Transportation acreage is based on the FLU Element. Distribution is generally based on the land use assumptions on Page 38 of the FLU Element; distribution was reviewed with FDCA.

Table V-2

SUMMARY OF GREEN SWAMP POLICIES

LAND USE PLANT & CATEGORY OPEN SPACE	ACREAGE REQUIRED UNIT	DENSITY		ANNUAL		MAX WETLAND	
		ACRE	CAPS	UNITS IN	STUDY REQ	S STUDY	ANIMAL
		LOTS	PERMITS	PLNG REQ	STUDY REQ		
				PERIOD			
Core/Conservation *	45,900	1:20	35	50	750	>100 acres	>100 acres
90%							
Rural/Conservation	38,800	1:10	(20,100)	60	50	750	>100 acres >100 acres
80%							
* (Agri.)	up						
Transition	12,000	1:1	(10,100)	120	100	1,500	>100 acres >50 acres
60%							
Ridge	3,300	up					
		1:20	(1,900) wet	N/A	N/A	12,400	>50 lots >50 lots 40%
		4:1	(3,100) up			20	
		1:20	(200) wet				
			TOTAL			15,420 (1)	
			SUBTOTAL			3,000 (2)	
			L w/o Ridge				

Notes:

- (1) This total corresponds to FDCA's range of 9,100 - 29,734 units.
- (2) This subtotal corresponds to FDCA's range of 5,900 - 13,374 units.
- (3) These acreages have been revised to reflect the change of the southern half of the Transition area west of U.S. 27 to Rural/Conservation.

ANNUAL CAPS ON PLATTING AND BUILDING PERMITS

LAND USE	LOTS	PERMITS
Rural Villages*	250	200
Rural*	350	300

Note:

The annual maximum number of lots that can be platted in the four land use categories identified with an asterisk (*) shall not exceed 500.
 The annual number of building permits in these four land use categories shall not exceed 400.

Comments and Observations:

Under the foregoing proposal during the planning period, Lake County will have a maximum of 3,000 new dwelling units in the Core/Conservation, Rural/Agricultural and Transition areas, which has a proposed total land area of 103,000 acres or one unit per 34+ acres. In the Core/Conservation and Rural/Conservation there would be a maximum of 1,500 new dwellings or one unit per 60+ acres.

Policy 5-1.4: Affordable Housing Task Force. The County shall establish an affordable housing task force by January 1992, comprised of representatives of local government and private and non-profit sectors involved in housing production, to identify improvements to the housing delivery system, with particular emphasis on the provision of affordable housing to very low, low and moderate income households. The Affordable Housing Task Force shall act as the Local Affordable Housing Advisory Committee for Lake County, pursuant to Chapter 9I-37, Florida Administrative Code and shall provide recommendations for the establishment of a Local Housing Assistance Plan for Lake County.

Responsibilities of the Affordable Housing Task Force shall include the following:

1. Affordable Housing Finance. The Task Force shall have the responsibility of seeking initial funding, drafting rules, responsibilities and guidelines to develop a county-wide Affordable Housing Program which will implement affordable housing programs reviewed and approved by the Board of County Commissioners. The County shall seek funding for affordable housing via the "William E. Sadowski Affordable Housing Act" during its first year of eligibility and assign the development of a Housing Incentive Plan to the Task Force as its primary responsibility.

2. Housing Rehabilitation Programs. The Task Force shall study and evaluate the feasibility and merits of implementing a comprehensive housing rehabilitation program when developing a Housing Incentive Plan pursuant to Chapter 9I-37, Florida Administrative Code.

3. Affordable Housing Incentives. The Task Force shall investigate and evaluate the merits of establishing incentives which encourage construction of affordable housing, particularly for very low, low and moderate income households during the development of the Lake County Housing Incentive Plan. Findings and recommendations resulting from this evaluation shall be presented to the Board of County Commissioners in the form of a Housing Incentive Plan no later than by the end of June 1994 for its review and approval. Programs and activities to be evaluated by the Task Force shall include, but not be limited to, the following alternatives:

- a. Compromising lot size and building space to maintain affordable but quality development;
- b. Reducing impact fees and waiving application and processing fees for affordable housing projects;
- c. Allowing compatible multiple-family housing developments in all or most residential land use categories;
- d. Establishing Land Development Regulations that allow clustering and zero lot-line development;
- e. Allowing accessory housing (e.g., granny flats) to be constructed adjacent to single-family units;
- f. Establishing a local housing trust fund and/or a local land bank;
- g. Requiring new construction above a certain threshold to reserve a percentage of their total units for affordable housing;
- h. Utilizing tax increment financing techniques and other tax reduction programs;
- i. Participating in state and federal affordable housing and housing rehabilitation grant programs, and utilizing technical assistance programs serving affordable housing needs;
- j. Establishing a one-stop permitting system to lower development costs and reduce the gap between project review and construction.

Policy 5-1.5: Establish One Stop Permitting. To create a more efficient permitting system, the Affordable Housing Task Force (Policy 5-1.4) shall review the permitting process and recommend methods to implement One Stop Permitting by the end of 1993. Findings and recommendations of the Task Force shall be presented to the Board of County Commissioners at such time for review and approval.

Policy 5-1.6: Promote Mixed Use Developments. Lake County shall continue to include provisions within its Land Development Regulations allowing for a reduction in residential land use traffic impact fees, as calculated through a scaled point system, when affordable housing is constructed for very low, low and moderate income families, as well as persons with special housing needs. This system shall equitably increase points (i.e., further reduce impact fees) as the proportion of total dwelling units reserved for affordable housing rises.

Additional incentives shall be investigated during the development of the Housing Incentive Plan in order to provide additional incentives to encourage applicants of new developments to provide affordable housing for very low, low and moderate income households, group homes and community residential homes together intermixed with community commercial development.

Proposed developments which plan strip commercial along an arterial or collector roadway as well as developments which segregate development type by three (3) acre or larger parcels shall not be considered for an impact fee reduction.

Policy 5-1.7: Requirements for Planned Unit Developments. During the 1996 calendar year, Lake County shall evaluate the status of the number of housing units available for very low, low and moderate income households as well as the number of group homes and community residential homes within the County. Based upon this review, the County shall decide if sufficient housing is available and shall investigate requirements for Planned Unit Developments to include very low, low and moderate income households, group homes and community residential homes if sufficient housing is not available.

Policy 5-1.8: Promote Energy Efficient Housing Construction. Provide opportunities for private and non-profit construction of energy conscious housing by establishing Land Development Regulations which encourage innovative, cost and energy efficient building techniques.

OBJECTIVE 5-2: HOUSING OPPORTUNITIES FOR RURAL AND FARMWORKER HOUSEHOLDS.
The Unincorporated County Shall Assure Availability Of Adequate Sites For Rural And Farmworker Households.

Policy 5-2.1: Available Sites for Farmworker Households. The Analysis section of this element indicates that no additional land needs are required to meet future demands for farmworker households. Agricultural loss resulting from freezing temperatures has caused decline in farmworker labor in the past decade. Therefore, adequate sites are presently available to meet future needs. The County shall review housing demands on an annual basis to determine if additional sites for farmworker housing are needed. The County shall incorporate provisions in the Land Development Regulations for farmworker housing to include principles guiding the support of infrastructure and public facilities.

Policy 5-2.2: Provide Ample Land Area for Rural Households. The Future Land Use Map shall provide acreage, according Policy 5-1.2, to accommodate the needs of the rural non-farm population of the unincorporated County anticipated by 2005.

OBJECTIVE 5-3: ADEQUATE SITES FOR VERY LOW, LOW AND MODERATE INCOME HOUSEHOLDS AND THOSE WITH SPECIAL HOUSING NEEDS. Establish Policies Herein Creating Adequate Housing Opportunities For Very Low, Low and Moderate Income Households, and Those Households With Special Housing Needs.

Policy 5-3.1: Promote Diversity in Housing Types and Sizes. The County shall promote an appropriate mix of housing types and sizes to accommodate housing needs for all household incomes, particularly for very low, low and moderate incomes and persons with special housing needs, through the following actions:

1. **Diverse Land Use Categories.** The Future Land Use Map shall include a diverse range of residential land use categories of varying densities to accommodate broad demands in housing design and neighborhood characteristics. Certain land use categories (i.e., urban and urban-expansion) designed to accommodate urban-type development and infrastructure shall allow a mix of single family, multiple family, and mobile home housing while more rural categories shall prohibit multiple family housing. Mobile homes shall be allowed in all residential land use categories shown on the Future Land Use Map. All residential development shall be subject to criteria, standards, and requirements set forth in the Land Development Regulations.
2. **Floor Area and Lot Size.** By February 1992 the Land Development Regulations shall incorporate provisions that stipulate minimum floor area and lot sizes, in terms of square footage, allowed for new residential development proposed in all residential zoning categories. Such requirements shall not prohibit low income housing from occurring within any future land use residential category. Such provisions shall establish lot size and floor area requirements that encourage low and moderate income housing developments to locate in urban and urban-expansion designations.

As cited in Policy 5-1.4, an Affordable Housing Task Force shall evaluate appropriate minimum floor areas and lot sizes, in addition to other incentives, by a set date to determine which development incentives best suit affordable housing needs unique to Lake County. Minimum floor area and lot size requirements within the Land Development Regulations shall be amended to comply with the recommended requirements determined by the Affordable Housing Task Force, pursuant to Policy 5-1.4.

3. **Structural and Architectural Design.** Provisions in the Land Development Regulations controlling structural and architectural construction of residential development shall be drafted with consideration of affordable housing needs for very low, low and moderate income housing. The Planning and Zoning Board and the Lake County Technical Review Committee shall annually review the Land Development Regulations to evaluate the effect such regulations have on construction costs affecting the affordability of housing.

Policy 5-3.2.: Provide Ample Land Area to meet State and Federal Housing Program Allowances. The County shall incorporate provisions into the Land Development Regulations by February 1992 which will coordinate and comply with square footage requirements for low and moderate housing programs of government lending agencies.

Policy 5-3.3: Evaluate Special Housing Needs. Upon completion of the Housing Incentive Plan, in coordination with the Center for Gerontological Studies, Bureau of Economic and Business Research, University of Florida and the Department of Health and Rehabilitative Services, Lake County shall assign the Housing Task Force shall prepare a study of lower income group households, the elderly and the physically disabled who are receiving Social Security Supplemental Income and Optional State Supplements in order to evaluate local housing needs for residents requiring Adult Congregate Living Facilities and Group Home Care. Upon completion of this study the findings and recommendations shall be presented to the Board of County Commissioners for their review and approval.

Policy 5-3.4: Continue to Utilize Federal and State Housing Subsidy Programs. Lake County shall continue to utilize federal and state subsidy programs (HUD Section 8, Housing Voucher Program, Farmers' Home Administration, etc) to assist very low, low and moderate income households to secure rental homes or home ownership. Community Development Block Grant Funds or other grant sources shall be pursued to assist financing the improvement of redevelopment areas identified in the Land Use Element at that time such action is taken.

Policy 5-3.5: Monitor Available Very Low, Low and Moderate Income Housing. In order to analyze the need for very low, low and moderate income housing, Lake County shall implement a system to record and monitor the type and amount of federal and state loan assistance requested by and awarded to residents and developers of Lake County. The County will coordinate with the East Central Florida Regional Planning Council to collect necessary data and information.

OBJECTIVE 5-4: ADEQUATE SITES FOR MOBILE HOMES. Assure That Adequate Sites Are Available For Mobile Homes.

Policy 5-4.1: Mobile Home Survey. Lake County shall complete a survey of mobile/modular homes, travel trailers, and park models after developing an Affordable Housing Program to determine, more accurately, future needs of this type of housing.

Policy 5-4.2: Assure Availability of Mobile Home Sites. Lake County shall annually review demands for mobile home sites and evaluate development controls and regulations affecting mobile homes to assure that an equitable share of sites allow placement of mobile homes.

Policy 5-4.3: Specific Provisions for Travel Trailers, Park Models and Mobile Homes. The Land Development Regulations shall include definitions for travel trailers, recreational vehicles, park models, manufactured homes and mobile homes. Regulations providing for placement of such units will include proper set-backs and infrastructure requirements.

Policy 5-4.4: Provision for Temporary Housing for Care of the Infirm or Disabled. The County shall continue to include provisions in the Land Development Regulations to allow mobile homes on five (5) acres or more based on issuance of a conditional use permit for temporary housing for the care of infirm or disabled immediate family members (by blood, adoption or marriage). The provisions shall also include that septic tanks placed for the use of the temporary unit be removed from the premise along with the mobile home after revocation or termination of the conditional use permit. For parcels less than five (5) acres, Lake County shall include, by February 1992, within its Land Development Regulations, provisions which would allow the conversion of a garage or room within an existing single family dwelling unit to a single room apartment for temporary housing for the care of infirm or disabled immediate family members (by blood, adoption or marriage). A separate dwelling unit shall be allowed if sufficient land is available, the square footage were kept to a minimum and if restricted to one (1) or two (2) occupants.

Policy 5-4.5: Placement of Mobile Homes. Pursuant to Florida Statutes 553.38(2) and 320.8285(5), all residential land use categories delineated on the Future Land Use Map shall allow mobile home or manufactured home placements. Provisions to be incorporated in the Land Development Regulations by February 1992 shall create zones within these categories that control minimum floor area, structural and architectural design, foundations, buffer and screening requirements, or other building requirements to discourage mobile home placement in existing or proposed residential neighborhoods whose desired character would be disrupted upon the introduction of incompatible structures. Such regulations shall not be so restrictive as to prohibit mobile homes from locating in any particular residential future land use category or from accommodating an equitable share of sites for residential development.

OBJECTIVE 5-5: ADEQUATE SITES FOR GROUP HOMES, COMMUNITY RESIDENTIAL CARE FACILITIES AND FOSTER CARE FACILITIES LICENSED OR FUNDED BY THE FLORIDA DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES (HRS). Assure That Adequate Sites Are Available For Group Homes, Community Residential Care Facilities, And Foster Care Facilities Licensed Or Funded By The Florida Department Of Health And Rehabilitative Services.

Policy 5-5.1: Mandatory HRS License to Operate Foster Care, Community Residential Care or Group Home Facilities. The County shall incorporate provisions in the Land Development Regulations by February 1992 which prohibit the operation of any group homes, community residential care facilities or foster care

facilities not operating under an approved license issued by the Florida Department of Health and Rehabilitative Services. The development review process shall require applicants of group home and community residential home developments to provide evidence of appropriate HRS licenses prior to the issuance of a development order or permit.

Policy 5-5.2: Provide Adequate Sites for Group Homes, Community Residential Care Facilities, and Foster Care Facilities. Pursuant to Chapter 419, Florida Statutes, Foster care homes (up to six (6) residents) shall be permitted in all residential land use categories shown on the Future Land Use Map. Provisions in the Land Development Regulations shall stipulate that a foster home may not locate within 1,000 feet of another such home unless approval is granted by Lake County.

Community Residential Facilities (7 to 14 residents) shall be approved as multiple-family development, and shall be allowed only in land use categories where multiple-family developments are a permitted use. Such homes shall not be located within a radius of 1,200 feet of another existing community residential facility unless such location is approved by Lake County; nor may such homes locate within a radius of 500 feet from an area zoned exclusively for single-family homes unless approval is granted by Lake County. Applications to develop community residential facilities shall be approved in a manner consistent with Chapter 419, Florida Statutes.

Group Homes shall be a permitted use in Planned Unit Development (PUD) Overlays or Districts, Public Facilities District (PFD) and Residential Professional (RP) zoning classifications defined in the Land Development Regulations. All three zoning classifications shall be compatible with land use categories allowing densities or intensities equal to or exceeding three units per acre. Conditions warranting a minimum radius distance between two or more group homes shall be defined in the Land Development Regulations.

Policy 5-5.3: Approval of Group Homes, Community Residential Homes, and Foster Care Homes. The Land Development Regulations shall include definitions of group homes, community residential homes, and foster care homes that are consistent with those established by the Florida Department of Health and Rehabilitative Services. All three facilities shall only provide residential care for aged persons, physically disabled persons, non-dangerous mentally ill persons, and children.

Applications for group home developments shall be approved on a case by case basis which considers compliance with performance standards of the Land Development Regulations and requirements set by the Florida Department of Health and Rehabilitative Services.

OBJECTIVE 5-6: IDENTIFICATION AND CONSERVATION OF HISTORICALLY SIGNIFICANT HOUSING. Identify Historically Significant Housing and Promote Conservation and Restoration Of Such Structures.

Policy 5-6.1: Promote the Identification of Historically Significant Housing. The County shall promote identification of historically significant housing by coordinating with the Lake County Historical Society or other historical and architectural societies to implement a survey of all historical structures and archaeological sites within Lake County. The County will assist the private sector in applying for State grants to finance the implementation of a survey of historical resources.

Policy 5-6.2: Promote the Conservation of Historically Significant Housing. The County shall provide assistance to property owners of historically significant housing by supporting applications seeking standing on the Florida Department of State Master Site File and the National Register of Historic Places. The County shall promote adaptive re-use and rehabilitation of historically significant structures through assistance with grant functions and coordination with State technical services available for such activities.

Policy 5-6.3: Assist the Lake County Historical Society. The County shall provide assistance to the Lake County Historical Society to encourage visitation of historical structures open to the public. The County shall also assist in the dissemination of informative and educational material regarding Local, State and Federal historic preservation programs.

Policy 5-6.4: Conservation of Historic Sites and Rehabilitation of Historic Housing. Lake County shall identify significant historic sites in the Future Land Use Element. Alteration of such sites shall be discouraged by including alteration restrictions within the Lake County Land Development Regulations by February 1992. Prior to alteration, demolition, relocation of a historic structure listed on the National Register of Historic Places or the State Master File of Historic Sites, a Certificate of Historical Importance must be issued by the County Planning & Zoning Board. Criteria for issuing a certificate under intentions to rehabilitate or relocate a designated historic structure shall follow the U.S. Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" and visual compatibility standards set forth in the Land Development Regulations. Additional criteria for issuing a certificate under intentions to relocate, demolish, or rehabilitate a historic structure shall be guided by provisions within the Land Development Regulations which stipulate the following factors:

1. the historic character and aesthetic interest the building, structure, or object contributes to its present setting;
2. whether there are definite plans for the area to be vacated and the effect of those plans on the character of the surrounding neighborhood;
3. whether the building, structure, or object can be moved without significant and irreversible damage to its physical integrity;
4. whether the building, structure, or object represents the last remaining example of its kind in the neighborhood, county, or region;
5. whether definite plans exist to reuse the subject property if a proposed demolition is carried out, and the effect of those plans on the character of the surrounding;
6. whether reasonable measures can be taken to save the building, structure, or object to a level safe for occupation;
7. whether the building, structure, or object is capable of earning reasonable economic return on its value.

A rehabilitation and relocation program shall be initiated by the County by 1993 in order to preserve historically significant housing without conflicting with the private sector development process.

OBJECTIVE 5-7: PROMOTE STABILIZATION OF RESIDENTIAL AREAS AND CONSERVATION OF THE HOUSING STOCK. Principles and Guidelines Shall Be Incorporated In The Land Development Regulations To Promote The Rehabilitation Of Housing, Regulate Demolition, Improve Housing Quality, Support Neighborhood Character, and Promote The Availability Of Affordable Housing.

Policy 5-7.1: Permit System for Demolition of Housing. To maintain accurate records on housing units, and protect the useful life of existing housing, the County shall permit demolitions.

Policy 5-7.2: Promote Maintenance of Housing. The County shall evaluate the merits of using all or portions of the Southern Standard Existing Buildings Code to develop applicable guidelines and standards to enforce maintenance of existing housing. This evaluation shall be completed by the Task Force upon

completion of a Housing Incentive Plan and the findings shall be presented to the Board of County Commissioners. The Board shall review, amend and adopt the findings and recommendations.

Policy 5-7.3: Provide Supportive Services and Facilities to Maintain Quality of Neighborhoods. The Concurrency Management System shall be updated annually to assure that Levels of Service for all public facilities are continually met prior to issuance of residential building permits.

The County shall coordinate with the State of Florida, the municipalities and the private sector to plan for facilities and services which cannot be provided because of the regional nature or economies of scale associated with the provision of such facilities and services.

Policy 5-7.4: Housing Condition Survey. The County shall initiate through the Housing Task Force, a Housing Condition Survey upon completion of the Housing Incentive Plan in order to identify the actual number of dilapidated or deteriorated housing and make any necessary corrections to substandard units. Lake County shall annually update the Housing Condition Survey in order to maintain a current inventory of the number and condition of dilapidated or deteriorated housing units.

Policy 5-7.5: Rehabilitation of Deteriorating Housing. The Affordable Housing Task Force, (established in Policy 5-1.4), shall study and evaluate the feasibility and merits of implementing a comprehensive housing rehabilitation program after the development of the Housing Incentive Plan. The program may comprise activities involving housing improvement programs, weatherization programs, low interest loan programs, public/private partnerships to improve very low, low and moderate income housing, and technical assistance to private, non-profit organizations serving to improve housing and neighborhood conditions.

This task force shall continue to explore federal and state grant programs offering financial and technical assistance to local governments to initiate such housing rehabilitation programs. Findings and recommendations accomplished by the task force shall be presented to the Board of County Commissioners.

Policy 5-7.6: Prevention of Incompatible Land Uses. The County shall preclude the encroachment of incompatible non-residential development into residential areas. Facilities and services which would better serve the Lake County populace from sites within residential areas shall be permitted only on a case by case basis according to criteria established in the Future Land Use Element.

Policy 5-7.7: Mixed-Use Planned Unit Developments. Lake County shall amend its Planned Unit Development Ordinance by February 1992 to include provisions promoting mixed-use development. Incentives fostered by Lake County to encourage such developments are stipulated in Policy 5-1.6.

OBJECTIVE 5-8: RELOCATION HOUSING. Assist Households In the Relocation Of Housing.

Policy 5-8.1: Assist Households in the Relocation of Housing due to Removal or Demolition. Whenever existing housing stock must be destroyed due to government action or public programs to provide right-of-way or land for a public facility or service, the County shall assist in the relocation of households to homes within the incorporated or unincorporated areas of Lake County.

In the event federal or federal-aid funds are used to acquire real property for use in a public project or program sponsored by Lake County, relocation of displaced person shall occur in a manner consistent with State Statute 421.55.

The County shall pursue funds from the Federal Housing Relocation Program, administered by the Department of Housing and Urban Development, to financially assist displaced households. Coordination with the private sector will aid the assurance of availability of comparable or improved housing for those requiring relocation.

Policy 5-8.2: Provide Temporary Housing for all Residents of the County, Regardless of Economic Status. In order to ensure that residents of the County have ample time to relocate when existing housing stock must be destroyed or condemned due to government action or public programs, Lake County, in coordination with its Section 8 Housing Program, by 1992, shall investigate the feasibility of purchasing housing units which will provide temporary (less than one month) housing opportunities for those residents of the County actively seeking employment and housing. As an alternative, Lake County shall investigate renting housing units for evicted residents of condemned housing on a temporary (less than one month) basis when the resident is actively seeking employment and housing.

OBJECTIVE 5-9: FORMULATION OF HOUSING IMPLEMENTATION PROGRAMS AND STRATEGIES. Establish Mechanisms To Improve the Implementation Of Housing Programs.

Policy 5-9.1: Promote Public/Private Partnerships to Improve Coordination in Housing Production for Very Low, Low and Moderate Income Households. The County shall coordinate with the municipalities to form a county-wide program directed to foster coordination, including partnerships, between local government and the private and non-profit sectors and improve coordination among participants active in housing production.

Policy 5-9.2: Intergovernmental Coordination. The County shall coordinate with the municipalities by 1993 to facilitate improvements in the housing delivery system through the establishment of a county-wide Affordable Housing Task Force.

The County shall coordinate housing issues, concerns and problems with other municipal, State, Federal and local agencies pursuant to policies stipulated within the Intergovernmental Coordination Element.

Policy 5-9.3: Information System for Housing Implementation. The County Building Department shall establish, before February 1993, an ongoing housing data management system to provide information regarding demolitions, conversions, rehabilitations vs. additions, and certificates of occupancy which will serve as a basis for assisting future decisions involving zoning, building, land use, and impact fees. This data management system will become part of the overall concurrency management system.

Policy 5-9.4: Analyze Housing Demands and Trends. The County shall annually (by the month of February), beginning in 1992, monitor and assess housing demands to evaluate effectiveness of housing policies within the Housing Element. The County shall also review Urban and Urban Expansion allocations on the Future Land Use Map to conform to housing trends as well as State and Federal laws affecting the construction and placement of housing.

Policy 5-9.5: Administer Housing Codes and Development Regulations. The County shall annually (beginning in March 1993, and thereafter by March of each year) analyze the effectiveness of its housing code enforcement program, and shall improve the regulatory and permitting processes which promote public health, safety and welfare to maintain the desired character of neighborhoods.

Policy 5-9.6: Update Housing and Population Characteristics. The County shall update the housing and population information within the Comprehensive Plan within one year after the completion and distribution of the 1990 U.S. Census of Housing and Population.

CHAPTER VI
PUBLIC FACILITIES ELEMENT
9J-5.011(2)
Sanitary Sewer Sub-Element
Chapter VI-A

GOALS, OBJECTIVES, AND POLICIES. This section establishes the Sanitary Sewer Sub-Element Goals, Objectives and Policies for implementation pursuant to Section 9J-5.011 (2), Florida Administrative Code.

GOAL 6A: PROVISION OF SANITARY SEWER FACILITIES. PROVIDE FOR THE ADEQUATE DISPOSITION OF WASTEWATER AND BY-PRODUCTS IN A COST EFFECTIVE MANNER BALANCING THE NEEDS OF GROWTH, ENVIRONMENT AND PUBLIC HEALTH, SAFETY AND WELFARE.

OBJECTIVE 6A-1: PROVISION OF SANITARY SEWER FACILITIES TO MEET ANTICIPATED DEMAND. Lake County Shall Assure That Procedures Are In Place Which Assure That Facility Needs Are Met Commensurate With the Demand For Those Facilities.

Policy 6A-1.1: Level of Service Standards for Quality. As a minimum, all generated wastewater shall be documented, collected, treated and disposed of/reused in accordance with all federal, state and county requirements. For implementation, the Department of Environmental Services shall by 1992 provide an Environmental Management Report recommending staffing requirements to prepare, monitor and enforce the Septic System Service and Repair Utility Plan to be completed by 1994 (Policies 7-1.12, 7-2.16 and 7-18.1, Conservation Element and Policy 6E-2.2, Natural Groundwater Aquifer Recharge Sub-element), and pursue the assumption of the Florida Department of Environmental Regulations (FDER) Industrial and Domestic Wastewater Environmental Programs (permitting, compliance and enforcement) by delegation through Specific Operating Agreements with FDER. The Environmental Management Report shall address funding in accordance with Policy 7-18.1, Conservation Element.

Policy 6A-1.2: Revision of the Rules of the Lake County Pollution Control Board. Lake County shall continue to follow FDER's regulations for wastewater treatment, residual treatment, effluent disposal/reuse and residual disposal/reuse as well as the Rules of the Lake County Pollution Control Board. By 1992, Lake County shall evaluate the Rules of the Pollution Control Board and FDER's wastewater treatment residual treatment, effluent disposal/reuse and residual disposal/reuse regulations pertaining to domestic and industrial wastewater and sludges and amend the Rules of the Pollution Control Board, if necessary, to complement FDER's regulations. The Rules of the Pollution Control Board shall be incorporated into the Lake County Land Development Regulations by February 1992 and shall include wastewater reuse requirements consistent with the Conservation, Land Use and Natural Groundwater Aquifer Recharge Elements within this Comprehensive Plan.

Policy 6A-1.3: Preparation of Design and Construction Standards. By February 1992, Lake County shall prepare and adopt design and construction standards for the documentation, collection, treatment, disposal and reuse of domestic wastewater. The ordinance shall include the creation of a Lake County Utility Permit.

Policy 6A-1.4: Preparation of an Industrial Pretreatment Ordinance. By 1994, Lake County shall prepare and adopt an Industrial Pretreatment Ordinance. The Industrial Pretreatment Ordinance shall provide for an Industrial Pretreatment Permit, monitoring, enforcement and fees; and shall establish limitations and prohibitions on quantity and quality of wastewater constituents being discharged into the sewer system, including but not limited to: stormwater, groundwater, cooling water, explosive materials, solid or viscous materials, ph, toxic pollutants, noxious or malodorous materials (preventing maintenance of the system), objectionable color, temperature, fats, wax, grease, oils, garbage, TDS, metals, COD, BOD, radioactive wastes, nutrients, non-biodegradable or inept material and sludge discharges.

Policy 6A-1.5: Adoption of Design and Construction Regulations for On-Site Wastewater Disposal Systems. By February 1992, Lake County shall prepare and adopt a Design and Construction Ordinance for On-site Domestic Wastewater Disposal Systems complying with Chapter 381.272, Florida Statutes and Chapter 10D-6, Florida Administrative Code. The ordinance, which shall be incorporated into the Land Development Regulations, shall include quantitative requirements for use of on-site disposal systems for proposed developments; design and construction requirements for assuring the future sewerability of proposed developments; and definition of variances from mandatory connection, at a minimum, meeting the provisions

in Chapter 10D-6, Florida Administrative Code, due to financial, environmental and/or public health considerations.

Policy 6A-1.6: Level of Service Standards for Quantity. By February 1992, Lake County shall prepare and adopt Equivalent Residential Unit (ERU) Design Flow Schedule and Peaking Factors for the adequate hydraulic and mass loadings determination for collection, transmission and treatment of domestic wastewater. The ERU Design Flow Schedule shall be based on an Equivalent Residential Capacity (ERC) of 300 gallons per ERC/day for a single family, three bedroom, two bath dwelling unit.

Policy 6A-1.7: Innovative Methods of Reducing Flow and/or Loading Stream. Lake County shall allow innovative methods of reduction of the flow and/or loading stream on a case by case basis when adequate documentation is presented, justifying the reduction in flow.

Policy 6A-1.8: Sludge Management Program. By 1992, Lake County shall adopt and implement an expanded residuals, septage and manure management program to permit, monitor and enforce applicable FDER, HRS and Lake County Pollution Control Board Rules.

Policy 6A-1.9: Enhanced Wastewater Treatment Plant Inspection and Enforcement Program. By 1992, Lake County shall prepare and adopt an Enhanced Wastewater Treatment Plant Inspection and Enforcement Program Ordinance to monitor and enforce the conditions of the Lake County Utility Permit, Rules of the Pollution Control Board and applicable Lake County Ordinances. The Ordinance shall address Lake County Utility Permit revocation, mandatory connection to regional wastewater system for non-compliance, abandonment/condemnation for non-compliance and reimbursement of costs associated with enforcement and/or emergency work performed by or through the County for the protection of the environment, public health, safety or welfare due to noncompliance.

Policy 6A-1.10: Franchise Fee on Wastewater Utility Services. By 1992, Lake County shall prepare and adopt a Utility Franchise Fee Ordinance on wastewater utility services within the unincorporated portions of Lake County.

Policy 6A-1.11: Encouragement of Public-Private Partnerships. The County shall encourage the development of public-private partnerships in the provision of regional wastewater services where such partnerships will result in the timely provision of services in a manner that is both cost-efficient and environmentally sound and is consistent with the Lake County Comprehensive Plan, Wastewater Master Plan and County Codes. This policy shall not be construed to encourage the construction of package treatment facilities or development-specific treatment facilities (with the exception of development-specific facilities that are designed by the County to serve as regional facilities).

OBJECTIVE 6A-2: MAXIMIZE THE USE OF EXISTING FACILITIES. Lake County Shall Guide the Orderly Growth and Development Of the County By Coordinating Service Delivery With the Municipalities, Private Enterprise and Individuals. The Coordination Of Service Delivery Shall Be In A Manner That Provides Maximum Use Of Existing Facilities.

Policy 6A-2.1: Coordination of Services with the Municipalities. By 1992, Lake County shall execute Interlocal Agreements with the municipal utility suppliers within Lake County for establishing service areas so as not to duplicate services and to provide for conditions for the establishment of and the operation within the service areas. Municipal service areas shall be based upon the available capacity reported, and the future service areas delineated in the Comprehensive Plans of each municipality which provides sanitary sewer service. Prior to the execution of Interlocal Agreements, the County shall allow municipalities to provide service in the unincorporated part of Lake County in accordance with the area set forth in the adopted Comprehensive Plans of each municipality which provides sanitary sewer service, and with the criteria set forth in the Lake County Comprehensive Plan.

Policy 6A-2.2: Compatibility of Facility Location with the Future Land Use Element. Lake County shall require that wastewater collection, transmission, treatment and disposal/reuse systems be provided in a manner consistent with the Future Land Use Element.

Policy 6A-2.3: Coordination of Utility and Transportation Planning. By 1992, Lake County shall coordinate utility and transportation planning. To the maximum extent practicable, Lake County shall design and construct utility services or expansions to utility services at the same time as transportation improvements are made.

Policy 6A-2.4: Temporary Wastewater Service Criteria. By February 1992, Lake County shall prepare and adopt temporary wastewater service criteria for developments which are consistent with the Comprehensive Plan and approved by the Board of County Commissioners, but where regional/subregional utility service is not available within the development time frame. The temporary wastewater service criteria shall include design, construction and operation provisions specific to the projected length of time of operation. At the County's option, temporary facilities not covered under Policy 6A-2.5 will be dedicated to the County, removed from service when regional/subregional facilities become available or be allowed to operate as a Public Service Commission regulated enterprise, provided the facilities meet and continue to meet Lake County regulations and requirements of the Lake County/Developer Utility Agreement.

Policy 6A-2.5: Mandatory Connection Ordinance. By February 1992, Lake County shall review and revise, as appropriate, its existing Mandatory Connection Ordinance. The revised ordinance shall require, at a minimum that, all private treatment systems unless exempted by Lake County via public hearing be joined and hooked to a regional/subregional wastewater system when the regional/subregional wastewater system comes within one thousand (1,000) feet of the private treatment system or any of the central lines of the private treatment system. The private treatment system shall be required to be joined and hooked within eighteen (18) months of the availability of the regional/subregional wastewater system. A regional/subregional wastewater system shall mean a system that is designated by the Lake County Board of County Commissioners as a regional/subregional system. Notwithstanding the one thousand (1,000) feet mandatory connection requirement, existing development utilizing a private treatment system shall be required to connect to a regional/subregional wastewater system when there is endangerment to the environment, public health, safety, and welfare.

Policy 6A-2.6: Connection of On-site Disposal and Privately Owned Collection/Treatment Systems Where Necessary. In furtherance of Policy 6A-2.5 requiring Lake County to adopt a Mandatory Connection Ordinance, Lake County Shall require the connection of on-site disposal systems and collection/treatment systems to centralized utility services when there is endangerment to the environment, public health, safety and welfare. Financial assistance, to partially offset the cost of connecting to centralized utility services for individuals and non-profit utility service providers may be provided by Lake County through application for federal and state grants/loans or through the establishment of a construction fund funded by user charges and/or special benefit assessments.

Policy 6A-2.7: Priority Listing of System Deficiencies. By 1993, via Policy 7-2.14 in the Conservation Element and Policy 1-6.1 in the Future Land Use Element, Lake County shall prepare and maintain a priority list of: 1) system deficiencies that require funding for corrective action and 2) areas with failing wastewater systems in need of assistance, where the provision of centralized service would protect the health, safety, and welfare of these residents. The County hereby identifies the Astor area, the Bassville Park area and the area to the east of the City of Fruitland Park as the first, second and third priorities, respectively, for corrective action and shall ensure that regional/subregional wastewater services are provided in the areas by 1997.

Policy 6A-2.8: Coordination of Services with Private Enterprises. By 1995, Lake County shall identify, and exempt from mandatory connection, those privately owned facilities located within those portions of Lake County, where centralized wastewater services are available or planned, which have been and have the ability to continue to meet the minimum level of service, and where mandatory connection would not be

required for the economic viability of a centralized system nor in the public interest as required under Policy 6A-2.5. Those privately owned facilities not meeting the above criteria shall be required to connect to the centralized system when available. Lake County shall identify those areas within the County where centralized utilities are needed and can be better served by a privately owned utility, through an agreement with Lake County, for the provision of the service.

OBJECTIVE 6A-3: PROVISION OF WASTEWATER SERVICES TO ALL AREAS OF LAKE COUNTY. Lake County shall provide regional wastewater services within the service study areas defined in the Wastewater Master Plan adopted July 31, as amended, 1990, and not within the municipal service areas established by interlocal agreements, and outside these areas when existing densities warrant the extension of the utilities. Once utilities have been provided and are in place, Lake County shall maximize the use of the facilities via amendments to the Future Land Use Element and Map.

Policy 6A-3.1: Preparation of a Utility Management Plan. Lake County, by February 1992, shall prepare a Wastewater Utility Management Plan for the creation of a Lake County Utilities Division. The plan shall address the management operation and construction of the County's Regional Wastewater Systems.

Policy 6A-3.2: Provision of Wastewater Service to South Lake County. In South Lake County, Lake County will immediately proceed to implement the Water and Wastewater Master Plan adopted in December 1990 (hereafter referred to as "the Master Plan" in accordance with the following:

1. The timing of construction of regional wastewater treatment facilities shall be related to the level of development in the service area. Once 600,000 gallons per day of effluent are existing in the South Sub-region of the Ridge area, no additional development orders shall be issued in the South Sub-region of the Ridge area at a density greater than one dwelling unit per acre unless: (a) the development is connected to a regional wastewater treatment facility; and (b) existing development which was approved after the effective date of the Comprehensive Plan Amendment, implementing the executed Stipulated Settlement Agreement, has also been connected to the regional wastewater treatment facility.

2. Phase I Preliminary Engineering

a. The Lake County Board of County Commissioners shall determine if the private sector, a private/public partnership or the public sector will select and retain an engineering firm to begin preparing the Phase I Preliminary Engineering in the South Sub-region of the Ridge area prior to Lake County issuing final development orders, at a density greater than one (1) dwelling unit per acre, which cumulatively equate to more than 150,000 gallons per day of effluent.

b. Once 150,000 gallons per day of effluent are existing in the South Sub-region of the Ridge area Lake County shall ensure the selection and retaining of an engineering firm to begin preparing the Phase I Preliminary Engineering in the South Sub-region as recommended in the Master Plan.

c. Prior to Lake County, in the South Sub-region of the Ridge area, issuing final development orders, at a density greater than one (1) dwelling unit per acre, which cumulatively equate to more than 600,000 gallons per day of effluent in the South Sub-region of the Ridge area, Lake County shall have completed Phase I Preliminary Engineering in the South Sub-region.

3. Within 12 months of completion and acceptance of the Phase I preliminary engineering Lake County shall select and implement financing mechanisms to fund the construction of regional wastewater treatment systems as recommended in the Master Plan. The Capital Improvement Element and the Sanitary Sewer Sub-Element shall be amended to reflect the mechanism selected.

4. Lake County shall ensure that construction of a regional wastewater treatment facility has begun once 300,000 gallons per day of effluent are existing in the South Sub-region on the Ridge area.

5. Water Reclamation Facility

a. Within 12 months of completion and acceptance of the Phase I Preliminary Engineering the County shall have designated a site(s) for a water reclamation facility (not to include grey water) as recommended in the Master Plan.

b. Lake County shall ensure the site(s) for the water reclamation facility is(are) being utilized prior to the existence of 600,000 gallons per day of effluent in the South Sub-region of the Ridge area.

6. Prior to Lake County issuing final development orders, at a density greater than one (1) dwelling unit per acre, which cumulatively equate to more than 150,000 gallons per day of effluent in the South Sub-region of the Ridge area the service area of any private regional wastewater treatment system shall be defined and all development within that service area shall be required to connect to the regional provider when the facilities are available.

7. In order to address the provision of regional wastewater service in the Central Sub-region of the Ridge area, Lake County shall comply with steps 1. through 5. in the Central Sub-region of the Ridge area or revise its Sub-region boundaries. Such a revision shall combine the Central Sub-region with the South Sub-region in order to form one (1) Sub-region.

OBJECTIVE 6A-4: MECHANISMS FOR FUNDING THE LAKE COUNTY REGIONAL WASTEWATER SYSTEMS. Lake County Shall Establish Alternative Funding Mechanisms For the Planning, Design, Construction, Acquisition, Operation and Maintenance Of the Lake County Regional Wastewater Systems.

Policy 6A-4.1: MSTU/MSBU Ordinance. By 1991, Lake County shall prepare and adopt a MSTU/MSBU Ordinance for the 1991 availability of special assessments for the purpose of implementing the Lake County Wastewater Master Plan, adopted July 31, 1990, as amended.

Policy 6A-4.2: Funding Assistance from Federal and State Programs. By February 1992, Lake County shall prepare and submit applications for federal and state grants/loans for funding assistance as detailed in the Wastewater Master Plan.

Policy 6A-4.3: Establishment of Fees to Reserve Capacity. By February 1992, Lake County shall prepare and adopt system development fees for the purchase of wastewater treatment capacity, transmission capacity and effluent disposal/reuse system capacity.

Policy 6A-4.4: User Fees for Operation and Maintenance. By February 1992, Lake County shall prepare and adopt user fee schedules to fund the operation, maintenance, replacement, renovation and construction assistance for service.

Policy 6A-4.5: Minimum Criteria for Establishing Priorities. In furtherance of Policy 6A-2.7, by February 1993, the Capital Improvement Program for the provision of wastewater facilities shall utilize established minimum criteria which sets priorities based upon:

1. Protection of the health, safety and welfare of the citizens of Lake County.
2. The non-compliance record of private WWTP'S.
3. Potential degradation to surface or groundwater.
4. Economic development/redevelopment areas.
5. Areas of planned future growth.

The results of the septic tank monitoring program established in Policy 7-2.14 in the Conservation Element and Policy 1-6.1 in the Future Land Use Element, shall be used to set priorities to be placed in the Capital Improvements Element by a Comprehensive Plan amendment. Capital improvements required for the corrective action to be taken in the Astor area, the Bassville Park area and the area to the East of Fruitland Park by 1997 shall be included in the Five-Year Schedule of Capital Improvements by an amendment to the Comprehensive Plan.

CHAPTER VI
PUBLIC FACILITIES ELEMENT
9J-5.011(2)
Solid Waste Sub-Element
Chapter VI-B

GOALS, OBJECTIVES, AND POLICIES. This section establishes the Solid Waste Sub-Element Goals, Objectives, and Policies for implementation pursuant to Section 9J-5.011 (2), Florida Administrative Code.

GOAL 6B-1: SOLID WASTE. LAKE COUNTY SHALL PROVIDE FOR AN INTEGRATED SOLID WASTE MANAGEMENT SYSTEM, WHICH PROTECTS THE PUBLIC HEALTH, SANITATION, AND ENVIRONMENT AND PROVIDES FOR OPERATIONAL EFFICIENCY AND BENEFICIAL LAND USE AND GROWTH PATTERNS.

OBJECTIVE 6B-1-1: INTEGRATED SOLID WASTE MANAGEMENT SYSTEM. The Department of Environmental Services Shall Plan and Implement An Integrated Solid Waste Management System By 1991 To Minimize the Volume Of Solid Waste Disposed In Landfills In Lake County. An Integrated Solid Waste Management System Consists Of A Combination Of Solid Waste Management Techniques To Manage and Dispose Of Specific Components Of the Solid Waste Stream Which Work Together To Meet the Community's Needs For Safe and Effective Solid Waste Management.

Policy 6B-1-1.1: Receipt of Materials at Landfills. Landfills shall be designated to receive only those items that cannot be reused, composted, recycled, incinerated, or processed for volume reduction in a technologically feasible and economically practical manner.

Policy 6B-1-1.2: Focus on Proper Management, Conservation, and Optimization of Capacity. The integrated solid waste management program shall focus on the proper management of solid waste, conservation of resources, and optimization of landfill capacity.

OBJECTIVE 6B-1-2: IMPLEMENTATION OF WASTE-TO-ENERGY TECHNOLOGY TO REDUCE THE VOLUME OF SOLID WASTE REQUIRING LANDFILLING. Lake County Shall Maximize The Use Of Its Existing Facilities By Utilizing Its New Waste-To-Energy Facility To Reduce The Volume Of Solid Wastes Entering The Landfill.

Policy 6B-1-2.1: Utilization of the Waste-to-Energy Facility. By 1991, the County shall have a Waste-to-Energy (resource recovery) facility in operation to incinerate solid waste, recover energy, and reduce the material requiring landfilling into an inert material.

Policy 6B-1-2.2: Reduction in the Size of Combustible Bulky Waste. By 1992, the County shall investigate methods to reduce the size of combustible bulky waste so it may be processed through the waste-to-energy facility.

Policy 6B-1-2.3: Monitor the Potential for Ash Residue Reuse. The County shall continue to monitor the research and development of ash residue reuse to reduce the quantity requiring ultimate disposal.

Policy 6B-1-2.4: Adoption of Mandatory Solid Waste Collection Ordinance. By 1992, the County shall adopt a mandatory solid waste collection ordinance whereby all residences and businesses receive collection service. The ordinance shall require residences and commercial establishments to pay a fee for solid waste collection. The ordinance shall include provisions for exemptions from fee payment when severe economic hardship can be demonstrated.

OBJECTIVE 6B-1-3: IMPLEMENTATION OF RECYCLING PROGRAMS. The Department of Environmental Services Shall Develop Programs By 1992 To Reuse, Reduce, and Recycle The Waste Streams Generated By The Residential, Commercial and Industrial Sectors.

Policy 6B-1-3.1: Expansion of Residential Recycling Program to all County Residents. By 1994, the Department of Environmental Services shall expand the residential recycling program to include all residences within the County.

Policy 6B-1-3.2: Recycling Program for Commercial and Industrial Businesses. By 1992, the Department of Environmental Services shall implement recycling programs designed to separate newspaper, glass, plastic bottles, metal products, office papers, paperboard, corrugated papers, and organic materials from the solid waste generated by commercial and industrial businesses.

Policy 6B-1-3.3: Commercial and Industrial Recycling Emphasis. By 1992, the Department of Environmental Services shall encourage and promote the commercial/industrial sectors to examine their individual waste streams to determine those materials which may be reused, recycled, or composted.

Policy 6B-1-3.4: Promote the Use of Recycled Products in the Commercial, Industrial, and Government Sectors. By 1993, the Department of Environmental Services shall encourage and promote programs to assist the commercial/industrial/government sectors in examining their operations and processes to identify recycled products which may be used in place of virgin materials and to identify ways to reduce their waste generation.

Policy 6B-1-3.5: Enhance Public Education. By 1992, the Department of Environmental Services shall promote, expand, and enhance public education and awareness programs to encourage and inform both the residential and the commercial/industrial sectors of the need to reduce, recycle, reuse, and recover.

Policy 6B-1-3.6: Composting and Mulching Program. By 1993, the Department of Environmental Services shall implement a program for the composting or mulching of green yard waste (i.e. grass clippings, garden waste, hedge clippings). The Department of Environmental Services shall encourage backyard composting through the public education and awareness programs. The County, during the development of the composting and mulching program, shall evaluate the establishment of local composting areas.

Policy 6B-1-3.7: Inclusion of Materials not Traditionally Targeted for Recycling, Reuse, or Volume Reduction. The Department of Environmental Services shall continue to develop, improve, and expand the waste reduction, reuse, and recycling programs to include additional materials, methods, or technologies.

Policy 6B-1-3.8: Mandatory Recycling to meet Recovery Goals. By 1994, the County shall implement a mandatory recycling program.

Policy 6B-1-3.9: Material Recovery from Ash Residues. By 1994, the County shall investigate the feasibility of recovering materials from the resource recovery facility's ash residues.

OBJECTIVE 6B-1-4: ENVIRONMENTAL COMPLIANCE OF SOLID WASTE MANAGEMENT FACILITIES. The Department of Environmental Services Shall Continue To Operate Solid Waste Management Facilities In Compliance With Applicable Air, Groundwater, and Surface Water Pollution Standards Established By Federal, State, and Local Laws, Regulations, and Guidelines.

Policy 6B-1-4.1: Facility Improvements. The Department of Environmental Services shall identify, plan, and implement solid waste management facility improvements that are necessary to meet environmental performance standards and other applicable regulations.

Policy 6B-1-4.2: Closure and Monitoring of Former Landfills. The Department of Environmental Services shall close and monitor the County's former landfills in compliance with standards established by Federal, State, and local laws, regulations, and guidelines.

Policy 6B-1-4.3: Opening of New Landfill Facility. By 1993, the new County landfill shall be operational to replace the existing operating landfill. By 1993, the County shall determine whether to continue to operate the Astatula Ash Monofill until its operating permit expires in 1995 or phase out the facility upon opening of the new landfill.

Policy 6B-1-4.4: Location of New Transfer Station and the Upgrade of an Existing Facility. By 1991, the Department of Environmental Services shall study locations for a transfer station in the northeast section of the County and upgrade the Loghouse transfer station to improve the transportation efficiency of the integrated solid waste management system.

Policy 6B-1-4.5: Location of New Transfer Stations. Lake County shall site new transfer stations within areas of the County as population densities increase and economics indicate support for such facilities.

Policy 6B-1-4.6: Prohibition of Incompatible New Development Near Solid Waste Management Facilities. The County shall adopt land development regulations that prohibit new development that is incompatible with the operation of nearby solid waste management facilities based on land use types and specified distance buffers contained in the Future Land Use Element and Future Land Use Map.

Policy 6B-1-4.7: Minimizing the Impacts from Solid Waste Management Facilities. Peripheral buffers and landscaping shall be required at new or expanding solid waste facilities to minimize impacts to the surrounding area.

OBJECTIVE 6B-1-5: ENVIRONMENTAL MONITORING OF PRIVATE SOLID WASTE MANAGEMENT FACILITIES. The Department of Environmental Services Shall Monitor Privately-Owned and Operated Solid Waste Management Facilities Including Landfills, Resource Recovery Facilities, and Solid Waste Processing Facilities. This Monitoring Is Needed To Ensure That Solid Waste Facilities In Lake County Remain In Compliance With Applicable Air, Groundwater, and Surface Water Pollution Standards Established By Federal, State, and Local Laws, Regulations, and Guidelines.

Policy 6B-1-5.1: Safe Operation of Privately-Owned Solid Waste Management Facilities. Upon adoption of its Comprehensive Plan, the County shall establish regulations to require all privately-owned, as well as publicly-owned, solid waste management facilities to be operated in a manner that will protect the public health, welfare, and safety.

Policy 6B-1-5.2: Monitoring Impacts from Privately-Owned Solid Waste Management Facilities. The Department of Environmental Services shall maintain a program to monitor the impacts to air, land, ground and surface water, and wildlife habitat from privately-operated solid waste management facilities.

Policy 6B-1-5.3: Periodic Ash Monitoring. By 1992, Lake County shall institute an ash residue monitoring program which shall assess the contents of the ash residue for harmful materials. Should the ash residues contain materials that are considered harmful to the environment, Lake County shall increase its efforts to eliminate the inputs to the waste stream that are contributing to the production of potentially harmful ash residues.

Policy 6B-1-5.4: Acceptance of Imported Solid Waste. Lake County shall accept only those imported solid wastes for disposal at the waste-to-energy facility that have, at the point of origin, a recycling program that eliminates to a practicable degree materials such as batteries from the waste stream.

OBJECTIVE 6B-1-6: SOLID WASTE MANAGEMENT FACILITY PLANNING. The Department of Environmental Services Shall Plan New Solid Waste Management Facilities and Additions, Expansions, and Improvements To Existing Facilities To Meet The Present Needs and Support The Anticipated Growth For A Minimum Of 25-years Available Capacity. To Assist In This Planning Process, A Reasonable and Effective Level Of Service Shall Be Established. The Ultimate Objective Of The Integrated Solid Waste Management System Shall Be To Reduce The Solid Waste Generation Rate and To Increase The Solid Waste Disposal Capacity.

Policy 6B-1-6.1: Long-range Planning Program for Solid Waste Management. Upon adoption of the Lake County Comprehensive Plan, the Department of Environmental Services shall establish a long-range planning program to address the available capacity of solid waste management facilities for a minimum 25-year planning period.

Policy 6B-1-6.2: Annual Evaluation of Generation Rates, Disposal Rates, and Facility Capacity. The Department of Environmental Services shall conduct an annual review of solid waste generation, disposal rates, and facility capacity to monitor existing programs and to evaluate future needs.

Policy 6B-1-6.3: Evaluation of Funding Alternatives. The Department of Environmental Services shall identify and evaluate funding alternatives for the continued development and operation of the integrated solid waste management system.

Policy 6B-1-6.4: Cost and Performance Efficiency. The County shall operate all of its solid waste management facilities in a manner that will protect the public health, welfare, and safety, and will control cost and performance.

Policy 6B-1-6.5: Regulation of the Waste Stream. The County shall identify solid waste generated within and outside of Lake County, and adopt controls using waste flow legislation to direct components of the waste stream to processing facilities prior to final disposal consistent with Policy 6B-1-1.1 of this element. The County may opt not to accept for disposal waste generated outside the County. Such waste that is dedicated to agreements with adjacent counties pursuant to an interlocal agreement shall be accepted for disposal or processing at a rate to be established.

Policy 6B-1-6.6: Solid Waste Level of Service. The County's adopted level of service for its solid waste disposal facilities shall be:

- ? One (1) year of disposal capacity
- ? 6.67 pounds per capita per day before recycling, composting, reuse, and volume reduction.

OBJECTIVE 6B-1-7: PROPER DISPOSAL OF SOLID WASTE. The County Shall Develop and Implement Programs To Address The Problems Of Illegal Dumping Of Solid Waste Materials.

Policy 6B-1-7.1: Enforcement of Regulation to Guard Against Illegal Dumping. By increasing the enforcement staff, the Department of Environmental Services shall improve the enforcement of existing County ordinances, Florida Statutes, and Federal laws concerned with illegal dumping.

Policy 6B-1-7.2: Establishment of a Program to Emphasize the Problems Associated with Illegal Dumping. By 1992, the Department of Environmental Services shall develop a comprehensive program concerning illegal dumping which includes education, public awareness, and enforcement penalties.

GOAL 6B-2: HAZARDOUS WASTE MANAGEMENT. LAKE COUNTY SHALL ENCOURAGE, SUPPORT, AND PROVIDE FACILITIES FOR THE PROPER MANAGEMENT AND DISPOSAL OF HAZARDOUS (AND HAZARDOUS-EXEMPT) WASTE TO PROTECT THE PUBLIC HEALTH AND THE ENVIRONMENT.

OBJECTIVE 6B-2-1: DEVELOPMENT AND IMPLEMENTATION OF A HAZARDOUS WASTE MANAGEMENT PROGRAM. Lake County Shall Continue To Implement Its Hazardous Waste Management Program As Part Of Its Overall Integrated Solid Waste Management Program.

Policy 6B-2-1.1: Hazardous Waste Verification Program. By 1991, the Department of Environmental Services shall initiate a hazardous waste verification program to determine the quantities and diversity of hazardous waste produced in Lake County.

Policy 6B-2-1.2: Monitoring and Inspection of All Identified Hazardous Waste Generators. By 1993, the Department of Environmental Services shall maintain a program to monitor and inspect all identified hazardous waste generators for the purpose of enforcement of applicable regulations.

Policy 6B-2-1.3: Identification and Tracking Program for Handling of Hazardous Waste. By 1995, the Department of Environmental Services shall develop an identification and tracking system that accounts for the type and management of generated hazardous waste materials.

Policy 6B-2-1.4: Participation in the FDER's Waste Reduction Assistance Program (WRAP). The Department of Environmental Services, with the cooperation of the Florida Department of Environmental Regulation (FDER), shall participate in the Waste Reduction Assistance Program (WRAP) established by FDER to prevent or reduce community and environmental exposure to hazardous materials.

Policy 6B-2-1.5: Initiate Public Education Program. By January 1, 1992, the Department of Environmental Services shall initiate and maintain public education programs on reduction, recycling and proper discarding of potentially hazardous waste. The purpose of these programs will be to reduce the amount of wastes entering the municipal waste stream, resulting in the protection of public health; wildlife; and air, land, and water resources.

Policy 6B-2-1.6: Permanent Hazardous Waste Collection Center. By December 1, 1991, the Department of Environmental Services shall develop a permanent hazardous waste collection center at the County's operating landfill to facilitate proper collection and disposal of "exempt" hazardous wastes.

Policy 6B-2-1.7: Additional Amnesty Days Collection Centers. By December 1992, the Department of Environmental Services shall investigate the feasibility of providing additional amnesty collection staging areas at strategic locations within the County.

Policy 6B-2-1.8: Education of County Personnel. By January 1, 1992, the Department of Environmental Services shall implement a training program for landfill and transfer station personnel to improve identification and proper handling of potentially hazardous materials by means of a load-checking program.

Policy 6B-2-1.9: Enhanced Battery Collection and Disposal Program. Lake County shall encourage the recycling of batteries, and those collected shall be properly and safely stored for recycling. If the batteries are not recyclable than they should be disposed in a properly permitted landfill.

Policy 6B-2-1.10: Battery and Used Oil Collection Program. By January 1, 1992, the Department of Environmental Services shall initiate and maintain battery and used oil collection programs in order to eliminate these materials from the waste stream.

Policy 6B-2-1.11: Household Hazardous Waste Recovery Program. By 1992, the County shall develop a household hazardous waste recovery program.

Policy 6B-2-1.12: Cooperation with State and Federal Agencies. The County shall cooperate with State and Federal agencies in the identification and clean-up of hazardous waste facilities and in the coordination of hazardous materials management efforts.

Policy 6B-2-1.13: Reduced Exposure to Hazardous Materials. The County shall utilize land use policies, engineering practices, and Federal and State regulations and incentives to prevent or reduce community and environmental exposure to hazardous materials.

Policy 6B-2-1.14: Preparation of a Plan to Assist Owners of Facilities which Use Hazardous Materials. By 1992, the Department of Environmental Services shall coordinate with Federal, State and Regional agencies to identify and develop corrective actions necessary to retrofit or upgrade identified hazardous material facilities.

Policy 6B-2-1.15: Continued Hazardous Material Storage Tank Compliance Program. The County shall maintain its local hazardous material storage tank compliance program in cooperation with FDER for above and below ground installations.

Policy 6B-2-1.16: Hazardous Waste Incineration Within Lake County. At no time shall a hazardous waste incinerator or landfill be located within Lake County. By 1991, Lake County shall investigate and determine the feasibility of incineration of biohazardous waste in its Waste-to-Energy facility.

Policy 6B-2-1.17: Reduction of Hazardous Wastes Going to the Waste-to-Energy Facility. By 1992, Lake County shall increase its efforts to reduce the amount of hazardous materials and wastes entering the waste-to-energy facility through increased consumer education, amnesty days for households and small businesses, enforcement of laws pertaining to the disposal of these materials and wastes, increased spot checking of loads at the waste-to-energy facility, increased education of solid waste haulers, or other appropriate method that the County finds feasible.

Policy 6B-2-1.18: Identification and Monitoring of Biohazardous Waste Generators. The Department of Environmental Services shall cooperate with state agencies in identifying and monitoring biohazardous waste generators and transporters to ensure that these wastes are properly managed in accordance with applicable Federal and State rules and regulations.

OBJECTIVE 6B-2-2: ESTABLISH A HAZARDOUS MATERIALS ACCIDENT MANAGEMENT (HAZ-MAT) PROGRAM TO PROTECT COUNTY RESIDENTS AND BUSINESSES IN THE EVENT OF A HAZARDOUS MATERIAL SPILL. Lake County Shall Establish A Hazardous Materials Accident Management Program Which Shall Consist Of A Response Team, A Hazardous Materials Emergency Response Plan, and A Hazardous Materials Staging Area.

Policy 6B-2-2.1: Creation of a Haz--Mat Team. By October 1, 1992, the County shall provide for the creation of a HAZ-MAT (Hazardous Materials Response Team) Team. The costs of this program shall be funded through the recovery of cleanup costs at the time of a spill or through the establishment of a fee collected through occupational licensing based on a businesses Standard Industrial Classification Code.

Policy 6B-2-2.2: Hazardous Materials Emergency Response Plan. By October 1, 1992, the County Emergency Management Department shall be responsible for the development and maintaining a hazardous materials emergency response plan.

Policy 6B-2-2.3: HAZ-MAT Staging Facility to be Located at the County Landfill. By 1993, the County shall have a HAZ-MAT facility located at the County landfill to serve as a staging area for materials collected from spills until proper disposal can be arranged.

CHAPTER VI
PUBLIC FACILITIES ELEMENT
9J-5.011(2)
Stormwater Sub-Element
Chapter VI-C

GOALS, OBJECTIVES, AND POLICIES. This section establishes the Stormwater Sub-Element Goals, Objectives, and Policies for implementation pursuant to Section 9J-5.011 (2), Florida Administrative Code.

GOAL 6C: STORMWATER, SURFACE WATER, AND GROUNDWATER MANAGEMENT. LAKE COUNTY SHALL PROVIDE SOUND STORMWATER, SURFACE WATER, AND GROUNDWATER RESOURCE MANAGEMENT TO PREVENT FLOOD DAMAGE AND PROTECT WATER QUALITY TO ENSURE THE SAFETY AND WELL BEING OF THE CITIZENS OF LAKE COUNTY.

OBJECTIVE 6C-1: CORRECT EXISTING DEFICIENCIES. Lake County Shall Identify and Correct Existing Facility Deficiencies On A Priority Basis. The County Shall Address Known Problems Such As Flooding and Degradation Of Surface and Groundwater Quality.

Policy 6C-1.1: Eliminate Existing Deficiencies. Based on the 1990 Lake County Stormwater Management Needs Assessment the County shall plan and correct existing stormwater problems in the following unincorporated priority areas according to the schedule below:

1. Wolf Branch Road
 - a. Detailed hydrological and hydraulic evaluation by the end of 1994.
 - b. Implementation of evaluation (structural or non-structural improvements) by the end of 1995.
2. Lake Yale Dike
 - a. Detailed hydrological and hydraulic evaluation by the end of 1994.
 - b. Implementation of evaluation (structural or non-structural improvements) by the end of 1995.
3. Astor Area
 - a. Detailed hydrological and hydraulic evaluation by the end of 1994.
 - b. Implementation of evaluation (structural or non-structural improvements) by the end of 1995.
 - c. Establish permanent funding mechanism and implement non-road related improvements by the end of 1995.

The County shall coordinate with the municipalities to address other problem areas identified in the Lake County Stormwater Management Needs Assessment, according to dates established within municipal Comprehensive Plans.

Policy 6C-1.1A: Purchase Wolf Branch Sink. Lake County shall coordinate with the Oklawaha Basin Recreation and Water Conservation and Control Authority in Lake County for the purchase of the Wolf Branch Sink and surrounding land by 1992.

Policy 6C-1.2: Completion of Stormwater Management Master Plan. Lake County shall initiate a Stormwater Management Program Plan by the end of 1993. The Stormwater Management Program shall assess existing information, establish priorities with Federal, State and Local agencies, and initiate a detailed work plan for the completion of a Stormwater Management Master Plan. The County, in coordination with the appropriate Federal and State and Local agencies, shall seek additional opportunities for funding joint projects to facilitate the County-wide Stormwater Management Master Plan. The County shall amend its Comprehensive Plan upon completion of the Stormwater Management Master Plan to include the findings.

Policy 6C-1.3: Priorities for Stormwater Master Planning. Lake County shall set the following basin priorities for detailed master planning:

- 1) Oklawaha River
- 2) Withlacoochee River
- 3) Wekiva River
- 4) St. Johns River
- 5) Kissimmee River

The above prioritization list shall be utilized in developing a detailed work plan for performing basin studies. Lake County shall initiate a Stormwater Management Program by the end of 1993 with a schedule of one basin study per year. Lake County shall develop corrective measures for minimizing or eliminating identified public threats through targeting the portion of the basin evaluated to be of greatest concern.

Policy 6C-1.4: Stormwater Management Ordinance. By 1992, Lake County shall finalize, adopt, and implement the Lake County Stormwater Management Ordinance to establish a sound permitting, construction certification, and enforcement program. The County shall consider delegation of responsibility from the regulatory agencies. The Ordinance shall be compatible with the regulatory agencies' regulations to ensure uniform application of regulations.

Policy 6C-1.5: Funding for Stormwater Management. The County shall use County shall use County Transportation Trust Fund monies as the permanent funding source for the correction of road-related deficiencies.

The County shall use the County Transportation Trust Fund as the interim funding source for basin studies and the development of the Stormwater Management Master Plan.

Upon completion of individual basin studies and the development of a non-road related improvement plan, the County shall conduct a stormwater administration and financing study to determine the most efficient methods to implement the Improvement Plan and find permanent funding sources for the plan's implementation. After the permanent funding sources recommended by the administrative and financing study have been implemented, these permanent sources shall reimburse the County Transportation Trust Fund for those costs incurred during the interim period that were associated with non-road related improvements.

The stormwater administration and financing study shall be completed by the end of 1996, and the County Commission shall take action on the study by 1997. The County's Comprehensive Plan shall be amended, based on the study, by the end of 1997. In the event the Comprehensive Plan is not amended pursuant to this policy by the date specified above, or these amendments are found not in compliance, then the County shall implement a Stormwater Utility Fee or other permanent funding source for financing stormwater facility improvements by 1998. These new funding sources shall be utilized to develop and implement the stormwater management program.

Policy 6C-1.6: Contour Interval Mapping. By 1993, a complete detailed County-wide mapping at one (1) foot contour intervals shall be obtained from the SJRWMD and the SWFWMD. The Federal Insurance Rate Map (FIRM) shall continue to be used as the basis for development review.

Policy 6C-1.7: Five Year Schedule of Facility Improvements. Within five years after the completion of the Stormwater Management Master Plan, Lake County shall correct or minimize the corresponding set of deficiencies that are identified as priorities in terms of the public's health and safety. Beginning in 1992, Lake County's Environmental Services Department shall, as part of the annual update of the five year Capital Improvements Program, prepare a list of prioritized stormwater improvements. Lake County shall prioritize and correct the deficiencies identified in the Stormwater Management Master Plan through the Capital Improvements Program based on, at a minimum, the following criteria.

A. The first priority shall be given to those deficiencies that threaten health, safety and welfare. This policy shall be interpreted to include drainage wells identified in the Stormwater Management Master Plan that are known to be a public threat to the aquifer or public drinking well water supply.

B. The second priority shall be given to those improvements that are necessary to bring the existing substandard systems and subsystems up to the adopted LOS appropriate for each basin with respect to flooding or pollution abatement deficiencies, as reflected by the stated goal or improving current levels of service.

C. The third priority shall be given to those improvements that represent opportunities to participate on "joint projects" (with other public or private entities) that will result in the more efficient construction or replacement of improvements over time.

Policy 6C-1.8: Coordination with Adjacent Jurisdictions. Lake County shall cooperate and consult with the 14 municipalities and adjoining counties, in the completion of the Stormwater Management Master Plan and the subsequent identified improvements. Lake County shall encourage the municipalities to enact stormwater management programs which are consistent with State, Regional, and County requirements for new development.

OBJECTIVE 6C-2: GUIDE FUTURE DEVELOPMENT. Lake County Shall Manage and Coordinate Its Stormwater Review and Implementation Process To Ensure the Needs Of Future Development.

Policy 6C-2.1: Impact Assessment During Development Review. By 1992, Lake County shall require, as part of the development review process, an impact assessment that addresses the effects of new development on existing stormwater management systems. This review process shall consider how the stormwater management systems will operate at build-out.

Policy 6C-2.2: Review of Surface Water Management Criteria. By 1996, Lake County shall reevaluate the effectiveness of surface water management criteria for swales, open channels, and culverts for their applicability and effectiveness.

Policy 6C-2.3: Review of Land Development Regulations. Lake County's Land Development Regulations shall incorporate Stormwater Management Design Standards as contained within the Lake County Stormwater Management Ordinance. These design standards shall include, at a minimum, the following criteria:

A. In new developments, Lake County shall require a retention/detention system that limits peak discharge of a developed site to the peak discharge from the site in an undeveloped condition for design storms specified in Policy 6C-2.10 and Policy 6C-2.11;

B. Stormwater collected in any development must be managed in a manner that will not cause personal or property damage to upstream and/or downstream property owners;

C. Any segment of a stormwater system which is to be dedicated and made a part of the County's Stormwater System shall be designed to accommodate upstream flows through the system;

D. Each phase of any development shall exist as an independent unit capable of having its surface water management needs met by the stormwater system design; and

E. Wet detention areas shall be designed as limnic systems and measures shall be provided to protect the public's health, safety, and welfare. Where no fencing is present, the space shall count as part of the open space requirements.

Policy 6C-2.4: Stormwater Conveyance Rights-of-Way. Lake County shall pursue, if necessary, the acquisition of stormwater rights-of-way and/or easements necessary for the operation and maintenance of the County's stormwater system.

Policy 6C-2.5: Design of Stormwater Management Systems. Lake County shall require that all stormwater management devices constructed be designed to County standards.

Policy 6C-2.6: Provide Stormwater Services. Lake County shall provide adequate stormwater services to maintain the adopted level of service standards based upon, but not limited to, the following considerations:

A. The protection and maintenance of the public's health, safety, and welfare;

B. The protection and maintenance of the property;

C. The protection of existing public investment;

D. The protection of water quality;

E. The reduction of operating and maintenance costs; and,

F. The achievement and satisfaction of Regional, State and Federal regulations.

Policy 6C-2.7: Provide Effective Stormwater Treatment. Lake County shall require that plans for expansion, modifications, and replacement of existing development, excluding phased development, meet the adopted level of service, where such stormwater treatment is currently inadequate.

Policy 6C-2.8: Cost Effective Stormwater Management. Stormwater management systems shall employ the most cost-effective pollutant control techniques available that are consistent with sound environmental management and which provide the greatest efficiency in stormwater runoff pollutant removal. A continuing maintenance program shall be approved by the County.

Policy 6C-2.9: Non-Structural Solutions to Stormwater Problems. Lake County shall require that non-structural improvements be utilized to solve existing and future stormwater problems where it is economically and/or physically possible to utilize these approaches. Where structural and/or non-structural approaches must be utilized, the County shall ensure that environmental damage is minimized. Non-structural solutions may include the use of conservation areas and maintaining floodplain protection (capacity) through the provision of compensating storage.

Policy 6C-2.10: Design Storms and Pollution Abatement Level of Service Standards. Lake County hereby adopts the following minimum twenty-four (24) hour level of service standards for design storms and pollution abatement level of service standards:

Facility Type	Design Storm
Bridge	50 Year
Principal Arterial Bridge	100 Year
Canals, ditches, roadside swales or culverts for stormwater external to the development	25 Year
Canals, ditches, roadside swales, or culverts for stormwater internal to the development	10 Year
Crossdrains	25 Year
Storm sewers	10 Year
Major Detention/Retention Structures ¹	For the Probable Maximum Precipitation as required by SJRWMD
Minor Detention/Retention Structures ¹	25 Year

First floor elevation must be 18" or above the 100 year Flood Elevation

¹ Major/Minor Detention/Retention Structures are based on Hazard Classification for Dams and Impoundments as defined by the SJRWMD.

Facility Type Pollution Abatement Treatment²

Retention with percolation or detention with filtration Runoff from first inch of rainfall or one-half inch of runoff if it has less than 50% impervious surface and less than 100 acres, whichever is greater.

² If the site's runoff directly discharges to Class I, Class II or Outstanding Florida Waters (OFW), then the Pollution Abatement Treatment Requirements shall be increased an additional fifty percent (50%) more than described, and off-line retention or off-line detention with filtration of the first one-half inch of runoff or off-line detention without filtration of the first inch of runoff shall be required. Lake County shall discourage the use of detention with filtration pollution abatement systems due to their high failure rate and costly maintenance; thus, Lake County shall allow detention with filtration only if detention without filtration cannot be used.

Policy 6C-2.11: Design Storm Level of Service Standard for Landlocked Areas. Landlocked areas shall maintain a twenty-five (25) year ninety-six (96) hour design storm level of service standard.

Policy 6C-2.12: Stormwater Management for Roadway Construction. Lake County, in coordination with the Florida Department of Transportation, shall require appropriate or suitable stormwater management systems for the construction or reconstruction of all arterial and collector roadways within the County.

Policy 6C-2.13: Consideration for Natural Hydroperiod. Lake County shall maintain the natural hydroperiod of receiving waters when stormwater management systems are designed.

Policy 6C-2.14: Accepted Stormwater Run-Off Computer Models. By February 1992, the Lake County Land Development Regulations shall include provisions for the acceptance of computer models which calculate stormwater run-off. These models shall be limited to those accepted by regulatory agencies.

OBJECTIVE 6C-3: MAXIMIZE FACILITY USE AND DISCOURAGE INEFFICIENT LAND USE. Lake County Shall Maximize The Use Of Existing Stormwater Management Facilities and Available Capacity, and Promote Efficient Land Utilization Through The Implementation Of Appropriate Technology.

Policy 6C-3.1: Utilize New Technologies. Lake County shall utilize new technologies and operational procedures as they become feasible.

Policy 6C-3.2: Innovative Stormwater Management. The County shall actively participate in the development of innovative stormwater management programs which protect and conserve the County's water resources.

Policy 6C-3.3: Alternative Stormwater Systems. Lake County shall continue to investigate alternative stormwater management systems for providing efficient stormwater management service.

Policy 6C-3.4: Efficient Land Use Designations. Lake County shall designate land uses on its Future Land Use Map which incorporate stormwater management without promoting inefficient land utilization.

Policy 6C-3.5: Stormwater Management Performance Standards. By February 1992, the Lake County Land Development Regulations shall include the performance standards that are contained within the Lake County Stormwater Management Ordinance which require new developments to utilize stormwater management systems which are designed to maintain predevelopment levels of stormwater discharge for design storms specified in Policy 6C-2.10 and Policy 6C-2.11, and which consider stormwater management systems on adjacent development to promote efficient land use.

Policy 6C-3.6: Adequate Flood Protection. Lake County Land Development Regulations shall include provisions that require stormwater management systems within all development to be designed and installed to provide adequate flood protection for all primary structures and to protect the structural integrity of all roadways.

Policy 6C-3.7: Provide for Stormwater Run-Off. Lake County Land Development Regulations shall require that all new stormwater management systems provide for the safe handling of all stormwater run-off that flows into, across, and is discharged from the site without creating any additional flooding to adjacent property owners.

Policy 6C-3.8: Design Standards. Lake County shall utilize the design standards contained within the Lake County Stormwater Management Ordinance, Policy 6C-2.10 and Policy 6C-2.11 for construction and maintenance requirements of all stormwater management facilities and ensure compliance with these requirements to prevent degradation of the receiving surface water bodies.

OBJECTIVE 6C-4: PROTECT THE FUNCTIONS OF NATURAL FEATURES. Lake County Shall: 1) Minimize The Occurrence Of Flooding That Is A Threat To Human Health Or Property; 2) Identify and Prohibit Drainage Wells; and 3) Improve Its Ability To Manage Stormwater So As To Minimize The Degradation Of Surface Water In Order To Protect The Functions Of Natural Features.

Policy 6C-4.1: Protection of Natural Features Through the Land Development Regulations and the Stormwater Management Ordinance. By 1992, Lake County shall ensure that the stormwater management regulations, contained in the Land Development Regulations, continue to protect natural features by approving only those developments that are consistent with the Lake County Stormwater Management Ordinance. All developments within the riverine flood hazard areas shall be designed to maintain the flood

carrying capacity of the floodway such that the base flood elevations are not increased, either upstream or downstream.

Policy 6C-4.2 has been deleted and does not exist.

Policy 6C-4.3: Best Management Practices. Lake County shall require that Best Management Practices for agriculture, construction and silviculture be employed to protect the function of stormwater management and to minimize contributions of poor quality stormwater run-off to receiving water bodies.

Policy 6C-4.4: Location of Retention/Detention Areas. Lake County shall require that retention/detention areas be designed and located so as to not adversely reduce the existing flood storage of the flood plain.

Policy 6C-4.5: Drainage and Injection Wells. Consistent with Policy 7-2.13 within the Conservation Element, Lake County shall prohibit the use of drainage and injection wells for the purposes of stormwater management. Existing drainage and injection wells situated within the County shall be filled and/or capped by the owner of the well and/or the County. These drainage and injection wells, used for the purpose of stormwater management, shall be phased out if technically feasible, in conformance with the Stormwater Management Master Plan.

Policy 6C-4.6: Designation of Outstanding Lake County Waters Program. In furtherance of policies within the Conservation Element, Lake County Land Development Regulations shall include provisions, by 1993, for the establishment of an Outstanding Lake County Waters Program which will identify those waterbodies which possess exceptional water quality. The Lake County Stormwater Management Master Plan shall include measures to protect those lakes included in the Outstanding Lake County Waters Program. Through the establishment of the Outstanding Lake County Waters Program, lakes, for which stormwater is determined to be a major water quality problem, shall be identified and corrective measures shall be undertaken as part of the Stormwater Management Master Plan. The Comprehensive Plan shall be amended by 1993 to include Outstanding Lake County Waters and measures to protect those lakes.

CHAPTER VI
PUBLIC FACILITIES ELEMENT
9J-5.011(2)
Potable Water Sub-Element
Chapter VI-D

GOALS, OBJECTIVES, AND POLICIES. This section stipulates Goals, Objectives and Policies for obtaining the desired level of Potable Water Services in Lake County, pursuant to Section 9J-5.011 (2), Florida Administrative Code.

GOAL 6D: PROVISION OF POTABLE WATER FACILITIES. PLAN AND PROVIDE FOR THE ADEQUATE PRODUCTION, TREATMENT AND DISTRIBUTION OF POTABLE WATER IN A COST EFFECTIVE MANNER BALANCING THE NEEDS OF GROWTH, ENVIRONMENT AND PUBLIC HEALTH, SAFETY AND WELFARE.

OBJECTIVE 6D-1: PROVISION OF POTABLE WATER TO MEET THE ANTICIPATED DEMAND AND ESTABLISH REQUIRED LEVELS OF SERVICE. Lake County Shall Assure That Procedures Are In Place Which Assure That Facility Needs Are Met Commensurate With the Demand For Those Facilities.

Policy 6D-1.1: Level of Service Standards for Quality. Lake County shall require, at a minimum, all potable water to be produced, treated, stored and distributed in accordance with all Federal, State and County requirements. For implementation, the Lake County Department of Environmental Services shall pursue the assumption of the Florida Department of Environmental Regulations (FDER) Drinking Water Program

(permitting, compliance and enforcement) by delegation through a Specific Operating Agreement with the FDER.

Policy 6D-1.2: Design and Construction Standards. By February 1992, Lake County shall prepare and adopt by ordinance design and construction standards for the production of raw water supplies, treatment, storage and distribution. The ordinance shall include the creation of a Lake County Utility Permit.

Policy 6D-1.3: Level of Service Standards for Quantity. By February 1992, Lake County shall prepare and adopt an Equivalent Residential Unit (ERU) Design Flow Schedule, Peaking Factors and storage requirements for adequate hydraulic design of water supply, treatment and distribution systems. The ERU Flow Schedule shall be based on a ERU of 350 gallons per ERU-day at a minimum of 20 psi for a single family, three bedroom, two bath dwelling unit.

Policy 6D-1.4: Promote Innovative Methods. Lake County shall allow innovative methods, such as xeriscape landscaping and dual water systems, for reduction of the use of potable water, provided sufficient documentation can be presented to establish a reduction in flow.

Policy 6D-1.5: Monitor the Impact of Reuse. In conjunction with Policy 6D-1.2 and Policy 6D-1.3, the Lake County Department of Environmental Services shall monitor the impact of reuse on potable water demand and modify the schedule as appropriate.

Policy 6D-1.6: Industrial Water Use Ordinance. By 1995, Lake County shall prepare and adopt an Industrial Water Use Ordinance requiring all industry and commercial business to utilize the lowest quality and quantity of water required for each specific use. Enforcement shall be ensured at the time of issuance of the Lake County Utility Permit.

Policy 6D-1.7: Potable Water System Inspection and Enforcement Program. By 1992, Lake County shall prepare and adopt a Potable Water System Inspection and Enforcement Program Ordinance to monitor and enforce the conditions of the Lake County Utility Permit and applicable Lake County Ordinances. The Ordinance shall address Lake County Utility Permit revocation, mandatory connection to regional water system for non-compliance, abandonment/condemnation for non-compliance and reimbursement of costs associated with enforcement and/or emergency work performed by or through the County for the protection of the environment, public health, safety or welfare due to non-compliance.

Policy 6D-1.8: Establishment of a Regional Water Supply Authority. By 1992, in accordance with Policy 7-2.6, Conservation Element, Lake County shall examine the feasibility of establishing a Regional Water Supply Authority with the authority to regulate the production of water supply for distribution and/or sale outside of Lake County. Staff support required for performance of the duties of the Water Supply Authority shall be provided by the County.

Policy 6D-1.9: Franchise Fee on Potable Water Utility Services. By 1992, Lake County shall prepare and adopt a Utility Franchise Fee Ordinance on potable water utility services within the unincorporated portions of Lake County.

Policy 6D-1.10: Encouragement of Public-Private Partnerships. The County shall encourage the development of public-private partnerships in the provision of regional potable water services where such partnerships will result in the timely provision of services in a manner that is both cost-efficient and environmentally sound and is consistent with the Lake County Comprehensive Plan, Water Master Plan and County Codes. This policy shall not be construed to encourage the construction of package treatment facilities or development-specific treatment (with the exception of development-specific facilities that are designed by the County to serve as regional facilities).

OBJECTIVE 6D-2: MAXIMIZE THE USE OF EXISTING FACILITIES. Lake County Shall Guide the Orderly Growth and Development Of the County By Coordinating Water Service Availability With the Municipalities, Private Enterprise and Individuals. The Coordination Of Service Delivery Shall Be In A Manner That Provides Maximum Use Of Existing Facilities.

Policy 6D-2.1: Coordination of Services with the Municipalities. By 1992, Lake County shall execute Interlocal Agreements with the municipal utility suppliers within Lake County for establishing service areas so as not to duplicate services and to provide for conditions for the establishment of and the operation within the service area. Municipal service areas shall be based upon the available capacity reported, and the future service areas delineated in the Comprehensive Plans of each municipality which provides potable water service. Prior to the execution of Interlocal Agreements, the County shall allow municipalities to provide service in the unincorporated part of Lake County in accordance with the area set forth in the adopted Comprehensive Plans of each municipality which provides potable water service, and the criteria set forth in the Lake County Comprehensive Plan.

Policy 6D-2.2: Compatibility of Facility Location with the Future Land Use Element. Lake County shall require that potable water supply and distribution systems be provided in a manner consistent with the Future Land Use Element.

Policy 6D-2.3: Coordination of Utility and Transportation Planning. By 1992, Lake County shall coordinate utility and transportation planning. To the maximum extent practicable, Lake County shall design and construct utility services or expansions to utility services at the same time as transportation improvements are made.

Policy 6D-2.4: Temporary Potable Water Service Criteria. By February 1992, Lake County shall prepare and adopt temporary water service criteria for developments, which are consistent with the Comprehensive Plan and approved by the Board of County Commissioners, but where regional/subregional utility service is not available within the development time frame. The temporary potable water service criteria shall include design, construction and operation provisions specific to the projected length of time of operation. At the County's option, temporary facilities not covered under Policy 6D-2.5 will be dedicated to the County, removed from service when regional/subregional facilities become available or be allowed to operate as Public Service Commission regulated enterprise, provided the facilities meet and continue to meet Lake County regulations and requirements of the Lake County/Developer Utility Agreement.

Policy 6D-2.5: Mandatory Connection Ordinance. By February 1992, Lake County shall prepare and adopt a mandatory connection ordinance. The revised ordinance shall require, at a minimum that, all private potable water systems unless exempted by Lake County via public hearing be joined and hooked to a regional/subregional potable water system when the regional/subregional potable water system comes within three hundred (300) feet of the private potable water system or any of the central lines of the private potable water system. The private potable water system shall be required to be joined and hooked within eighteen (18) months of the availability of the regional/sub-regional potable water system. A regional/subregional potable water system shall mean a system that is designated by the Lake County Board of County Commissioners as a regional/subregional system. Notwithstanding the three hundred (300) feet mandatory connection requirement, existing development utilizing a private potable water system shall be required to connect to a regional/subregional potable water system when there is endangerment to the environment, public health, safety, and welfare.

Policy 6D-2.6: Connection of Community and Non-Community Systems. In addition to Policy 6D-2.5 requiring Lake County to adopt a Mandatory Connection Ordinance, Lake County shall require the connection of community and non-community utility services when there is endangerment to the environment, public health, safety and welfare. Financial assistance, to partially offset the cost of connecting to centralized utility services for individuals and non-profit utility service providers may be provided by Lake

County through application for federal and state grants/loans or through the establishment of a construction fund funded by user charges and/or special benefit assessments.

Policy 6D-2.7: Priority Listing of System Deficiencies. By 1993, Lake County shall prepare and maintain a priority list of: 1) system deficiencies that require funding for corrective action and 2) areas with failing potable water systems in need of assistance, where the provision centralized service would protect the health, safety, and welfare of these residents. The County hereby identifies the Bassville Park area and the Mount Plymouth-Sorrento area as the first and second priorities, respectively, for corrective action and shall ensure that regional/subregional potable water services are provided in the areas by 1997.

Policy 6D-2.8: Coordination of Services with Private Enterprises. By 1995, Lake County shall identify, and exempt from mandatory connection, those privately owned facilities located within those portions of Lake County, where centralized water services are available or planned, which have been and have the ability to continue to meet the minimum level of service, and where mandatory connection would not be required for the economic viability of a centralized system nor in the public interest as required under Policy 6D-2.5. Those privately-owned facilities not meeting the above criteria shall be required to connect to the centralized system when available. Lake County shall identify those areas within the County where centralized utilities are needed and can be better served by a privately-owned utility, through an agreement with Lake County, for the provision of the service.

OBJECTIVE 6D-3: PROVISION OF POTABLE WATER SERVICES TO ALL AREAS OF LAKE COUNTY. Lake County Shall Provide Regional Potable Water Services Within the Service Study Areas Defined In the Potable Water Master Plan Adopted July 31, As Amended, 1990, and Not Within the Municipal Service Areas Established By Interlocal Agreements, and Outside These Areas When Densities Warrant the Extension Of the Utilities.

Policy 6D-3.1: Preparation of a Utility Management Plan. Lake County, by February 1992, shall prepare a Potable Water Utility Management Plan for the creation of a Lake County Utilities Division. The plan shall address the management, operation and construction of the County's Regional Potable Water Systems.

OBJECTIVE 6D-4: MECHANISMS FOR FUNDING THE LAKE COUNTY REGIONAL POTABLE WATER SYSTEMS. Lake County Shall Establish Alternative Funding Mechanisms For the Planning, Design, Construction, Acquisition, Operation and Maintenance Of the Lake County Regional Potable Water Systems.

Policy 6D-4.1: MSTU/MSBU Ordinance. By 1991, Lake County shall prepare and adopt a MSTU/MSBU Ordinance for the 1991 availability of special assessment for the purpose of implementing the Lake County Water Master Plan, adopted July 31, 1990, as amended.

Policy 6D-4.2: Funding Assistance from Federal and State Programs. By February 1992, Lake County shall prepare and submit applications for federal and state grants/loans for funding assistance as detailed in the Potable Water Master Plan.

Policy 6D-4.3: Establishment of Fees to Reserve Capacity. By February 1992, Lake County shall prepare and adopt system development fees for the purchase of potable water supply, treatment, storage and distribution.

Policy 6D-4.4: User Fees for Operation and Maintenance. By February 1992, Lake County shall prepare and adopt user fee schedules to fund the operation, maintenance, replacement, renovation and construction assistance for service.

Policy 6D-4.5: Minimum Criteria for Establishing Priorities. In furtherance of Policy 6D-2.7, by February 1993, the Capital Improvement Program for the provision of potable water facilities shall utilize established minimum criteria which sets priorities based upon:

1. Protection of the health, safety and welfare of the citizens of Lake County.
2. The non-compliance record of private systems.
3. Potential degradation to groundwater quality and/or quantity.
4. Economic development/redevelopment areas.
5. Areas of planned future growth.

Capital improvements required for the corrective action to be taken in the Bassville Park area and the Mount Plymouth-Sorrento area by 1997 shall be included in the Five-Year Schedule of Capital Improvements by an amendment to the Comprehensive Plan.

CHAPTER VI

PUBLIC FACILITIES ELEMENT

9J-5.011(2)

Natural Groundwater Aquifer Recharge Sub-Element

Chapter VI-E

GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives and policies for obtaining the desired level of groundwater aquifer recharge in Lake County.

GOAL 6E: TO CONSERVE THE QUALITY AND QUANTITY OF POTABLE WATER AVAILABLE TO LAKE AND SURROUNDING COUNTIES.

OBJECTIVE 6E-1: CONSERVATION OF THE AQUIFER RESOURCE. Upon Plan Adoption, Safeguard the Quality and Quantity Of the Surficial and Floridan Aquifers, To Protect and Enhance the Capabilities Of the Groundwater Recharge Areas For the Present and Future Water Supply Of Lake County.

Policy 6E-1.1: Prime Aquifer Recharge Map and Definition. Lake County shall amend its Comprehensive Plan and Land Development Regulations based on the adopted prime aquifer recharge area map(s) created by the St. Johns River and Southwest Florida Water Management Districts for Lake County, pursuant to Sections 373.095 (3) and 373.0937, Florida Statutes.

Policy 6E-1.2: Required Use of Water Conserving Plumbing Fixtures. By February 1992, the Lake County Land Development Regulations shall include the requirement of a hydrogeologic report for all areas of the County now classified as areas of high recharge by the Water Management Districts. As prime recharge areas are identified by the Water Management Districts consistent with Policy 6E-1.1, the Comprehensive Plan and Land Development Regulations will be amended accordingly. The hydrogeologic report will determine the recharge potential of the site and the Land Development Regulations shall stipulate the recharge requirements based on proposed land uses and site hydrogeology. The County shall require the use of water conserving plumbing fixtures in all new development.

Policy 6E-1.3: Support Water Management Districts. By 1995, Lake County shall assist the St. Johns River and Southwest Florida Water Management Districts in the preparation of a report detailing the impacts of all land uses on recharge areas and land surrounding Outstanding Florida Waters located in Lake County. This report shall be based on the conclusions of other studies completed by appropriate Federal, State, and local agencies. The Lake County Comprehensive Plan shall be amended, and the Land Development Regulations then updated, at the conclusion of this report.

Policy 6E-1.4: Aquifer Monitoring Program. By 1993, Lake County shall establish, in cooperation with the St. Johns River and Southwest Florida Water Management Districts, USGS, and Lake County Water Authority, a thorough aquifer monitoring program.

Policy 6E-1.5: Potentiometric Surface Contour Monitoring Program. By 1996, Lake County shall develop and adopt minimum water reuse, prime recharge area, water table manipulation, and well drawdown standards. Standards shall be based upon saltwater intrusion; changes in vegetation, springs, and wetlands; increased occurrence of sinkholes and peat fires; evidence of potential groundwater contamination; monitoring of the potentiometric surface of lakes in contact with the aquifer; and evidence of the compaction of the soils overlying the aquifer due to a change in the water levels. Domestic wells will not be included. Upon adoption of the standards, the Lake County Comprehensive Plan shall be amended to provide for their incorporation.

Policy 6E-1.6: Wastewater Reuse Feasibility Study. By 1993, Lake County shall research the feasibility of increasing its current level of direct reuse of treated wastewater, in conjunction with policies established in the Lake County Sanitary Sewer Sub-element of this Comprehensive Plan.

Policy 6E-1.7: Intergovernmental Coordination. The County shall continue to collaborate with the St. Johns River and Southwest Florida Water Management Districts, U. S. Geological Survey, and U.S. Soil Conservation Service both in studying the surficial and Floridan aquifers and in determining the most appropriate actions to take in order to protect the resource.

Policy 6E-1.8 Provide Net Retention for Aquifer Recharge. Consistent with Policy 7-2.2 of the Conservation Element, prime aquifer recharge areas that are considered appropriate for development, based on hydrogeologic condition and existing land use shall be developed so as to continue to maintain pre-development net retention. Exemptions shall be given for agricultural activities utilizing Best Management Practices adopted by USDA SCS and IFAS which protect ground and surface water quality. The use of porous pavement, concrete and turf blocks shall be encouraged as a method of protecting aquifer recharge.

Policy 6E-1.9: Provision of Technical Assistance. Lake County shall provide technical assistance to the appropriate Federal, State and local authorities for use in studying the surficial and Floridan aquifers and determining the most appropriate actions for protecting these resources. Technical assistance shall also be provided for purposes of 1) researching the impacts of impervious surface ratios on the natural rate of recharge, 2) preparing groundwater resource availability inventories, and 3) preparing and completing a Needs and Sources Inventory.

Policy 6E-1.10: Secure Aquifer Recharge Lands. Where feasible, Lake County shall purchase or secure conservation easements on prime aquifer recharge lands.

Policy 6E-1.11: Educational Enhancement. By 1995, Lake County shall participate in enhancing the function and quality of the education of its citizens about 1) the County's current water conservation policies, 2) the fragility of the aquifer, 3) methods to reuse and conserve water, 4) well abandonment problems and rules, and 5) the benefits of drought resistant plants (xeriscape) through an education program that consists of, at a minimum, brochures, speakers bureau, and slide show.

Policy 6E-1.12: Lake County Involvement in the Preparation of Prime Aquifer Recharge Maps. Lake County shall be an active participant in the designation of prime aquifer recharge maps for Lake County which are created and adopted by the St. Johns River and Southwest Florida Water Management Districts pursuant to Sections 373.095 (3) and 373.0937, Florida Statutes. Lake County shall attend all meetings and public hearings regarding the preparation and adoption of said maps.

Policy 6E-1.13: Site Specific Review of Prime Aquifer Recharge Areas. Lake County shall, at the applicant's expense, seek a site specific determination by an independent State registered geologist of

whether a site lies within a bona fide prime aquifer recharge area. Should the site be determined to not meet the criteria of a prime aquifer recharge area as specified in the Florida Statutes or Florida Administrative Code, the County and the applicant shall petition the applicable Water Management District to have the prime aquifer recharge map amended.

Policy 6E-1.14: Development Within Very High & High Aquifer Recharge Areas. Development within very high and high aquifer recharge areas shall be regulated so as to maintain pre-development net retention, which in fact protect ground and surface water quality. The use of porous pavement and concrete and turf blocks shall be encouraged as a method for fulfilling this policy. Agricultural activities utilizing Best Management Practices shall be deemed to have satisfied this policy.

Policy 6E-1.15: Educational Publications. Prior to December 1993, the County shall develop an educational brochure for businesses and residents addressing the County's current water conservation policies, the protection of the aquifer, methods to reuse and conserve water, well abandonment problems and rules, and the use of drought resistant plants.

Policy 6E-1.16: Comprehensive Groundwater Monitoring. The County shall begin, in cooperation with the cities, a comprehensive groundwater quality monitoring program prior to December 1993. This program, using FDER groundwater quality information as a base for ambient groundwater quality, shall monitor the County's groundwater to determine the extent of any future groundwater contamination. The results of this program will be given to the SJRWMD for incorporation into its management plans for Lake County.

Policy 6E-1.17: Groundwater and Surface Water Monitoring Around Landfills. The County shall continue the present well monitoring program at the County's landfills to determine groundwater and surface water pollutant levels and shall expand the number of monitoring wells concurrent with expansion of the landfill and any future landfills.

Policy 6E-1.18: The County shall, by 1993, develop and enact into the Land Development Regulations, an overlay classification which sets alternative design criteria and standards to protect the functions of the very high and high aquifer recharge areas. The following shall be addressed in regulating development and creating land development regulations.

1. requirements to minimize impervious surfaces (including foot pads) considering open space incentives, pervious parking areas, and maintenance of native vegetation;
2. minimum open space standards;
3. standards for maintenance of minimum water table elevations through coordination with the SJRWMD;
4. design standards for natural water retention areas; and
5. standards to ensure water quality.

Policy 6E-1.19: Requirements for Proposed Developments within High Recharge Areas. Prior to the adoption of this overlay classification, the County shall require that all development within the very high and high recharge areas comply with the following measures, unless there is conflict with code provisions for buffers between developments, site stormwater requirements, and parking or other improvements:

1. stormwater retention facilities shall be located in those areas with the highest rate of percolation;
2. natural vegetation shall be used for required buffers, open space area shall be maintained in its natural state and protected from disruption during site construction; and

3. pervious parking materials, grass parking areas, and smaller parking stalls shall be permitted where it can be demonstrated to adequately serve the need of on-site use and result in greater recharge than under current code requirements.

Policy 6E-1.20: Correction of Failing Septic Tanks. The County and HRS shall establish an evaluation mechanism to correct failing septic tanks including, but not limited to, septic tank inspection, repair, alteration, maintenance and/or pumping, and siting requirements.

OBJECTIVE 6E-2: PREVENTION OF CONTAMINATION OF AQUIFER RESOURCES. By December 1993, The County shall investigate underground storage tank regulations to achieve the most timely response to enforcement situations and a higher degree of protection for the County's groundwater resources.

Policy 6E-2.1: Establish Monitoring Program. Lake County shall establish, in cooperation with the appropriate Federal, State, and local authorities, a comprehensive groundwater quality monitoring program by 1993. Lake County shall encourage the St. Johns River and Southwest Florida Water Management Districts, and the Lake County Water Authority, to incorporate the results of this program into their water management plans.

Policy 6E-2.2: Septic Tank Monitoring Programs. By 1996, Lake County shall, in order to protect the aquifer and eliminate any adverse effects, and be consistent with Policy 7-2.16 of the Conservation Element, coordinate with other governmental entities to implement the following programs:

- A. A septic tank monitoring program to identify improperly installed or malfunctioning septic tanks that could contaminate surface water or groundwater;
- B. A program to eliminate identified malfunctioning septic tanks; and
- C. Determine the extent of contamination of County drainage wells by completing the Stormwater Master Plan as identified in Policy 6C-1.2 in the Stormwater Sub-Element and Policy 7-2.13 in the Conservation Element.

Policy 6E-2.3: LDR Updates. Lake County shall amend its Comprehensive Plan and update its Land Development Regulations, using information collected by the DER during future groundwater quality studies, to protect the aquifer. These updates shall address but not be limited to:

1. public wellfield siting;
2. siting of industrial land uses which use hazardous materials or generate hazardous waste;
3. siting of additional hazardous waste collection facilities for households and conditionally exempt small quantity generators of hazardous waste;
4. protection of the aquifer from saltwater intrusion;
5. activities regarding the use of pesticides and fertilizers.

Policy 6E-2.4: Continued Enforcement of Regulations. Lake County shall continue to cooperate with State, and Federal regulations pertaining to the protection of the surficial and Floridan aquifers from such contaminants as hazardous and biological wastes, and petroleum products including, but not limited to: fuel oils, transportation fuels, machinery fluids and their wastes.

Policy 6E-2.5: Development of Local Regulations. By 1993, Lake County shall develop local regulations for inclusion into the Land development Regulations to augment State and Federal regulations pertaining to the protection of the surficial and Floridan aquifers, as previously noted in Policy 6E-2.4. The Comprehensive Plan shall be amended to provide the basis for amendments to the Land Development Regulations.

Policy 6E-2.6: Hazardous Waste Disposal. Lake County shall cooperate with all State and Federal authorities in the regulation and disposal of hazardous wastes as defined in 9J5.003 (38) F.A.C. by establishing or expanding programs at the local level.

Policy 6E-2.6A: Regulation of Hazardous Wastes in Prime Aquifer Recharge Areas. Lake County shall prohibit the disposal of hazardous wastes in all areas of the County. Small quantity generator (<1000 kg per month) businesses that use hazardous materials or generate waste shall be regulated so as to ensure that proper handling and disposal practices are being adhered to. The location of new businesses that use hazardous materials or generate hazardous waste shall be restricted within prime aquifer recharge areas. Large quantity generators (>1000 kg per month) shall be prohibited in prime aquifer recharge areas.

Policy 6E-2.7: Landfill Monitoring. The County shall continue the present well monitoring program at the County's landfills to determine groundwater and surface water pollutant levels and shall expand the number of monitoring wells concurrent with any expansion of the landfills and any future establishment of landfills/monofills.

Policy 6E-2.8: Landfill Monitoring Upgrades. Existing monitoring networks at the County landfill shall be properly maintained and upgraded in conjunction with technological advances.

Policy 6E-2.9: State Regulation Compliance. Lake County shall continue following Chapter 17-7, F.A.C. regulations at all County solid waste disposal facilities to protect the water quality of the Floridan and surficial aquifers.

Policy 6E-2.10: Compliance with State Regulations. The County shall comply with Chapter 17-761, F.A.C., requirements for above ground facilities, Chapter 17-762, F.A.C., for below ground storage facilities, and Chapter 17-769, F.A.C., for Florida Petroleum Liability Insurance requirements.

Policy 6E-2.11: The Lake County FDER Monitoring Program. As part of the County FDER program to monitor the compliance of newly permitted storage tanks and retrofit existing tanks, the County shall utilize the information the Health Department already has to complete a geographic inventory of storage tank locations. This inventory should be developed in the same manner as a septic tank inventory and a coordinated inventory and inspection should occur between the two programs whenever possible.

Policy 6E-2.12: Adoption of Local Regulations to Provide Enforcement Capabilities. Once necessary procedures to monitor and verify compliance with the requirements of Chapter 17-761, F.A.C., have been established, the County shall proceed with the adoption of equivalent local regulations which will provide the County with enforcement capabilities that ensure a more timely response to enforcement procedures, and thus, achieve a higher degree of protection for the County's groundwater resources.

Policy 6E-2.13: Coordinate Storage Tanks with Land Use. The County shall utilize the information provided by the inventory of storage tanks in making land use decisions to avoid incompatible development in areas with high groundwater pollution potential.

CHAPTER VI
PUBLIC FACILITIES ELEMENT
9J-5.025
Public School Facilities Sub-Element - Chapter VI-F

(Ordinance 2009-30)

GOALS, OBJECTIVES, AND POLICIES. This section establishes the Public School Facilities Sub-Element Goals, Objectives, and Policies for implementation pursuant to Section 9J-5.025, Florida Administrative Code.

INTRODUCTION

Following the passage of Senate Bill 360 in 2005 and subsequent changes to Florida Statutes regarding school concurrency, the Lake County Board of County Commissioners, in concert with the School Board and local municipalities, sought designation of Lake County as a “pilot community” for school concurrency implementation. The intent of this request was to implement concurrency ahead of the 2008 statutory deadline.

Although many of the current concerns about school overcrowding focus on population growth and its impact on schools, the problems that exist today within Lake County are multi-faceted and are the result of a combination of factors, none of which are the sole cause of overcrowded schools.

During the 1990s, few schools were built in Lake County and many school facilities suffered from a lack of preventative maintenance. This caused these facilities to degrade and ultimately, many were in a poor state of repair. During this time, many former citrus groves were converted to residential subdivisions through the platting process. The years 1991-2000 saw 576 new residential subdivisions created throughout the County.

In an effort to rectify some of the neglect of facilities during the previous ten years, the School Board partnered with Lake County municipalities and the Board of County Commissioners in November 2001 to pass a sales tax referendum. The three partners to the referendum agreed to split the proceeds of the sales tax in thirds with the School Board’s portion of the proceeds dedicated to renovation of existing High Schools throughout the County. While sorely needed, this effort produced no new student stations.

Exacerbating the problem of overcrowding, Florida voters approved a class-size amendment to the Florida Constitution in 2004 which effectively eliminated the gains in student stations created by construction of new facilities over the last five years.

With this as backdrop, and growing citizen concern for the state of Lake County schools, the Board of County Commissioners has chosen to move quickly to adopt school concurrency as a means of preparing for our future.

DEFINITIONS

ADA: Americans with Disabilities Act.

Ancillary Plant Facility: The non-instructional building, site, and site improvements necessary to provide such facilities as vehicle maintenance, warehouses, maintenance, or administrative buildings necessary to provide support services to an educational program.

Auxiliary Facility Space: The spaces located at educational plants, which are not designed for student occupant stations.

BEBR (Bureau of Economic & Business Research, University of Florida): Founded in 1929, the Bureau of Economic and Business Research (BEBR) is an applied research center in the Warrington College of Business at the University of Florida. Its primary mission is to: 1) Collect economic and demographic data for Florida and its local areas; 2) Conduct economic, demographic, and public policy research on topics of particular importance to the state of Florida; and 3) Distribute data and research findings throughout the state

and the nation. BEBR seeks to conduct research that is both academically sound and directly relevant to public and private decision makers in Florida.

Board: A “Board,” unless otherwise specified, means a district school board.

Building: A structure, either permanent or relocatable, consisting of constructed walls, roof, and floor. A structure that has the same floors, ceiling, and walls and is not separated by an open air space is considered one building.

Permanent: A structure built with a fixed foundation that has permanently attached walls, roof, and floor that cannot be moved or transported either as a unit or in sections.

Relocatable: A building or portion of a building made up of prefabricated units that may be disassembled and reassembled frequently, or a single unit of construction consisting of walls, roof, and floor that is movable as a unit either on wheels or by truck. Mobile, demountable, dividable, modular, and portable buildings are types of relocatable units.

Capacity: Number of students that may be housed in a facility at any given time based on standards contained in the Florida Inventory of School Houses (FISH).

Capital Project: “Capital Project,” for the purpose of Sec. 9(a)(2), Art. XII of the State Constitution, as amended, means sums of money appropriated from the Public Education Capital Outlay and Debt Service Trust Fund to the state system of public education and other educational agencies as authorized by the Legislature.

Charter District: District is permitted to operate as a Charter School District pursuant to Section 1003.62, Florida Statutes. In accordance with Florida Statutes, as a Charter School District, there are statutory and regulatory waivers implemented by the District.

Charter School: A public school created under authority of Florida Statute 1002.33 and operated in accordance with its requirements. A charter school may be created by agreement and issuance of a charter by the School Board or other sponsoring agency (non-conversion). A conversion charter school may be created by conversion of an existing public school to charter status following no less than two years of operation.

Class Size Reduction (CSR): Constitutional Amendment 9, which was approved by the voters in November 2002 was implemented by Florida Statute 1003.03. The mandate takes effect in three phases, with full implementation in 2010. The maximum class sizes will be: 18 students for Pre-K through Grade 3, 22 students for grades 4-8 and 25 students for grades 9-12.

Classroom: An instructional space requiring no special design or equipment and used for housing general programs such as language arts, social studies, and mathematics.

Concurrency Service Area (CSA): The specific geographic unit within a school district in which school concurrency is applied and measured.

Conversion Charter School: (See charter school.)

Core Facilities: The media center, cafeteria, toilet facilities, and circulation space of an educational plant.

Courtyard: A large open space, usable by the student body or faculty, enclosed or surrounded by buildings.

Covered Walkway: Enclosed or unenclosed covered passageways connected to a building outside the exterior walls.

CSA Level of Service (LOS) Standard: The maximum acceptable percentage of school utilization determined by dividing the total number of students for all schools into each CSA by the total permanent capacity for that type of school in each CSA. [See Concurrency Service Area (CSA) & Level of Service (LOS)].

CSR: Class Size Reduction, see definition above.

Educational Facilities: The buildings and equipment, structures, and special educational use areas that are built, installed, or established to serve educational purposes only.

Educational (ED) Plant: The educational facility, site, and site improvements necessary to accommodate students, faculty, administrators, staff, and the activities of the educational program assigned to the administrative control of one person and uniquely identified in an educational plant survey.

Educational Plant Survey: A systematic study of educational and ancillary plants and the determination of future needs to provide appropriate educational programs and services for each student.

Feasibility Study: The examination and analysis of information related to projected educational facilities to determine whether they are reasonable and possible.

Financially Feasible Facilities Plan: A plan which demonstrates the ability to finance capital improvements from existing revenue sources and funding mechanisms to correct deficiencies and meet future needs based on achieving and maintaining the adopted Level of Service for each year of the five (5) year planning period for all schools of each type in each CSA, and for the long range planning period.

Florida Education Finance Program (FEFP): The Florida Education Finance Program (FEFP) is the basic source of State revenues for general operations of the school district. The key feature of the FEFP program is to base financial support for education upon the individual student participating in a particular program. The complex FEFP formula for distribution of the State revenues to the school district takes in consideration the full-time equivalent (FTE) membership of the student, base student allocation, program cost weight factors, and local cost differentials.

Florida Inventory of School Houses (FISH): An official inventory, which is based on design codes, of all District owned facilities.

Gymnasium: An instructional area designed or adapted specifically for physical education activities. Regular or special classrooms connected to, or contained in, gymnasiums are recorded individually as regular or special classrooms and not as part of the gymnasium.

HVAC: heat, ventilation, air conditioning, and refrigeration.

Intermediate Classroom: A general classroom designed for students in grades 4 through 6.

Joint Staff School Concurrency Review Group: A group comprised of Staff of the County, Cities, and School Board, that meets at least quarterly to discuss issues concerning school concurrency.

Kindergarten Classroom: A special classroom designed or provided with special built-in equipment for use by a group or class organized to provide educational experiences for children preceding the first grade. Room must not be located above the first floor and must have self-contained rest rooms.

Laboratory: An instructional area designed for and furnished with specialized equipment to serve the needs of a particular program of study. Included in this category are science laboratories, language laboratories, reading laboratories, and vocational /technology laboratories.

Lake County Educational Concurrency Review Committee: A committee established by the County, School Board and municipalities comprised of sixteen members with one representative from the School Board and County Commission, and one representative from each City. Members may be elected officials or citizens and shall be appointed annually by each appointing body. The Committee shall meet at least annually but more often if needed, and will hear reports and discuss issues concerning school concurrency.

Level of Service (LOS): The measure of the utilization, expressed as a percentage, which is the result of comparing the number of students with the satisfactory FISH capacity at a given location, e.g., an elementary facility with 1,000 students and a FISH capacity of 970, has an LOS of 103%. Also referred to as the utilization of a facility.

Long-range Planning: Devising a systematic method based on educational information and needs, carefully analyzed, to provide the facilities to meet the goals and objectives of the educational agency.

Maintenance and Repairs: The upkeep of educational and ancillary plants, including, but not limited to, roof or roofing replacement short of complete replacement of membrane or structure; repainting of interior or exterior surfaces; resurfacing of floors; repair or replacement of glass; repair of hardware, furniture, equipment, electrical fixtures, and plumbing fixtures; and repair or resurfacing of parking lots, roads, and walkways. "Maintenance and repair" shall not include renovation except for the replacement of equipment with new equipment of equal systems meeting current code requirements, provided that the replacement item neither places increased demand upon utilities services or structural supports nor adversely affects the function of safety to life systems.

Maximum Utilization of Capacity: Utilization of facilities to ensure the adopted LOS for all schools of each type in each CSA and for each individual school is not exceeded.

Media Center: An area specifically designed or adapted as a place for study, reading, and the custody, circulation, and administration of a collection of books, manuscripts, and periodicals kept for use by the student body.

Middle School Classroom: A general classroom designed for students in grades 5 through 8.

Mitigation Options: The provision by an applicant of any combination of land, construction, expansion, payment for land acquisition or construction of a public school facility; or the creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits. The fair market value of the proportionate fair-share mitigation shall not differ based on the form of mitigation. Such options must include execution by the applicant and the local government of a binding development agreement that constitutes a legally binding commitment to pay proportionate-share mitigation for the additional residential units approved by the local government in a development order and actually developed on the property, taking into account residential density allowed on the property prior to the plan amendment that increased overall residential density. The district school board shall be a party to such an agreement.

Music Room: An instructional area designed or provided with special built-in equipment for learning activities involving choral and instrumental music.

New Construction: Any construction of a building or unit of a building in which the entire work is new or an entirely new addition connected to an existing building.

Parcel: The unique acreage of contiguous land. Typically consists of a plot of land that is not divided by a county, city, state, or federally owned or maintained road or highway.

Permanent Student Station: The floor area in a public school facility required to house a student in an instructional program.

Primary Classroom: A special classroom designed for children in grades 1 through 3. These classrooms have rest rooms and hand washing facilities located within the classroom or in adjoining spaces that may be a part of two or more classrooms. Rooms for Grade 1 should not be located above the first floor.

Program Capacity: The number of students that can be housed at a specific school given the programs at that school and the actual uses of the instructional spaces in that school. It differs from the State FISH in two ways: 1) the class size factors and utilization levels are lower, and 2) all the District's special and supplemental programs are recognized as legitimate classroom uses.

Proportionate Share Mitigation: The contribution by a developer/applicant, through any of various means (see definition of Mitigation Options), of resources sufficient to offset or compensate for the site-specific impacts generated by a development. The fair market value of this mitigation must be credited against any impact fees or other exactions levied against the development.

Proposed Residential Development: Any application for residential development or amendment to a previously approved residential development that increases the number of housing units. This shall include any request for any approval of the type that establishes a density of development and which approves a Site Specific Development Order.

Remodeling: The changing of existing facilities by rearrangement of spaces and their use and includes, but is not limited to, the conversion of two classrooms to a science laboratory or the conversion of a closed plan arrangement to an open plan configuration.

Renovation: The rejuvenating or upgrading of existing facilities by installation or replacement of materials and equipment and includes, but is not limited to, interior or exterior reconditioning of facilities and spaces; air-conditioning, heating, or ventilating equipment; fire alarm systems; emergency lighting; electrical systems; and complete roofing or roof replacement, including replacement of membrane or structure.

Required Modernizations: A comprehensive upgrading of schools to 'like new' school standards. This requires a comprehensive evaluation of schools that are 35 years old or older for a determination of the need for rehabilitation, remodeling or replacement of the facility.

Resource Room: An instructional space used primarily to enhance and support, not supplant, instruction received in regular or special classrooms. Generally designed to accommodate fewer students than other classrooms.

Room: A space enclosed on all sides. Alcoves or recesses are not considered separate rooms and should be included in the net square footage calculation of the room where such spaces are found.

Satisfactory Educational Facility: A facility that has been recommended for continued use by an educational plant survey and the condition of the facilities is listed as satisfactory in FISH.

Secondary Classroom: A general classroom designed for students in grades 7 through 12.

Site: A space of ground occupied or to be occupied by an educational facility or program.

Site Development: Site development means work that must be performed on an unimproved site in order to make it usable for the desired purpose; or, work incidental to new construction or to make an addition usable.

Site Improvement: The work that must be performed on an existing site to improve its utilization, correct health and safety deficiencies, meet special program needs, or provide additional service areas. Site improvement incident to construction is the work that must be performed on a site as a precursor and/or accompaniment to construction.

Site Size: Minimum Acreage Requirement per SREF

Space: All areas of construction, e.g., buildings, rooms, storage facilities, stairwells, gymnasiums, covered walkways, and covered play areas.

SY: School Year.

State Requirements for Educational Facilities (SREF): Florida Department of Education standards for school construction.

Temporary Student Station: Any student station housed in a non-permanent structure such as a modular building or relocatable classroom intended for student occupancy on a regular basis as part of an established curriculum or course of instruction in a public school.

Vocational Classroom: An instructional area designed or provided with special built-in equipment for industrial arts and vocational or trade learning activities, mechanics, machine tools, sheet metal work, wood working, electrical trades, radio, plumbing, masonry, aviation, printing, refrigeration, air conditioning, baking and other commercial food preparation, cosmetology, and agriculture.

GOAL 6F1: PROVISION OF PUBLIC SCHOOL FACILITIES. IT IS THE GOAL OF LAKE COUNTY TO PROVIDE FOR THE FUTURE AVAILABILITY OF PUBLIC SCHOOL FACILITIES IN A MANNER CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARD. THIS GOAL SHALL BE ACCOMPLISHED IN ORDER TO PROVIDE ADEQUATE SCHOOL FACILITY CAPACITY—AS DETERMINED BY THE LEVEL OF SERVICE—ON A COUNTY-WIDE BASIS. SCHOOL CONCURRENCY WILL BE IMPLEMENTED RECOGNIZING LAKE COUNTY'S AUTHORITY IN LAND USE DECISIONS, WHICH INCLUDES THE AUTHORITY TO APPROVE OR DENY COMPREHENSIVE PLAN AMENDMENTS, RE-ZONINGS, OR OTHER DEVELOPMENT ORDERS THAT GENERATE STUDENTS AND IMPACT THE LAKE COUNTY SCHOOL SYSTEM, AND ACKNOWLEDGING THE LAKE COUNTY SCHOOL BOARD'S STATUTORY AND CONSTITUTIONAL RESPONSIBILITY TO PROVIDE ADEQUATE PUBLIC SCHOOLS.

OBJECTIVE 6F1-1: LEVEL OF SERVICE STANDARDS. Level of Service (LOS) standards shall be adopted in order to ensure that there is sufficient school capacity to support student growth for each year of the five-year planning period and for the long term planning horizon. (Ordinance 2009-30)

Policy 6F1-1.1: Adopted Level of Service Standard for Lake County Public Schools. The LOS is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The LOS standard is the maximum level of school utilization that will be permitted in the Lake County School District. The LOS shall be established for all school types within the Lake County School District as: 100% of permanent FISH capacity. If core dining capacity is available in excess of FISH capacity, the school capacity shall be increased up to 125% of FISH capacity by adding seats located in temporary student stations so long as the total capacity does not exceed core dining capacity.

Policy 6F1-1.2: Applicability of the Adopted Level of Service Standard. The adopted LOS standard shall become applicable to Lake County no later than the beginning of the 2008-2009 school year.

Policy 6F1-1.3: Implementation of the Adopted Level of Service. Lake County schools are encouraged to operate within the established LOS. Moreover, the issuance of development orders and building permits shall be predicated upon availability of school capacity.

Policy 6F1-1.4: Five-year Schedule of Capital Improvements. The LOS standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the Five-Year Schedule of Capital Improvements. The Five-year Schedule of Capital Improvements shall be reviewed, updated, and adopted annually thus ensuring those projects necessary to address existing deficiencies, and to meet future needs based upon our adopted level of service standards, are adequately planned.

Policy 6F1-1.5: Amending the Adopted Level of Service. Potential amendments to the adopted LOS shall be considered annually, but no later than the second amendment cycle scheduled by the Board of County Commissioners. The Initiating Party shall provide a memorandum to all involved parties—the School Board, County, and Municipalities—that includes a description of the proposed amendment, a statement regarding the impact of the proposed amendment on the Lake County Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment is financially feasible and can be achieved and maintained over the five years of the Capital Facilities Plan. All proposed amendments shall be reviewed by the Lake County Educational Concurrency Review Committee and the Joint Staff School Concurrency Review Group, which will provide a recommendation of approval or denial. If there is then a consensus to amend the adopted LOS, it shall be accomplished through an amendment to the Interlocal Agreement and the adoption of amendments to the County's and each City's Comprehensive Plan. The amended LOS shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed.

Policy 6F1-1.6: Annual Updates. Annual plan amendments shall include the addition of a new fifth year to the Schedule of Capital Improvements; updating the financially feasible public schools facilities capital improvement program and coordinating the program with the 5-year district facilities work plan, the plans for local and county governments. As necessary, updates to the concurrency service area map shall be adopted. The annual plan amendments shall ensure the capital improvements program continues to be financially feasible and the level of service standards will continue to be achieved and maintained.

OBJECTIVE 6F1-2: CONCURRENCY SERVICE AREAS. Lake County shall establish School Concurrency Service Areas (CSA), within which a determination can be made as to whether there is adequate school capacity available based on the adopted Level of Service standards, and a proper analysis can be conducted to examine the availability of capacity in adjacent CSAs if capacity is not available in the primary CSA. (Ordinance 2009-30)

Policy 6F1-2.1: Adopted Concurrency Service Areas. Lake County's Concurrency Service Areas are depicted on Map 6F-1 and incorporated herein by reference. Also depicted on Map 6F-1 are all ancillary plants and public school facilities for the county.

Policy 6F1-2.2: Amending the Adopted Concurrency Service Areas. Potential amendments to the adopted CSA(s) shall be considered annually, but no later than the second amendment cycle scheduled by the Board of County Commissioners. The Initiating Party shall provide a memorandum to all involved parties—the School Board, County, and Municipalities—that includes a description of the proposed amendment, a statement regarding the impact of the proposed amendment on the Lake County Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment is financially feasible and can be achieved and maintained over the five years of the Capital Facilities Plan. All proposed amendments shall be reviewed by the Lake County Educational Concurrency Review Committee and the Joint Staff School Concurrency Review Group, which will provide a recommendation of approval or denial. If there is then a

consensus to amend the adopted CSA(s), it shall be accomplished through an amendment to the Interlocal Agreement and the adoption of amendments to the County's and each City's comprehensive Plan. The amended CSA(s) shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed.

Policy 6F1-2.3: Concurrency Service Area Requirements. Adopted CSAs shall demonstrate that adopted Level of Service standards will be achieved and maintained each year of the five year Capital Facilities Plan and that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs and other relevant factors. CSAs shall also take into account the extent to which development approvals have been issued by local governments based on the availability of school capacity in a CSA contiguous to the CSA in which the development approval was issued. Exhibits E and F of the Data Inventory and Analysis (DIA) provide future conditions maps indicating the general location of proposed new construction to meet concurrency countywide.

OBJECTIVE 6F1-3: LAND USE AND SCHOOL FACILITY COORDINATION. Ensure that comprehensive plan amendments and other land use decisions are simultaneously evaluated with school capacity availability within the primary CSA and those CSAs that are contiguous. (Ordinance 2009-30)

Policy 6F1-3.1: Adequate School Capacity. School Board findings and comments on the availability of adequate school capacity shall be used when considering the decision to approve comprehensive plan amendments and other land use decisions as provided for in s. 163.3177 (6)(a), F.S.

Policy 6F1-3.2: Direct Development to Areas with School Capacity. Lake County shall identify methods to direct development to areas with adequate school capacity or to where school sites—adequate to serve potential growth—have been donated to or set aside for purchase by the School Board in written agreements approved by the School Board. Lake County shall coordinate with the School Board to ensure the long-range public school facility maps are consistent with the Lake County Comprehensive Plan and Future Land Use Map Series.

Policy 6F1-3.3: Development Approvals and School Capacity Deficiencies. In any instance where capacity will not be available to serve students to be generated by a development seeking approval and subsequent to the contiguous CSA analysis that demonstrates there is no available capacity, and proportionate share mitigation is not an option, the school capacity deficiency shall be a basis for denial of the proposal.

Policy 6F1-3.4: Denial of Subdivision Plats and Site Plans Due to Lack of School Capacity. The School Board shall review potential new development student generation impacts and available school capacity. Where capacity will not be available to serve students from the property seeking to increase residential density, and subsequent to the contiguous CSA analysis that demonstrates there is no available capacity, and proportionate share mitigation is not an option, the School Board shall not issue a favorable concurrency determination. The County shall use lack of school capacity demonstrated by an unfavorable concurrency determination as a reason for denial.

OBJECTIVE 6F1-4: SCHOOL FACILITY SITING. Ensure that the planning and construction of educational facilities are coordinated so that the timing is appropriate and the selected location is compatible with the surrounding area, concurrent with necessary services and infrastructure, and consistent with the comprehensive plan. (Ordinance 2009-30)

Policy 6F1-4.1: Applicable Land Use Designations and Zoning Districts. Lake County shall coordinate with the School Board so that proposed public school facility sites are consistent with the applicable land use designations and policies of the comprehensive plan, as well as the regulations of the applicable Zoning Districts. Pursuant to Section 1013.371, F.S., the County will consider each site plan as it relates to environmental concerns, health, safety and welfare, and effects on adjacent property. In addition, road

capacity and traffic concerns will be evaluated. Lake County will also coordinate with the School Board to pursue the development of mutually acceptable guidelines for the selection of future school sites including, but not limited to: a) acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs deemed beneficial for joint-uses, as identified by the Lake County School Board and Lake County; b) coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility; and c) preferences for residential, urban areas with allowances for rural sites as deemed necessary and appropriate under certain circumstances.

Policy 6F1-4.2: Co-Location Opportunities. Lake County shall coordinate with the School District to evaluate and locate potential sites where the co-location of public facilities, such as parks, libraries, and community centers, with schools can be selected and development plans can be prepared.

OBJECTIVE 6F1-5: EFFECTIVE COMMUNITY/SCHOOL DESIGN. The County shall enhance communities through effective school facility design and siting standards. The County shall require the siting of school facilities so that they are compatible with the surrounding land uses. (Ordinance 2009-30)

Policy 6F1-5.1: School Siting Consistency with the Comprehensive Plan and Public School Facilities Programs. The County shall implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the County's comprehensive plan and public school facilities programs, such as: a) Greater efficiency for the School Board and the County by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems; b) Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs; c) The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; d) The expansion and rehabilitation of existing schools to support neighborhoods.

Policy 6F1-5.2: Joint-Use of Facilities. The County and School Board shall permit and encourage the joint-use of school sites and County facilities with similar facility needs, such as libraries, parks and recreation facilities, and health care facilities. Also, the School Board shall coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

Policy 6F1-5.3: Sustainable Design. The County shall encourage the use of sustainable design and performance standards, such as using energy efficient technology and recycled materials to reduce long-term costs.

Policy 6F1-5.4: Emergency Preparedness. Lake County shall coordinate with the school district on emergency preparedness issues including, but not limited to, the use of school facilities as public shelters during emergencies.

Policy 6F1-5.5: Trails, Pedestrian Access, and Parking. Public schools shall provide bicycle and pedestrian access consistent with Florida Statutes. Bicycle access and trails to public schools should be incorporated in trail projects and programs that are currently scheduled by the County, municipalities, and Rails-to-Trails, and coordinated with the Lake-Sumter MPO and Lake County Public Works. Parking and sidewalks at public schools will be provided consistent with applicable Land Development Regulations.

GOAL 6F2: SCHOOL CONCURRENCY. IT IS THE GOAL OF LAKE COUNTY TO ESTABLISH A PROCESS FOR THE IMPLEMENTATION OF SCHOOL CONCURRENCY BY PROVIDING FOR CAPACITY DETERMINATION STANDARDS, AVAILABILITY STANDARDS, AND PROPORTIONATE SHARE MITIGATION.

OBJECTIVE 6F2-1: CAPACITY DETERMINATION STANDARDS. The County shall cooperate with the School District in the implementation of capacity determination standards. (Ordinance 2009-30)

Policy 6F2-1.1: Evaluating School Capacity. The County shall recognize school capacity assessments conducted by the School District. The School Board shall determine whether adequate school capacity exists for a proposed development, based on LOS standards, CSAs, and other standards stipulated in the “First Amended Interlocal Agreement Between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting.”

Policy 6F2-1.2: Concurrency Determination. School District staff shall conduct a concurrency review that includes findings and recommendations of whether there is adequate school capacity to accommodate the proposed development for each type of school within the affected CSA consistent with the LOS standard. The School District shall issue a concurrency determination based on the findings and recommendations of this review, which the County shall consider in evaluating development proposals.

OBJECTIVE 6F2-2: AVAILABILITY STANDARDS. The County shall coordinate with the School Board to establish availability standards for school facilities. (Ordinance 2009-30)

Policy 6F2-2.1: Level of Service Availability. The County shall not deny a subdivision plat or site plan (or functional equivalent) based solely on the failure to achieve and maintain the adopted level of service for public school capacity where:

- A. Adequate school facilities will be in place or under actual construction within three (3) years after the issuance of the subdivision plat or site plan (or functional equivalent);
- B. Adequate school facilities are available in an adjacent CSA and the capacity impacts of development can be shifted to that area through, for example, redistricting; or,
- C. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent).

Policy 6F2-2.2: Timing of Project’s Impact. If the School District determines that adequate capacity will not be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval and mitigation is not an acceptable alternative, the School District shall not issue a School Concurrency Determination and the County will not accept or process a development application. If the School District determines that adequate capacity does not exist, but mitigation, through proportionate share is appropriate and feasible, and the County finds that the proposed development is consistent with Comprehensive Plan and FLUM, then the Board of County Commissioners may determine that the proposed development is active pending the conclusion of the mitigation negotiation, pursuant to clause 5.5.2 (5) of the “First Amended Interlocal Agreement Between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting.”

OBJECTIVE 6F2-3: PROPORTIONATE SHARE MITIGATION. The County shall coordinate with the School District to establish Proportionate Share mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standard consistent with the adopted School Board’s financially feasible Capital Improvement Plan. (Ordinance 2009-30)

Policy 6F2-3.1: Offsetting Development Impacts. In the event the School District determines mitigation is an acceptable alternative to offset the impacts of a proposed development, where the adopted LOS standards would otherwise be exceeded, the following options for implementing mitigation shall apply:

- A. The donation, construction, or funding of school facilities created by the proposed development.

B. The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

The School District will maintain the adopted LOS standards and assume operational responsibility through incorporation of the mitigation plan in the financially feasible Capital Improvements Program adopted by the School Board.

Policy 6F2-3.2: Mitigation for Permanent Capacity. Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School Board's financially feasible 5-Year Capital Improvement Program. Consideration may be given by the School Board to place an additional improvement required for mitigation on its Capital Improvement Program. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted LOS standards or identified as an amendment to the adopted Capital Improvement Program. Portable classrooms will not be accepted as mitigation.

Policy 6F2-3.3: Contiguous Concurrency Service Areas. Mitigation shall not be required when the adopted LOS cannot be met in a particular CSA, if the School District determines that the needed capacity for the development is available in one or more contiguous CSA(s) and the impacts of the development on school capacity can be shifted to that CSA.

Policy 6F2-3.4: Development Agreements. Mitigation shall be directed to projects on the School Board's financially feasible Capital Improvement Program that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the relevant local government(s), and the applicant executed prior to the issuance of the subdivision plat, site plan, or functional equivalent. If the School Board accepts the mitigation plan, the School Board shall add the improvement required for mitigation to its Capital Improvement Program. This development agreement shall include developer/landowner's commitment to continuing renewal of the development agreement upon its expiration.

Policy 6F2-3.5: Amount of Required Mitigation. The applicant's total proportionate-share mitigation obligation to resolve a capacity deficiency shall be based on the following formula, for each school level: multiply the number of new student stations required to serve the new development by the average cost per student station. The average cost per student station shall include school facility development costs and land costs. The applicant's proportionate-share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value. The process to determine proportionate share mitigation obligation shall be as follows:

Step 1: Determine the number of students to be generated by the development:

Number of Dwelling Units in the proposed development (by unit type)
MULTIPLIED BY
Student Generation Rate (by type of DU and by School Type)
EQUALS
Number Student Stations needed to serve the proposed development

Step 2: Comparing the available capacity to the number of student stations calculated in Step 1 to assess the need for mitigation:

Available Capacity
MINUS
The Number of new Student Stations needed to serve the proposed development
EQUALS

The shortfall (negative number) or surplus (positive number) of capacity to serve the development

Step 3: Evaluating the available capacity in contiguous service areas

If Step 2 results in a negative number, repeat that step for one or more contiguous service areas. If this step results in a negative number, then proceed to step 4 to calculate the proportionate share mitigation.

Step 4: Calculating proportionate share mitigation

Needed additional Student Stations from Step 3

MULTIPLIED BY

Average cost per Student Station

EQUALS

Proportionate-Share Mitigation Obligation

Policy 6F2-3.6: Student Generation Rate. The student generation rates used by the School District to determine the impact of a particular development application on public schools are hereby adopted into Lake County's Comprehensive Plan. The student generation rates shall be reviewed and updated every two (2) years in accordance with professionally accepted methodologies, and shall be incorporated into the County's Comprehensive Plan. The table shown below (incorporated from the County DIA*) details the currently adopted student generation rates.

Table 6F-1: Student Generation Rate*

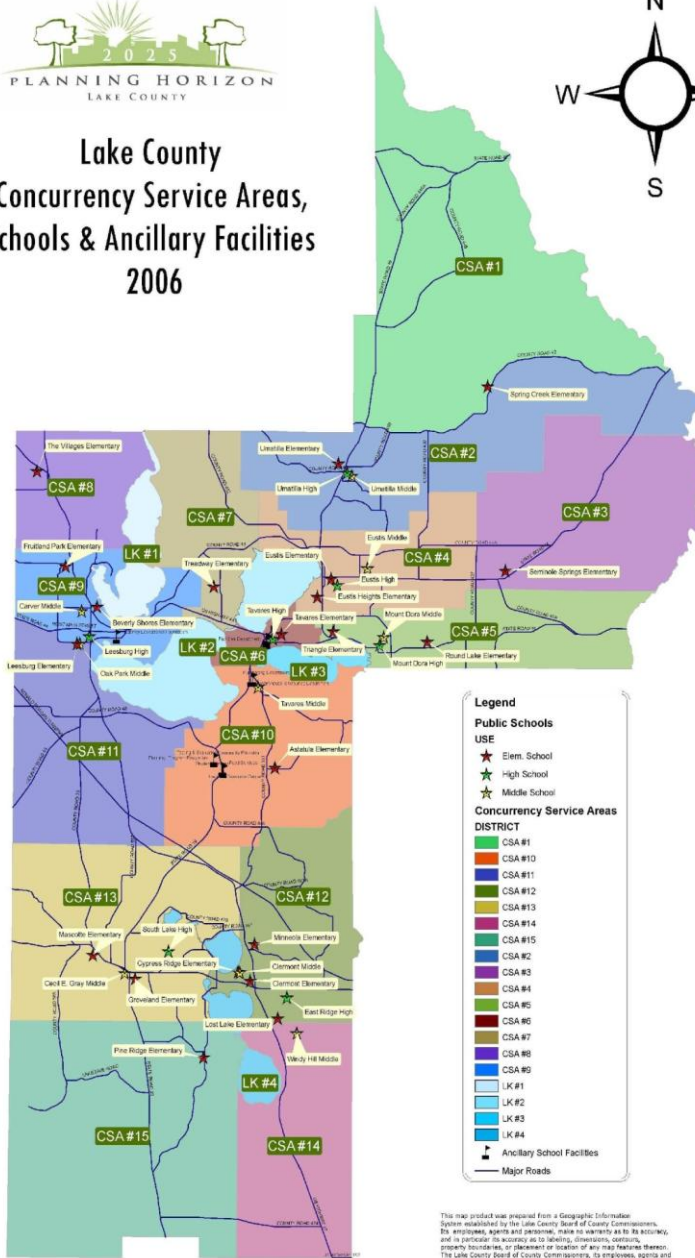
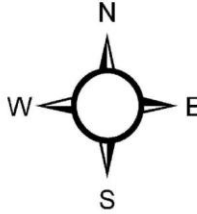
<u>School Type</u>	<u>Student Generation Rate</u>	<u>Average Students / New School</u>	<u>Acres Per School Site</u>
<u>Elementary</u>	<u>0.186</u>	<u>950</u>	<u>20</u>
<u>Middle</u>	<u>0.100</u>	<u>1,350</u>	<u>40</u>
<u>High</u>	<u>0.124</u>	<u>2,070</u>	<u>60</u>

*(shown as table SF13 in the DIA)

Map 6F-1



Lake County Concurrency Service Areas, Schools & Ancillary Facilities 2006



Legend

Public Schools

USE

- ★ Elem. School
- ★ High School
- ★ Middle School

Concurrency Service Areas

DISTRICT

- CSA #1
- CSA #10
- CSA #11
- CSA #12
- CSA #13
- CSA #14
- CSA #15
- CSA #2
- CSA #3
- CSA #4
- CSA #5
- CSA #6
- CSA #7
- CSA #8
- CSA #9

LK #1

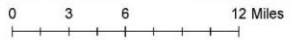
LK #2

LK #3

LK #4

⚡ Ancillary School Facilities

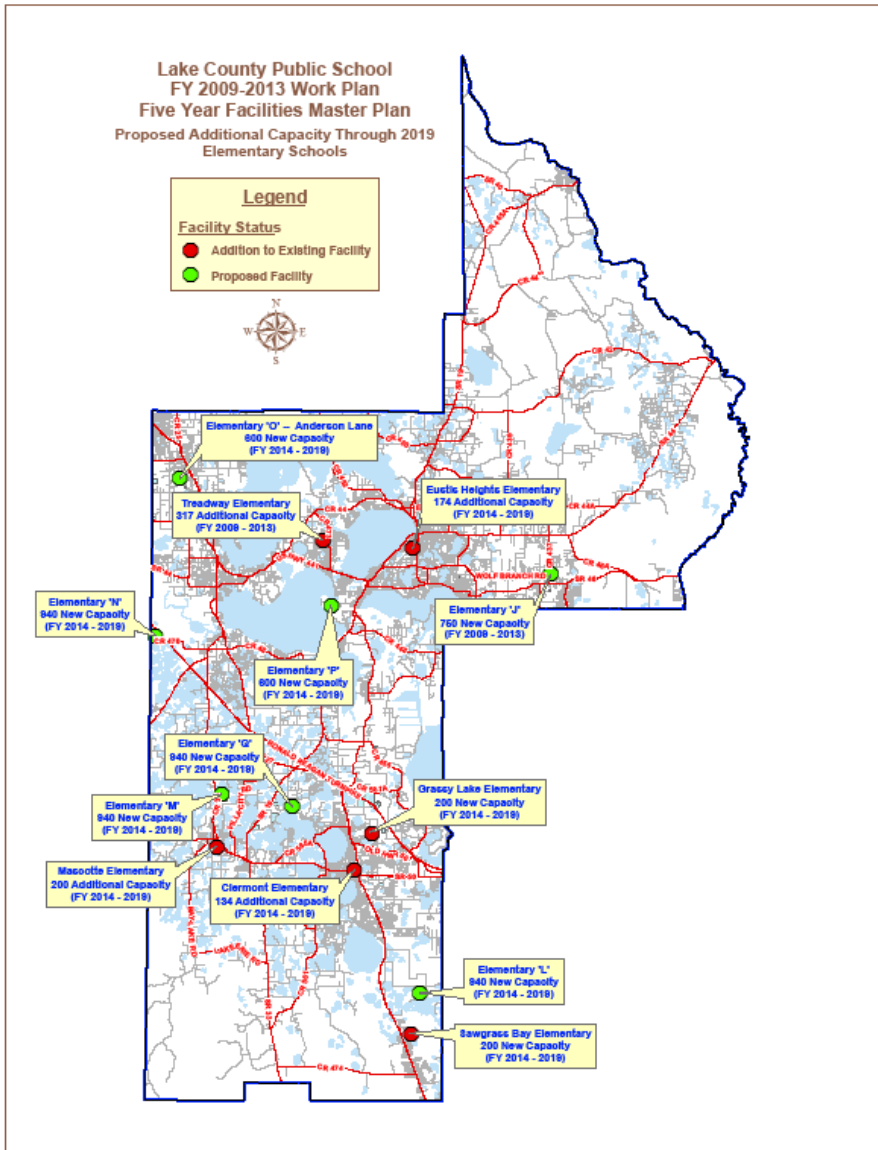
— Major Roads

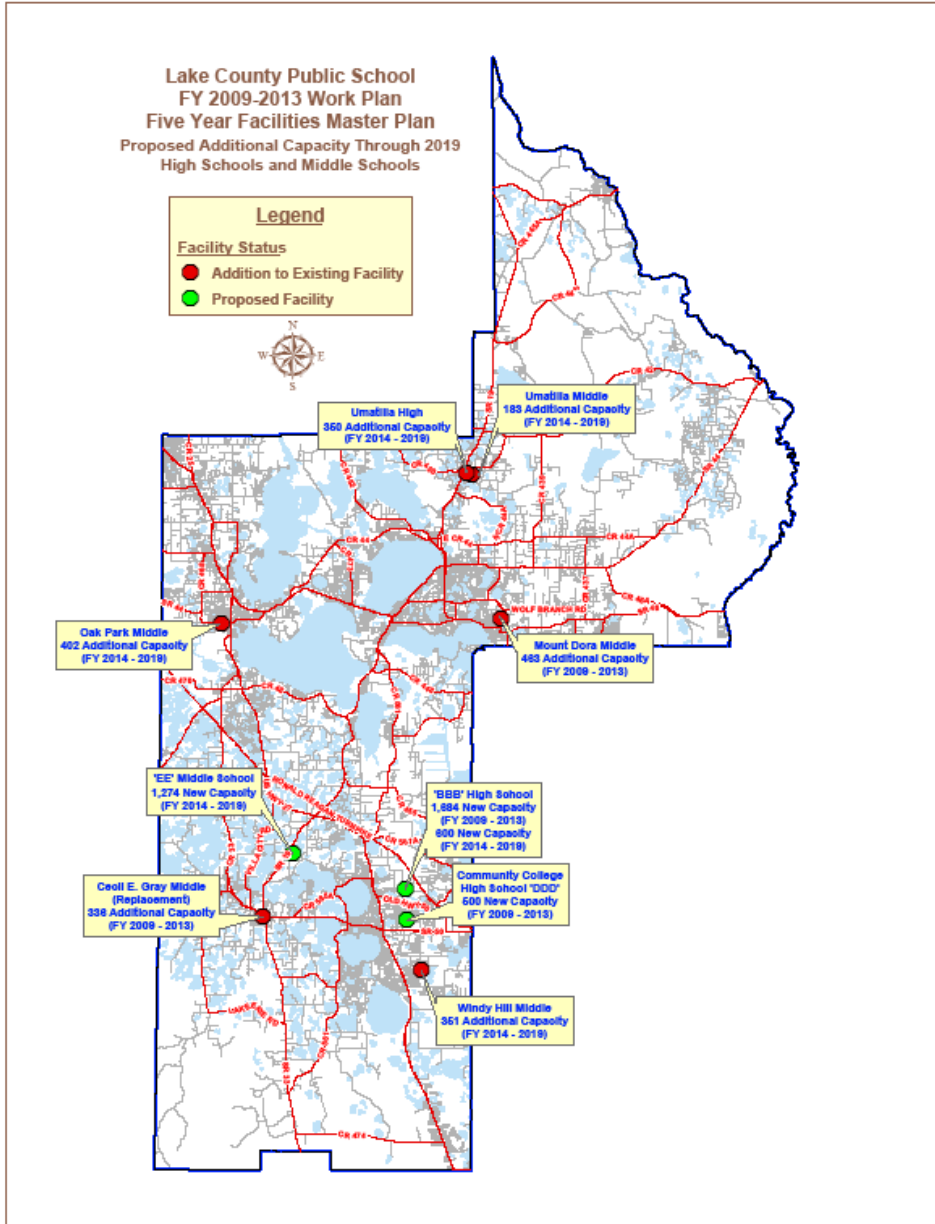


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Map 6F-2





CHAPTER VII
CONSERVATION ELEMENT
9J-5.013(2)

This section establishes the Conservation Element Goals, Objectives, and Policies for implementation pursuant to Section 9J-5.013 (2) Florida Administrative Code. These Goals, Objectives, and Policies are the adopted portion of this Element and are based on the Data Inventory, and Analyses portion of the Conservation Element.

The Conservation Element provides the framework for the ongoing monitoring, management, and wise use of the County's natural resources. This element addresses the entire environment and its goals, objectives, and policies necessarily possess strong interrelationships with other elements in the Comprehensive Plan such as land use, recreation and open space, the utilities sub-elements, and traffic circulation. These relationships are briefly described as follows:

The Future Land Use Element is dependent upon the Conservation Element to provide information and guidelines regarding the suitability of lands for development, particularly those lands containing significant or sensitive natural resources. In addition, recommendations for land development regulations will be included.

The Recreation and Open Space Element is dependent upon the Conservation Element to provide guidelines for the establishment of open space corridors, to assist in nature education programs, to encourage compatible land uses adjacent to managed natural areas, and in giving indications of which environmentally sensitive areas are suitable for acquisition and development for recreational and open space purposes.

The Utilities Sub-Elements are dependent upon the Conservation Element for establishing guidelines for the safe deployment of treated wastes, and the siting and operation of solid waste, potable water and sanitary sewer utilities in such a way that the County's groundwater, air, and surface water quality and quantity are not compromised.

The Traffic Circulation and Mass Transit Elements are dependent upon the Conservation Element to identify areas where roadways may be constructed so as to minimize impacts upon significant natural resources and to maintain acceptable air quality standards for its citizenry.

The Intergovernmental Coordination Element establishes policy for cooperation between the various governmental entities having jurisdiction in Lake County. The Conservation Element incorporates the policies and regulations of these entities to ensure the coordination of effort among all levels of government in Lake County.

This Element provides objectives and policies relating to natural resources by eight broad categories: air quality, groundwater resources, surface water quality, soil and mineral resources, natural communities and wildlife, public utilities, land management, and intergovernmental coordination. The conservation goal provides a vision of what the County seeks to accomplish during the planning time frame. Chapter 9J-5 F.A.C. defines a goal as "the long-term end toward which programs or activities are ultimately directed". Objectives serve to identify strategic opportunities which will enable the County to move toward the vision projected by the goal. Chapter 9J-5 F.A.C. defines an objective as "a specific, measurable, intermediate end that is achievable and marks progress toward a goal". Policies are action oriented statements, the means toward an end, that when implemented, will support or fulfill the stated objective. Chapter 9J-5 F.A.C. defines policy as "the way which programs and activities are conducted to achieve an identified goal".

GOALS, OBJECTIVES, AND IMPLEMENTATION POLICIES. This section stipulates goals, objectives, and implementation policies for the Conservation Element pursuant to Section 163.3177 (6) (d), Florida Statutes, and 9J-5.013 (2) F.A.C.

GOAL 7: CONSERVATION. CONSERVE NATURAL RESOURCES. CONSERVE, PROTECT, RESTORE AND APPROPRIATELY MANAGE THE NATURAL RESOURCES AND ENVIRONMENTAL AMENITIES OF LAKE COUNTY.

OBJECTIVE 7-1: COMPLETE ENVIRONMENTAL RESOURCE MANAGEMENT PLAN. Lake County Shall Continue to Plan for the Conservation, Protection, Restoration and Appropriate Management of its Natural Resources and Environmental Amenities.

Policy 7-1.1: Complete Environmental Resource Management Plan. The County will complete and implement a comprehensive environmental resource management plan that will ensure that the natural resources and environmental amenities of Lake County are properly identified, managed, and protected. The plan will have four phases in accordance with the policies listed within Objective 7.1. Implementation of this plan shall be determined pursuant to policy 7-1.2.

Policy 7-1.2: Analysis of Environmental Staffing Requirements. By the end of 1995, the County will have completed an analysis of all the programs and costs necessary to develop, administer, and implement the County Environmental Resource Management Plan as well as all costs to implement the Policies contained within this Conservation Element (which become effective upon Comprehensive Plan adoption) through the cooperative efforts of the Department of Planning, the Department of Environmental Services, and the local HRS Office. The analysis shall also be conducted to identify and avoid duplication of effort through cooperative ventures with the various private, local, Regional, State and Federal Environmental Agencies. Within eighteen (18) months of the completion of this analysis, the Environmental Resource Management Plan will be submitted to the Board of County Commissioners for approval. The County Commission shall approve the Environmental Resource Management Plan by June 1997. The Comprehensive Plan will then be amended to incorporate the program descriptions and initiation dates within six (6) months of approval by the Board of County Commissioners. All programs evaluated as part of the development of the Environmental Resource Management Plan shall be initiated prior to the date established for submittal of the Lake County Evaluation and Appraisal Report (May 1998). The Board of County Commissioners shall eliminate any program dependent on this policy if, through the analysis and development of the Environmental Resource Management Plan, the County learns and documents that a private, local, Regional, State, or Federal environmental agency has implemented or will implement a program similar in nature and scope to one outlined in the Conservation Element of the Comprehensive Plan. In the event the Comprehensive Plan is not amended pursuant to this policy by the end of 1997, or these amendments are found Not in Compliance, then the relevant policies of the Conservation Element shall be in effect as they appeared in the Comprehensive Plan as of August 24, 1993, except that these policies shall be implemented by the end of 1998.

Policy 7-1.3: Establish an Environmental Management Unit. The Department of Environmental Services and the Pollution Control Division shall provide for additional staff, based upon the findings of Policy 7.1.2, for the purposes of developing, administering, and providing long-term direction for the Lake County Environmental Resources Management Plan. The level of operation as identified shall be included within subsequent Capital Improvement Programs. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-1.4: Citizens Natural Resource Advisory Committee. By January 1992, appoint and establish operational procedures for a citizens advisory committee to advise and assist the County with the activities involved in developing and implementing the County Environmental Resources Management Plan.

Policy 7-1.5: Development of Computerized GIS Data Base. The Planning Division shall develop a Geographic Information System (GIS) in cooperation with the Lake County Water Authority (LCWA), the Department of Environmental Services, the Lake County Tax Assessor's Office, the Department of Environmental Regulation (DER), Florida Natural Areas Inventory (FNAI), East Central Florida Regional Planning Council (ECFRPC), the Department of Natural Resources (DNR), the Department of Agriculture and Consumer Services (DACS) Division of Forestry, and the St Johns River and Southwest Florida Water Management Districts (SJRWMD, SWFWMD) for the purpose of establishing a computer-based environmental resources data system. Data gathering will be coordinated between these organizations to avoid duplication of effort and incompatibility of computer-based systems. Data will be organized and compiled by established watershed and sub-basin units, with capability of translation to Transportation Analysis Zones. The environmental GIS system will be maintained by Lake County and updated on a cooperative basis by qualified public organizations.

Policy 7-1.6: Data Compilation and Analysis of Projects In-progress. Complete the data gathering and analysis of all current work in progress identified within this policy for the Environmental Resources Management Plan's GIS system. Present this data on a series of ecological maps of Lake County. Implementation for this phase shall be determined as part of the evaluation of all programs under Policy 7-1.2. Variables that are to be included in phase one include, but are not limited to, the following studies and reports:

1. All environmental information provided within the Lake County Environmental Resources Inventory, 1990.
2. Update of Soil Survey in cooperation with LCWA and SCS.
3. DER Groundwater Basin Resource Management Plan Inventories.
4. SJRWMD Lake County Current Land Use, 1990.
5. LCWA Wetlands Mapping Project by type and quality.
6. Delineation of natural resource planning areas.
7. Initiate the Astatula ash residue monofill air quality monitoring.
8. Identify and map all small quantity hazardous materials generators as defined by the Environmental Protection Agency, conditionally exempt generators and list the products that they use.

Policy 7-1.7: Phase Two of Data Compilation and Analysis. Complete phase two of data gathering and analysis for all variables identified within this policy for the Environmental Resources Management Plan's GIS system. Implementation for this phase shall be determined as part of the evaluation of all programs under Policy 7-1-2. Present this data on a series of ecological maps of Lake County. Variables that are to be included in phase two include, but are not limited to, the following studies and reports:

1. Map topography and slope within the GIS system.
2. Map floodplain elevations for the 25- and 100-year flood event.
3. Identify all surface waters with strong hydrological connection with the Floridan Aquifer.
4. Complete hydrogeological analysis for potable water well cones of influence and future wellfield siting study.

5. Identify and establish potable water well cones of influence on GIS system.
6. Identify and establish potable water wellfield protection zones.
7. Complete Lake County Pollution Control Division surface water quality data and nutrient carrying capacity studies.
8. Identify and map those lakes established as outstanding Lake County Waters and those lakes requiring restoration.
9. Complete and map the SJRWMD Designated Species Habitat and Natural Upland Community Survey, 1991 (in cooperation with FGFWFC and the FNAI).
10. Compile and map DNR inventories for managed natural areas.
11. Compile and map the U.S. Forest Service Inventories of the Ocala National Forest within Lake County.
12. Implement groundwater monitoring program for data collection and GIS input.
13. Establish the ambient air quality monitoring program.
14. Identify and map all "Biohazardous" waste generators and transporters and list the products that they use.

Policy 7-1.8: Phase Three of Data Compilation and Analysis. Complete phase three of the data gathering and analysis for all variables identified within this policy for the Environmental Resources Management Plan's GIS system. Implementation for this phase shall be determined as part of the evaluation of all programs under Policy 7-1.2. Present this data on a series of ecological maps of Lake County. Variables that are to be included in phase three include, but are not limited to, the following studies and reports:

1. Map identifying groundwater contamination problems.
2. Identify and map the ranges and habitat distributions of the County's designated species as they become available.
3. Complete the GIS data input of all Lake County Tax Assessors Land Use Inventories and Values.
4. Initiate Indoor Air Quality information and education programs.
5. Inventory, monitor and map within the GIS system all Air Pollution sources from hazardous materials users.
6. Complete inventory of abandoned mining operations.
7. Identify and map all industries utilizing septic disposal systems and list the materials that each facility uses.
8. Identify and map all residential and commercial septic systems.
9. Identify and map all conditionally exempt "biohazardous" waste generators and transporters and list their products.

Policy 7-1.9: Phase Four of Data Compilation and Analysis. Complete the phased delineation, data gathering and analysis of all identified variables for the Environmental Resources Management Plan's GIS system. Present this data on a series of ecological maps of Lake County. Variables that are to be included in phase four include all those programs which have been impossible to complete during the first three phases and any other programs yet to be identified. Implementation for this phase shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-1.10: Environmental Resource Management Plan Implementation Phase I. The Department of Environmental Services and the Pollution Control Division shall have completed the Phase I studies necessary for a plan amendment consisting of the first draft and interim implementation of the Environmental Resources Management Plan. Implementation for this group of programs shall be determined as part of the evaluation of all programs under Policy 7-1.2. The specific plan elements include, but are not limited to, the following:

1. Waste to Energy Facility air quality monitoring program.
2. Mining zones study.
3. Land acquisition priority plan.
4. Comprehensive Solid Waste Management Plan completion.
5. Hazardous waste management and remedial action plan.
6. Biohazardous waste management plan.
7. Package treatment plant remedial action plan.
8. Analysis of various development scenarios as they impact conservation lands.
9. Personnel and organizational program development.
10. Revenue generation plan.

POLICY 7-1.11: Environmental Resource Management Plan Implementation Phase II. The Department of Environmental Services and the Pollution Control Division shall have completed all Phase II studies necessary for a plan amendment and interim implementation of the Environmental Resources Management Plan. Implementation for this group of programs shall be determined as part of the evaluation of all programs under Policy 7-1.2. The specific plan elements include, but are not limited to, the following list of programs.

1. Surface Water Quality Restoration and Conservation Plans.
2. Floodplain management and surface water fluctuation plan.
3. Groundwater Management Plan.
4. Potable water wellfield remedial action program.
5. Potable water conservation program.
6. Non-potable water demand and grey water re-use program.

7. Water shortage Plan.
8. Natural Upland and Wetland Communities management portions of this Comprehensive Plan.
9. Landfill groundwater protection projects as necessary.

Policy 7-1.12: Environmental Resource Management Plan Implementation Phase III. The Department of Environmental Services and the Pollution Control Division shall have completed all Phase III studies necessary for a plan amendment and interim implementation of the Environmental Resources Management Plan. Implementation for this group of programs shall be determined as part of the evaluation of all programs under Policy 7-1.2. The specific plan elements include, but are not limited to, the following list of programs.

1. Septic system service and repair utility plan as required by HRS.
2. Methane digestion feasibility analyses.
3. Native aquatic vegetation and aquatic habitat management programs.
4. Natural upland communities preservation and re-establishment programs.
5. Urban wildlife management programs.
6. Airshed protection plan.
7. Habitat and Natural Area Network Management Plan.
8. Designated Species Management Plans.

Policy 7-1.13: Environmental Resource Management Plan Implementation Phase IV. The Department of Environmental Services and the Pollution Control Division shall have completed all Phase IV studies necessary for a plan amendment and interim implementation of the Environmental Resources Management Plan. Implementation for this group of programs shall be determined as part of the evaluation of all programs under Policy 7-1.2. The specific plan elements include, but are not limited to, the following list of programs.

1. Drainage/injection well capping program.
2. Abandoned mine reclamation program.
3. Energy Production, Conservation, and Emergency Preparedness Plans.
4. Ocala National Forest Cooperation Plan.
5. Natural Resource Planning Area Programs (Lake Wales Ridge, Oklawaha Basin Lakeshore Restoration, Ocala-Wekiva Connector, Green Swamp, Palatlahaha River Basin).
6. Agroforestry Research and Implementation Project.
7. Scenic roadway program.

Policy 7-1.14: Phased Implementation of Environmental Resource Management Programs. Complete the phased preparation and adoption into the comprehensive plan of all interim natural resources management

programs and environmental protection standards and criteria needed for use in the Lake County land development review process. The adoption and implementation of plan elements and protection standards shall occur on a biennial basis as inventory, standards, and criteria are developed. Implementation for this phase shall be determined as part of the evaluation of all programs under Policy 7-1.2.

OBJECTIVE 7-2: PROTECT AND CONSERVE GROUNDWATER QUANTITY AND QUALITY 9J-5.013(2)(b)(2). In Coordination with Federal, State, Regional and Local Governments, Conserve, Protect and Restore the County's Groundwaters by Significantly Reducing the Levels of Pollutant Intrusion, Restoring Damaged Natural Functions, and Avoiding Excessive Drawdowns of Groundwater Levels through Wise Use of this Resource throughout the Five Year and Fifteen Year Planning Time Frames.

Policy 7-2.1: Ensure the Supply of Safe Potable Water. Lake County shall ensure the supply of safe potable water to its residents through adequate treatment (where applicable) which meets, at minimum, all federal and state potable water criteria. Lake County shall coordinate with FDER and FHRS programs to implement a county-wide groundwater monitoring and treatment program which emphasizes those areas of known or suspected groundwater contamination. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

POLICY 7-2.2: Prime Groundwater Recharge Areas 9J-5.013(2)(c)(1). Prime groundwater recharge areas (defined pursuant to Sections 373.095 (3) and 373.0937, F.S.) and other recharge areas identified by Lake County or the East Central Florida Regional Planning Council (pursuant to Section 9J-5.011(1)(g) and 9J-5.011(2)(c)(4), F.A.C.) shall be protected as necessary to maintain the quality and quantity of water in aquifers from which potable water is drawn. High recharge areas, (recharging in excess of 10 inches of rainfall annually), in Lake County include the Palatlahaha and Sumter Uplands and the Lake Wales and Mount Dora Ridges. Activities within recharge areas shall not reduce the volume of recharge (i.e. increase the total volume of post-development runoff), or reduce the quality of groundwater below existing levels of County or State standards, whichever is higher (S. 17-3.071 and S. 17-3.404, F.A.C., where applicable). Consistent with the intent of this policy and with Policies 6E-1.7, 6E-1.8, and 6E-2.7:

1. Hydrogeological reports shall be prepared for all proposed development sites within defined prime and high aquifer recharge areas.
2. The on-site retention of and infiltration into hydrologic group A soils of the first three (3) inches of runoff from directly connected impervious areas based on the storm events and durations established within the Stormwater Management Element Goals, Objectives and Policies.
3. Impervious surface ratios shall be calculated and be site specific for development projects and shall be based upon a detailed hydrogeological report for the site.
4. The net retention and infiltration of pre-development recharge to the Aquifer as determined in the hydrogeological report.
5. Large quantity hazardous waste generators > 1000 kg per month shall be prohibited in designated prime aquifer recharge areas.

Policy 7-2.3: Conservation of Potable Water Supplies. Lake County shall conserve its potable water supplies to the maximum extent practicable through the implementation of water conservation techniques, programs, and cooperative arrangements with local water utilities. Such techniques and programs may include, but are not limited to:

1. Requiring installation of water conserving plumbing fixtures in new and renovated buildings which are, at minimum, consistent with the requirements of the State Water Conservation Act (S. 553.14, F.S.).

2. Promoting water reuse and/or reclamation, where appropriate, for landscape and farm irrigation, industrial use and other appropriate applications.
3. Implementation of leak detection programs by the owners/operators of public water supply systems in order to discover and curtail wasteful losses of potable water from public water supply water delivery networks.
4. A cooperative search and plugging program for uncapped artesian wells with SJRWMD/SWFWMD and the local HRS Office.
5. Implementing water and sewer revenue mechanisms which encourage the economical/conservational use of potable water supplies.
6. Implementation of irrigation Policies and Practices according to SJRWMD/SWFWMD water shortage guidelines.
7. Prescribe xeriscape landscape guidelines within the Landscape Ordinance, for all County parks and for new urban development in areas of salt-water intrusion.
8. Distribute educational materials, which describe sources of water consumption and opportunities for conservation, to the general public.

Policy 7-2.4: Adoption of Water Conservation Ordinance. Lake County shall adopt within the Land Development Regulations provisions for water conservation which further implement the water conservation plans and programs of the SJRWMD and SWFWMD. The Land Development Regulations shall utilize the techniques and programs as outlined in Policy 7-2.3. The County shall establish a point system that gives incentives to conserve water.

Policy 7-2.5: Enforcement of the Emergency Water Shortage Plan 9J-5.013(2)(c)(4). Lake County shall cooperate with the SJRWMD and the SWFWMD in the enforcement of the provisions of these Water Management District's emergency water shortage plans. Lake County shall prepare and adopt an emergency water management conservation plan in accordance with the plans of the Water Management Districts. Preparation and adoption of this plan shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-2.6: Interdistrict Transfers of Groundwater 9J-5.013(2)(c)(4). Lake County shall cooperate with the St Johns River Water Management District's decisions regarding the interdistrict transfer of groundwater in compliance with S. 373.2295, F.S. and S. 17-40.05, F.A.C. The County shall require that any projects or proposals that recommend or result in the removal of water resources from Lake County be approved by the Board of County Commissioners prior to implementation. These projects or proposals should demonstrate that:

1. All feasible water conservation and water resource efforts have been instituted in the area to receive the water resource from Lake County, including mandatory xeriscape landscaping, grey water treatment and reuse and reverse osmosis.
2. The water resource to be removed from Lake County is above and beyond that needed by the residents of Lake County and the County's natural system for a period of 40 years from the proposed date of implementation.
3. If approval for the removal of a water resource is given, remunerative compensation will be provided to Lake County by the areas receiving the water resource.

Policy 7-2.7: Regional Water Supply Authority. Lake County shall explore the feasibility of establishing a county-wide water supply authority. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2. If established, this water supply authority shall regulate the distribution and sale of water outside County boundaries.

Policy 7-2.8: Non-potable Water Use Demand. Lake County shall establish programs that require that non-potable water use demands shall be met using water of the lowest quality supply which is both available and acceptable for the intended application. The order of preference for water meeting non-potable demands is: 1) grey water treatment and reuse; 2) surface water; 3) surficial aquifer; 4) the Floridan Aquifer. Water reuse (grey water) or water reclamation programs shall be used wherever economically and ecologically feasible to reduce groundwater or surface water withdrawals for water use applications which do not require potable water. These programs shall be integrated into the County's proposed potable water distribution network, and incentives shall be provided to other utilities to adopt this policy. Educational materials shall be distributed to residents on private water systems informing them of alternatives.

Policy 7-2.9: Groundwater Use Demand. Lake County shall prohibit land uses which are known to pose a severe threat to the availability of groundwater resources or whose practices are known to pose a severe threat to the quality of the groundwaters, from locating in the County. Land use planning and land development approvals shall reflect the limitations and vulnerability of the groundwater supplies, including groundwater basin inventories conducted by WMD's pursuant to Chapter 373.0935, F.S. Reuse of water shall be consistent with Chapter 17-610 Parts 2, 3, 4, 5, 6, and 7 of the Florida Administrative Code.

Policy 7-2.10: Landscape Irrigation. In order to conserve supplies of potable water, Lake County shall restrict the use of potable water for landscape irrigation consistent with Policy 7-2.15, or employ and/or conserve native vegetation, or use other species with drought-resistant properties in their landscaping to the greatest extent practicable. Native or drought-resistant plants include, but are not limited to, those in the Florida Native Plant Society's Native Plants for Landscaping in Florida, or comparable guidelines prepared by the FDACS, FGFWFC, FDNR, RPC, or the WMD's. These planting guidelines shall be incorporated within the Lake County Land Development Regulations.

Policy 7-2.11: Air/Heat Pumps. The use of air/water heat pumps in Lake County shall, to the greatest extent practicable, minimize the consumptive use of groundwater. Lake County shall adopt an ordinance governing the installation and operation of air/water heat pumps, modeled on the Air/Water Heat Pump Ordinance prepared by the St Johns River Water Management District, SWFWMD with modifications as necessary to address site specific conditions.

Policy 7-2.12: Salt Water Intrusion. Lake County shall prohibit potable water withdrawals in quantities which would degrade or contaminate water supplies and shall cooperate with the SJRWMD/SWFWMD in determining the safety of the siting of any wells requiring a consumptive use permit within that portion of the Wekiva River Protection Area (and other areas to be determined) known to be experiencing salt water intrusion. Wellfields located in areas where withdrawals could result in increased saltwater intrusion shall develop and implement monitoring programs. Landscape operations which withdraw, or propose to withdraw irrigation water within areas experiencing saltwater intrusion shall be required to submit landscape plans which employ and/or preserve native vegetation and/or xeriscape plants for at least 50 percent of all landscaping requirements. Such operations shall be prohibited from using potable water. Exceptions are projects which demonstrate that irrigation waters will be derived from stormwater detention ponds and/or grey water systems.

Policy 7-2.13: Drainage Wells. The use of drainage/injection wells into or through the Floridan Aquifer for the purposes of stormwater management, disposal of wastes, or lake level stabilization shall be prohibited. If technically feasible, existing drainage and injection wells situated within the County shall be filled and/or capped by the owner of the well and/or the County based on the findings of the Stormwater Management

Master Plan to be completed. Implementation for the well filling and capping program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-2.14: Sinkholes, Stream to Sink Basins and Lakes with Internal Drainage. Lake County shall identify all surface waters with strong hydrological connection to the Floridan Aquifer with the assistance of the WMD's. Stormwater guidelines as stringent as OFW guidelines or greater shall be implemented to protect the Floridan Aquifer from this potential source of groundwater contamination through an amendment to the Comprehensive Plan and Land Development Regulations. Land uses within these basins shall be regulated so as to prohibit any land uses which possess the potential to cause significant adverse effects on the quality of the Floridan Aquifer. Acquisition of these areas should be considered. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-2.15: Wastewater Treatment and Reuse. Lake County shall require that the disposal of effluents from all wastewater treatment plants comply with State, Federal, Regional and local regulations. A remedial action and enforcement plan which encourages non-caustic treatment methods, shall be implemented by 1992. The County shall cooperate with municipal and private utilities in preparing a grey water treatment and reuse program and shall address the needs of this program within the future land use plan and development regulations. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-2.16: Septic Tanks. Lake County, in cooperation with the local HRS office, shall be responsible for developing an inspection, maintenance and repair program for all septic tanks within the County as a dimension of its regional sewer utility. All costs of this program will be funded by the utility system and the involved private sector. Lake County shall review the septic tank limitations for highly permeable soils in cooperation with the local HRS and SCS offices. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-2.17: Potable Water Well Construction Regulations. The Land Development Regulations for wellfield protection (Section 163.3202(2)(c), for Lake County shall contain potable water well construction standards which specify engineering standards which will minimize the potential for groundwater contamination. These engineering standards shall be prepared in consultation with HRS.

Policy 7-2.18: Protection of Public Potable Water Wellfields 9J-5.013(2)(c)(1). Upon Plan adoption, the County shall designate an interim protection area of 400 feet in radius as the well field protection zone (Map VII-1) for each public potable water well, until cones of influence can be more accurately determined. This area shall be designated as the Water Well Protection Zone. The first 200 foot radius (Map VII-1) shall be a zone of exclusion, where no development activities will be permitted, and within the remainder of the zone of protection land uses shall be regulated to prohibit:

- 1) landfills;
- 2) facilities for the bulk storage, handling or processing of materials on the Florida Substance List;
- 3) activities that require the storage, use or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc.;
- 4) feed lots or other commercial animal facilities;
- 5) wastewater treatment plants, percolation ponds, and similar facilities;
- 6) mines; and
- 7) excavation of waterways or drainage facilities which intersect the water table, 9J-5.006(3)(c)6.

Map VII-1 - Existing & Planned Water Wells
(includes 200' & 400' radii available on file with Lake County Office of Planning)

Policy 7-2.19: Siting of Public Potable Water Wells 9J-5.013(2)(c)(1). Lake County shall establish wellfield preservation zones in areas where the potential for groundwater contamination is low (according to the DRASTIC index as defined within the Conservation Element), the potential for sinkhole formation is slight, and potentiometric levels having limited variation. Once these preservation zones are determined, regional and sub-regional water supplies shall be protected for future use by residents of Lake County. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-2.20: Regional Water Utility. In order to ensure the orderly, efficient, economical, safe and environmentally sound provision of potable water, Lake County shall institute regional water utility systems, as identified in the Potable Water sub-element, intended to service those areas of the County deemed to be most appropriate because of the potential for groundwater contamination. Those areas of the County experiencing contamination pursuant to the Safe Drinking Water Act as of the adoption of the Comprehensive Plan shall be prioritized for remedial action and shall have a priority position for future investments in a county-wide potable water supply network. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2. Wellfields for the regional water utility system shall conform with Policies 7-2.18 and 7-2.19. Standards for the regulation of drinking water shall continue to be enforced by the Federal and State government.

Policy 7-2.21: Comprehensive Surface and Groundwater Basin Management Plans. Lake County shall cooperate with the appropriate agencies in developing and implementing comprehensive surface water and groundwater basin management plans. These plans shall assess the impacts of existing and anticipated future pollution sources on the water quality of surface waters and groundwaters, and shall develop strategies to abate those impacts. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-2.22: Conformance of Land Use Decision Making with the Rules of Regional, Sub-State, and State Agencies. Lake County shall require that all land use planning and development approval decisions be made in conformance with State and Regional agency rules. All Outstanding Florida Waters regulations, and the regulations of the Lake County Pollution Control Board shall be enforced by the County. Planning and development approval decisions shall conform with permitting requirements of FDER, the WMD's and FDHRS.

OBJECTIVE 7-3: PROTECT AND CONSERVE SURFACE WATER QUALITY AND SURFACE WATER QUANTITY 9J-5.013(2)(b)(2). In Cooperation with Federal, State, Regional and Local Governments Conserve, Protect and Restore the County's Surface Waters by Significantly Reducing the Levels of Pollutant Intrusion, Restoring Damaged Hydrological Processes to Their Natural Functioning, and Avoiding Excessive Drawdowns of Groundwater Levels through Wise Use of this Resource Throughout the Five Year and Fifteen Year Planning Time Frames.

Policy 7-3.1: Surface Water Quality Monitoring and Data Base. The County shall have completed its computerized data base for all lakes and streams currently monitored by the Division of Pollution Control in cooperation with the SJRWMD and the SWFWMD. The County shall identify a strategy for expanding this monitoring network to include significant waterbodies not monitored. The Department of Environmental Services shall specify criteria and standards for the classifying of these waterbodies. The County shall coordinate these efforts with the FDER, Division of Water Management, the SWFWMD and the SJRWMD. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-3.2: Designation of Outstanding Lake County Waters Program 9J-5.013(2)(c)(1),(6). Lake County shall have implemented an Outstanding Lake Waters (OLW) program through the LDR's which will identify those waterbodies which possess exceptional water quality and/or habitat for aquatic, terrestrial, and avian wildlife, including designated species habitat, or possess strong hydrological connection with the Floridan Aquifer. Water quality standards, nutrient loading capacities, and use criteria shall be established for these OLW's to ensure their conservation. These waterbodies will be regulated to prohibit further degradation of water quality. Transportation on an OLW will be of a nature that does not degrade the environment of the designated lake. (These waterbodies will be regulated to prohibit further degradation of the environment, consideration will be given to noise levels, light levels, water quality, and significant adverse impacts.) Lake County shall amend the Comprehensive Plan to include the identification of the OLW waterbodies. This plan amendment shall also include the standards and guidelines which govern the water quality standards of the identified waterbodies. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-3.3: Outstanding Florida Waters. The direct or indirect discharge into Outstanding Florida Waters (OFW's) in Lake County shall be regulated consistent with Chapter 403, Florida Statutes.

Policy 7-3.4: Surface Water Quality Restoration 9J-5.013(2)(c)(6). Lake County shall have initiated a surface water restoration program in cooperation and coordination with the SJRWMD's Surface Water Improvement Management (SWIM) plans for Lake Apopka and the Upper Oklawaha River Basin and the Lake County Division of Pollution Control for the purposes of significantly improving the water quality in the Oklawaha Chain of Lakes. Land locked public lakes with fair or poor water quality, as defined by the 305 (b) Report of the FDER, will also be incorporated into this program. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-3.5: Lakeshore Protection 9J-5.013(2)(c)(6). To protect lakefront and wetland areas from the encroachment of development, the County shall implement the shoreline protection standards found in Policy 1-2.6 of the Future Land Use Element.

Policy 7-3.6: Vegetated and Functional Littoral Zone 9J-5.013(2)(c)(6). A vegetated and functional littoral zone shall be established as part of any new surface water management system which consists of lakes and wet detention areas greater than or equal to 0.5 acres in size, based upon the 10 year storm event.

Policy 7-3.7: Mosquito and Aquatic Plant Control Guidelines. The chemical control of aquatic plants, mosquitoes, animal pests, or undesirable fish shall be performed in a manner that will minimize the degradation of ecological functions and surface water quality. The employment of biological and mechanical pest and/or aquatic weed control management practices shall be increased when economically feasible or when deployed within water related environmentally sensitive areas as defined within Baseline 85 or by the Florida Natural Areas Inventory.

Policy 7-3.8: Stormwater Management Systems. Stormwater management systems shall employ the most cost-effective pollutant control techniques available that are consistent with sound environmental management and which provide the greatest efficiency in stormwater runoff pollutant removal.

Policy 7-3.9: Stormwater Management Guidelines. Lake County shall require that all new developments utilize stormwater management systems which are designed to meet the adopted level of service as found within the Stormwater Sub-element Goals, Objectives and Policies for the specified design storm.

Policy 7-3.10: Wet Detention Facilities and First Flush Diversion for Stormwater Management Systems. The Department of Environmental Services shall incorporate into its stormwater guidelines provisions requiring diversion of the first flush of stormwater to separate detention or retention facilities for new or redesigned stormwater management systems which use isolated wetlands or wet detention systems. In addition, provisions shall be included in the Land Development Regulations or Stormwater Ordinance which

address the use of wet detention facilities where it can be demonstrated that such facilities provide for treatment of stormwater at a level that meets or exceeds the minimum level of service as specified within the Stormwater Sub-element.

Policy 7-3.11: Best Management Practices for the Control of Erosion and Sedimentation. Best management practices for the control of soil erosion and sedimentation shall be employed for all road construction, urban development and agricultural activities in order to protect natural waterbodies, watercourses and wetlands from siltation. BMP's shall also be employed, as necessary, to protect the function of stormwater management systems (e.g., exfiltration systems) from excess sediment loads. Erosion and sediment control BMP's include those of the SCS, FDOT, FDER, FDACS, and IFAS or other agencies.

IMPLEMENTATION MECHANISMS

1. Require the land development regulations to incorporate the BMP's for the following activities: urban land uses, construction, agriculture, silviculture, urban stormwater design, on-site wastewater disposal, hydrologic modification, and activities in forested wetlands.

2. Cooperate with the Lake County Extension and SCS Offices to develop conservation management plans and incentives for agricultural operations.

Policy 7-3.12: Surface Water Quality and Land Use Guidelines 9J-5.013(2)(c)(1). Lake County shall continue to promote land use decisions which limit the density of lakefront and stream shoreline development. Maximum densities shall be based on the provision of centralized water and wastewater facilities. Where the provision of centralized services are required, densities shall conform to that which is compatible with the protection of shoreline values and the surrounding area.

Policy 7-3.13: Wastewater Treatment Plant Effluent Discharge. Prohibit the discharge of wastewater treatment plant effluent, including package plants, into the surface waters of Lake County.

Policy 7-3.14: Waterless Toilets. In cooperation with the local HRS Office, the County shall develop guidelines for the utilization of waterless toilets to include composting and incinerating methods. Educational materials explaining the use of these systems shall be made available to the general public at that time. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-3.15: Home Grey Water Systems. In cooperation with the local HRS Office, the County shall develop guidelines for the utilization of home-based grey water systems. Educational materials explaining the use of these systems shall be made available to the general public at that time. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-3.16: Other Point Source Pollution Discharges. The Lake County Pollution Control Board shall continue to follow and enforce their rules relating to all pollution sources. The Board shall require all point source discharges to recycle and/or treat wastewaters and pollutants on-site in conformance with State and Federal rules and regulations. The Lake County Pollution Control Board, as created by a special Act of the Florida Legislature, shall continue to have its rules codified in the Lake County Code of Ordinances and shall also be made part of the Lake County Land Development Regulations. The rules of the Pollution Control Board shall be, at a minimum, as stringent as those of State and Federal rules and regulations within the authority granted by the Florida Legislature.

Policy 7-3.17: Marina and Boating Guidelines. Marinas which service boats with on-board sewage facilities shall be required to provide sewage pumpout and treatment facilities and to provide for appropriate effluent disposal methods.

Policy 7-3.18: Industries Using Hazardous Materials or Generating Hazardous Wastes. Industries which use hazardous materials or generate hazardous wastes shall be sited, designed, operated and monitored to ensure that releases of hazardous materials do not violate State water quality standards (Chapter 17-3, F.A.C.) for groundwater and surface waters.

OBJECTIVE 7-4: PROTECT FLOODPLAINS AND FLOODWAYS 9J-5.013(2)(c)(6). Lake County Shall Protect the 100 Year Floodplain So That its Natural Functions are Protected and Maintained.

Policy 7-4.1: Floodplain Management Program. Lake County shall develop a strict floodplain management program designed to preserve hydrologically significant wetlands and other natural floodplain features. The County shall cooperate with the SJRWMD and the SWFWMD to identify significant floodplains for restoration. The 100 year floodplain shall be mapped and entered in the County's GIS system and, when financially feasible, the 25, and 100 year floodplains shall be mapped and entered into the County's GIS system. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-4.2: Preserve Flood Storage Capacity. The Lake County Floodplain Ordinance shall be amended to prohibit new development from causing any net loss of flood storage capacity, to ensure that flood control structures do not cause significant adverse impacts on natural systems, and to encourage non-structural solutions in flood control projects. Lake County shall cooperate with the SJRWMD, the SWFWMD, and the Army Corps of Engineers in evaluating the flood-handling capacities of natural drainage systems and developing flood prevention management guidelines. Implementation for this evaluation shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-4.3: Natural Fluctuation of Surface Water Levels 9J-5.013(2)(c)(6). The natural hydrological character of surface waters shall be maintained in conformance with State Plan Policy 8-4 which promotes natural water systems in lieu of structural alternatives and the restoration of modified systems. Natural surface water flows, particularly sheet flows, shall be maintained. Surface waters shall be allowed to fluctuate on a seasonal basis. Lake County shall cooperate with the LCWA, the SJRWMD, the SWFWMD, and the Army Corps of Engineers and shall, if feasible, prescribe guidelines for implementing a natural lake level fluctuation plan for the two chains of lakes currently regulated by water control structures. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-4.4: Protection of Floodplain Vegetation 9J-5.013(2)(c)(3). In order to protect the quality and quantity of surface waters and provide habitat for semi-aquatic or water-dependent terrestrial species of wildlife, buffer zones of at least 25 feet and not more than 50 feet shall be established by appropriate Federal, State and local agencies, for vegetation occurring within the 100 year floodplain in riverine systems. In order to assist in providing for viable wildlife corridors, 100 year floodplains shall be protected where the 100 year floodplains connect significant isolated wetlands and environmentally sensitive areas as identified by State and Federal agencies.

Policy 7-4.5: Flood Protection Plan. Lake County shall cooperate with the SJRWMD, the SWFWMD, and the Army Corps of Engineers in the implementation of the Burrell Dam Emergency Action Plan.

OBJECTIVE 7-5: PROTECT AND PRESERVE WETLAND VALUES AND FUNCTIONS 9J-5.013(2)(b)(3), (4). There Shall Be No Net Loss of Wetlands Whether By Functional Value or Extent Within Lake County. The Wetlands of Lake County Shall be Conserved and Protected to Ensure That the Natural Structure and Functional Values are Maintained.

Policy 7-5.1: Wetland Mapping and Analysis. Lake County shall cooperate with the LCWA, the SJRWMD, the SWFWMD, the FGFWFC, and the FNAI in completing the wetland mapping and analysis project. Wetlands shall be defined according to the SJRWMD's Rule 40 C-4, F.A.C. Wetlands are areas which are

identified by being inundated or saturated by surface or groundwater with a frequency or duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. The existence and extent of these shall be determined by the jurisdictional limits defined by Chapter 17-4, F.A.C. and implemented by the Florida Department of Environmental Regulation, or as defined within Chapter 40 D-4 and 40 C-4 and implemented by the Southwest Florida and St Johns River Water Management Districts respectively.

Policy 7-5.2: Wetland Protection and Mitigation Procedures 9J-5.013(2)(c)(3), (6).

Policy 7-5.2A: Mitigation of wetlands shall be required at a minimum 1:1 ratio so there is no net loss of wetlands. Enhancement and restoration are acceptable forms of mitigation and mitigation plans shall provide wetlands that are functionally equivalent to lost wetlands.

Policy 7-5.2B: Mitigation strategies will be developed that specify precise performance standards for new wetland formation and/or restoration activity. These standards will allow development of projects that can be designed to be compatible with the wetland system affected by the development. Standards will specify: (1) maintenance activities to be followed; (2) outline financial responsibility which will pay for the continuation for activities as required; (3) assure that new wetland systems are comparable to those of the wetlands lost; (4) where possible, new wetland formation will occur within the same watershed affected to insure that there is no net loss of functional values within the drainage basin where the loss is to occur.

Policy 7-5.3: Best Land Management Practices Within Wetlands. Lake County shall adopt and amend as appropriate to local conditions the Best Management Practices (BMP'S) based on the most current available publications. All agricultural and silvicultural activities proposed in wetlands of the County shall perform to the appropriate BMP's.

Policy 7-5.4: Wetland Buffer Zones 9J-5.013(2)(c)(3).

Policy 7-5.4A: To protect the quality and quantity of surface waters and provide habitat for semi-aquatic or water-dependent species of wildlife, the County shall require that all developments provide natural buffers be provided adjacent to all wetlands. The buffers shall be of such size to ensure that the quality and quantity of surface waters and the habitat for semi-aquatic and water dependent species of wildlife are not adversely affected by the proposed development. Buffers shall be determined to start landward from the wetland jurisdictional line as determined in the field by the permitting agency. The following minimum standards shall apply to isolated wetlands, non-isolated wetlands and rivers and streams:

WETLAND SYSTEM	MINIMUM
Isolated	15 feet
Non-Isolated	25 feet
Rivers And Streams	50 feet

Policy 7-5.4B: In situations where more extensive buffering is necessary to protect water quality, the County will allow an alternative to be followed in providing for a natural buffer adjacent to wetlands (variable buffer). The purpose of allowing this alternative is: to provide additional protection to areas that are considered more environmentally sensitive than others, as long as the aggregate acreage is not less than that required under the standard. Buffers shall be determined to start landward from the wetland jurisdictional line as determined in the field by the permitting agency. The following standards shall apply to variable buffers:

WETLAND SYSTEM	MINIMUM	AVERAGE BUFFER
Isolated	10 feet	25 feet
Non-isolated	15 feet	50 feet
Rivers and streams	35 feet	100 feet

Policy 7-5.4C: Uses allowed in buffers are limited to: fishing piers, docks, walkways, passive recreation activities, and limited stormwater facilities.

Policy 7-5.4D: Buffers without native vegetation shall be revegetated with indigenous habitat to protect the quality of the adjacent isolated wetland, wetland system, river or stream.

Policy 7-5.5: Wetland Buffer Zones Required for all New Developments 9J-5.013(2)(c)(3). A buffer zone of native upland edge vegetation shall be provided or preserved on new development sites.

Policy 7-5.6: Protection of Aquatic Vegetation 9J-5.013(2)(c)(3). In order to control shoreline erosion, maintain water quality and protect fish and wildlife habitat, the removal and control of native species of emergent, submersed or floating vegetation in natural waters of the State (S. 403.031 (12), F.S.) shall be limited to that necessary to provide for reasonable and beneficial uses of surface waters consistent with FDNR rules for aquatic plant control permits (Chapter 16 C-20, F.A.C.). The Lake County Mosquito and Aquatic Plant Division, the Lake County Water Authority, and the Lake County Technical Review Committee shall cooperate with the FDER, the SWFWMD, and the SJRWMD to ensure that native aquatic vegetation is managed appropriately as a part of their planning, project review, project approval, project inspection and enforcement operations.

Policy 7-5.7: Maintain Natural Systems. Lake County shall limit groundwater and surface water withdrawals which cause significant adverse effects on natural water-dependent ecosystems.

Policy 7-5.8: Wet Detention Pond Design. The County shall require that stormwater detention systems with permanently wet detention ponds shall be designed, operated and maintained according to the SWFWMD, the SJRWMD and the County's Stormwater Management Ordinance.

OBJECTIVE 7-5A: SILVICULTURE ACTIVITIES. Silviculture Activities Are to be Conducted in a Manner Compatible with the Need to Protect, Conserve and Appropriately Use Natural Resources Associated with Wetlands and Surface Waters.

Policy 7-5A.1: Silviculture Activities. Silviculture activities shall follow the best management practices, including all criteria and setbacks for primary streamside management zones, outlined in the publication titled Silviculture Best Management Practices (Revised 1993, Florida Department of Agriculture and Consumer Services.

Policy 7-5A.2: Consistency with State and Regional Regulations. Silvicultural activities are to be conducted consistent with the requirements of Chapters 373 and 403, Florida Statutes and the requirements of Chapters 40C and 40D, Florida Administrative Code.

OBJECTIVE 7-6: CONSERVE NATURAL UPLAND COMMUNITIES 9J-5.013(2)(b)(3). To Preserve Sufficient Natural Upland Habitat of Each Community Type throughout the County, to Maintain Viable Populations of All Native Plant and Animal Species.

Policy 7-6.1: Inventory of Natural Upland Communities. Lake County shall cooperate with the LCWA, the SJRWMD, the SWFWMD, the FGFWFC, and the FNAI, in their efforts to complete upland habitat mapping.

Policy 7-6.2: Conservation of Natural Upland Plant Communities 9J-5.013(2)(c)(3), (9). Lake County shall regulate the conservation of its natural upland communities through the policies of this plan. These policies shall be incorporated into the Land Development Regulations. The following upland plant communities, as generally identified on Maps 7-23, 7-24, 7-25 and 7-25A (attached), shall be protected from the impacts of development as provided for in these policies:

1. Pine Flatwoods
2. Longleaf Pine/Xeric Oak
3. Sand Pine
4. Upland Mixed Coniferous Hardwood
5. Mesic Flatwoods/Dry Prairie

Policy 7-6.2A: Proposed Development Requirements Concerning Natural Upland Vegetative Communities. The County shall require all development proposals in excess of 100 acres to inventory the type and areal extent of all natural upland vegetative communities occurring on the development site utilizing the Florida Land Use and Cover Classification System (FLUCCS) to identify vegetative types. The survey shall be completed by a qualified ecologist and also include a survey of plant and wildlife populations and indicate the presence of any designated species on-site. The species survey shall utilize a professionally accepted methodology to be approved by the County after consultation with the FGFWFC. In addition, the survey shall inventory any wildlife corridors identified by the FGFWFC, FDNR, FNAI and/or the ECFRPC as important to the movement of wildlife.

Map 7-23 - Pine Flatwoods

Map 7-24 - Long Leaf Pine Xeric Oak

Map 7-25 - Sand Pine

Map 7-25A - Upland Mixed Coniferous/Hardwood

Policy 7-6.2B: The County shall use the following measures to protect the functions of natural upland communities:

1. Development proposals for which the vegetative and species surveys determine that the site contains designated plant or animal species or provides habitat for nesting, reproduction, critical food source, critical habitat or cover for such species which are known to inhabit the area, the applicant must prepare and submit a management plan. The plan shall show areas to be preserved, including habitat and recommended management activities to insure the preservation of the area in a state to provide for the viability of the species. Land set asides for species protection may be utilized as part or all of the open space requirement for the particular land use as provided for in this plan. The plan shall use management protocols and guidelines provided by or prepared by the FGFWFC. The plan shall be approved by the County after consultation with the FGFWFC. Off-site mitigation for habitat by the developer may be effectuated through a joint agreement between the developer, the County and the FGFWFC.
2. For natural upland communities ranked as S1, S2 and S3 by the Florida Natural Areas Inventory (FNAI), the same procedure as 1. above shall apply.
3. For all other natural upland communities, all developments must preserve a minimum of 10% of each identified upland habitat occurring on-site. The upland habitat set-aside may be incorporated as part of the required open space for each use as provided for in this plan.
4. Exemptions to the above policies shall include the following:

a. Public road construction upon a finding by the Board of County Commission that an overriding public interest exists and for which there is no suitable alternative route.

b. Agriculture and silviculture practices as long as such practices are in accordance with best management practices of the Florida Department of Agriculture and Consumer Services, consistent with federal and state laws regarding designated species and in compliance with appropriate and applicable plans and practices approved by appropriate federal agencies.

Policy 7-6.2C: Clustering for Endangered or Threatened Species or Species of Special Concern. All development proposals shall be compared to a map containing the FNAI of Endangered or Threatened Species or Species of Special Concern to determine if the area is important for listed species. If it is determined that listed plant and animal species are present, development shall be clustered away from these species.

Policy 7-6.3: Program for Natural Upland Plant Communities. The County shall enter into agreements with landowners which may include economic considerations to conserve native uplands. The County environmental plan shall, in cooperation with the FDNR, the IFAS, and the FDACS, prepare voluntary guidelines for ecological burning of natural upland communities.

Policy 7-6.4: Mitigation for Natural Uplands. Lake County shall require that all developments impacting those natural uplands ranked S2 by the FNAI provide for mitigation of any loss of these habitats associated with each community type and its associated habitat units.

Policy 7-6.5: Public Agency Cooperation in Land Management. Lake County shall seek and utilize information that other public agencies possess in managing lands within Lake County for the purposes of developing natural resource inventories and contributing to recreational and resource management goals.

Policy 7-6.6: Re-establishing Natural Upland Communities. Lake County shall seek and utilize information and resources from public and private groups for the purposes of propagating and utilizing natural upland vegetation (especially designated species) within the County as nursery stock for re-establishing natural upland communities within identified wildlife corridors or natural area networks or other County properties.

OBJECTIVE 7-7: CONSERVE WILDLIFE POPULATIONS AND HABITATS 9J-5.013(2)(b)(4). Lake County Shall Conserve, Appropriately Use, and Protect Fisheries, Wildlife, Wildlife Habitat and the Freshwater Habitat Resources of the County.

Policy 7-7.1: Protect General Wildlife Habitat. Wildlife in existing natural areas such as surface waters and their perimeters, wetlands, floodplains, and native uplands shall be conserved and enhanced by management techniques which encourage the improvement of biological diversity and wildlife resources.

Policy 7-7.2: Protect General Wildlife Populations. Lake County shall, through the Land Development Regulations, maintain species diversity of viable populations of non-designated wildlife species. This shall be accomplished through the provision of open space.

Policy 7-7.3: Urban Wildlife Management Program. Wildlife habitat within developed areas shall be enhanced through a County urban wildlife management program encouraging such techniques as urban forestry, scenic road preservation, wildflower plantings on roadways, bird sanctuary areas, wet detention designs for stormwater systems, and landscaping with vegetation which provides wildlife food and shelter.

Policy 7-7.4: Protect Freshwater Habitat and Wildlife. The County shall seek and utilize management plans developed by the FGFWFC, the LCWA, the ECFRPC, the FDNR, the USFWS, and other relevant agencies in establishing management plans for the protection and/or restoration of significant aquatic habitat with S1, S2, and S3 rankings.

Policy 7-7.5: Methods for Acquisition of Significant Habitat. The County shall establish a strategic land acquisition preservation and conservation plan through the Citizens Natural Resources Advisory Committee as outlined in Policy 7-1.4 and shall investigate the diverse methods available for the acquisition of significant habitat. Lake County shall cooperate with the LCWA, the DNR, and the WMD efforts to establish a strategic land conservation and preservation program. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-7.6: Preservation and Conservation Designated Lands. Lands which are designated "preservation" or "conservation" as a part of any development project shall be identified as such in a legal agreement which ensures their protection from development or other uses inappropriate with conservation objectives.

Policy 7-7.7: Conservation Land Designation. Lake County shall establish a public resource lands category within its future land use plan which shall provide its citizens with the opportunity and incentives to dedicate lands for conservation. All development activities shall be prohibited within these preservation areas with the exception of recreational and educational uses listed below:

1. Passive Recreation Facilities such as:
 - a. boardwalks
 - b. hiking/horseback trails
 - c. primitive camp sites in designated recreation areas
 - d. picnic areas
2. Conservation Facilities:
 - a. fire lanes and fire towers
 - b. facilities designed to protect nesting, feeding, or habitat areas for designated species, or to support the propagation of other game and non-game species
 - c. facilities designed to protect an archaeological or historical site
 - d. wildlife monitoring stations.

Policy 7-7.8: Conservation Land Designation 9J-5.013(2)(c)(9). In order to further the Goals of the Conservation element, Lake County shall establish conservation areas within its future land use plan as defined within the conservation element as needed.

Policy 7-7.9: Protection of Existing Natural Reservations 9J-5.013(2)(c)(7). Lake County shall protect the managed natural areas identified in this element and within the Recreation and Open Space element from alteration adjacent to these reservations by conducting impact assessments during the development review process. The Land Development Regulations shall use the "Green Line" concept as proposed by the Florida Department of Natural Resources which specifies an area of impact immediately adjacent to natural area reservations. The Land Development Regulations shall stipulate that development projects within an area of 1000 feet of a natural area reservation (State, Federal, or locally owned and managed properties) be evaluated for the developments impacts on the hydrology, water quality, air quality, ambient noise level, wildlife populations, natural ecosystems and aesthetics.

Policy 7-7.10: Intergovernmental Coordination 9J-5.013(2)(c)(8). The County shall continue to coordinate with all public agencies listed in the Intergovernmental Coordination element as primary or secondary agencies, whether or not they have regulatory authority over the use of the land. In the area of conservation of natural resources, especially unique vegetative communities, that overlap jurisdictional and hydrological boundaries, Lake County shall pursue coordination through all legal mechanisms and where necessary utilize the informal mediation process outlined within the Intergovernmental Coordination element.

OBJECTIVE 7-8: CRITICAL HABITAT AND DESIGNATED SPECIES PRESERVATION 9J-5.013(2)(c)(5). It is the Objective of Lake County to Maintain Critical Habitat and/or Designated Species

Populations During the Five and Fifteen Year Planning Time Frames. Mitigation and/or Management of Species, Including Relocations, Shall be Consistent with All Applicable Regulations and Recommendations of the FGFWFC or Other Appropriate State or Federal Agencies.

Policy 7-8.1: Preservation/Acquisition of Rare or Endangered Ecosystems 9J-5.013(2)(c)(9). Land use planning, development approvals and assignments of priorities for environmental preservation/acquisition and protection programs shall require consideration of the FNAI status of rare or endangered ecosystems.

Policy 7-8.2: Protection of Critical Habitat 9J-5.013(2)(c)(9). Lake County shall cooperate with all levels of government in supporting the protection of critical habitat for designated species.

Policy 7-8.3: Identification and Protection of Habitat Corridors. Lake County shall cooperate with appropriate State and Federal agencies for purposes of identification, and protection of habitat corridors which serve as biological connections between existing managed areas.

Policy 7-8.4: Public Conservation Land Acquisition Programs. Public conservation land acquisition programs shall consider conservation needs before recreation needs when lands which appear on lists or inventories of rare or endangered ecosystems are selected, so as to protect designated species and their habitats.

Policy 7-8.5: Identification of Conservation Programs. The County shall identify public and private conservation programs within the County's boundaries.

Policy 7-8.6: Habitat Corridors-Development Buffers. Lake County shall develop appropriate programs to protect the wildlife corridors identified by the FGFWFC, the FDNR, the FNAI, and or the ECFRPC as important to the movement of non-avian wildlife, and provide for protection of these areas within its comprehensive planning and development approval processes.

Policy 7-8.7: Maintenance of Corridor Functions. Land alteration activities adjacent to viable wildlife corridors shall be regulated in a manner consistent with the continued function of the corridor.

Policy 7-8.8: Use of Native Vegetation Near Wildlife Corridors. Native plant landscaping shall be encouraged by the County adjacent to viable wildlife corridors.

Policy 7-8.9: Identify and Protect Designated Species. The County shall cooperate with State and Federal agencies to determine the presence and habitat distribution of designated species. The County shall cooperate with these agencies to prevent further reductions in designated species populations.

Policy 7-8.10: Predevelopment Survey for Designated Species and Protection from Development 9J-5.013(2)(c)(5). Activities which require the alteration or clearing of native habitat of designated species shall be surveyed for occurrences of designated species by qualified ecologists prior to the issuance of a development permit. Development activities which have adverse effect upon a designated species shall require mitigation or shall not be permitted. Where viable (capable of living) habitat for designated species occur on a site, management plans protecting these species shall be prepared, and reviewed and approved by the County.

Policy 7-8.11: Identification and Protection of Viable Natural Corridors. The County shall identify significant natural areas and implement a program protecting viable corridors connecting these natural areas.

Policy 7-8.12: Environmental Issue Education. The County shall participate in enhancing the function and the quality of the education of its citizens about environmental issues.

Policy 7-8.13: Mitigation For Designated Species. Mitigation for species, including relocations, shall be permitted in Lake County only if consistent with applicable State and Federal regulations.

Policy 7-8.14: Management of Private Lands. The County shall encourage proper management of natural communities and designated species on private lands through programs as specified in Policies 7-6.3, 7-7.2, and 7-7.3.

Policy 7-8.15: Endangered Species Management Plans. Lake County shall cooperate with the appropriate agencies in identifying habitat ranges for designated species located within the County and shall assist in the preparation of management plans, including mitigation procedures, to ensure the survival of these species.

Policy 7-8.16: Intergovernmental Coordination. The County shall adopt agreements with local governments and State and Federal agencies as necessary, pertaining to the protection and enhancement of designated species.

OBJECTIVE 7-9: NATURAL SYSTEMS AND RECREATION LANDS 9J-5.013(2)(b)(3), (4). The County Shall Assure that Public Land Management, Use, and Acquisition is Compatible with the Maintenance of Wildlife and Natural Systems and Sufficient to Meet Future Conservation Needs

Policy 7-9.1: Protect and Expand Parks and Managed Natural Areas 9J-5.013(2)(c)(7). Lake County shall implement a comprehensive parks and conservation lands program based upon the findings of the Conservation, Recreation and Open Space, and Future Land Use elements. This program shall: 1) list land deemed ecologically valuable for acquisition based on identification of those areas most vulnerable to immediate development; 2) identify the amount of current and future park acreage needed to satisfy both recreational and commercial demand; 3) demonstrate methods of funding to be used in implementation of the plan. The County shall emphasize the acquisition and maintenance of ecologically intact systems in all land and water planning, management, and regulation. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-9.2: Compatible Use of County Lands. Resource-based and, if compatible, activity-based recreation shall be considered as a strategy for reducing costs and expediting acquisition of additional public lands deemed to be needed. Each County property will require a specific management plan defining appropriate use.

OBJECTIVE 7-10: PROTECT AIR QUALITY 9J-5.013(2)(b)(1). Lake County Shall Maintain its Good Air Quality and Shall Utilize the Monitoring Program Established for the Waste to Energy Facility in Addition to the New County-wide Air Quality Monitoring Program Established by the Lake County Pollution Control Board to Ensure that its Ambient Air Quality Does Not Exceed the Minimum Standards Established by the Florida Department of Environmental Regulation and the U.S. Environmental Protection Agency.

Policy 7-10.1: Air Quality Assessment. Lake County shall maintain its ambient air resources for compliance with State and National Ambient Air Quality Standards (NAAQS) and shall utilize its monitoring program established for the waste to energy facility in addition to the new county-wide air quality monitoring program established by the Lake County Pollution Control Board to monitor its ambient air quality.

Policy 7-10.2: Reduce Point-source Air Pollution Emissions. The County shall attempt to facilitate a reduction in total air emissions by all current sources listed for Lake County on the DER Air Pollution Inventory System (APIS) by proper enforcement of applicable State (Chapter 17-2, F.A.C.), and Federal regulations. The County shall require facilities found to be chronically non-compliant with these standards to utilize the best available control technologies prior to re-issuance of their operating permits. Lake County will follow up on complaints and the appropriate agencies will be notified. New developments which emit

air pollutants shall be required to be monitored and locate their facilities away from schools, hospitals, or residential neighborhoods.

Policy 7-10.3: Air Pollution from Hazardous Materials. Lake County shall monitor hazardous materials users and hazardous waste generators to ensure that contamination of the air by volatile pollutants released in the clean up, use or disposal of hazardous materials shall not exceed levels which may cause significant harm to human health or the environment. This policy shall be incorporated within the hazardous materials management program. Lake County will follow up on complaints and the appropriate agencies will be notified.

Policy 7-10.4: Combat Fugitive Particle Emissions from Land Use Practices. Land development regulations shall ensure and require compliance with DER's manual titled "Best Management Practices for Construction Activities for construction which combat fugitive dust emissions caused by mining, inappropriate land use management practices, and development activities such as highway construction, road maintenance, and building construction. Mining activity shall be in conformance with County Ordinance 1990-8, Chapter 22-5 (B) (10).

Policy 7-10.5: Encouraging Alternative Modes of Transportation. Lake County shall encourage programs that improve automotive traffic flow and shall encourage the use/development of private/public mass transit, multiple ridership in automobiles, and the development and safe use of bikeways.

Policy 7-10.6: Reduce Vehicular Pollutant Emission Levels. The County shall reduce or stabilize vehicular emission levels by requiring air quality impact analyses be performed on all significant traffic generating development proposals. The County shall, on a case by case basis, request that the ECFRPC require air quality monitoring on DRI's located within Lake County. This request shall be applied especially in or near existing urban areas. The ECFRPC shall be required to justify why a DRI would not have to conduct an air quality study. Projects which are predicted to violate air quality standards shall be required to pursue the implementation of traffic mitigation techniques (or down-scaling of the proposal to achieve compliance standards), as conditions in all development orders.

Policy 7-10.7: Airshed Protection Zones. Lake County shall establish an airshed protection plan for the urbanized areas and major transportation corridors of the County. This plan shall include urban forestry components and open space conservation guidelines. Airshed protection zones will have open space guidelines incorporated within the County's future land use map. New developments will be rewarded for having a 30 percent tree canopy cover at maturity, as estimated from the projects landscape site plan. The existing tree and landscape ordinances shall be modified if necessary and will be utilized to encourage developments to create a 30 percent tree canopy cover.

Policy 7-10.8: Improve Air Quality in Buildings. Lake County shall establish an education program regarding potential indoor air problems. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-10.9: Mass Burn Solid Waste Incineration 9J-5.013(2)(c)(10). Ensure that power plant fuel conversion does not degrade Lake County's ambient air quality. Lake County will provide monitoring to ensure that acceptable levels of air quality are not being utilized as a conveyor of toxic substances over a prolonged period of time.

Policy 7-10.10: Control Noise Pollution. Lake County shall consider the adoption of a noise control ordinance to regulate maximum decibel levels allowable for noise emitting vehicles, devices, and activities. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-10.11: Light Pollution. The County shall consider conflicts in land uses created by the lighting of private property through the land development regulations which shall limit the intensity, duration, and the area of illumination within urban and rural residential areas.

OBJECTIVE 7-11: REDUCE CONSUMPTION OF NON-RENEWABLE ENERGIES 9J-5.013(2)(b)(1). Lake County Will Initiate Energy Consumption Studies Leading to Implementation Strategies That Will Reduce Per Capita Consumption of Non-renewable Energies through Wise Use, Efficient Production and Distribution, and the Promotion of Renewable Sources of Energy.

Policy 7-11.1: Energy Emergency Preparedness Plan. The County shall prepare an energy consumption audit and energy preparedness plan in the event that Florida experiences severe disruptions in its energy supply or price structure. This plan shall elaborate the means of employing alternative energy sources, implementing energy rationing programs, and enforcement of energy conservation regulations which shall ensure the continuation of vital societal functions and meet basic human needs.

Policy 7-11.2: Conservation of Energy During Production. The County shall encourage conservation in the production of energy by requiring all new production facilities to employ cogeneration measures when economically feasible.

Policy 7-11.3: Promote Energy Efficiency in Government. The County shall encourage energy efficiency in government operations by investigating the potential of cogeneration for its waste to energy facility and methane production within the proposed regional sewer utility.

Policy 7-11.4: Reduce Architectural Consumption of Energy. The County shall promote the reduction of architectural energy consumption by requiring the incorporation of energy efficient site design techniques into all new developments and enforcing the energy efficiency code for new construction. These guidelines shall include landscaping, solar orientation and solar access provisions which promote the conservation of energy used for the thermal conditioning of buildings.

Policy 7-11.5: Promote Renewable Energy Resources. The County shall promote solar energy applications by providing educational materials to the general public and by evaluating the feasibility of a County electric utility based upon solar energies.

Policy 7-11.6: Reduce Energy Consumption for Transportation. The Future Land Use element shall support efficient urban growth patterns which minimize transportation demand. The County shall identify and implement transportation strategies that will lead to reduced per capita consumption of non-renewable energies.

OBJECTIVE 7-12: PROTECT SOIL RESOURCES 9J-5.013(2)(b)(3). Lake County Shall Conserve, Appropriately Use and Protect its Soils through Wise Land Management Practices Consistent with the Physical Properties and Ecological Capabilities of Each Soil Type.

Policy 7-12.1: Soils Mapping Project. The Planning Division shall incorporate the new SCS county-wide soil survey into its Geographic Information System to be utilized in all development plan review for identifying site limitations.

Policy 7-12.2: Protection of Soil Qualities. The County, in cooperation with the IFAS, the FDACS, and other relevant agencies, shall require adherence to best management practices (BMP's) for agricultural and silvicultural operations which will protect the biological diversity and general health of soils.

Policy 7-12.3: Construction Practices to Protect Soils. The County shall require Best Management Practice provisions be utilized in construction for the prevention of soil erosion.

Policy 7-12.4: Residential Land Management BMP's. Lake County shall establish best management practices in cooperation with the IFAS, the SCS and other relevant agencies for the proper care of residential lands.

Policy 7-12.5: Slope and Land Use. The County shall prescribe land use development limitations for severe slopes (over 10 percent) to minimize the impacts of development. Septic tanks shall be severely limited on Astatula (AtF) and Lake (LaE) soil types where slopes are greater than 12 percent. Conservation easements or dedication shall be required where steep slopes are located adjacent to surface waters to minimize erosion consistent with streambank and lakeshore stabilization objectives. Severe limitations shall be placed on septic systems upslope of seepage slopes and shall not be permitted where the density is greater than one dwelling unit per acre.

OBJECTIVE 7-13: CONSERVE MINERAL RESOURCES 9J-5.013(2)(b)(3). The County Shall Regulate Extraction Activities to Minimize any Adverse Impacts to the Quality of the Air, Surface Waters, Groundwaters, Land and Wildlife.

Policy 7-13.1: Prohibition of Mining in Specified Areas. Mineral extraction in the environmentally sensitive areas of the County which cannot be restored shall be prohibited. Areas which are currently recognized by the County to fall into this category are the limestone deposits within the Green Swamp Wildlife Management Area and the Okahumpka Swamp and the phosphate deposits on the west side of Lake George. All new mining is prohibited within the Wekiva River Protection Area. New phosphate and peat mining operations shall be prohibited in high and very high (prime) recharge areas. In addition, new mines shall be prohibited in the Urban, Urban Expansion and Ridge land use categories.

Policy 7-13.2: Mining in Environmentally Sensitive Areas. Mining in environmentally sensitive areas designated as conservation areas by the Planning Department, in the Baseline 85 report and as defined within the Conservation Element shall be prohibited unless the mined lands can be restored. Restoration shall mean to restore the resource to its condition prior to mining according to type, nature, function and extent at the same location. Mining activities which are permitted in environmentally sensitive areas shall be regulated through the County's mining ordinance (Chapter 13.5). Lake County shall amend its mining ordinance to provide for restoration criteria by January 31, 1993. Except for vested mining operations, mining in environmentally sensitive areas designated as conservation pursuant to this policy shall be prohibited until Lake County adopts amendments to its mining ordinance to provide for restoration criteria. Mining in environmentally sensitive areas shall be regulated by the mining ordinance.

Policy 7-13.3: Mining in Prime and High Aquifer Recharge Areas. No mining shall be allowed to be conducted in high and prime aquifer recharge areas as identified by the SJRWMD/SWFWMD pursuant to S. 373.0395 (3), F.S. and provided for within the East Central Florida Regional Planning Council Regional Policy Plan Policy 54.2. Small-scale, public-purpose mines are compatible when limited in size and duration of operation. In addition, Lake County shall implement the following requirements for mining within the areas of the County identified as "very high and high recharge" areas pursuant to Map 1-1i of the Future Land Use Element Data Inventory and Analysis:

1. All mining proposals shall be required to submit a hydrogeologic report to determine the recharge potential of the site. The report shall be completed by a professional engineer or state-registered geologist.
2. Activities within recharge areas shall not reduce the volume of recharge or reduce the quality of groundwater below existing levels of County or State standards, whichever standards are more restrictive.

Policy 7-13.4: Protection of Property from Mining Impacts. Lake County shall prohibit the initiation of mining operations within established predominantly residential areas. Predominantly residential areas shall be defined within the Land Development Regulations.

Policy 7-13.5: Protection of Mining from Urban Encroachment. New residential developments shall be restricted in the vicinity of operating mines.

Policy 7-13.6: Protection of Valuable Mineral Resources 9J-5.013(2)(c)(2). Economically valuable mineral resources within the County shall be identified unless and protected from urban encroachment and incompatible land uses so that they will continue to be economically retrievable in the future. Those areas deemed to possess significant mineral resources shall be protected through performance standards and development densities within the future land use plan. It is recognized that mining activities may be compatible within PUD's in some situations.

Policy 7-13.7: Surface Mining Reclamation Plans. Lake County shall continue to require within its mining ordinance that no excavation operations for the purposes of extracting mineral resources shall be permitted until the operator demonstrates a workable (environmentally sound) reclamation plan and proof of financial responsibility. Operators shall be required to provide financial assurance for the future costs of reclamation activities. Furthermore, the County shall encourage owners of existing mines presently exempted from reclamation requirements to carry out environmentally sound reclamation practices. Mining reclamation shall also adhere to all conditions imposed in permits issued by the FDER, the WMD's and Lake County.

Policy 7-13.8: Preservation of Hydrological Integrity at Reclaimed Mining Sites. Lake County shall continue to enforce its mining ordinance provisions requiring, where feasible, a horizontal impervious layer (possibly including a portion of the extracted resource) to be left undisturbed and unpenetrated beneath all excavated areas in order to retard the movement of water from excavated areas into the groundwater. The amount and location of the impervious layer to remain intact, if any, shall be determined using soil borings taken prior to excavation. Lake County shall minimize the effects of resource extraction upon ground and surface waters in conformance with State Plan Policy 14-6.

Policy 7-13.9: Wetland Reclamation Procedures. The County shall establish specific guidelines within its land development regulations for the appropriate methods of restoring the functions and values of mined areas with special regard to vegetative restoration to ensure that viable wetlands are established free of exotic and noxious plant species.

Policy 7-13.10: Abandoned Mine Reclamation Program. The County shall develop an inventory of improperly closed public and private mining sites and prepare a strategy to reclaim these areas with native vegetation.

Policy 7-13.11: Adoption of Lake County Mining Ordinance. The "Lake County Mining and Excavation Ordinance" as adopted by Ordinance 1990-8 by the Lake County Board of County Commissioners is hereby adopted within the Lake County Conservation Element Goals, Objectives, and Policies and is attached in its entirety as Appendix A to this Element.

OBJECTIVE 7-14: PROPER TREATMENT AND DISPOSAL OF SOLID WASTES 9J-5.013(2)(b)(1-4). The County Shall Protect and Enhance the Quality and Safety of the Environment by Requiring the Proper Facility Design and Location For All Solid Waste Disposal Systems. Solid Waste Disposal Systems Shall Be Properly Operated and Monitored. The County Shall Develop Educational, Monitoring, and Enforcement Programs Which Promote the Reduction of Solid Wastes Generated and Ensure that All Solid Wastes are Properly Disposed or Recycled.

Policy 7-14.1: Reduce the Volume of Solid Wastes. By 1994, Lake County shall reduce its total volume of solid wastes, in compliance with State Legislation, through the development of a diversified waste management program, which shall include, but is not limited to, recycling, composting, energy recovery from solid waste, and local commodity packaging policies, (allocations require 30% waste to energy, 30% recycling, 30% landfill).

Policy 7-14.2: Establish Safe Solid Waste Management Facilities. All solid waste transfer and disposal facilities shall be designed to prevent air, water and soil pollution, and danger to the public health and welfare. Unauthorized dumping and littering shall be strictly enforced, as shall the unauthorized burning of refuse or evaporation of solvents. Mandatory refuse pick up will occur throughout the County to eliminate illegal dumping. In addition, the siting of all solid waste transfer stations shall be conducted in a manner which will minimize the potential for environmental contamination.

Policy 7-14.3: Waste to Energy Facility. Lake County and Ogden Martin, Inc., or the assignee shall cooperate with the FDER to monitor the emissions from the waste to energy facility on a continuous basis to ensure that the facility is functioning properly and is not posing a threat to the health of the County's citizens or natural environment. The County shall contract with an independent third party to monitor and verify the quality of emissions at this facility.

Policy 7-14.4: Astatula Ash Residue Monofill. Lake County shall cooperate with the FDER in the monitoring of the air and groundwater quality at the ash residue monofill site. The County shall establish best management practices for the management of this facility and strictly monitor daily operations for compliance.

Policy 7-14.5: County Landfills. Lake County shall cooperate with the FDER and other relevant agencies to control water quality degradation from waste disposal at the Astatula landfill site (and other County landfills) as necessary. Programs may include: capping and lining of the new landfill, installation of leachate collection systems on existing unlined landfills, maintenance and expansion of groundwater and surface water monitoring programs to detect contamination by leachate, implementation of septic sludge programs and/or the creation of a publicly operated septic sludge disposal system.

Policy 7-14.6: Establish Regional Sanitary Sewer Systems. Lake County, in cooperation with local private and municipal utilities, shall implement regional sanitary sewer systems based upon the conclusions of the sanitary sewer sub-element. These conclusions shall be balanced with the dual needs of economic feasibility and existing groundwater and surface water contamination problems. The County shall develop interlocal agreements and other legal agreements necessary to establish service areas for each existing sanitary sewer utility and for prioritizing the construction of County facilities in areas beyond established territories.

Policy 7-14.7: Methane Digestion. The County shall investigate the potential for methane production at all utilities.

Policy 7-14.8: Sludge Application. The spreading of sludge, which may include heavy metals or other toxic materials, shall be accomplished to ensure that ground and surface waters are not contaminated. The County shall maintain existing guidelines under which wastewater sludge treatment and reuse shall be appropriate.

OBJECTIVE 7-15: PROPERLY MANAGE ALL HAZARDOUS MATERIALS 9J-5.013(2)(c)(10). The County Shall Protect and Enhance the Quality and Safety of the Environment by Requiring the Proper Facility Design and Location, and Proper Material Handling, Storage, Transport, of All Hazardous Materials. The County Shall Develop Educational, Monitoring, and Enforcement Programs Which Promote the Reduction Recycling, and Proper Disposal of Hazardous Wastes Generated and Ensure that All Hazardous Materials are Accounted and Disposed/Treated Properly.

Policy 7-15.1: Hazardous Material Education. Lake County shall prepare and distribute to all identified generators of hazardous waste and users of hazardous materials within its jurisdiction, a document describing acceptable hazardous materials management techniques and disposal procedures. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2. By December, 1992, the County shall cooperate with the Lake County School Board in developing educational programs for students and the general public to explain the proper disposal practices for hazardous wastes and the critical need to keep these materials out of the solid waste stream.

Policy 7-15.2: Hazardous Materials Storage/Transfer Facility. The County shall establish a temporary household hazardous waste collection/storage/transfer facility at the Astatula landfill until such time as the Astatula landfill is closed and a new County landfill is placed in operation. A permanent household hazardous waste collection/storage/transfer facility shall be located at the new County landfill when such landfill is placed in operation.

Policy 7-15.3: Domestic Generation of Hazardous Waste. The County shall develop a strategy to substantially increase the effectiveness of its amnesty days program, providing for a permanent year round amnesty collection center and additional storage/transfer sites throughout the County.

Policy 7-15.4: Household Hazardous Waste Recycling Program. Lake County, in cooperation with its municipalities, shall develop a household hazardous waste recovery program as part of its county-wide source separation recycling program. The program will require source separation of all hazardous wastes to be collected for separate processing. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-15.5: Identification and Tracking of Hazardous Wastes. Applications for all occupational licenses shall include a four-digit Standard Industrial Classification (SIC) code and business telephone number to facilitate identification of hazardous materials generators. In addition, the County shall develop a tracking system which shall account for all hazardous materials used by hazardous waste generators and conditionally exempt hazardous waste generators. Occupational licenses or other appropriate fees shall pay for the small quantity and conditionally exempt hazardous waste generators monitoring program.

Policy 7-15.6: Monitor and Enforce Hazardous Waste Management Practices. The County shall monitor and inspect all identified "small quantity generators" and "conditionally exempt generators" of hazardous materials as defined by FDER on an annual basis, consistent with State statutes, for the purposes of enforcement of hazardous materials management regulations which shall include use, storage, transport, treatment and disposal practices. Hazardous materials generators will be expected to manage their own wastes. The County shall enforce strict hazardous waste laws and swift prosecution of violators.

Policy 7-15.7: Update Hazardous Waste Emergency Response Plan. The Lake County Emergency Management Department shall be responsible for the development, implementation, evaluation of effectiveness, and periodic update of a hazardous materials emergency response plan according to the time frames established under SARA Title III in the Federal Code. The plan update shall be developed in cooperation with the ECFRPC and the local planning committee established under SARA Title III.

Policy 7-15.8: Clean up Hazardous Wastes Sites. The County shall cooperate with the FDER in the identification and cleanup of hazardous waste sites and in the coordination of hazardous materials management efforts.

Policy 7-15.9: Reduce Exposure to Hazardous Materials. The County shall utilize land use policies, engineering practices, and Federal and State financial incentives to prevent or reduce community and environmental exposure to hazardous materials. Large and small quantity hazardous waste generators shall be required to reduce wastes by on-site treatment, waste recycling, change in production methods, and substitution of raw materials.

Policy 7-15.10: Improperly Managed Hazardous Waste. The County shall prepare a plan which identifies corrective actions to retrofit or upgrade existing hazardous material facilities. New development activities which involve the handling, storing, or generating of hazardous materials/waste shall be discouraged. Groundwaters that may be significantly adversely affected by new installations, facilities, or other development activities shall be protected by strict engineering controls, limited development densities, use restrictions, and monitoring. These controls shall be specified within the future land development regulations. The

development regulations shall provide that it is the responsibility of the involved private party to provide for the cost of monitoring. Large quantity hazardous waste generators > 1000 kg per month shall be prohibited in designated prime aquifer recharge areas. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-15.11: Storage Tank Compliance Program. Lake County shall continue to support the local hazardous materials storage tank compliance program in cooperation with FDER which addresses above and below ground storage tank installation, inspection, contractor certification and oversight of maintenance and monitoring of hazardous materials (petroleum) contamination sites. The County shall assess the need for secondary containment of storage tanks and line systems which are located in the vicinity of public potable wellfields and within prime aquifer recharge zones. The County shall also assess the feasibility of requiring the relocation of such facilities if a facility poses a clear and present danger to the health, safety, and welfare of the citizens of Lake County. Large quantity hazardous waste generators > 1000 kg per month shall be prohibited in designated prime aquifer recharge areas. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

Policy 7-15.12: Regulate Septic Tanks Serving Industry. Lake County shall continue to enforce its ordinance regulating the use of septic tanks serving industrial and manufacturing concerns. The County shall establish a monitoring program for existing permitted industrial and manufacturing users of septic tanks and shall prohibit the issuance of septic tank permits for lands zoned industrial or manufacturing uses where possible use is to dispose of hazardous chemicals consistent with S. 381,272 (9), Florida Statutes.

Policy 7-15.13: Land Use Siting Guidelines for Facilities Using or Generating Hazardous Materials. The County shall consider the following factors in the process of determining locations for commercial and industrial facilities which use or generate significant amounts of hazardous materials:

1. Material Transportation routing and potential impact upon sensitive areas.
2. Response time for emergency services.
3. Distance from schools, hospitals and residential areas.
4. Compatibility with adjacent land uses.
5. Drainage patterns and basin characteristics.
6. DRASTIC Index/Hydrogeological Structure of site.
7. Prevailing winds.
8. Adjacency to sinkholes, wellfields, floodplains or other environmentally sensitive areas.

Policy 7-15.14: Public Used Oil Collection Program. Lake County shall continue its public used oil collection program, in cooperation with the private sector, by establishing a network of oil recycling centers throughout the County. The County shall prepare and distribute educational materials informing the public of the merits of recycling used oils.

Policy 7-15.15: Battery Collection Program. The County shall continue to enhance used battery collection program in cooperation with the private sector. The County shall establish temporary storage facilities at the Astatula landfill hazardous materials transfer station and shall develop a marketing program for the disposal of these batteries. The County shall prepare and distribute educational materials informing the public of the merits of recycling used batteries of all types.

Policy 7-15.16: Biohazardous Wastes. Lake County shall cooperate with the FDER in identifying and monitoring all biohazardous waste generators and transporters, and "conditionally exempt" biohazardous waste generators and transporters to ensure that these wastes are properly disposed, pursuant to the provisions and definitions of Sections 403.704 (31) and 381.80, Florida Statutes. This program shall be funded by the County's biohazardous waste generators through operation permits or other appropriate mechanisms.

OBJECTIVE 7-16: PROTECT PROPERTY RIGHTS. Lake County Shall Protect Property Rights In its Regulation and Acquisition Programs Regarding Preservation and Conservation.

Policy 7-16.1: Provide Compensation for Lands Denied All Reasonable Use. The County shall provide compensation for the denial of all reasonable use of the property.

OBJECTIVE 7-17: LAND MANAGEMENT AND USE. Lake County Shall Develop the Land Use Regulations Which Are Most Appropriate and Capable of Accommodating Growth Without Significant Adverse Impact the County's Natural Resources.

Policy 7-17.1: Land Use Impacts on Natural Resources. The County shall adopt within the land development regulations and shall give consideration within all land use planning, to the impact of land use on water quality and quantity; the availability of land and other natural resources to meet demands; and the potential for flooding.

Policy 7-17.2: Establish Scenic Roadway Program. The County shall establish a scenic roadway designation program.

Policy 7-17.3: Land Management to Enhance Wildlife. Agricultural and silvicultural operations shall utilize "Agricultural Best Management Practices" of the Department of Environmental Regulation, "Silviculture Best Management Practices" by the Florida Department of Agriculture and Consumer Services and the requirements of Chapter 373 and 403, Florida Statutes to enhance wildlife populations. Wetlands shall not be fenced so as to restrict the movement of wildlife, however, fences shall be allowed to separate ownership.

Policy 7-17.4: Natural Areas Network. Lake County shall develop through its Land Development Regulations criteria for establishing natural area networks by connecting existing natural areas for the purposes of wildlife enhancement, endangered species population maintenance and restoration, retention of aquifer recharge capabilities, establishing open space networks between existing urbanized areas/controlling urban sprawl, airshed protection, enhancement of real estate values, providing recreational lands.

OBJECTIVE 7-18: REVENUE SOURCES FOR FUNDING CONSERVATION PROGRAM. Lake County Shall Research and Establish Financial Mechanisms for the Purpose of Equitably Funding the Conservation Goals, Objectives and Policies Within This Plan Element; Via Sales, General Revenue and Other Broadly Based Sources Unless Otherwise Specified Within This Element. Lake County Shall at All Times Require That Any Incidence of Taxation or Other Revenue Generating Source Be Equitably Administered So That Those Who Benefit From Government Programs Pay For the Costs Incurred By These Programs, and Those Who Cause the Need For Government Intervention Pay For the Cost of Regulation, Monitoring, Restoration and Enforcement.

Policy 7-18.1: Staffing for Environmental Regulation Programs. Lake County shall pursue a diversified approach to funding its Conservation staffing requirements. In all situations involving regulation the County shall require the involved party to pay for the majority of the cost of regulation through appropriate charges such as, but not limited to, user fees, licenses, or permit charges.

In all situations involving environmental stewardship Lake County shall pursue a cooperative cost sharing approach for the funding of all natural resource management programs with appropriate public agencies and involved or benefiting private parties.

In all situations involving environmental monitoring associated with pollution sources or hazardous materials use Lake County shall cause the party requiring monitoring to pay for the entire cost of the program. In all other situations involving environmental monitoring Lake County shall pursue a cooperative cost sharing approach with appropriate public agencies and involved private parties.

Policy 7-18.2: Land Banking Program for Habitat Mitigation. Lake County, in cooperation with the Lake County Water Authority, the FDNR, and other state and regional regulatory and land use management agencies, shall investigate the feasibility of establishing an off-site "land banking" or land trust program as an option for the mitigation of the unavoidable loss of protected rare or endangered lands, natural upland communities, and wetlands. The monies generated from this program shall be dedicated to the purchase of significant environmentally sensitive lands for preservation.

Policy 7-18.3: Acquisition Funding for Conservation of Native Upland. Lake County shall investigate the establishment of native upland impact fee. The County shall also investigate funding this program through the general fund or other alternatives. If established, this impact fee shall be payable to the County and shall be used by the County for acquisition of native habitat preserve areas and for management of such lands.

Policy 7-18.4 Funding of Groundwater Protection Programs and Potable Water Utility. Funding for groundwater protection programs and the potable water utility shall be evaluated by 1993 with the final determination of funding established by the Lake County Board of County Commissioners.

Policy 7-18.5: Special Assessment For Stormwater Utility. Lake County shall establish special assessment districts for all properties located within the drainage patterns of surface water bodies demonstrated to be experiencing stormwater discharge pollution problems as identified within the Drainage Sub-element and the Conservation Element, or by the Pollution Control Department, the FDER, SWFWMD, and the SJRWMD. This program shall be consistent with Policies 7.3.1 through 7.3.4. The costs to establish proper stormwater management facilities within these areas shall be born by the parties having proprietary interests in these lands. This shall be County-wide per dwelling unit or per square foot for commercial.

Policy 7-18.6: Funding for Ambient Air Quality Monitoring. Lake County shall establish appropriate funding mechanisms to implement a County air quality monitoring program. As one mechanism of funding implementation of the air quality monitoring program, the County shall seek to contract with the Florida Department of Environmental Regulation for the County to conduct air pollution control programs on behalf of FDER in Lake County.

Policy 7-18.7: Dedicated Millage Towards Conservation Programs. Lake County shall place a referendum on the Ballot which will determine the level of support for the acquisition of recreation and conservation lands and programs. Based upon the approval of such a program, the Lake County Board of County Commissioners shall establish a millage rate for the property tax levy which dedicates financial resources, supplementing previously mentioned funding mechanisms, towards the Conservation Elements goals, objectives, policies and programs. This millage shall be equally distributed between the four general directives of the element: 1) land development regulation; 2) monitoring, data collection, and plan formulation; 3) resource management plan implementation; and 4) land protection (stewardship) and acquisition. Implementation for this program shall be determined as part of the evaluation of all programs under Policy 7-1.2.

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DEFINITIONS

The following definitions shall be used in the review or interpretation of this comprehensive plan. Where a definition contained within this section is different or inconsistent with the definitions contained in enabling state legislation or is inconsistent with the definition contained within the Florida Administrative Code, the definition contained herein shall be utilized.

Acutely Hazardous Waste - Wastes designated by the U.S. EPA as being significantly more dangerous in small amounts than other hazardous wastes. Wastes listed in Appendix B of "Understanding the Small

Quantity Generator Hazardous Waste Rules: A Handbook for Small Business" EPA/530-SW86-019, September 1986.

Adverse Effect - {upon a natural community} Direct contamination, destruction, or that which contributes to the contamination or destruction of a natural community, or portion thereof, to the degree that its environmental benefits are eliminated, reduced, impaired, or where there is a resultant threat to its present or future function.

Altered Natural Communities - Natural resources which have been substantially affected by development but continue to provide some environmental benefit.

Ambient - Circulating or surrounding.

Air Quality Control Region - Any air quality control region designated pursuant to Section 107 of the Clean Air Act. The boundaries of the air quality control regions in Florida are set forth in 40 CFR Sections 81.49, 81.68, 81.95, 81.96, and 81.97.

Aquatic Preserves - Submerged lands owned by the State of Florida as identified in Chapter 258, Florida Statutes, which have been set aside in an essentially natural or existing condition for the benefit of future generations.

Aquifer - A geologic formation, group of formations, or part of a formation that contains sufficient saturated permeable material to yield significant quantities of water to wells and springs. (See Floridan Aquifer System; Intermediate Aquifer System; and Surficial Aquifer System.)

Area of Special Flood Hazard - Any locality that, because of topography, soil limitations or geographic location, is subject to periodic or occasional inundation.

Artificial Waterway - Dredged canal created by man in upland or wetland.

Assimilative Capacity - The greatest amount of a pollutant loading that a water or wetland can receive without violating state water quality standards.

Best Management Practices (BMP) - Management or design criteria adopted for areawide application, usually associated with agricultural, horticultural, or commercial forestry pursuits.

Bicycle and Pedestrian Ways - Any road, path, or way which is open to bicycle travel and travel afoot and from which motor vehicles are excluded.

Biohazardous Waste - Any solid waste or liquid waste which may present a threat of infection to humans. The term includes, but is not limited to, nonliquid human tissue and body parts; laboratory and veterinary waste which contain human-disease-causing agents; used disposal sharps, human blood, and human blood products and body fluids; and other materials which in the opinion of the Florida Department of Health and Rehabilitative Services represent a significant risk of infection to persons outside the generating facility.

Biological Waste - Solid waste that causes or has the capability of causing disease or infection and includes, but is not limited to, biohazardous waste, diseased or dead animals, and other wastes capable of transmitting pathogens to humans or animals.

Borrow Activities - See Excavation.

Buffer Zone - Area which shields a natural community of protected species habitat by prohibiting development activities and removal of native vegetation. Such zones use naturally occurring vegetation or

open space for the purposes of limiting the effects of development on natural systems or the recreational value of natural features.

Common Area - Any part of a development designed and intended to be used in common by the owners, residents or tenants of the development.

Common Open Space - All open space, natural areas and recreational areas which are part of a common area.

Compensating Storage - Physical replacement of natural flood water storage volumes that would be displaced in areas of special flood hazard due to development. The volume of compensating storage shall be calculated assuming normal wet season ground water levels.

Comprehensive Plan - A plan adopted pursuant to the "Local Comprehensive Planning and Land Development Regulation Act" and meeting the requirements of ss. 163.3177 and 163.3178.

Cone of Depression - A description phrase relating to the events that occur in an aquifer when withdrawal of well water exceeds recharge.

Cone of Influence - An area around one or more major waterwells the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.

Confined Aquifer - An aquifer that is bounded above and below by impermeable beds or by beds of distinctly lower permeability than that of the aquifer itself.

Confining Layer - A rock or soil bed that lies above or below an aquifer and that allows very little water to flow through the other layers.

Connected Wetland - A vegetative community which is part of a flowing water system or a runoff system where waters flow through during times of heavy rainfall.

Conservation - The prudent use of natural resources commensurate with environmental functions.

Conservation Plan - A formal document, prepared or approved by the Lake County Soil and Water Conservation District organized pursuant to Chapter 582, Florida Statutes, which outlines a system of management practices to control soil erosion, reduce sediment loss or protect the water quality on a specific parcel.

Conservation Open Space - Land area that is suitable for conservation uses.

Conservation Uses - Activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purpose as flood control, protection of quality or quantity of groundwater of surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitat.

Critical - Of special importance, requiring high-priority treatment, usually applied to resource areas of special importance due to their usefulness, hazard, or pending impact from alteration.

Critical Habitat - The viable areas of habitation including feeding, breeding, and nesting areas for species of Special Concern as well as Endangered and Threatened species as confirmed by appropriate jurisdictional agency documentation, or by reports which may be submitted by an applicant requesting a development order on a site containing an area of such habitation by the above noted species. The extent of these areas shall have a definitive boundary which may vary in extent based on the individual species.

Depression Basins - Natural depression watershed areas which have no positive outfall for surface water runoff except by infiltration as evapotranspiration.

Development - As defined in 380.04 Florida Statutes.

Development Permit - Includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

Development Order - Means any order granting, denying, or granting with conditions and application for a development permit.

Development Rights - The potential for the improvement of a parcel of real property, measured in dwelling units per gross acre, or gross leasable area, which exists because of the land use designation or zoning classification of the parcel.

Endangered Species - Any species of flora and/or fauna naturally occurring in Florida, whose prospects of survival are in jeopardy due to modification or loss of habitat; over utilization for commercial, sporting, scientific, or educational purposes; disease; predation; inadequacy of regulatory mechanisms; or other natural or manmade factors affecting its continued existence. Endangered species include, at a minimum, those identified as such in Chapter 39-27, Florida Administrative Code, s. 581.185, Florida Statutes and 50 of Federal Regulations, Sections 17.11 and 17.12.

Environmentally Sensitive - Descriptive of lands which, by virtue of some qualifying environmental characteristic are regulated by either the Florida Department of Natural Resources, the Florida Department of Environmental Regulation, the Southwest Florida or St. Johns River Water Management District, or any other governmental agency empowered by law for such regulation. Environmentally sensitive lands include, at a minimum, rivers, streams, lakes, springs, sinkholes, wetlands, floodplains, high recharge areas, and habitat inhabited by designated species.

Excavation - The removal and transport of earth materials (sometimes referred to as "borrow" activities). This definition excludes commercial mining operations (such as limerock and sand mining operations), excavation associated with construction of storm water management facilities, excavation activities governed by the Lake County Subdivision Regulations, and excavation associated with sod farming and removal activities, and tree farming activities.

Exotic Species - A non-native plant or animal.

Extraction - The removal of resources from their location so as to make them suitable for commercial, industrial, or construction use; but does not include excavation solely in aid of onsite farming or onsite construction, nor the process of searching, prospecting, exploring, or investigating for resources for drilling.

Fill - Raising the surface level of the land with suitable soil material.

Fish and Wildlife - Any member of the animal kingdom, including, but not limited to, any mammal, fish, bird, amphibian, reptile, mollusk, crustacean, arthropod, or other invertebrate.

Flatwood -- Broad, nearly level, low ridges of dominantly poorly drained soils characteristically vegetated with open woods of pine and saw palmetto.

Flood or Flooding - The inundation of land by the overflow of a stream basin or depression basin, the accumulation of runoff, or the rise of ground water.

Flood Plain - Areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps of Flood Hazard Boundary Maps.

Floodway - The channel of a river or other watercourse of the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

Floridan Aquifer System - The thick carbonate sequence which includes all or part of the Paleocene to early Miocene Series and functions regionally as a water-yielding hydraulic unit. Where overlaid by either the intermediate aquifer system or the intermediate confining unit, the Floridan contains water under confined conditions. Where overlaid directly by the surficial aquifer system, the Floridan may or may not contain water under confined conditions, depending on the extent of low permeability materials in the surficial aquifer system. Where the carbonate rocks crop out, the Floridan generally contains water under unconfined conditions near the top of the aquifer system; but, because of vertical variations in permeability, deeper zones may contain water under confined conditions. The Floridan aquifer system is present throughout the County is the deepest part of the active ground water flow system. The top of the aquifer system generally coincides with the absence of significant thicknesses of clastics from the section and with the top of the vertically persistent permeable carbonate section. For the most part, the top of the aquifer system coincides with the top of the Suwannee Limestone, where present, or the top of the Ocala Group. Where these are missing, the Avon Park Limestone or permeable carbonate beds of the Hawthorn Formation form the top of the aquifer system. The base of the aquifer system coincides with the appearance of the regionally persistent sequence of anhydrite beds that lie near the top of the Cedar Keys Limestone.

Geologic Features - A prominent or conspicuous characteristic of earth materials in the landscape. In Lake County, prominent geologic features include sinkholes, caves, stream bluffs, escarpments, outcroppings, and springs.

Geophysical - Of or pertaining to the physical properties of earth materials and their chemical composition and transformations.

Groundwater - Water occurring beneath the surface of the ground, whether or not flowing through known or definite channels.

Habitat - The natural abode of a plant or animal. The kind of environment in which a plant or animal normally lives, as opposed to the range, or spatial distribution.

Habitat Corridors - A naturally-vegetated transportation route for plants and animals that connects larger natural areas. Wild plants and animals typically require avenues for dispersal to different feeding and breeding sites in order to survive.

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

Hydrogeologic - Of or pertaining to the interrelationship of earth materials and processes with water. The movement patterns and chemistry of ground water are heavily dependent on geology of the area.

Hydroperiod - The annual period of inundation.

Hydric Soils - Soil that is wet long enough to periodically produce anaerobic conditions, thereby influencing the growth of plants.

Important Agricultural Areas - The important farmlands that are identified by the U. S. Soil Conservation Service. These include prime and unique farmlands, and additional farmland of statewide and local importance as described in 7 Code of Federal Regulations 657.

Important Ecological Community - An assemblage of native biota which may be easily recognized because of characteristics species or overall appearance, and which is sustainable through maintenance or ecosystem regulators such as fire to period inundation.

Injection Well - A well into which fluids are drained, either by gravity flow or under pressure. The terms deep well and shallow well injection have no real significance relative to the actual depth of a well. Specific depths should be stated.

Intermediate Aquifer System - All rocks that lie between the overlying surficial aquifer system and the underlying Floridan aquifer system. These rocks in general consist of fine-grained clastic deposits interlayered with carbonate strata belonging to all or parts of the Miocene and younger Series. In places, poorly-water-yielding to non-water-yielding strata mainly occur; there the term "intermediate confining unit" applies. In other places, one or more low- to moderate-yielding aquifers may be interlayered with relative impermeable confining beds; there the term "intermediate aquifer system" applies. The aquifers within this system contain water and confined conditions. The top of the intermediate aquifer system or the intermediate confining unit coincides with the base of the surficial aquifer system. The base of the intermediate aquifer is the top of the vertically persistent permeable carbonate section that comprises the Floridan aquifer system, or, in other words, that place in the section where clastic layers of significant thickness are absent and permeable carbonate rocks are dominant. Where the upper layers of the persistent carbonate section are of low permeability, they are part of either the intermediate aquifer system or intermediate confining unit, as applicable to the area.

Isolated Wetland - Cypress domes or shallow marshes where no naturally occurring outfall exists.

Karst Topography - The relief of an area underlain by limestone that dissolves in differing degrees, thus forming numerous depressions or small basins.

Land Application - The act of disposing of sewage effluent and/or sludge on the earth's surface. There are three primary types of land application: (1) overland flow, which includes depository sludge in landfills, (2) rapid rate infiltration, such as in percolation ponds, and (3) slow rate infiltration such as spray irrigation.

Level of Service - An indicator of the extent or degree of service provided by or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

Listed - Refers to those lists of endangered species which are not accompanied by protection legislation, such as rare and endangered species lists compiled by academic or conservation groups.

Mining - The extraction of natural deposits from the earth which are regulated by the State of Florida under Part II of Chapter 211 and Chapter 378, Florida Statutes, and by Lake County Ordinance 68.

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

Mounding - Filling the area of the absorption field of a septic tank with suitable soil material to raise it above the water table to meet state and local regulations.

National Ambient Air Quality Standards (NAAQS) - Restrictions established by the U.S. EPA pursuant to Section 109 of the Clean Air Act to limit the quality or concentration of an air pollutant that may be allowed to exist in the ambient air for any specific period of time. Those air pollutants for which standards exist are: carbon monoxide, lead, nitrogen dioxide, ozone, sulfur dioxide and total suspended particulates.

Native Biota - The natural occurrence of species of plants and animals in a specific region. Native biota does not include species that are exotic or introduced by humans and that have become "naturalized".

Native Vegetation - Plant that are indigenous to the State of Florida.

Natural Drainage Features - The naturally occurring features of an area which accommodate the flow of stormwater, such as streams, rivers, lakes and wetlands.

Natural Ecological Communities - An ecological community is an assemblage of plants and animals that is: (1) repeatable in general terms under similar physical conditions over the landscape, (2) capable of self-maintenance, (3) can be recognized as being distinct from adjoining communities, and (4) has not been significantly altered by previous manmade activities. A community can usually be recognized by a few key species of plants. A natural ecological community is one that is important as a reserve of biological diversity.

Natural Reservation - Areas designated for conservation purposes and operated by contractual agreement with or managed by a federal, state, regional, or local government or non-profit agency such as national parks, state parks, lands purchased under the Save Our Coasts, Conservation and Recreational Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters.

Natural Resources - Natural resources include, at a minimum, all the natural features associated with the land, air, water, groundwater, flora and fauna, as well as other such resources belonging to, managed by, held in trust by, appertaining to, or otherwise controlled by the State of Florida and situated in an area of critical state concern or offshore from an area of critical state concern.

Nonattainment - Any area not meeting ambient air quality standards and designated as a nonattainment area under Section 17-2.410, F.A.C. for any of the NAAQS listed air pollutants.

Non-point Source Pollution - Contamination arising from the discharge of wastes to the land, soils, water bodies or to the atmosphere from dispersed sources.

Paleontologic - Dealing with the use of past geological periods as known from fossil remains.

Percolation - The downward movement of water through the soil.

Permeability - The quality of the soil that enables water to move downward through the profile. Permeability is measured as the number of inches per hour that water moves downward through the saturated soil.

Point source pollution - Contamination arising from direct discharge of wastes to water bodies or to the atmosphere through a pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operations or vessel or other floating craft or other concentrated means from which pollutants are discharged.

Ponding - Standing water on soils in closed depressions.

Preservation - The perpetual maintenance of areas in their natural state.

Productivity (soil) - The capacity of a soil for producing a specified plant or sequence of plants under specified management.

Protected - Refers to official Federal, State or international treaty lists which provide legal protection for the rare and endangered species they list.

Rare species - Species which, although not presently endangered or threatened as defined, are potentially at risk because they are found only within a restricted geographic area or habitat in the State, or are sparsely distributed over a wider range.

Reclamation - The filling, backfilling, restructuring, reshaping, and/or revegetation within and around a land excavation or filling area to a safe and aesthetic condition.

Relief - The elevations of inequalities of a land surface, considered collectively.

Reuse - The planned activity or activities that are intended for the land excavation or filling area and/or abutting land after the excavation or filling ceases and reclamation is completed.

Runoff - The precipitation discharged into stream channels from an area. The water that flows off the surface of the land without sinking into the soil is called surface runoff. Water that enters the soil before reaching surface streams is called ground water runoff or seepage flow from ground water.

Secondary Treatment - The second step in wastewater processing whereby most of the organic material in sewage areas is broken down to simpler, inorganic molecules. The biological demands of sewage, such as the heavy use of oxygen, are reduced at this step. This kind of treatment is commonly the last step in sewage treatment plants.

Seepage - The movement of water through the soil.

Sensitive - Areas where natural resource values or hazards play a primary role in land suitability and capability. These include areas with special natural resource characteristics which may be described as fragile and subject to harm with a minimal amount of alteration.

Sheet flow - The pattern of water movement where large quantities of water move in broad-spread, shallow layers across the ground's surface. This is typical in wetlands, marshes, grasslands, pine flatwoods, and prairies.

Significant Natural Upland Community or Significant Upland Community - Those sites identified on the Conservation Element as "Significant Upland Communities".

Silviculture - Of or pertaining to commercial forestry.

Sinkhole - A funnel-shaped depression in the land surface, generally in a limestone region, caused by solution processes and often resulting in connection(s) with subterranean passages and ground water systems.

Slough - A broad, slightly depressional, poorly defined drainageway.

Soil - A natural three-dimensional body at the earth's surface. It is capable of supporting plants and has properties resulting from the integrated effect of climate and living matter acting on earthy parent material, as conditioned by relief over periods of time.

Solid Waste - Means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility, or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

Source Separation - The separation of the components of solid waste (glass, metal, paper, chemicals, plastic, kitchen wastes, etc.) at the source of generation before disposal to allow for alternative waste management practices such as reuse, recycling, and energy recovery.

Species of Special Concern - Fauna identified in Section 39-27.005 F.A.C. which warrants special protection, recognition or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a Threatened species; may already meet certain criteria for designation as a Threatened species but for which conclusive data is limited or lacking; may occupy such an unusually vital and essential ecological niche that should it decline significantly in numbers or distribution other species would be adversely affected to a significant degree; or has not sufficiently recovered from past population depletion.

Stream - Any river, creek, slough, or natural watercourse in which water usually flows in a defined bed or channel. It is not essential that the flowing be uniform or uninterrupted. The fact that some part of the bed or channel has been dredged or improved does not prevent the watercourse from being a stream.

Stream-to-sink Aquifer Recharge Basins - A drainage basin typified by streams discharging into sinkholes and other karst features.

Stream Basins - Watershed areas which drain surface water runoff via streams and channels, both natural and manmade.

Stream Crossing - Transportation and utility crossings of stream basins.

Structure - Anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground as well as a mobile home.

Surface Waters - Water upon the surface of the earth, whether contained in bounds created naturally or artificially or diffused. Water from natural springs shall be classified as surface water when it exits from the spring onto the earth's surface.

Surficial Aquifer System - The permeable hydrogeologic unit contiguous with land surface that is comprised principally of unconsolidated to poorly indurated clastic deposits. It also includes well-inundated carbonate rocks, other than those of the Floridan aquifer system where the Floridan is at or near land surface. Rocks making up the surficial aquifer system belong to all or part of the upper Miocene to Holocene Series. It contains the water table and water within it is under mainly unconfined conditions; but beds of low permeability may cause semi-confined or locally confined conditions to prevail in its deeper parts. The lower limit of the surficial aquifer system coincides with the top of laterally extensive and vertically persistent beds of much lower permeability. Within the surficial aquifer system, one or more aquifers may be designated based on lateral or vertical variations in water-bearing properties.

Tertiary Treatment - The third and usually most expensive in a series of processes whereby pollutants such as phosphorous or nitrogen compounds are removed from wastewater. Most sewage treatment plants are only capable of secondary treatment of wastewater.

Threatened Species - Any species of flora or fauna naturally occurring in Florida which may not be in immediate danger of extinction, but which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modification of its environment. Threatened species include, at a minimum, those identified as such in Chapter 39-27, Florida Administrative Code, s. 581.185, Florida Statutes and 50 of Federal Regulations, Sections 17.11 and 17.12.

Unconfined Aquifer - An aquifer that has no impermeable layer between the zone of saturation and water table.

Upland Communities - Those non-wetland, non-aquatic areas not subject to regular flooding. These include: scrub, sandhill, xeric hammock, upland pine forest, mesic hammock, slope forest, mesic flatwoods and scrubby flatwoods. For this element, communities that do not consistently meet legal criteria for protection as a wetland have also been included. These are floodplain forest, baygall, wet flatwoods, and hydric hammocks.

Vertical Drainage - The characteristic of porous soils and rocks whereby water pools only temporarily and cannot form perennial streams on the earth's surface; instead, water flows straight down through soils and rock to an underlying aquifer.

Vegetative Communities - Ecological communities, such as oak hammocks or cypress swamps, which are classified based on the presence of certain soils, vegetation and animals.

Water - Any and all water on or beneath the surface of the ground or in the atmosphere, including natural or artificial watercourses, lakes, ponds, or diffused surface water and water percolating, standing, or flowing, beneath the surface of ground, as well as all coastal waters within the jurisdiction of the state.

Water Recharge Area - Land or water areas through which groundwater is replenished.

Water table - That surface in an unconfined water body at which the pressure is atmospheric. It is defined by the levels at which water stands in wells that penetrate the water body just far enough to hold standing water.

Wetlands - Lands which are transitional between terrestrial (upland) and aquatic (open water) systems where the water table is usually at or near the surface, or where the land is covered by shallow water. Such lands are predominantly characterized by hydrophytic vegetation identified in Section 17-4.022, F.A.C. The presence of hydric soils determined by the U.S. Soil Conservation Service, and other indicators of regular or periodic inundation, shall be used as presumptive evidence of the presence of a wetland area. The existence and extent of these shall be determined by the jurisdictional limits defined by Chapter 17-4, F.A.C. and implemented by the Florida Department of Environmental Regulation, or as defined within Chapter 40D-4 and implemented by the Southwest Florida District or within Chapter 40C-4 and implemented by the St. Johns River Water Management District.

Wildlife - See fish and wildlife.

Woodland Management Plan - A document developed by or in coordination with the Florida Department of Agriculture's Division of Forestry for areas containing commercially valuable forests, developing forests, or other valuable forested areas.

APPENDIX A
LAKE COUNTY MINING AND EXCAVATION ORDINANCE
(SEE CHAPTER VI OF THE LAKE COUNTY LAND DEVELOPMENT REGULATIONS)

CHAPTER VIII
RECREATION AND OPEN SPACE ELEMENT

9J-5.014(3)

GOALS, OBJECTIVES, AND POLICIES. This section establishes the Recreation and Open Space Element Goals, Objectives, and Policies for implementation pursuant to Section 9J-5.014 (3) Florida Administrative Code (FAC).

The unincorporated population of the County has a need for a County-sponsored recreation program to fulfill demands not met by existing public recreation facilities. The County parks and open space program is essential, and to achieve it, a recreation program will be established in phases, employing a multifaceted approach which consists of:

1. establishment of a permanent funding mechanism to fund a County parks and recreation office, to implement the plan, and to provide supplemental funding or assistance to municipal recreation;
2. improved maintenance, accessibility and development of existing properties;
3. acquisition and development of additional property in unincorporated areas identified as vulnerable to immediate development, high density/low-income areas, and areas that have recreational deficiencies in order to maintain current levels of service as the unincorporated population expands; and
4. the provision of recreation space and facilities within or in close proximity of new residential developments.

GOAL 8: RECREATION AND OPEN SPACE. LAKE COUNTY SHALL PROVIDE RECREATION AND OPEN SPACE OPPORTUNITIES IN THE UNINCORPORATED AREAS OF LAKE COUNTY TO MEET THE ANTICIPATED DEMANDS CREATED BY FUTURE GROWTH AND DEVELOPMENT

OBJECTIVE 8-1: PROVISION OF ADEQUATE SITES AND FACILITIES IN AN EFFICIENT MANNER. Lake County Shall Ensure That Adequate Recreation Space Is Available By the Years 1996 and 2005.

Policy 8-1.1: Level of Service Standards for Activity-Based Recreation Space. Lake County hereby adopts the following minimum Level of Service Standard for the provision of activity-based recreation space through the year 2005.

0.92 Acres Per 1000 Residents

Policy 8-1.2: Level of Service Standards for Passive Recreation Space. Lake County shall not adopt a minimum Level of Service Standard for the provision of passive, resource-based recreation space. Passive, resource-based recreation acquisitions will continue to be made in the existing manner.

Policy 8-1.3: Level of Service Standards for Recreation Facilities. Lake County hereby establishes the following guidelines for the provision of recreation facilities at new County recreation sites. These guidelines shall be evaluated and revised on an annual basis.

Community Park	\$ 5,800 Per Acre
District Park	\$ 7,715 Per Acre
Regional Park	\$ 9,036 Per Acre
Boat Ramp Park	\$11,300 Per Acre
Linear Park	\$15,000 Per Mile

The provision of these park types shall be consistent to the greatest extent feasible with the park types in Table 9-12 found in the Data Inventory and Analysis document and with the anticipated cost of land based on an assessment by an independent certified real estate appraiser and found within the County's recently completed Comprehensive Impact Fee Report which is as follows:

Community Park	\$ 10,500 Per Acre
District Park	\$ 10,500 Per Acre
Regional Park	\$ 10,500 Per Acre
Boat Ramp Park	\$ 10,500 Per Acre
Linear Park	\$ 10,500 Per Acre (convert to linear acreage)

Policy 8-1.4: Monitor Compliance of Recreation Space Land Requirements. Minimum land requirements needed to comply with the above adopted level of service standard shall be monitored and evaluated on an annual basis in the County's Concurrency Management System. Procedures for monitoring the level of service shall be included within this system.

Policy 8-1.5: Planned Capital Improvements Required to Meet Recreation Space Demands. Lake County shall include any declared land acquisition for recreation space within the Capital Improvement Schedule.

Policy 8-1.6: Mandatory Dedication of Land for Recreation Space. Lake County shall incorporate provisions within its Land Development Regulations by February, 1992, which require new residential development to provide recreation space consistent with the Concurrency Management System. The provision of recreation space for activity-based recreation shall be in addition to the area required for open space.

Policy 8-1.7: Acquisition of Recreation Lands. By 1992, Lake County shall establish a prioritized list of desirable properties to be acquired for recreational development, giving emphasis to those areas identified as vulnerable to immediate development, as low-income, as high density areas, or as areas having recreational deficiencies. By 1992, Lake County shall annually schedule the purchase of parks and facilities within the five year schedule of capital improvements based on the land acquisition priority list specified above.

Policy 8-1.8: Prioritize Land for Acquisition. Beginning in 1992, priority of acquisition shall be given to those recreation projects considered by the Office of Parks and Recreation which propose to do one or more of the following:

1. ensure preservation of park lands for public use at the least cost to taxpayers;
2. utilize sites which are identified as significant for their historic, cultural, or archaeological value;
3. preserve and protect environmentally sensitive land or promote conservation;
4. complement, rather than duplicate the existing network of public recreation programs and facilities;
5. have low operation or maintenance costs.

Policy 8-1.9: Development of Community Parks. Lake County shall develop community parks, at a minimum of ten acres each, in the Mt. Plymouth-Sorrento and Bassville Park areas at such time as additional park land is needed to maintain the level of service standard. Lake County Schools should also be evaluated for their use as recreation sites when school is not in session.

The Capital Improvements Schedule shall be amended to include the acquisition of this park land. Acquisition and development shall be determined on a site-by-site basis with an initial review by the County Parks and Recreation Office and the Lake County Parks and Recreation Advisory Committee. Final review

shall include local community input at a public hearing concerning inclusion in the Lake County Capital Improvement Program.

Policy 8-1.10: Designation of Abandoned Rail Corridors for Recreational Purposes. By 1992, Lake County shall identify and designate its existing abandoned rail corridors as open space through its Land Development Regulations. Proposed residential development that contains existing rail abandonments shall include such abandonments as meeting a portion of its recreation or open space requirements when dedicated. Where an existing rail abandonment traverses through proposed non-residential uses, the maintenance of the integrity of the corridor shall be ensured through donation, easement, rerouting or other available means.

Policy 8-1.11: Provision of Recreation Trails. Lake County shall acquire or participate in the acquisition of land or riverine areas for recreation trails. Recreation Trails shall be defined as found in Chapter 260, Florida Statutes, Recreational Trails System. The acquisition of recreation trails shall contribute to the adopted level of service. Priority shall be given to those facilities depicted on the Future Recreation and Open Space Map adopted herein. Priority for acquisition or rail abandonments shall be the Orange County to Sumter County Line (commonly known as the Winter Garden to Mascotte to the Sumter County line segments).

Policy 8-1.12: Evaluation of the Lake County Recreation Property. The County-owned recreation property, consisting of 285 acres and located at the intersection of S.R. 19 and U.S. 27, shall be evaluated for development by the Lake County Board of County Commissioners by 1996. Determination shall be made prior to that time as to its development in terms of both type and schedule.

Policy 8-1.13: Sale or Exchange of County Recreation Property. Due consideration of the value of any County recreation site to the County Recreation and Parks Program shall be given; sale or exchange of any County recreation property, whether for money or for other property, will be transacted at fair market value, except when this will result in a loss to the County.

OBJECTIVE 8-2: ESTABLISH FUNDING MECHANISM FOR PARKS AND RECREATION. By 1992, Lake County, In Cooperation With the Florida Department Of Natural Resources, Will Establish A Mechanism For Obtaining Funds To Be Utilized By the Office Of Parks and Recreation. Consideration Shall Be Given To the Use Of Impact Fees, User Fees, Taxing Districts, Gifts, Foundations, Bond Issues, Grants, Required Developer Donations, and Other Funding Sources.

Policy 8-2.1: Staff and Fund Office of Parks and Recreation. By 1992, Lake County shall continue to fund and staff the County Office of Parks and Recreation and a County Recreation Coordinator. The Recreation Coordinator shall annually review the Recreation and Open Space Element and determine the need for revisions. The Recreation Coordinator shall annually prepare a schedule of capital improvements for inclusion in the Capital Improvements Program.

Policy 8-2.2: Permanent Funding Mechanism for Acquisition of Recreation Sites and Facilities. By 1992, Lake County shall establish a permanent funding source for the purchase of new recreation sites and facilities to serve the anticipated population of the County. By 1992, Lake County shall place a referendum on the ballot which will determine the level of funding that the citizens of Lake County will support for the acquisition of recreation and conservation lands and programs.

Policy 8-2.3: Use of Impact Fees for Recreation. Lake County shall provide facility improvements to existing sites as programmed within the Capital Improvements Element to eliminate deficiencies. Funding for new sites shall be supported through impact fees if adopted in the future by the County. When all existing sites have facility improvements which are programmed or in place, which eliminate any identified deficiencies consistent with Policy 8-4.1, Lake County shall cover the cost of facility improvements to new park sites. The elimination of deficiencies shall be consistent with the improvements identified within the Data Inventory, and Analysis portion of this element and the Capital Improvements Element.

OBJECTIVE 8-3: MAXIMIZE THE USE OF EXISTING RECREATION SPACE. Lake County Shall Maximize the Use Of Existing Recreation Space By Coordinating With the Municipal Recreation Programs, Developing Enhanced Signage and Lighting At County Facilities, and Improving Maintenance Where Needed.

Policy 8-3.1: Develop Procedures and Guidelines for Maintenance. By 1993, the County Recreation Coordinator, with the assistance of the Lake County Water Authority, the Lake County Planning Department, the Lake County Public Works Department, and the Lake County Parks and Recreation Advisory Committee will establish procedures and guidelines for the maintenance and development of county-owned property identified in the Recreation and Open Space Element. These procedures and guidelines shall be incorporated into a publication titled "Maintenance and Development Procedures for Lake County Parks and Recreation Office" to be adopted by the Lake County Board of County Commissioners. Guidelines within this publication will establish maintenance procedures and safety standards to be applied to existing County recreation property, and to be utilized for recreation property acquired or developed in the future.

Policy 8-3.2: Promote Safe and Efficient Recreation Facilities. By 1993, the Lake County Recreation Coordinator and the Lake County Parks and Recreation Advisory Committee shall investigate and consider the applicability of a caretakers program for certain County properties, wherein County Sheriff deputies or other County personnel live at a recreation site in order to reduce vandalism and ensure safety. Additional programs or measures that increase safety and reduce vandalism that are utilized by other counties shall also be evaluated.

Policy 8-3.3: Annually Review Recreation Facilities. The Lake County Recreation Coordinator shall annually inventory public recreational facilities by number and type, and shall designate a condition for each item on the inventory for review and approval by the Lake County Parks and Recreation Advisory Committee. The inventory shall provide a data base to analyze the network of public recreation facilities as to adequacy, availability, efficiency, and accessibility of recreation opportunities within Lake County's public parks system.

Policy 8-3.4: Promote Cost-Effective Recreation Facilities. Beginning in 1992, in order to ensure that administration costs of the program are constrained to those that are functionally necessary and cost-effective, program costs proposed by the County Recreation Coordinator shall be reviewed by the Lake County Parks and Recreation Advisory Committee, prior to final approval by the Lake County Board of County Commissioners.

Policy 8-3.5: Cost-Effective Acquisition. Beginning in 1992, park and open space land that is purchased by the County must be on the established, prioritized list prior to acquisition. This list will be re-evaluated and updated annually, subsequent to completion of the annual County recreation inventory. This policy shall not be construed to exclude donations of land to the County or other appropriate parcels of land as determined by the Lake County Board of County Commissioners.

Policy 8-3.6: Establishment of Lighting Standards. By 1993, the County shall establish lighting standards as part of the guidelines to establish maintenance procedures and safety standards.

Policy 8-3.7: Public Access to School Facilities. By 1993, Lake County shall coordinate with the Lake County Board of Education and Lake-Sumter Community College to establish an interlocal agreement which allows public access to school recreation sites when school is not in session.

Policy 8-3.8: Municipal Assistance Program. By 1993, Lake County shall offset its impacts to municipal recreation programs caused by residents in the unincorporated area using municipal recreation facilities and programs by either initiating its own recreation programs, redistribution of Ad Valorem taxes, allocating a portion of collected impact fees to the municipalities, or by providing in-kind services to the municipalities.

Any other suitable mechanism deemed appropriate by the Lake County Board of County Commissioners shall be considered.

OBJECTIVE 8-4: MAINTENANCE OF EXISTING SITES AND FACILITIES AND DEVELOPMENT OF NEW SITES AND FACILITIES. Throughout the Planning Period, From 1991-2005, Lake County Shall Meet Any Identified Recreation and Open Space Deficiencies By Making Improvements To County-Owned Park and Recreation Lands and Shall Meet the Future Needs Of Lake County Residents By Undertaking New Park Development.

Policy 8-4.1: Funded Capital Improvements to Existing Park Space. Improvements to the following parks shall be provided at a cost in line with that of new community park improvements and shall be scheduled within the five year Capital Improvements Schedule:

Lake Mack Recreation Park, Astor Recreation Park, Lake Jem Park, Sylvan Shores Park, McTureous Park, Butler Street Park Addition, Hickory Point Recreation Area, Sorrento Park, John's Lake Park, Palatlakaha Park, and boat ramp park improvements.

Policy 8-4.2: Evaluation of County Owned Property. By 1993, undeveloped land presently owned by the County shall be evaluated for potential use for recreation and open space development by the Recreation Coordinator prior to the acquisition of other properties.

Policy 8-4.3: Efficient Boat Ramp Use Within County-Owned Parks and Facilities. By 1993, Lake County will begin to alleviate any identified deficiencies in County-owned boat ramp facilities on the basis of designation in an updated Lake County Boat Ramp Review and Maintenance Report. This report shall be updated annually by the Recreation Coordinator with the assistance of the Lake County Parks and Recreation Advisory Committee.

Policy 8-4.4: Reduce Operation and Maintenance Costs. Beginning in 1992, in order to reduce operation and maintenance costs for existing and future parks, one hundred percent of all newly installed landscaping in County parks shall be of native or other low maintenance vegetation suited to soil and climatic conditions of Lake County. In addition, all landscaping and planted vegetation shall be consistent with the County's Tree Protection and Landscaping Ordinance or as found within the Land Development Regulations.

OBJECTIVE 8-5: ACCESS TO RECREATION AND OPEN SPACE SITES. Lake County shall preserve, maintain, and develop access to recreation and open space land for the public.

Policy 8-5.1: Evaluate the Needs of the Transportation Disadvantaged. By the year 1993, access to all public recreation facilities shall have been evaluated according to accepted standards and a prioritized list of existing County-owned properties that require improvements shall be established for the installation of wheelchair ramps, rails, and other features integral to barrier-free access for the transportation disadvantaged (handicapped and elderly). Installation of these features shall be scheduled during fiscal year 1993, and shall be included in the Capital Improvements Program by fiscal year 1994.

Policy 8-5.2: Address the Needs of the Transportation Disadvantaged. All new recreational development shall require design features which provide general accessibility to the transportation disadvantaged (elderly and handicapped) through the provision of designated handicapped parking areas, and design features that enable participation by this user group.

Policy 8-5.3: Provision of Access Routes. Lake County shall acquire, develop, and maintain access easements or rights-of-way, adherent to standards incorporated within policies of the Traffic Circulation Element and principles established in the Land Development Regulations, in order to provide access to recreation and open space sites and facilities. Access routes shall be constructed so as to be compatible with the character and needs of the facility, as well as compatible with surrounding development.

Policy 8-5.4: Establish Multimodal Access to Recreation Facilities. Lake County shall provide safe access for automobiles, bicycles, equestrians, and pedestrians to all County-owned recreation facilities where necessary and compatible and shall revise the existing bicycle plan to include a system of bike paths, bike ways, bike lanes and recreation trail facilities, by 1993. The bike plan shall be incorporated into the Comprehensive Plan and funded through the Capital Improvements Program, to be implemented in fiscal year 1994.

Policy 8-5.5: Adequate Parking Facilities. Parking standards shall be incorporated into the Land Development Regulations, by 1992, which require the provision and designation of both motorized and non-motorized parking areas at all recreation sites according to recognized parking guidelines. Motorized parking may not be required at recreation sites for which insufficient land is available and sites within walking distance of its users.

OBJECTIVE 8-6: COORDINATION AMONG RECREATION PROVIDERS. Lake County Shall Coordinate Its Recreation Activities With Those Of Federal, State, and Local Recreation and Open Space Providers.

Policy 8-6.1: Coordination Among Recreation Providers. By 1992, Lake County shall establish a Lake County Parks and Recreation Advisory Committee to advise the Lake County Planning Department, the Lake County Public Works Department, the Lake County Parks and Recreation Office, and the municipalities within the County on matters of recreation and open space needs. This advisory council will be appointed by the Board of County Commissioners and will consist of a cross-section of County residents with varying recreation interests. This committee shall also ensure coordination between the County and State and Federal agencies.

Policy 8-6.2: Coordination with State Agencies for Recreational Trails. The County shall coordinate with the State Department of Transportation and Department of Natural Resources to implement public recreational trails as required in Chapter 260, Florida Statutes, and shall endorse the strategies agreed upon in the Strategic Plan for Acquiring Abandoned Railroad Rights-of-Way under the Florida Rails-to-Trails Program.

Policy 8-6.3: Coordination with Federal and State Agencies. Lake County shall assure that the County is notified by the Interstate Commerce Commission, the Florida Department of Transportation, and the Florida Department of Natural Resources of all future rail abandonments and exercise its right to participate in the acquisition of the abandonment.

Policy 8-6.4: Coordination Among Public Entities. By 1992, the Lake County Recreation Coordinator shall coordinate with those municipal, federal, and state agencies whose work pertains to recreation in Lake County.

OBJECTIVE 8-7: PROVISION OF SERVICES THAT AVOID DUPLICATION OF EFFORT AND MAXIMIZE EXISTING RECREATION SPACE. Lake County Shall Cooperate With Public and Private Entities In the Establishment and Provision Of Recreation Opportunities For the Public, In Order To Avoid Duplication Of Effort and To Promote Cost-Effective Solutions To Meeting Public Recreation Demand.

Policy 8-7.1: Coordination Among Private and Public Entities for Cost Effective Recreation. The County shall coordinate with adjacent jurisdictions, private entities, state agencies and conservation groups, to identify available funding and provide the most cost effective recreation and open space facilities.

Policy 8-7.2: Utilization Public and Private Properties for Recreation Corridors. The County shall seek the use of easements, covenants, rights-of-way, and vacant land from other units of local government, private utilities, state agencies, regulatory agencies and private landowners for recreation and open space purposes.

OBJECTIVE 8-8: ASSURE PROVISION OF OPEN SPACE THROUGH PROTECTION OF NATURAL AREAS. Lake County Shall Assure the Provision Of Open Space Through Land Acquisition and Through Designation Of Land For Open Space Use On the Future Land Use Map.

Policy 8-8.1: Provision of Access to Lake County's Lakes. Lake County shall ensure the provision of open space by public and private entities throughout the unincorporated area by maintaining access to lakes and waterways through maintenance and enhancement of its public boat ramp parks. Additional public boat ramp parks shall be provided when the demand caused by future residents warrants additional sites and facilities.

Policy 8-8.2: Protect and Preserve Environmentally Sensitive Lands as Open Space. By 1992, Lake County shall, through the Land Development Regulations and through Policy 8-2.2, provide a mechanism to protect and acquire environmentally sensitive and environmentally endangered lands for use as passive recreation or open space. The protection and acquisition of these lands shall be consistent with the Conservation Element.

Policy 8-8.3: Participation in the Conservation and Recreation Lands (CARL) Program for the Protection and Provision of Open Space. Beginning in 1992, Lake County shall continue its assistance with the purchase of lands in the Wekiva River Protection Area and shall recommend through resolution one new CARL proposal, as identified in the Conservation Element, per year through 1996. Upon favorable receipt of this resolution, the County shall assist in the preparation of the CARL application.

Policy 8-8.4: Protection from Incompatible Land Uses. By 1992, the Land Development Regulations shall require through the site plan and development review process the protection of recreation and open space areas from incompatible adjacent land uses.

Land uses that are considered incompatible with recreation and open space areas include Heavy Industrial and Light Manufacturing. All other land uses shall use screening and vegetated buffers to control any off-site impacts to the adjacent recreation and open space site. Land uses near resource-based recreation sites shall be of a low density and intensity as defined in the Future Land Use Element. The required buffer for adjacent land uses shall be 100 feet. No structures shall be built within the 100 foot buffer and the buffer shall remain in permanent open space and designated as such on a recorded plat for the property. Recreation and open space sites shall be of sufficient size to provide an on-site vegetated buffer of 100 feet from adjacent property lines. Resource-based recreation sites shall provide an on-site buffer of 250 feet to enhance compatibility between the recreation site and the adjacent land use.

Policy 8-8.5: Open Space Definition and Standards. Lake County shall define open space as naturally vegetated pervious areas. Standards which provide for open space requirements for varying development types including: residential, commercial and industrial developments shall be developed in the Land Development Regulations. Clustering of units shall be required within Planned Unit Developments in order to create or maintain large usable open space areas.

Policy 8-8.5A: Environmentally Sensitive Lands as Open Space. Any required open space shall include the environmentally sensitive lands on the project site. Further, to the maximum extent practical, all development shall be clustered away from any environmentally sensitive lands.

Policy 8-8.6: Open Space Requirements for Planned Unit Developments. Lake County shall continue to require within the Land Development Regulations that Residential Planned Unit Developments set aside 25 percent of the project site as open space. The provision of open space shall emphasize the utilization of existing natural areas containing native plant and animal species.

Policy 8-8.7: Open Space Definitions to be Consistent with Land Use Designations of the Future Land Use Map. Lake County hereby adopts the following definitions of open space types to be designated on the Future Land Use Map under the general category of Public Resource Lands:

Conservation Open Space: Natural or Historic areas in need of protection from significant adverse impacts associated with the encroachment of development. Such areas include soils that are unsuitable for development. Conservation open space is defined in the Conservation Element.

Utility Open Space: Areas unsuitable for development because of the potential threat to public health and safety as a result of the presence of a public utility or service, and areas that are not suitable for development because of the presence of a man-made service that would destroy the character of the site and adversely affect the value of investments constructed thereon. Such areas include cemeteries, drainage canals, airport flight paths clear zones, and regional utility lines.

Corridor Open Space: This open space type constitutes areas separating development from transportation corridors, areas preserved for proposed transportation routes, and areas used to improve aesthetic character of a transportation corridor. Such areas include open areas adjacent to roadways and bicycle/pedestrian/equestrian paths, reserved rights-of-way for future transportation corridors, and abandoned railroad rights-of-way.

Multiple-Purpose Open Space: This type of open space can serve one or more of the above open space types.

OBJECTIVE 8-9: COORDINATION OF LIBRARY SERVICES WITH THOSE OF THE MUNICIPALITIES. Lake County Shall Continue To Provide County-Wide Library Services Throughout the Short Range and Long Range Planning Time Frames.

Policy 8-9.1: Responsibilities of the Library Coordinator.

A. By 1995, the Lake County Library Coordinator shall submit a schedule of improvements and levels of service in the form of a five year long range plan of service to be approved by the Lake County Board of County Commissioners, and

B. By 1997, the Lake County Library Coordinator shall submit a report to be approved by the Lake County Board of County Commissioners which analyses and identifies facility needs for the Lake County Library System and which sets priorities and dates for implementation.

Policy 8-9.2: Provision of Library Facilities in Proximity to New Development. The provision of adequate library facilities and services shall be provided in proximity to users either within a single development if sufficient population capable of supporting the library is found within that development or within a service area containing sufficient population capable of supporting the facility.

CHAPTER IX
INTERGOVERNMENTAL COORDINATION ELEMENT
9J-5.015(3)

GOALS, OBJECTIVES AND IMPLEMENTING POLICIES. This section stipulates goals, objectives and implementing policies which shall direct and manage coordination responsibilities with Federal, State and Local governments whose activities effect, influence, or control government affairs held by Lake County.

GOAL 9: INTERGOVERNMENTAL COORDINATION. TO FOSTER IMPROVED GOVERNMENTAL EFFICIENCY AND EFFECTIVENESS AND RESOLVE INCOMPATIBILITIES OR CONFLICTS THROUGH MECHANISMS WHICH ENCOURAGE COOPERATION, COMMUNICATION AND

COORDINATION BETWEEN LAKE COUNTY AND ITS MUNICIPALITIES, ADJACENT GOVERNMENTS, REGIONAL, STATE, AND FEDERAL GOVERNMENT AND QUASI-GOVERNMENTAL ENTITIES IN ORDER TO ESTABLISH IMPROVED GROWTH MANAGEMENT, DEVELOPMENT ACTIVITIES AND NATURAL RESOURCE CONSERVATION.

OBJECTIVE 9-1: COORDINATE COMPREHENSIVE PLANNING ACTIVITIES. Lake County Shall Coordinate With Its 14 Municipalities On Issues Regarding Land Use Activities and Public Programs Which Would Affect Unincorporated Lands Adjacent To Those Municipalities.

Policy 9-1.1: Review of Comprehensive Plans and Notification of Amendments. Lake County shall request from and review the comprehensive plans and plan amendments of its municipalities, adjacent local governments, state and regional agencies and the Lake County School Board for consistency with implementation strategies of the Lake County Comprehensive Plan Goals, Objectives and Policies. The County shall reciprocate by forwarding its Comprehensive Plan and plan amendments to allow response to consistency of growth management concerns to its municipalities and other units of government.

Policy 9-1.2: Resolution of Overlapping Jurisdictional Growth Management Issues. The County shall coordinate growth management issues which overlap jurisdictional boundaries through cooperative communications with the staff and appropriate officials by presenting County concerns through documented transmittals, scheduled meetings, attendance at public hearings, joint ad hoc technical coordination committees, and, where relevant, less formal communications. The County shall promote and encourage the municipalities' staff and officials to participate in local growth management affairs. Growth management issues to be pursued, but not limited to, consist of the following:

1. Annexation of Adjacent Lands. The County and its municipalities shall open discussion by 1992 to establish an annexation policy to direct, in a timely manner, the process of annexing unincorporated land adjacent to the municipalities. An Annexation Interlocal Agreement shall be executed to include, but is not limited to the following issues:

- a. Delineate the general area in which the municipality proposes annexation;
- b. Concordance with land use designations within the annexation zone in unincorporated areas, emphasizing consistency with both municipality and County Comprehensive Plan Future Land Use Elements;
- c. Jurisdictional responsibility for provision of water, sewer, traffic circulation, and drainage facilities during interim and post annexation periods;
- d. Availability of public facilities and services to meet demands generated by existing development or anticipated for land use activities which would be permitted within the proposed annexation area;
- e. Agree on Levels of Service to be provided in existing and proposed developments within the annexation zone during the interim annexation period;
- f. Determine an appropriate concurrency management system appropriate for the annexation zone.

2. Land Use Planning of Adjacent Lands. The County shall coordinate with its municipalities to pursue appropriate land management for the unincorporated areas adjacent to the municipalities which will avoid possible conflicts created by incompatible land uses and establish congruous growth management efforts. The growth management framework between the County and the municipalities will be implemented by an interlocal agreement which addresses the following planning and development issues:

a. Land Development Regulations. Review and compare municipal and County Land Development Regulations applicable to adjacent areas for compatibility and for conflict with growth management goals, objectives and policies.

b. Comprehensive Planning for Adjacent Boundaries. Develop mutually agreeable future land use designations for land between unincorporated and incorporated areas.

c. Review Impacts to Development. Review impacts of development for land between unincorporated and incorporated areas, including impacts to adopted levels of service, concurrency management issues; effects on annexation; changes to comprehensive plans and land development regulations; location and timing of proposed development; and impacts to conservation activities and preservation of natural resources.

d. Mitigate Impacts to State Roads. Focus commercial development along State roads in incorporated areas in nodal configurations where practical in order to maintain adopted Levels of Service, and designate lands in unincorporated areas adjacent to municipalities to low-density, non-intensive land uses.

3. Solid Waste. The County Department of Environmental Services shall coordinate with the municipalities to achieve improvements and efficiency to the solid waste management program, including the collection, disposal and monitoring of hazardous wastes. The solid waste management programs developed will comply with 1988 State legislation mandating reduction of solid waste volumes by 30% by the year 1994. Other issues for which coordination efforts are necessary include:

a. Recycling programs and management strategies established by the County.

b. Curtail disposal practices which are detrimental to natural resources and ecological communities as well as bring to a halt illegal dumping of solid waste.

4. Traffic Circulation. Lake County shall coordinate with the municipalities, as well as the Florida Department of Transportation, to achieve a consistent and compatible county-wide transportation system and address traffic improvement needs.

5. Surface Water Management and Drainage. The County shall coordinate with its municipalities to implement stormwater and drainage improvement needs indicated through the results of the County's Stormwater Study, to be completed by the end of 1991. The County and municipalities shall also coordinate proposed development within the Comprehensive Plan with improvements scheduled within the Lake County Stormwater Master Plan, and stormwater impacts to water quality in the lakes and groundwater aquifers.

6. Groundwater Quality and Conservation. Issues which the County and the municipalities need to coordinate include the preservation of natural resources which overlap jurisdictional boundaries and the protection of potable water storage areas of the Floridan Aquifer. Coordination should focus on the effectiveness of the Comprehensive Plan and implementation activities established within the Land Development Regulations to conserve and protect natural resources.

7. Housing. The County shall cooperate and coordinate with the municipalities to address affordable housing issues and housing needs for special needs residents. Coordination shall also include review of adjacent land uses within adjacent unincorporated areas to assure that residential development within these areas does not adversely affect housing markets and development within the individual municipalities. Coordination efforts shall be conducted through the Lake County Department of Planning and Development

and shall involve the Lake County affordable housing program and such programs for low and moderate income households.

8. Recreation. The Lake County Recreation Coordinator shall coordinate with the municipalities to avoid duplication of recreation services proposed within each government's comprehensive plan. The Recreation Coordinator shall also request the exchange of recreation plans between the County and the municipalities.

9. Disaster Preparedness. Plans and policies directing emergency disaster preparedness shall be maintained, revised and coordinated with; and issues concerning disaster preparedness shall be addressed to and coordinated with the Lake County Civil Defense Office and other governmental entities, as appropriate, in order to protect life and property in the event of a disaster.

10. Air Quality. The County and its municipalities shall coordinate to pursue reduction or elimination of any possible problems with air quality within unincorporated areas adjacent to municipalities.

Policy 9-1.3: Revision of Interlocal Agreements for Provision of Mutual Services. By 1993, Lake County and the 14 municipalities shall amend all existing interlocal agreements (approximately 128) into 14 interlocal agreements. The 14 interlocal agreements shall provide for the continuation of the existing interlocal agreements but shall be combined into one document for each governance. Each interlocal agreement shall be tailor-made for each municipalities circumstances. The interlocal agreements shall provide for the establishment of a joint planning area which covers the area where a municipality can logically deliver public services and infrastructure. The interlocal agreements shall cover any and all items that the County and municipalities deem to be to the benefit of residents of either jurisdictional area.

Policy 9-1.4: Allowable Densities within Urban and Urban Expansion Areas Adjacent to Municipalities. The Land Development Regulations shall include provisions for the maximum densities in Urban and Urban Expansion areas surrounding municipalities and shall be restricted to 80% (rounded to the nearest whole number) of that of the adjacent municipality (i.e. if the adjacent municipality's maximum density is six units per acre then the maximum density in the unincorporated County would be five units per acre [$6 \times .8 = 4.8$ or 5]) and shall be compatible with surrounding land uses. Adjacency shall extend to a maximum of two miles from the municipal jurisdictional limit unless the municipality annexes the subject property. At such time as a municipality annexes the subject property or an annexation agreement between the municipality and the developer is secured, the maximum municipal density shall be applied consistent with the municipal Comprehensive Plan and Land Development Regulations.

OBJECTIVE 9-2: COORDINATE COMPREHENSIVE PLANNING ACTIVITIES WITH PLANS OF THE LAKE COUNTY BOARD OF EDUCATION. Coordinate the Development Plans Of the School Board and the Impacts Of Existing and Proposed School Facilities On Public Facilities With the Comprehensive Plan.

Policy 9-2.1: Coordinate School Plans. The County shall coordinate with the Lake County Board of Education to discuss development plans for expansion of existing or new education facilities within the unincorporated County to assure such activities are consistent with growth management and development plans established within the Lake County Comprehensive Plan. Also to be coordinated, shall be issues concerning impacts of such facilities on adopted levels of service established for roads, water, drainage, and solid waste services.

Policy 9-2.2: Avoid Duplication of Services. The County shall coordinate with the Lake County Board of Education and the municipalities to integrate recreation facilities on school property into the recreation system for Lake County to avoid duplication of services which may already be in place at school sites. In addition discussion shall ensue regarding the use of school facilities for public meetings and other public uses when demand warrants the use.

OBJECTIVE 9-3: COORDINATE COMPREHENSIVE PLANNING ACTIVITIES WITH PLANS OF FEDERAL AND STATE REGULATORY AGENCIES. Coordinate With Federal, State, and Regional Government Agencies Inventoried In Table 9-1 Of the "Data, Inventory and Analysis" Document To Establish Consistency and Compatibility Between the County's Comprehensive Plan and the Plans and Proposed Activities Of These Regulatory Agencies.

Policy 9-3.1: Comprehensive Planning Administration. The County shall coordinate with the Florida Department of Community Affairs on issues pertaining to the administration of amendments to the Comprehensive Plan and for technical assistance in areas relating to community planning. Coordination shall occur with the U.S. Bureau of Census to obtain demographic information and data pertaining to Lake County in order to update the data, inventory and analysis component of the Comprehensive Plan. The County shall also coordinate with the Bureau to promote the successful completion of the 1990 U.S. Census, both independently or through the Lake County 1990 Complete (Census) Count Committee.

Policy 9-3.2: Traffic Circulation Issues. The County shall coordinate with the Florida Department of Transportation on issues pertaining to improvements and maintenance of the County transportation system. Results of the 1990 Census will likely indicate the presence of urban areas within Lake County qualifying for the establishment of a Metropolitan Planning Organization (MPO) which will function to resolve traffic circulation issues transcending intra-Lake County jurisdiction boundaries and, thus, causing regional impacts. When an MPO is established, the County shall coordinate with the Florida Department of Transportation and with the municipalities to determine its role in the MPO.

As an alternative to an MPO, if such an organization is not established, the County shall coordinate with the municipalities and the State to promote the formation of a Council of Governments, by which transportation and other urban issues may be addressed at a formal governmental level.

Policy 9-3.3: Housing Issues. The County shall coordinate with the U.S. Department of Housing and Urban Development (HUD) and the Florida Department of Community Affairs (FDCA) independently, and in conjunction with the Lake County Department of Planning and Development to obtain financial assistance for affordable housing programs serving low and moderate income households within the County, including supporting infrastructure. Such coordination shall discuss the plans of HUD to make assistance available to Lake County. The County shall also coordinate any plans and programs concerning improvement of substandard housing held by the Florida Department of Health and Rehabilitative Services with housing programs and activities proposed within the Comprehensive Plan.

Policy 9-3.4: Public Facility Issues. Issues concerning coordination with State and Federal agencies involve drainage, solid waste and hazardous waste, potable water, sanitary sewer, and natural groundwater aquifer recharge. The County shall coordinate plans and improvements proposed and scheduled within the Comprehensive Plan with those planned by the respective State and Federal agencies having authority to implement such improvements. Coordination shall also include utilizing State and Federal funds to support implementation of proposed infrastructure needs. Issues with more specific concerns shall involve the following:

1. **Drainage.** The County shall coordinate land use activities and plans within the Comprehensive Plan with the 100 year floodplain designated by the Federal Emergency Management Administration. Comprehensive Planning activities shall also be coordinated with stormwater management plans and scheduled improvements affecting the County under the authority of the Army Corps of Engineers, the Lake County Water Authority, and the St. Johns River and Southwest Florida Water Management Districts.
2. **Solid and Hazardous Waste.** The County's hazardous waste and solid waste disposal needs addressed within the Comprehensive Plan shall be coordinated with plans, programs, and legislative actions

placed under the authority of and delegated to the Florida Department of Environmental Services (FDER) and the U.S. Environmental Protection Agency.

3. Potable Water and Sanitary Sewer. The Lake County Comprehensive Plan shall be coordinated with the plans and programs of the FDER and the SJRWMD pertaining to the use and conservation of water, and to the feasibility of implementing central waste water systems to serve Lake County municipalities and urban areas. The County shall also coordinate with these agencies to seek available funding offered for implementation of water and sanitary sewer improvements.

4. Natural Groundwater Aquifer Recharge. Activities proposed within the County's Comprehensive Plan to protect the quality and quantity of groundwater shall be coordinated with plans, programs, and administered legislative actions of the SJRWMD and, where appropriate, with the FDER. Coordination shall also involve seeking State funding for the acquisition, through lease or purchase, of land to preserve high recharge areas.

Policy 9-3.5: Conservation Issues. Conservation issues that require coordination with State and Federal agencies include the possible acquisition of land adjacent to the County's lakes, protection of the natural groundwater aquifer, historical sites, wetlands, sinkhole potential, wildlife and wildlife habitats, and air quality. The County shall coordinate the Comprehensive Plan by complementing plans and programs under the authority of the State and Federal agencies, according to the relationship of the conservation activity with the various agencies. Specific issues for coordination include the following:

1. Lakes. Issues pertaining to surface water quality within the County's lakes shall be coordinated with the FDER. Where issues address conditions of the lake bed, coordination shall also be exerted with the FDNR. Where appropriate, issues concerning the quality of water draining into the lake shall be addressed to SJRWMD.

2. Vegetative Communities. The County shall coordinate with FDER, FDNR, and SJRWMD to evaluate the possibility of obtaining State funds to acquire wetland areas for preservation, conservation, and recreation purposes.

3. Endangered Species. The County shall coordinate growth and development proposed in the Comprehensive Plan with wildlife and vegetation preservation programs proposed by State and Federal government agencies for aquatic and land species within and adjacent to the County's lakes, and identified County wildlife habitats and vegetative communities.

Policy 9-3.6: Recreation Issues. The County shall coordinate recreation plans proposed within the Comprehensive Plan with proposed programs and plans established by the Florida Department of Natural Resources for Lake County.

Policy 9-3.7: Disaster Preparedness. The County shall coordinate growth and development proposed within the Comprehensive Plan with the proposed emergency preparedness plans and programs of the Florida Department of Community Affairs and the Lake County Civil Defense Authority.

OBJECTIVE 9-4: COORDINATE COMPREHENSIVE PLANNING ACTIVITIES WITH THE EAST CENTRAL FLORIDA REGIONAL PLANNING COUNCIL. Coordinate Proposed Development Within the Comprehensive Plan With the Policies Established Within the ECFRPC's Regional Policy Plan.

Policy 9-4.1: Cooperation with the East Central Florida Regional Planning Council (ECFRPC). The County shall cooperate with the ECFRPC in the review of regional policies and standards which require coordination with local governments and their comprehensive planning activities. The County shall assure that proposed growth and development within the Comprehensive Plan remain generally consistent with the ECFRPC's Regional Policy Plan. Other issues of coordination shall include, but may not be limited to, Developments of

Regional Impact (DRI's), comprehensive plan review, intergovernmental coordination, and conflict resolution.

OBJECTIVE 9-5: COORDINATE COMPREHENSIVE PLANNING ACTIVITIES WITH NON-REGULATORY AND QUASI-GOVERNMENT ENTITIES. Coordinating Comprehensive Planning Activities With Plans Established By Non-Regulatory and Quasi-Governmental Entities. Such Entities Shall Include, But Are Not Limited To, the North Central Florida Health Planning Council, United Telephone Company, Cable Companies, the Florida Municipal Power Agency, Sumter Electric Cooperative, and Peoples Gas Company.

Policy 9-5.1: Coordination of Planning and Development Activities. Coordination shall occur with the aforementioned entities and any other quasi-government entities not listed, to promote consistency and compatibility with growth and development anticipated within the Comprehensive Plan with plans of and standards of above cited entities, and others, to expand, limit, reduce, or cease the respective services currently provided to residents and development within the County. The County shall provide a copy of the Comprehensive Plan to each entity directly or upon request, and shall request that each entity notify the County of any plans to expand, limit, reduce or cease such service at the time such a determination is established.

The County shall also coordinate, when applicable, amendments to the Comprehensive Plan and revisions to the Land Development Regulations with affected entities, allowing reasonable time in which to issue a response.

OBJECTIVE 9-6: MECHANISMS FOR COORDINATING IMPACTS OF DEVELOPMENT. Informal and Formal Mechanisms For Coordinating Impacts Of Development Proposed In Adjacent Governmental Jurisdictions Shall Be Established.

Policy 9-6.1: Formal Mechanism. The County shall establish a joint agreement with the municipalities to mutually disseminate information pertaining to proposed development adjacent to the municipalities, or proposed within a distance at which an impact to levels of service will be evident, in order to coordinate growth and development affecting adjacent government's adopted levels of services or other development concerns addressed within the Comprehensive Plan. Such an Agreement should stipulate that a developer include a joint technical analysis of both jurisdiction's Concurrency Management System where a proposed development is anticipated to impact levels of service within both areas.

The Lake County Department of Planning and Development shall assume the responsibility to coordinate with the municipalities on development impacts transcending County/municipality borders.

Policy 9-6.2: Informal Mechanisms. The Lake County Department of Planning and Development shall coordinate with the municipalities' Planning and Zoning Boards to jointly review impacts of development on the adopted levels of service and anticipated growth and development within the municipalities. Such activities shall occur through joint meetings, written and verbal transmittal, and through the municipalities' attendance at appropriate County public meetings addressing the proposed development.

OBJECTIVE 9-7: RESOLUTION OF ANNEXATION ISSUES. Resolve Annexation Issues Through the Establishment Of A Joint Annexation Agreement With Lake County.

Policy 9-7.1: Joint Annexation Agreement. By 1993, the County shall coordinate with the municipalities to establish a joint annexation agreement which addresses appropriate procedures for annexation, delineates adjacent lands which may be annexed (an annexation zone), establishes land uses for the annexation zone which are compatible with both the County and the municipalities' future development plans, and defines appropriate application of concurrency management for this zone.

OBJECTIVE 9-8: CONCURRENCY MANAGEMENT SYSTEM AND COORDINATION. Develop A Coordinating Mechanism To Update Available Capacity and Other Data Base Needs Within the Concurrency Management System.

Policy 9-8.1: Data Base Management. For purposes of the Concurrency Management System, the County shall improve its data base management capabilities for projecting and forecasting impacts to facilities caused by development.

Policy 9-8.2: Application of Area-Wide Data Resources. The County shall analyze the application of the municipalities Concurrency Management Systems to measure their consistency and compatibility with the County system.

Policy 9-8.3: Coordination of Concurrency Management Issues. The Lake County Department of Planning and Development shall coordinate concurrency management issues affecting land development within and adjacent to its jurisdictional area. The County and its municipalities shall also exchange information pertaining to the status of the Concurrency Management System with Lake County. Updated reports on the status of the municipalities' Concurrency Management System which pertain to adjacent land shall be forwarded to the County to promote awareness of remaining public facility capacities within each jurisdiction.

OBJECTIVE 9-9: CONFLICT RESOLUTION THROUGH MEDIATION. The County Shall Coordinate With Other Public Entities In Drafting A Strategic Plan For Resolving Conflicts Between Lake County, Its Municipalities, the Lake County Board Of Education, Special Purpose Districts, and Other Non-Regulatory Agencies Not Having Authority Over the Use Of Land.

Policy 9-9.1: Informal Mediation Process. The County shall coordinate with the municipalities and adjacent counties to establish an informal mediation process for solving local intergovernmental coordination problems among local governments and other units of government providing services but not having regulatory authority over the use of land.

Policy 9-9.2: Formal Mediation Process. Where formal mediation fails to resolve local conflicts, the Board of County Commissioners shall determine if the issue warrants intervention of an unbiased mediation forum. Such mediation shall be granted to the East Central Florida Regional Planning Council, unless it is evident that the ECFRPC will not represent a fair or unbiased mediator. Upon such determination, the County shall coordinate with the Florida Department of Community Affairs to resolve intergovernmental conflict with another Regional Planning Council serving as the mediator.

OBJECTIVE 9-10: COORDINATE COMPREHENSIVE PLANNING ACTIVITIES WITH THOSE OF ADJACENT COUNTIES. Lake County Shall Coordinate With Its Seven Adjacent Counties On Comprehensive Planning Issues Such As Land Use Activities and Public Programs Which Would Affect Either Lake County Or the Adjacent County.

Policy 9-10.1: Review of Comprehensive Plans and Notification of Amendments. Upon Comprehensive Plan adoption, Lake County shall institute a program whereby a request will be made to the seven adjacent counties for Lake County to receive and review the comprehensive plans and proposed plan amendments for impacts to Lake County which are or may be inconsistent with the Lake County Comprehensive Plan Goals, Objectives and Policies. The County shall reciprocate by forwarding its comprehensive plan and plan amendments to the adjacent counties. Any conflicts arising from this exchange of information shall be handled amongst the parties or through the informal mediation process outlined above in Policy 9-9.1.

Policy 9-10.2: Resolution of Overlapping Jurisdictional Growth Management Issues. Lake County shall coordinate growth management issues which overlap jurisdictional boundaries through cooperative communications with the staff and appropriate officials by presenting Lake County concerns through

documented transmittals, scheduled meetings, attendance at public hearings, joint ad hoc technical coordination committees, and, where relevant, less formal communications. The County shall reciprocate by notifying the adjacent counties' staff and officials of functions where their attendance is warranted. Growth management issues to be pursued, but are not limited to, consist of the following:

- a. Continued participation in the four corners group meetings between Polk, Orange, Osceola, and the Reedy Creek Improvement District.
- b. Continued coordination between Sumter County on the proposed Federal Prison; Marion and Sumter Counties on development patterns and their effects on levels of service on the Lake County portion of U.S. 27/S.R.500; Seminole and Orange Counties (and the Orlando/Orange County Expressway Authority) on the proposed Northwest Beltway and the resource management of the Wekiva River Protection Area; Seminole County on the expansion of the airport and the proposed mall in the Sanford Area; Orange County and the Florida Turnpike Authority on the improvements to S.R. 50 and the Florida Turnpike; Orange, Osceola, and Polk Counties and the RCID on the ever expanding tourist commercial center, Polk County on the development pattern on South U.S. 27 and issues related to the Green Swamp ACSC.
- c. Continued participation in the review of Developments of Regional Impact for projects in the Central Florida RPC and the Withlacoochee RPC districts.
- d. Jurisdictional responsibility and concurrency determination for provision of water, wastewater, traffic circulation, stormwater, solid waste, and recreation facilities and services for areas that are only accessible through the adjacent county.
- e. Jurisdictional responsibility for the provision of emergency services, law enforcement and schools for areas that are only accessible through the adjacent county.
- f. Preparation of any necessary interlocal agreements which could consist of the following topic areas:
 1. avoidance of possible conflicts created by incompatible land uses.
 2. coordination of traffic circulation issues with the affected county and the Florida Department of Transportation to address the regional road system.
 3. coordination of surface water management plans and programs for the release of waters to receiving bodies in adjacent counties.
 4. protection of groundwater quality and quantity as it relates to adjacent counties and utilities tapping the Floridan Aquifer in Lake County.
 5. future participation in the Orange County Housing Finance Authority and a review of adjacent county land uses to assure that residential development within these areas does not adversely affect housing markets and development within Lake County.
 6. provision of urban services in adjacent jurisdiction.
 7. disaster preparedness and provision of shelter space during emergencies.

Policy 9-10.3: Annual Review and Update of the Adjacent Land Use Map. Lake County shall annually update Map 1-1i as contained within the support document Data Inventory, and Analysis through the use of aerial photos and where necessary site visits.

OBJECTIVE 9-11: COORDINATION IN THE ESTABLISHMENT OF LEVEL OF SERVICE STANDARDS. Lake County Shall Coordinate With All Entities Which Provide Public Facilities and Services To The Unincorporated Areas Of Lake County In the Establishment Of Level Of Service Standards Public Facilities Which Are Part Of the Concurrency Management System.

Policy 9-11.1: Establishment of Level of Standards for Public Facilities. The level of service standards which are adopted within the Capital Improvements Element of this Comprehensive Plan are applicable to all entities which provide public facilities to unincorporated Lake County. The issuance of a final development order in unincorporated Lake County by Lake County shall be based on the provision of public facilities at the adopted level of service standard.

Policy 9-11.2: Adherence to County-wide Levels of Service for Solid Waste. Lake County shall be the sole provider of solid waste disposal facilities within the County. The level of service standard established within the Solid Waste Sub-Element and the Capital Improvements Element shall apply county-wide to all final development orders.

Policy 9-11.3: Levels of Service on County Roads within Municipalities. The level of service standard established for the County road network within the Traffic Circulation Element shall apply to the affected roadways within municipalities.

CHAPTER X
CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL 10: PROVIDE CAPITAL IMPROVEMENTS. PROVIDE NEEDED PUBLIC FACILITIES WITHIN THE COUNTY'S DESIGNATED SERVICE AREAS IN A MANNER WHICH PROTECTS INVESTMENTS IN AND MAXIMIZES USE OF EXISTING FACILITIES, MAINTAINS ADOPTED LEVEL OF SERVICE STANDARDS, PROMOTES A BALANCED GOVERNMENT BUDGET AND SOUND USE OF PUBLIC MONEY, AND PROMOTES ORDERLY COMPACT GROWTH TOGETHER WITH THE CONSERVATION OF THE NATURAL ENVIRONMENT.

OBJECTIVE 10-1: PURPOSE OF CAPITAL IMPROVEMENTS MANAGEMENT. Public Facilities Shall Be Provided For Purposes Of Correcting Existing Deficiencies, Accommodating Desired Future Growth, and Replacing Deteriorated Or Obsolete Facilities Pursuant To Applicable Level Of Service Standards Adopted Within the Comprehensive Plan For All Land Use Categories and Overlay Districts Designated On the Future Land Use Map.

Policy 10-1.1: Public Facilities Definition. Public facilities for the purpose of this Comprehensive Plan shall be construed to include the structures, land design, permitting, ancillary equipment, and construction costs related to the following capital improvements:

- * arterial and collector roads;
- * mass transit;
- * airports;
- * potable water;
- * sanitary sewer;
- * parks, recreation and open space;
- * solid waste collection and disposal;
- * stormwater management;
- * public buildings accommodating public services provided through the following facilities: courthouse, jail, administrative, health, education, environmental services, fire protection, and law enforcement.

Policy 10-1.2: Level of Service Categories Applicable to Public Facilities. Lake County shall apply level of service standards to public facilities according to the following categories:

Category A. (Concurrency) - Public facilities for which a level of service must be established for concurrency determination, as mandated by Chapter 163, Florida Statutes. These facilities include roadways, mass transit, sanitary sewer, drainage, potable water, solid waste, and recreation and open space facilities within Lake County's unincorporated jurisdictional area, and in municipal (unincorporated) areas served by certain facilities provided by Lake County. All Category A facilities shall be inventoried and analyzed within mandatory elements of the Comprehensive Plan supporting document titled "Data Inventory & Analysis."

Category B. (Non-Concurrency) - Public facilities and services exempt from concurrency determination but which are incorporated into the Comprehensive Plan under a mandatory or non-mandatory element. These facilities include conservation, housing, economic development, and aviation and rails.

Category C. (Non-Mandatory) - Public facilities and services not required by Chapter 162, F.S., and 9J-5, F.A.C., to be inventoried and analyzed within an element of the Comprehensive Plan, but whose cost or implementation may affect the financial feasibility of a Category A or B facility. All other County governmental facilities and services not included under Category A or B represent Category C facilities. These facilities include, but are not limited to, fire protection, law enforcement, education, public buildings, library services, emergency medical service, mosquito control, and jail facilities.

Policy 10-1.3: Qualifications of Capital Improvements. Category A and B public facility improvements qualifying as a capital improvement subject to inclusion in the Five-Year Schedule of Capital Improvements based on the following qualifications:

- (a) Infrastructure: Improvements shall be a permanently fixed structure with a minimum life expectancy exceeding five-years and valued at more than \$25,000.
- (b) Land Acquisitions: All land acquisitions exceeding valued at more than \$25,000.
- (c) Supporting Facilities and Equipment: Facilities and equipment necessary to support the implementation of public services related to the provision of infrastructure, and having a cost exceeding \$25,000.
- (d) Preparatory Services: Expenditures exceeding \$25,000 for professional engineering, planning, or research services, exceeding \$25,000, that are necessary prior to the implementation of infrastructure projects, supporting facilities and services, land acquisitions, or other services.

Category C facility improvements may be included in the Five-Year Schedule of Capital Improvements at the discretion of Lake County. The improvements, though, shall comply with above cited qualifications for a capital improvement.

Policy 10-1.4: Classification of Capital Improvement Types. The Capital Improvements Element and the Five-Year Schedule of Capital Improvements shall distinguish and classify capital improvements according to the following three categories:

- a. Current Deficiencies - improvements required to eliminate a current deficiency in the provision of facilities and services;
- b. Replacement Improvements - improvements required to replace existing facilities which are obsolete or worn-out to a degree which threatens the maintenance of an adopted level of service standard;

c. New Capital Improvements - improvements necessary to provide new facilities and services to meet demand generated by anticipated growth and development identified within the Future Land Use Element.

d. Combination of a., b., or c.

OBJECTIVE 10-2: LOCATION OF CAPITAL IMPROVEMENTS: PROMOTE ORDERLY COMPACT GROWTH. Lake County Shall Promote Orderly Compact Growth and Development By Concentrating Public Facilities and Services To Areas Delineated On the Future Land Use Map As Urban Compact Or Urban Expansion Areas, With Exception To Landfill, Waste Disposal and Processing, Sludge Disposal, and Any Other Public Facility Requiring Separation and Distance From Urban Or Urban Expansion Areas For Purposes Of Promoting Public Health, Safety and Welfare, Or Necessary To Locate Such Facility Within the Proximity Of A Natural Resource.

Policy 10-2.1: Urban Compact Areas (UCA). Category A public facilities located within a designated urban compact area shall meet or exceed level of service standards established within the Comprehensive Plan, and shall have higher priority than urban expansion, and other less intense areas in the priority ranking and scheduling of capital improvements. Public facilities must be available concurrent with the impacts of development and redevelopment at the applicable level of service standards.

Policy 10-2.2: Urban Expansion Areas. Concurrency public facilities (Category A) located within a designated urban expansion area shall meet or exceed level of service standards established within the Comprehensive Plan and shall have a higher priority than suburban, and other less intense areas in the priority ranking and scheduling of capital improvements. New development and redevelopment in this designated area shall be evaluated according to levels of service established for said category.

Policy 10-2.3: Suburban Designations. Concurrency public facilities and services located within a Suburban land use designation shall meet or exceed levels of service established within the Comprehensive Plan. Suburban designations shall have priority over rural and other less intense designations in the priority ranking and scheduling of capital improvements. Concurrency facilities shall be placed in the suburban category according to levels of service standards appropriate for the Suburban designation.

Policy 10-2.4: Rural, Rural Village and Areas and Other Land Use Designations. Concurrency public facilities located within a rural, rural village or other less intense land use designations shall meet or exceed levels of service established within the Comprehensive Plan. Concurrency facilities shall be placed in rural and other less intense areas of the County according to levels of service standards appropriate for rural demands.

Policy 10-2.5: Availability of Public Facilities. To promote growth in urban compact areas and urban expansion areas, Lake County shall prioritize the availability of service capacities for concurrency facilities to these areas, with first priority delegated to urban compact areas. At such time Lake County has sufficient information and studies to document rural type development demands for public facilities and services, different levels of service shall be established for the rural areas of the County.

Policy 10-2.6: Direct Growth to Existing and Potential Water and Sewer Service Areas. To promote compact urban growth, water and sewer public facilities shall be planned and constructed in a manner that attracts development to areas presently served by existing central water and sewer systems or areas established in the Water and Wastewater Master Plan as prospective areas for efficient and economical provision of central water and wastewater services. Water and wastewater service lines shall not be extended beyond the urban compact area unless public health and safety measures warrant extension into urban expansion areas.

Policy 10-2.7: Park and Recreation Space and Facilities. Lake County shall locate all neighborhood parks and related facilities in urban compact areas. While first priority for community active-based parks and

facilities shall be directed to urban compact areas, urban expansion areas shall have second priority when adequate sites are not available in the adjacent urban compact area. Regional and district parks shall be located according to the best location serving the recreation interests and needs of Lake County, with emphasis on the availability of lakefront areas and natural resources, together with the accessibility to collector and arterial roadways and available water and sewer facilities.

Policy 10-2.8: Provision of Public Facilities for Planned Unit Developments and Mixed Use Quality Developments. Planned Unit Developments and Mixed Use Quality Developments must comply with policies established within the Future Land Use Element and the Public Facilities Element for the provision of public facilities.

Policy 10-2.9: Central Water and Sewer Implementation. By October 1992 Lake County shall determine whether potential water and sewer service areas identified in the Water and Wastewater Master Plan will receive water and sewer service through one of three alternatives:

- a. extension of municipal utilities into unserved areas of urban compact and urban expansion areas through interlocal franchise agreements established with municipalities;
- b. promote service through private utility companies granted exclusive franchise agreements to designated franchise areas;
- c. Lake County will undertake water and sewer service by amending the Five-Year Schedule of Capital Improvements to include the timing, phasing, and location of water and sewer improvements necessary to comply with or exceed minimum level of service standards for urban compact areas.
- d. A combination of options a. to c.

OBJECTIVE 10-3: LOCATION OF CAPITAL FACILITIES: CONSERVATION OPEN SPACE AND ENVIRONMENTALLY SENSITIVE AREAS. Public Expenditures Located In County Designated Conservation Lands Or Lands Qualifying As Environmentally Sensitive Shall Be Limited To Those Public Improvements Described In the Following Policies.

Policy 10-3.1: Public Improvements on Designated Conservation and Environmentally Sensitive Lands. Public facilities shall be constructed and installed consistent to principles established in objectives and policies of the Future Land Use and Conservation Elements and shall not be constructed or installed in areas designated on the Future Land Use Map as conservation or in lands qualifying as environmentally sensitive, as defined in the Future Land Use and Conservation Elements, with the exception confined to the following circumstances:

- a. surface water management structures protecting the natural flow regime;
- b. roads, causeways and bridges necessary to provide access to confined areas or to further the health and safety of the public. Such facilities shall be designed to maintain the natural flow regime of service water and runoff.
- c. water-related recreation facilities, and passive recreation and conservation facilities not affected by periodic flooding.

Policy 10-3.2: Limitation of Facilities in the 25-Year Floodplain. Public facilities shall be placed consistent to principles established in objectives and policies of the Future Land Use and Conservation Elements and shall not be located within the 25-year floodplain or in flood prone areas, except under the following conditions:

- a. surface water management structures protecting the natural flow regime;
- b. water-related recreation facilities, and passive recreation and conservation facilities not affected by periodic flooding;
- c. roads, causeways and bridges necessary to provide access to confined areas or to further the health and safety of the public. Such facilities shall be designed to maintain the natural flow regime of surface water and run-off.

OBJECTIVE 10-4: INFRASTRUCTURE TO SUPPORT LOW AND MODERATE INCOME HOUSEHOLDS. Lake County Shall Assure That Very Low, Low, and Moderate Income Households, Including Farmworker and Rural Households Classified As Such, Receive Public Facilities Pursuant To Minimum Level Of Service Standards Applicable To Those Areas In Which They Reside.

Policy 10-4.1: Survey of Housing Conditions. In conjunction with Policy 5-7.4 of the Housing Element, the County shall identify neighborhoods with concentrations of very low, low, and moderate income household and inventory such areas for adequate provision of public facilities by February 1992. Such a study shall identify existing deficiencies and necessary projects to meet or exceed minimum level of service standards.

Policy 10-4.2: Program Improvements in the Five-Year Schedule of Capital Improvements. Improvements identified in the Housing Conditions Study described in Policy 10.4.1 shall be programmed into the Five-Year Schedule of Capital Improvements upon the earliest date succeeding the completion of that study and as consistent with procedures defined within Section 163.3187, Florida Statutes, applicable to the amendment of the Comprehensive Plan or parts thereof.

Policy 10-4.3: Annual Evaluation of Public Facilities Service to Very Low, Low and Moderate Income Household Neighborhoods. Lake County shall annually evaluate the provision of concurrency public facilities to areas with concentrations of very low, low, and moderate income households to assure that minimum level of service standards are met or exceeded; and shall evaluate the need to improve service of non-concurrency facilities based on reasonable and equitable demands consistent with service provided to other County areas.

OBJECTIVE 10-5: TIMING OF CAPITAL IMPROVEMENTS. Lake County Shall Time the Implementation Of Capital Improvements Through A Schedule Designed To Maintain Or Exceed Adopted Minimum Level Of Service Standards and To Meet Facility and Service Demands Anticipated For Existing and Future Growth and Development Identified Within the Future Land Use Element and the Comprehensive Plan.

Policy 10-5.1: Five-Year Schedule of Capital Improvements. The County shall adopt a Five-Year Schedule of Capital Improvements which coordinates the provision of needed public facilities and services with land use decisions reflected in the Future Land Use Element and delineated on the Future Land Use Map. Capital Improvements shall be programmed within the Five-Year Schedule of Capital Improvements, as shown in Table X-1a-c, according to the rank of priority and timing set forth therein.

Policy 10-5.2: Justification for Including Projects in the Five-Year Schedule of Capital Improvements. The need to schedule a concurrency capital improvements programmed within the Five-Year Schedule of Capital Improvements must be justified through appropriate supporting documentation within the Data Inventory & Analysis document of the Comprehensive Plan. Evidence must be shown that the facility meets criteria established in Policy 10-5.3. Non-concurrency facilities shall be programmed in the Five-Year Schedule of Capital Improvements upon the discretion of the County. All costs associated with all Category A, B, and C facility and service improvements must also be analyzed within the Capital Improvements Element to assure that adequate funding is available to commence and complete the implementation of a proposed capital improvement.

Policy 10-5.3: Update of Capital Schedule and Estimated Costs. The Five-Year Schedule of Capital Improvements will be revised annually or biannually, in accordance to procedures outlined in Florida Statutes, Section 163.3187, to accommodate new improvements qualifying for inclusion into the Schedule as stipulated in Policy 10-1.3.; to update the estimated cost of programmed improvements; and to alter the timing and location of capital improvements due to amendments to the land use pattern delineated on the Future Land Use Map or to changing development trends, and as further defined in Policy 10-7.2.

TABLE X - 1- FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

Policy 10-5.4: Capital Improvement Commitments Through Development Agreements. Public facility and service commitments established in development agreements shall be programmed within the Five-Year Schedule of Capital Improvements at the annual or biannual update of the Capital Improvements Element. Capital improvements proposed through development commitments shall be incorporated into the annual or biannual update of the Five-Year Schedule of Capital Improvements.

Policy 10-5.5: Inclusion of Funding Sources of Development Commitments. By February 1992 the Land Development Regulations shall include provisions which bind funding sources from capital projects provided by development commitments to the Five-Year Schedule of Capital Improvements. Such funding sources shall include, but are not limited to, prepayment or payment of impact fees or development exactions, establishment of either special taxing districts or community development districts, and fees paid in lieu of providing mandatory public facilities.

**Table X-1a
Five Year Schedule of Capital Improvements for Category A Facilities**

Road LOS Projects	From	To	Type of Improvement	Project Phase	Funding Source	Year Scheduled	Project Cost
East –West Connector	US27/441	Thomas Ave	New Construction	Phase I	RIF	FY 92/93	\$450,000
SR 25/500 US 27/441	SR 500 US 441	CR 25A	Add Lanes & Resurface	Construction	FDOT	FY 92/93	\$2,284,000
SR 40 Passing Lane	Marion County Line	CR 445A	Add Lanes & Resurface	PE	FDOT	FY 92/93	\$303,000
SR 530 US 192	SR 25 US 27	Orange County Line	Add Lanes & Reconstruct	Right-of-Way	FDOT	FY 92/93	\$2,214,000
FY 92/93 Total							\$5,251,000
East – West Connector	Phase I	C468	New Construction	Phase II	RIF	FY 93/94	\$400,000
Lake Countywide **	Projects to be Identified		Funding Action	Construction	FDOT	FY 93/94	\$5,985,000
North/South Bypass	US 441 in Lady Lake	SR 44 W of Leesburg	New Construction	PD & E Study	RIF	FY 93/94	\$400,000
SR 44	CR 468	Caballo Place	Add Lanes & Reconstruct	Right-of-Way	FDOT	FY 93/94	\$441,000
SR 44	Sumter County Line	CR 468	Add Lanes & Reconstruct	Right-of-Way	FDOT	FY 93/94	\$4,345,000
SR 44 Leesburg	Main Street	SR 500 US 441	Multi-lane New Construction	Construction	FDOT	FY 93/94	\$840,000
SR 500 US 441	SR 19 Orange Avenue	Lake Shore Drive	Add Lanes & Reconstruct	PE	FDOT	FY 93/94	\$600,000
FY 93/94 Total							\$13,011,000
Eustis By-Pass, Phase III	SR – 44B	C – 44A	New Construction	Construction	RIF	FY 94/95	\$926,700
Merry Rd. (Extention)	Merry Road	US441	Construct and signalize	Construction	RIF	FY 94/95	\$207,000
SR 40 Passing Lane	Marion County Line	CR 445A	Add Lanes & Resurface	Construction	FDOT	FY 94/95	\$1,499,000
SR 44	CR 468	Caballo Place	Add Lanes & Reconstruct	PE	FDOT	FY 94/95	\$85,000
SR 44	Sumter County Line	CR 468	Add Lanes & Reconstruct	PE	FDOT	FY 94/95	\$30,000
US – 441 (2.8 miles)	US27 East	SR 44 (Main St)	6-lane urban section	Design	RIF	FY 94/95	\$543,000
FY 94/95 Total							\$3,290,700
C – 468	East – West Conn.	SR44	Widen to four lanes	Construction	RIF	FY 95/96	\$1,000,000
Orange Ave (SR – 44)	Haselton St	CR – 44A	4-lane extension, signalize	Construction	RIF	FY 95/96	\$575,000
SR 40	CR 445A	Volusia County Line	Add Lanes & Reconstruct	Right-of-Way	FDOT	FY 95/96	\$3,665,000
SR 44	CR 468	Caballo Place	Add Lanes & Reconstruct	Construction	FDOT	FY 95/96	\$1,959,000
US-27/441 (3.66 miles)	East-West Conn.	North 3.66 mi.	6-lane rural section	Design	RIF	FY 95/96	\$715,000
FY 95/96 Total							\$7,914,000
SR-19 Corridor Study	SR-19/C-561	SR-19 N of Turnpike		PD & E Study	RIF	FY 96/97	\$770,000
FY 96/97 Total							\$770,000
Five Year Total							\$30,236,700

****Funds have been earmarked for the purpose of 4 laning SR 19, from US 441 to CR 561.**

**Table X-1b
Five Year Schedule of Capital Improvements for Category A Facilities**

Non LOS Road Projects	From	To	Type of Improvement	Project Phase	Funding Source	Year Scheduled	Project Cost
C – 42/C – 439	Intersection		Intersection Improvement	Construction	RIF	FY 92/93	\$125,000
C – 44A/Thomas Avenue/Main St.	Intersections		Intersection Improvements	Construction	RIF	FY 92/93	\$300,000
C- 561/C565B (Loghouse/Pine Isl)	Intersection		Intersection alignment	Construction	RIF	FY 92/93	\$62,500
C – 565 (Villa City Rd)	SR – 50	Bible Camp Rd	Widen and resurface	Construction	RIF	FY 92/93	\$120,000
C – 565A	SR-50	South ½ mile	Widen and resurface	Construction	RIF	FY 92/93	\$70,000
Countywide	Resurfacing		Resurfacing	Construction	CTT	FY 92/93	\$200,000
CR 3-3259	BR#114052	Over Canal (No Name)	Replace Low Level Bridge	PE	FDOT	FY 92/93	\$275,000
Lakeshore Drive	Loghouse/Oswalt Rds. and CR 561		Improve two intersections	Construction	RIF	FY 92/93	\$115,000
Number Two Rd/C – 48	Intersection		Left turn/deceleration lane on C-48	Construction	RIF	FY 92/93	\$60,000
SR 19	Getchel's Curve	3 mi N of Altoona	Fix Horix. Or Vert. Curve	Construction	FDOT	FY 92/93	\$425,000
SR 19	Palm Street	Beach Street	Add Left Turn Lane(s)	Construction	FDOT	FY 92/93	\$173,000
SR 19	SR 50	South Florida Avenue	HWY-Resurfacing	PE	FDOT	FY 92/93	\$200,000
SR 19 – Howey-in-the-Hills	0.2 mi S Lakeview Ave	Central Avenue	HWY-Resurfacing	Construction	FDOT	FY 92/93	\$197,000
SR 19 – Little Lake Harris	BR#110026	(Paint Steel)	Bridge Rehabilitation	Construction	FDOT	FY 92/93	\$327,000
SR 19 US 27	Polk County Line	0.2 mi N of SR 50	HWY – Resurfacing	Construction	FDOT	FY 92/93	\$6,196,000
SR 44	SR 19 Bay Street	0.1 mi W of CR 44B	HWY – Resurfacing	Construction	FDOT	FY 92/93	\$687,000
SR 46 Wekiva River	BR#770003 Approach		ROW Acquisition	Right-of-Way	FDOT	FY 92/93	\$160,000
SR 48/19	SR 19	Central Avenue	HWY – Resurfacing	Construction	FDOT	FY 92/93	\$216,000
SR 50	CR 565 S Bay Lake Rd	(W BND LT TN LN)	Add Left Turn Lane(s)	Construction	FDOT	FY 92/93	\$125,000
FY 92/93 Total							\$10,033,500
C – 44A/C – 468	Intersection		Intersection Improvement	Construction	RIF	FY 93/94	\$100,000
C – 445/C – 445A	Intersection		Intersection Improvement	Construction	RIF	FY 93/94	\$125,000
C – 448	Bridge	Orange Co. Line	Widen, resurface & realign	Construction	CTT	FY 93/94	\$324,000

C – 455	Curve		Realign curve	Construction	CTT	FY 93/94	\$40,000
C – 561/C – 565B (Loghouse/Pine Isl.)	Intersection		Intersection Improvement	Construction	RIF	FY 93/94	\$62,500
Countywide	Resurfacing		Resurfacing	Construction	CTT	FY 93/94	\$500,000
Griffin View Drive	US27/441	1-7310	Cut hill at Gray's Airport Rd	Construction	RIF	FY 93/94	\$192,600
Griffin View Road	1 – 7310	Harbor Hills	Widen to 24' & intersection	Construction	CTT	FY 93/94	\$225,000
Griffin View Road	US27, 441	1-7310	Cut hill at Gray's Airport Rd	Construction	CTT	FY 93/94	\$192,600
Grove St (SR-19)	Barrick Ave.	Orange Ave.	Widen in conj. With DOT	Construction	RIF	FY 93/94	\$183,425
Lake Griffin Road	1-7310	Harbor Hills			CTT	FY 93/94	\$227,200
Morningside Drive	Old 441	US – 441	Widen part and resurface	Construction	RIF	FY 93/94	\$165,000
Old 441/Haim Rd	Eudora Rd	11 th	Widen, resurface, turn lanes	Construction	RIF	FY 93/94	\$160,000
Ross Street	Trowell St.	Whitcomb Ave.	Widen, resurface, storm drain	Construction	RIF	FY 93/94	\$187,000
Round Lake Rd.	SR – 46	4 – 4583	Widen and rebuild	Construction	CTT	FY 93/94	\$189,000
Sinclair Ave/US 441	Intersection		Signalization & turn lane	Construction	RIF	FY 93/94	\$55,000
SR 19	SR 50	South Florida Avenue	HWY – Resurfacing	Construction	FDOT	FY 93/94	\$2,892,000
SR 25 US 27	OBrian Road	Palatlakaha CK BR	HWY - Resurfacing	Construction	FDOT	FY 93/94	\$3,289,000
SR 25 US 27/441	CR 33	Middlesex	HWY – Resurfacing	Construction	FDOT	FY 93/94	\$775,000
SR 27 & SR 50 Co. Wide	Lake County	(Repair Joint Seals)	Bridge Rehabilitation	Construction	FDOT	FY 93/94	\$62,000
SR 27 Palatakaha Creek	BR#110062	(Pile Jacket Repair)	Bridge Rehabilitation	Construction	FDOT	FY 93/94	\$37,000
SR 40 Astor Bridge	BR#110077	(Repl Steel Deck)	Bridge Rehabilitation	Construction	FDOT	FY 93/94	\$178,000
SR 500 US 441	BR#110030 over SR 44	(Repair Deck & Joints)	Bridge Rehabilitation	Construction	FDOT	FY 93/94	\$31,000
SR – 19/C – 42	Intersection		Realignment	Design	RIF	FY 93/94	\$250,000
US – 27/O'Brien Rd	Intersection	Turnpike Bridge	Widen and Resurface	Construction	RIF	FY 93/94	\$130,000
FY 93/94 Total							\$10,572,325
C – 450 (Collina St)/SR 19	Intersection		Intersection Improvement	Construction	RIF	FY 94/95	\$55,000
C – 455	3- 1860	C-561A	Widen to 30' and resurface	Construction	CTT	FY 94/95	\$182,800
C – 455/C- 50	Intersections	N & S of Turnpike	Intersection Improvement	Construction	RIF	FY 94/95	\$250,000
C – 455/SR – 19	Intersection		N-bound deceleration lane	Construction	RIF	FY 94/95	\$100,000
C – 466A Bridge Replacement	Bridge		Picciola Bridge at Lake Griff	Construction	CTT	FY 94/95	\$400,000
C – 48	C – 561	C- 448A	Widen, resurface & turn lanes	Construction	CTT	FY 94/95	\$455,000
C – 565	2 – 1615	US – 27	Widen and resurface	Construction	RIF	FY 94/95	\$728,000
Countywide	Resurfacing		Resurfacing	Construction	CTT	FY 94/95	\$500,000
Donnelly St.(C-44B/11 th Ave)	Intersection		Signalization	Construction	RIF	FY 94/95	\$50,000
Gray's Airport Rd	1-7212	1-7611	Widen	Construction	CTT	FY 94/95	\$181,600
Gray's Airport Road	1-7212	1-7611	Widen	Construction	RIF	FY 94/95	\$181,600
Griffin Rd (C-44A & C44C)	US27/441	Thomas Ave.	Widen and resurface	Construction	RIF	FY 94/95	\$750,000

**Table X-1c
Five Year Schedule of Capital Improvements for Category A Facilities**

Capital Projects	Type of Improvement	Funding Source	FY 92/93	FY 93/94	FY 94/95	FY 95/96	FY 96/97	FY 97/98
Potable Water LOS Projects								
None								
Potable Water Non-LOS Projects								
None								
Sanitary Sewer LOS Projects								
None								
Sanitary Sewer Non-LOS Projects								
None								
Drainage LOS Projects								
Astor Area Improvements		CTT***				****		
Lake Yale Dike	Erosion Protection	CTT				16,000		
Wolf Branch Road	Widen Weir	CTT				31,000		
Drainage Non-LOS Projects								
None								
Solid Waste LOS Projects								
Groundwater Monitoring		Bonded	310,000					
Umatilla Closure Modification		Bonded	55,000	200,000				
Lady Lake Closure Permit/Design		Bonded	150,000	150,000				
Lady Lake Construction		Bonded		1,250,000	1,000,000			
Astatula I Closure Permit/Design		Bonded	725,000					
Astatula I Closure Construction		Bonded		2,644,000	2,643,000			
Astatula Phase II-B Expansion		Bonded	2,872,000					
Astatula Phase III Land Acquisition		Bonded	3,000,000					
Astatula Phase III-A Permit/Design		Bonded			800,000			
Transfer Stations		Bonded	150,000	150,000	750,000			
Ash Monofill		Bonded				400,000	400,000	
General Operating Equipment		LI	500,000	500,000	500,000	500,000	500,000	
Start-Up Equipment		LI	200,000	200,000	200,000	200,000	200,000	
Solid Waste Non-LOS Projects								
Recycling Bins		Grant	7,000	64,000		20,000	20,000	
Parks & Rec LOS Projects								
Johns Lake Park	Expansion	BI	35,000					
Phase I, South Lake Rail Trail	Acq. & Development	CTT, CI & Grant			933,975	575,400	100,000	
Phase II, South Lake Rail Trail	Acquisition & Development	TDC, CTT, CI				265,000	300,000	1,100,000
Lake Idamere Park	Develop	BI and Grant			100,000	100,000		
Butler Street Park	Addition	BI	125,000					
Parks & Rec Non-LS Projects								
Palatka River Park	Boat Ramp & Dock	FGFWFC		50,000				
Water Related Park/Boat Ramp	General Improvements	BI	60,000	60,000	60,000	60,000	60,000	
BI - Boat Improvement Fund	FDOT - Florida Department of Transportation	RIF - Road Impact Fees						
LI - Landfill Interprise Fund	FHA - Farmers Home Administration	CTT - County Transportation Trust Fund						

General – Lake County General Fund	FGFWFC – Florida Game and Fresh Water Fish Commission
-Property around the Wolf Branch Sink has been purchased by the Lake County Water Authority.	
*- These activities must be budgeted annually.	
**-To be supplanted upon completion of the study with a permanent stormwater funding source.	
***-To be determined as part of the Lake County Stormwater Management Program.	

Table X-1d (Created by LPA 98/1/1, Ordinance 1998-30, 4/28/98) Department of Public Works Proposed Five Cent Local Option Gas Tax Program					
PROJECT NUMBER	ROAD NAME	FROM	TO	GENERAL AREA	ESTIMATED COST
1*	C-445 (Widen to 24' & Bridge Rehabilitation)	SR-19	Bridge #114047	Shockley	\$1,088,400
2	C-445 (Widen to 24')	Bridge #114047	C-445A	Astor Park	\$929,900
3*	C-561 (Widen to 30', Improve Curves)	C-455	C-48	Astatula	\$525,000
4	C-42 (Widen to 30')	SR-19	Rancho Lane CR 4-8787	Paisley	\$1,194,500
5	C-42 (Widen to 30')	Rancho Lane CR 4-8787	SR-44	Paisley	\$1,800,400
6*	C-437 (South) (Widen to 30', Right Turn Lane at SR-46)	Orange County	SR-46	Sorrento	\$250,000
7*	C-437 (North) (Widen to 30')	SR-44	C-44A	Sorrento	\$292,000
8	C-439 (Widen to 30')	Quail Grove Road CR 4-6883	C-42	East Lake	\$1,013,250
9	C-448 (Widen to 30')	C-561	Apopka Beauclair Canal Bridge #114087	Lake Jem	\$532,250
10*	C-33 (Widen to 30')	North Mascotte City Limits	Bridges Road CR 2-2713	County/ Mascotte	\$1,088,000
11**	C-561 & Bridge #114013 (Widen to 30', Replace Bridge) C-561A & Bridge #114046 (Widen to 30', Replace Bridge)	Bronson Road CR 2-1038	SR-50	County	\$1,300,000
		SR-50	C-565A	County	\$750,000
Continued on next page		*Currently on 5 year Road Impact Fee Program **Currently funded on 5 year Road Impact Fee Program			

Table X-1d (Cont'd) (Created by LPA 98/1/1, Ordinance 1998-30, 4/28/98)
Department of Public Works Proposed Five Cent Local Option Gas Tax Program

PROJECT NUMBER	ROAD NAME	FROM	TO	GENERAL AREA	ESTIMATED COST
12	O'Brien Road, South CR 2-2227 (Pave to 24') Coralwood Lane CR 2-1926 (Widen to 24')	Coralwood Lane CR 2-1926 C - 478 Cherry Lake Road	SR-19 O'Brien Road, South CR 2-2227	South Lake	\$445,170
13*	Picciola Bridge #114004 (Replacement Design)	Lake Griffin		County	\$50,000
14	Picciola Bridge #114004 (Replacement Construction)	Lake Griffin		County	\$400,000
15*	East Dewey Robbins Road CR 2/3-2729 (Phase II/Pave to 24')	S.Dewey Robbins Road CR 2/3-2729	Citrus Valley Road CR -2729A	County	\$378,000
16*	South Dewey Robbins Road CR 2/3-2729 (Pave to 24') Dewey Robbins Road CR 2 & 2/3-2824 (Pave to 24', Turn Lanes) (Phase III)	East Dewey Robbins Road CR 2/3-2729 US-27	Dewey Robbins Road CR 2/3-2824 S. Dewey Robbins Road CR 2/3-2729		\$707,900
17*	North Austin Merritt Road CR 2-2704 (Pave)	Austin Merritt Road CR 2-2607	C-48	County	\$350,000
18*	Turkey Lake Road CR 2/3-2924 (Pave)	Dewey Robbins Road CR 2/3-2824	Number Two Road CR 2/3-3024	County	\$260,000
19*	Shell Pond Road CR 2-0558 (Pave)	US-27	Orange County Line	County	\$680,000
20*	Honeycutt Road CR 2-2304 (Pave)	Tuscanooga Road CR 2-2005	Youth Camp Road CR 2-2403	County	\$511,111
	TOTAL				\$14,868,281

*Currently on 5 year Road Impact Fee Program
**Currently funded on 5 year Road Impact Program

**Table X-1e, FY 1997/1998 to FY 2001/2002 Road Resurfacing Program
(Created by LPA 98/1/1, Ordinance 1998-30, 4/28/98)**

ROAD NO.	ROAD NAME	FROM	TO
4-8198E	Abele Street	4-8198	End
4-3989A	Aberdovey Avenue	4-3989	4-4090
3-3658	Acorn Circle	3-3559A	3-3559A
2-1368B	Adams Street	2-1368	2-1369
4-3987B	Albia Avenue	4-3987A	4-4087
4-4087	Alcrest Avenue	4-3987	4-4188B
4-7998	Alder Avenue	4-8097	End
4-7998B	Alder Court	4-7998	End
4-7998A	Alder Way	4-7998	End
4-3989E	Alpena Street	4-3989A	4-3989B
4-7790	Anchor Avenue	4-7990A	4-7798
3-4353	Anderson Drive	Old Hwy 441	2900'
5-6745	Apiary Road	CR-44	End
4-7998D	Apple Street	4-7998	4-9098B
4-8397	Apricot Avenue	4-8397H	4-8397
4-8397G	Apricot Way	4-8397	End
4-5189	Arundel Way	CR-46A	End
4-8098F	Aspen Court	4-8098E	End
4-8098E	Aspen Street	4-7998	End
4-7897C	Aster Court	4-7997	End
3-4852	Azalia Place	3-4851A	3-4852A
4-4090A	Baird Avenue	4-4090	End
4-7998C	Balsam Street	End	End
4-8097G	Banana Street	4-8097	End
4-8397E	Banyan Street	4-8397H	4-8397D
2-0606	Bay Lake Loop	CR-565	CR-565
4-9080C	Bear Claw Road	4-9080B	End
3-3363	Beauclaire Court	3-3463	End
3-3463	Beauclaire Drive	3-3363	3-3464
5-6347	Berkshire Court	5-6549	5-6549
2-1615	Bible Camp Road	CR-565	SR-19
4-4190	Biltmore Street	4-4090A	4-4190A
1-5409	Black Bass Circle	1-5509	1-5509A
3-3026	Bloomfield Avenue	2/3-3024	CR-48
4-3989B	Brae Burn Street	4-3989	4-

			3989A
1-5509C	Bream Circle	1-5509A	1-5509A
1-4107	Caballo Road	1-4007	SR-44
5-5337	Camp Street	CR-473	5-5538
4-5484	Cardinal Lane	SR-44	End
5-5441A	Carl Road	5-5341	5-5440
4-9788B	Carl Street	4-9788	End
1-4118B	Carolina Avenue	1-4118A	1-4122
	Carroll Street	4-9788A	End
4-9788E	Carroll Street	5-7464	CR-450
5-7365	Carroll Street	2-1503	End
2-1204	Carter Island Road	4-8198	End
4-8198C	Cassia Street	CR-44	End
1-4205	Casteen Road	1-6512A	End
1-6512B	Cedar Street	CR-437	4-4385B
4-4286A	Central Avenue	CR-44	5-6249
5-6346	Chain O'Lakes Road	Kurt Street	SR-19
3-5060	Charlotte Avenue	3-3658	3-3658
3-3658A	Chestnut Lane	5-6861	5-6872
5-6761	Chicago Avenue	4-8298	End
4-8298D	Chinaberry Court	4-8298C	End
4-8298	Chinaberry Street	End	End
4-8298C	Chinaberry Way	4-8599	End
4-8498	Chippewa Avenue	4-8599	End
4-8599A	Choctaw Street	5-7264	5-7464
5-7265	Church Street	SR-46	4-4485
4-4386	Church Street	4-4285	SR-46
4-4386	Church Street	4-7997	4-8397
4-8397A	Cinnamon Avenue	5-5341	5-5342
5-5342A	Clara Drive	3-4439	3-4441C
3-4441F	Clayton Street	CR-44A	End
4-6172	Clear Lake Drive	SR-19	End
3-4560	Close Court	4-7697	4-8097
4-7597	Coconut Avenue		

4-4388B	Colmar Avenue	4-4288	4-4288A
	CR-455	SR-50	Bridge
	CR-561A	CR-561	CR-455
	CR-565	US-27	2-1615
	CR-565A	2-1128	CR-565B
	CR-565A	2-1024	New pavement
	CR-565A	2-1024	2-1128
4-8799	Cummer Road	SR-44	End
5-6035	Cypress Haven Way	5-5837	CR-473
4-8097A	Daffodil Avenue	4-7997	4-8198G
4-8198G	Dahlia Court	4-8198F	End
4-8198G	Dahlia Court	4-8198F	End
4-8198F	Dahlia Street	4-8098G	End
4-8098D	Datura Street	4-8098B	End
5-8371	Demko Road	SR-19	End
3-5061	Dicie Drive	SR-19	3-4960A
5-8876	Dorr Road	SR-19	End
	2-1805	Douglas Road	2-2005 SR-50
2-0539		Dwights Road	2-0439 2-0542
3-4566		Eastland Road	CR-44C End
1-4007		El Rancho Drive	1-4006 End
3-4263A		Emerald Drive	3-4263 3-4263
5-6335		Emeralda Avenue	CR-44 5-7528
5-7528		Emeralda Island Road	5-6335 Bridge
2-1213		Empire Church Road	Elberta Street Edge Hill Drive
1-3511		English Road	US-27 End
5-6859B		Eustis Place	5-6859B 5-6859C
5-6859B		Eustis Place	SR-19 5-6859A
5-8375		E. Altoona Road	SR-19 End
2-2038		E. Apshawa Road	2-1838 2-2039B
2-2038		E. Apshawa Road	US-27 2-2039B
4-8397D		E. Bluebill Avenue	4-8397 End
4-8298E		E. Cashew Court	4-8297 End

4-9080A	E. Deer Road	CR-445	End
4-6480	E. Eldorado Lake Drive	SR-44	4-6280
1-5916	E. Harbor Drive	1-5814	Cross Street
3-2837	E. Revels Road	SR-19	End Co. Maint.
4-8298F	E. Saffron Court	4-8297	End
4-8098B	E. Thyme Avenue	End	End
4-8097F	E. Thyme Court	4-8097C	End
4-8098	E. Veronica Avenue	4-7998D	End
5-5439A	Fairmont Avenue	5-5439	End
5-6938	Felkins Road	CR-452	5-6737
5-6760A	Fifth Street	SR-19	5-6760
4-7696A	Fig Street	4-7797	End
4-8298G	Fir Street	4-8297	4-8298H
2-1368	First Avenue	2-1369	End
4-9689B	First Street	4-9689A	4-9689C
5-6847	Fish Camp Road	5-6745	5-6847
4-7797E	Flag Street	End	End
1-4105	Flatwoods Road	SR-44	1-4006
5-7972	Fletcher Road	5-7873	CR-450
5-6959A	Florida Avenue	5-6859B	End
2-1860	Fosgate Road	2-1864	CR-455
2-1044C	Garnet Circle	2-1044B	End
2-1044B	Garnet Drive	2-1044A	End
3-4468	Gertrude Place	3-4465A	3/4 – 4568
1-4025	Gibson Terrace	1-4122	End
1-6103A	Glenda Street	1-6103	1-6203
3-4263	Golden Isle Drive	Old Hwy 441	3-4263C
5-6040	Goose Creek Road	CR-44 West	End
5-6249	Grand Island Shores Road	5-6346	5-6549
3/5 – 5336A	Grant Avenue	3/5 – 5335	End
2-0439	Green Swamp Road	CR-561	2-0539
4-6186	Green Tree Lane	CR-437	End

4-7697	Greenbrier Street	4-7597	4-7197
3-4467	Greenway Drive	Old Hwy 441	3-4565
2-1254	Hancock Road	2-1253	2-1158
5-6708A	Happy Lane	5-6808	End
4-7690A	Harbor Way	4-7690	4-7691
3-4063	Harbour Drive	CR-452	End
2-1362	Hartle Road	2-1260	New pavement
5-6808	Hartsock Sawmill Road	US-27/441	End
4-8097H	Hawthorn Avenue	4-7998E	4-8097
3-4439	Hickory Lane	3-4441	End
4-5470	Highland Drive	Washington Avenue	Washington Avenue
1-5333	Highland Road	1/5 – 5433	End
5-8274	Hinson Road	5-8173	5-8273
5-5441	Hodges Road	5-5441A	5-5441A
1-4108	Holiday Lane	SR-44	End
4-8397C	Honeysuckle Street	4-8397B	4-8397H
3-4441E	Howard Street	3-4439	3-4441C
1-3311	Hubbard Street	US-27	End
5-5539	Huggins Street	5-5538	5-5541
2-0942	Hull Road	New pavement	End
5-5437B	Hunt Avenue	5-5437A	5-5437
3-4440B	Imperial Drive	3-4439	3-4440
3-4441D	Indiana Avenue	3-4439	3-4441C
4-8198B	Iris Street	4-8198	End
2-1838	Jalarmy Road	CR-478	CR – 561A
5-7264A	Jamestown Street	5-7264	End
4-5467	Jefferis Court	Washington Avenue	End
2-1369	Jefferson Street	2-1368	2-1368B
2-1158	John's Lake Road	2-1254	End of pavement
3-4439B	Johnson	3-4439A	End

1-3821		Circle Johnson Point Road	1-4122	End
4-5571		Joleen Drive	4-5371	End
1-4605		Jones Drive	CR-468	1-4604
4-9788D		Keith Street	4-9788A	End
3-4440E		Kelly Circle	3-4439	End
1-4118		Kentucky Avenue	1-4122	End
	Kingfish Street		1-5509	1-5509A
	1-5509B			
1-5714C	Kings Court		1-5714	End
4-8298B	Kumquat Avenue		4- 8298A	End
5-5438B	Lackabee Street		5- 5437B	5-5538
2-1370	Lake Boulevard		Old Hwy 50	SR-50
3-4851A	Lake Junietta Drive		3-4851	End
2-0847	Lake Louisa Road		2-0850	2-0943
2-0847	Lake Louisa Road		2-0943	2-1040
2-0847	Lake Louisa Road		2-0850	US-27
5-5341	Lake Pines Road		5-5241	5-5342
3-4760	Lake Saunders Drive		SR-19	CR-19A
2-1260	Lake Sherman Drive		2-1362	End
5-5538C	Lakeland Avenue		5- 5437A	5-5538D
4-7898	Lakeview Drive		SR-44	End
3-4063A	Lakeview Lane		3-4063	End
3-4257	Lakeview Street		Old Hwy 441	End Co. Maint.
3-3444	Lane Park Cutoff Road		SR-19	CR-561
3-3637	Lane Park Road		Pelican Road	SR-19
4-8098G	Larkspur Avenue		End	End
3-4160	Laura Lane		3-4260	End
4-4385B	Lawrence Street		SR-46	4-4485
5-5440	Layton Street		5-5538	5-5541A
5-5737	Learn Road		5-5538	5-5538
2-1604	Lee Road		SR-50	2-1503
4-9788F	Lee Street		4- 9788A	End
5-6759	Lenard Street		SR-19	5-6859A
1-5105	Lewis Road		1-4603	CR-468
4-8098C	Ligustrum Street		4- 8098C	End
4-8198D	Lily Street		4-8198	End
4-4577	Limit Avenue		US-441	Donnelly Street
3-4441C	Linda Avenue		3-4441	3-4441F
1-6103	Linda Glen Avenue		1-6104	End

5-5342	Linda Lane	End	Overlaid area @ west
1-6203	Linmar Avenue	End	End
4-5189A	Little Hampton Court	4-5189	End
4-4188C	Lochmore Circle	4-4289	CR-435
4-8098H	Locust Street	4-8198	End
4-9689A	Loyd Street	4-9689B	4-9689
3-4267	Lucerne Drive	Old Hwy 441	3-4465A
3-4439C	Lynn Circle	3-4439A	End
1-3312	Magnolia Avenue	US-27	End Co. Maint.
3-4440C	Magnolia Avenue	3-4440B	3-4440E
4-3886B	Magnolia Avenue	4-3786	4-3885
1-3410A	Magnolia Drive	1-3410	End
3-4565A	Magnolia Drive	3-4466	3-4565
1-5714	Magnolia Terrace	1-5814	1-5814
4-9080B	Mallard Road	4-9080	4-9080C
2-1267C	Mandarin Circle	2-1267	End
4-8198A	Mango Street	End	End
5-8010	Marion County Road	CR-25	End of pavement
3-4262D	Marion Drive	3-4262B	End
1-6305	Mary Ellen Street	1-6205	End (across 1-6104)
2-1310	Mascotte-Empire Road	2-1213	2-1412
5-7967	Maxwell Road	SR-19	Bulldog Way
4-9688D	Maxwell Street	4-9588	4-9588
1-4607	Merridale Avenue	1-4608	1-4707
5-6859C	Michigan Avenue	5-6859C	5-6859
3-4059A	Mission Avenue	CR-452	End
1-4606	Montclair Road	SR-44	CR-468
3-5163	Morris Street	3-5162	End
4-8499	Natchez Street	4-8599	End
5-6760	New York Avenue	5-6760A	5-6861

3-4262C	Norman Drive	3-4162	3-4462B
5-5822	North Shore Drive	5-5722	End
3/5 – 5239	Northern Avenue	CR-473	3/5 – 5241
3/5 – 5239	Northern Avenue	CR-473	3/5 – 5241
3-4565	Northland Road	CR-44C	End
2/3 – 3024	Number Two Road	CR-48	Silver Springs Citrus
4-8198	Nutmeg Avenue	End	End
3-3342	N. Eichelberger Road	3-3637	SR-19
2-1944	N. Grassy Lake Road	US-27	2-1846
5-5934	N. Haines Creek Road	CR-473	5-6035
4-4485	Oak Avenue	4-4385	4-4386B
5-5537	Oak Avenue	5-5437A	5-5538
4-7798	Oak Avenue	SR-44	4-7798A
1-5916A	Oak Lane	1-5916	End
1-6512C	Oak Street	1-6512A	1-6512D
5-6861	Oak Street	SR-19	End
5-5540	Ocklawaha Drive	5-5538	5-5440
2-0222	Oil Well Road	SR-33	End
	Old Hwy 50	CR-455	Orange Court
4-3786B	Orange Avenue	4-3786	4-3885
1-3918A	Orange Drive	1-4122	1-4122
5-7265A	Orange Street	5-7265	End
	Overton Drive	1-5133	1-5333
1-5233			
5-5722	Palm Avenue	1/5 – 5729	5-5822
3-4852A	Palm Avenue	3-4851A	End
4-3886A	Palm Avenue	4-3786	4-3885
1-3410	Palm Drive	SR-27	End
3-4465	Palmetto Road	New pavement	3/4 – 4568
4-9080	Panther Road	CR-445	4-9080B
4-9787Q	Panther Street	4-9787I	4-9787
4-4286	Park Avenue	4-4386	End
4-4368	Park Place	3/4 – 4568	Old Hwy 441
5-5538B	Patterson Street	5-5537	5-5538
3-4263B	Pearl Drive	3-4263C	3-4263
4-9788A	Pearl Street	4-9788	End Co. Maint.
5-7465A	Pearl Street	5-7465	5-7465B
4-7790A	Pelican Street	4-7790	4-7691

3-4538	Perch Avenue	3-4637	End
4-7998E	Persimmon Street	4-7998	End
3-4538A	Pike Street	3-4637	End
4-4480	Pine Avenue	US-441	4-4580
4-3886	Pine Drive	CR-437	4-3786A
4-8099	Pine Road	SR-44	End
4-8099	Pine Road	SR-44	End
5-5437A	Pine Street	CR-473	5-5538
1-6512A	Pine Street	1-6512D	1-6511C
3-4961	Pincrest Drive	SR-19	3-4960A
4-4089	Pinehurst Street	4-3989	End
4-4089	Pinehurst Street	4-4089	4-4090
4-8097	Poinciana Street	4-7597	4-7997
4-8097	Poinciana Street	4-7997	4-7998
4-8097	Poinciana Street	4-7997	4-8197C
3-4566A	Poinsettia Drive	3-4466	3-4565
4-8599	Ponderosa Avenue	SR-44	End
4-7797D	Poppy Avenue	4-7696A	4-7797
4-4090	Prestwick Avenue	CR-435	4-4190
4-8297A	Quince Avenue	4-7997	End
1-5714A	Raintree Drive	1-5714	1-5814
5-5340	Rancho Drive	5-5439	End
5-8173	Rea Way	SR-19	CR-42
1-5714B	Redbud Lane	1-5814	1-5714
4-7897B	Redgum Court	4-7997	End
4-7797	Redoak Avenue	4-7696A	4-7997
2-1122	Redwing Road	SR-33	2-1024
1-6008	Register Road	US-27	US-27
1-6511C	Ridge Road	1/5 – 6511	1-6512A
3-4440D	Riverview Drive	3-4439	3-4441C
5-7974	Roger Giles Road	CR-450	End of pavement
4-6882	Rollingwood Trail	CR-439	End
4-7997	Royal Trails Road	End	4-8097
3-4263D	Ruby Court	3-4263C	End
3-4263C	Ruby Drive	3-4263	3-4263D
4-4289	Sackamaxon Drive	4-4090	4-4188C
1-5509A	Sailfish Avenue	CR-466A	1-5409
5-7776	Saltsdale Road	CR-450	5-7773
4-9788C	Sam Street	4-9899A	End
2-1520	Sampey Road	SR-50	End
2-1045A	Sapphire Drive	2-1044	2-1044B
2-1267B	Satsuma Circle	2-1267	End
3-4259	Saunders Circle	Old Hwy 441	Old Hwy 441
4-3987A	Seaforth Drive	4-3987B	End
4-8397H	Seagrape Avenue	End	End
5-6859	Second Street	SR-19	5-6959A
1-4904	Selman Drive	1-5105	End
3-4960	Seminole Avenue	SR-19	Kurt Street
4-3989C	Shawnee Street	4-3989	End
3-4637	Shellcracker Drive	3-4538A	3-4637A
3-4367A	Sheridan Road	3-4467	End
3-4265	Shore Acres Road	CR-452	End
1-5229	Silver Lake Drive	1-1449	1-5133
5-5835	Silver Oak Drive	5-5834	5-5834
2-2013	Simon Brown Road	CR-565	CR-33
5-7773	Skyline Drive	5-7776	CR-450

2-1503	Sloan's Ridge Road	SR-50	CR-565
3-5162	South Avenue	Grove Street	3-5163
3-4466	Southland Road	CR-44C	3/4 - 4568
3-3559	Squirrel Point Road	3-5361	3-3559A
3-3559A	Squirrel Point Way	3-3559	3-3658
1-5409A	Starfish Avenue	1-5409	1-5409
2/3 - 3221	Stone Mountain Road	CR-48	End
2-1606	Stuckey Loop Road	SR-50	SR-50
4-3989	St. Andrews Boulevard	4-3889	4-4090
4-4188A	St. Anne Road	4-4188	4-4288A
2-2044	Sullivan Road	US-27	End
1-4122	Sunnyside Drive	1-3821	1-4025
1-4122	Sunnyside Drive	1-4025	1-4523
	1-4122	Sunnyside Drive	1-3821
1-4122	Sunnyside Drive	1-4022	1-3918A
1-4122	Sunnyside Drive	1-4022	1-4025
4-4769	Sunset Circle	3/4 - 4568	3/4 - 4568
3-4161	Sunset Drive	3-4161C	Concrete
2-1267A	Sunset Terrace	2-1267	End
4-4083A	S. Coronado Drive	4-4083A	End
5-7837	S. Em-En-EI Grove Road	CR-452	5-7837
5-6549	S. Fish Camp Road	5-6249	5-6847
5-5538	S. Haines Creek Road	3/5 - 5239	CR-473
5-5538	S. Haines Creek Road	5-5538	5-5737
2-1268A	S. Sunset Terrace	2-1267	End
1-4303	S. Whitney Road	End	End
3-3261	Tammi Drive	3-3259	End
4-8197C	Taramac Street	4-8197B	End
4-7997A	Teak Avenue	4-7997A	End
5-6708	Temple Hill Road	US-441	End
3-4439A	Terrace Drive	3-4439	End
1-4618	Third Street	1-4618	1-4519
5-6860	Third Street	End	SR-19 (east side)
5-6860	Third Street	SR-19	5-6859A
4-5880	Thrill Hill Road	SR-44	CR-44A
4-8097E	Thyme Court	4-8097C	End
2-1523	Timber Village Road	SR-50	End
4-3889	Timuquanna Drive	CR-435	End
4-8699	Tomahawk Trail	SR-44	End
1-4521	Tomato Hill Road	1-4122	US-441
2-1044A	Topaz Street	New pavement	End
1/5 - 5726	Treasure Island Road	End	Joint
1/5 - 5726	Treasure Island Road	1/5 - 5729	2,300'
1-5409B	Trout Avenue	1-5409	1-5409A
4-8298H	Tulip Street	4-8298G	End
2-2338	Turnpike Road	CR-561	2-2439
2-2005	Tuscanooga Road	SR-50	End
5-6959	Umatilla Place	SR-19	5-6860B
5-6959	Umatilla Place	5-6959A	End
4-5584	Valley Hill Lane	SR-44	End
4-3989D	Vero Street	4-3989	End
4-8098A	Veronica Court	4-9098	End
3-4965	Villa Way	3-4865	End
4-8097I	Viola Avenue	4-8097	End
4-8097J	Viola Way	4-8097	End
4-8197B	Violet Avenue	4-7997	4-8197C
	1-4608	Virginia Drive	1-4607
			Thomas Avenue

5-6860A	Wallace Street	SR-19	5-6859A
5-6860B	Washington Avenue	5-6959	5-6860
4-4580	Washington Boulevard	4-4480	4-4583
3-4467A	Washington Road	3/4 - 4568	End
5-7873	Webster Hill Road	5-7972	Clay section
4-4188	Westchester Avenue	4- 4188B	4-4188A
3-4465A	Westland Road	CR-44C	3-4468
3-5136	Westmont Road	CR-473	End
4-4190A	Whitemarsh Street	4-4090	End
1-4603	Whitney Road	SR-44	1-4904
1-4603	Whitney Road	1-4303	SR-44
2-0842	Wikel Lane	2-0942	End
4-9688E	Williams Street	4- 9688D	4-9688D
4-7691	Windward Avenue	4- 7690A	4-7789
1-4607A	Woodland Avenue	1-4608	1-4707
3-3840	Woodlea Road	SR-19	Pelican Road
4-8397B	W. Bluebill Avenue	4-8397	4-8397C
4-8297D	W. Cashew Court	4-8297	End
4-8297C	W. Saffron Court	4-8297	End
1-6205	W. Spring Lake Road	1-6104	1-6104
4-8097C	W. Thyme Avenue	4-7997	End
4-8097D	W. Thyme Court	4- 8097C	End
4-8098I	W. Veronica Avenue	4- 7998E	4-7998D
5-6555	Yale Retreat Road	CR-452	Bridge
1-4006	Youngs Road	1-4007	End

OBJECTIVE 10-6: PRIORITIZATION AND EVALUATION OF CAPITAL IMPROVEMENTS. Lake County Shall Establish A Rational System For Evaluating the Priority and Need Of Capital Improvement Projects

Policy 10-6.1: Evaluation Criteria for the Location of Capital Improvements. The County shall rank concurrency capital improvements in the Five-Year Schedule of Capital Improvements according to the following ranked order of Primary and Secondary order of priority for the location of public facilities:

Primary / Secondary

1 - By Intensity of Land Use Category -

1. Current capital improvement deficiencies;
2. Replacement of worn-out or obsolete facilities;
3. New capital improvements required to maintain minimum adopted levels of service standards;

2 - Provision of public facilities necessary to -

1. Fulfill an interlocal agreement with municipalities or adjacent counties;
2. Support the objectives and plans of regional, state and federal agencies;
3. Support renewal and public facilities to blighted areas.

3 - Accommodate all other unexpected new growth not covered under the above priorities.

Policy 10-6.2: Evaluation Criteria for the Timing and Scheduling of Capital Improvement Projects. All proposed capital improvement projects shall be evaluated according to their contribution to the maintenance of established levels of service in compliance with Policy 10-7.3: Adopted Levels of Service. Proposed capital improvement projects shall be evaluated and ranked for the following priorities for timing and scheduling purposes:

1 - Identified Need: Whether the project is needed to:

1. Achieve and maintain concurrency level of service standards;
2. Protect public health and safety;
3. Fulfill the County's legal commitment to provide facilities and services;
4. Preserve or achieve maximum use of existing facilities.

2 - Project Intent: Whether project implementation will accomplish the following:

1. Increase efficiency of existing facilities;
2. Prevents or reduces future improvement costs;
3. Provides service to an urban compact and urban expansion areas, particularly concentrated areas of very low, low, and moderated income household, lacking full urban services or promotes in-fill development in urban compact areas and, where appropriate, in urban expansion areas.

3 - Consistency with the Comprehensive Plan: Whether project implementation:

1. Represents a logical extension of facilities and services in a manner consistent with the management of growth and development within the Comprehensive Plan;
2. Maintains environmental quality of the County's natural resources, as promoted within this Comprehensive Plan.

4 - Intergovernmental Responsibilities: Whether project is necessary to:

1. Fulfill the requirements of an interlocal agreement with municipalities or adjacent counties;
2. Support the objectives and plans of regional, state, and federal agencies;
3. Foster cooperation with the private sector through joint ventures such as development agreements;

5 - Accommodate all other unexpected new growth not covered in priorities 1 through 4.

Policy 10-6.3: Criteria for Financial Feasibility. Lake County recognizes that projects proposed in the Comprehensive Plan must be financially feasible and that no project or program shall be implemented unless funding mechanisms can generate sufficient revenue to finance all capital and operating costs. Projects shall be evaluated according to the following criteria:

1. Revenues or debt capacity are available to complete capital implementation, operate, and maintain the facility;
2. Creates excessive debt obligations that exceeds the County's debt capacity.

OBJECTIVE 10-7: COORDINATION OF LAND USE DECISIONS AND CAPITAL IMPROVEMENTS LISTED IN THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS. Coordinate Land Use

Decisions and Projected Fiscal Resources With A Schedule Of Capital Improvements Which Maintains Adopted Levels Of Service Standards and Meets the Existing and Future Facility Needs Of Lake County.

Policy 10-7.1: Commencement Date for Coordination. Lake County shall commence the coordination of land use decisions and fiscal resources documented in the Capital Improvements Element and the Five-Year Schedule of Capital Improvements upon the adoption of the Comprehensive Plan.

Policy 10-7.2: Coordinate Land Use Decisions with the Five-Year Schedule of Capital Improvements. Lake County shall Coordinate land use decisions with the Five-Year Schedule of Capital Improvements by assuring that the Comprehensive Plan and the Land Development Regulations are consistent with capital improvements programmed within this Schedule through the following activities:

a. Required Consistency of the Comprehensive Plan. Concurrency capital improvements proposed within each individual element of the Comprehensive Plan shall be consistent with those proposed within the Five-Year Schedule of Capital Improvements.

b. Required Consistency of Amendments to the Comprehensive Plan. The Five-Year Schedule of Capital Improvements shall be consistent with public facility needs demanded by new development resulting from amendments to the Comprehensive Plan. The County shall evaluate the Capital Improvements Element and the Five-Year Schedule of Capital Improvements subsequent to the adoption of a Plan amendment. Proposed Plan amendments shall be evaluated according to the following guidelines:

1. Does the proposed amendment contribute to the elimination of a condition of public hazard as described in the County's Comprehensive Plan;

2. Does the proposed amendment diminish or eliminate any existing condition of public facility capacity deficiencies;

3. Does the proposed amendment generate public facility demands that may be accommodated by anticipated facility capacities scheduled in the Five-Year Schedule of Capital Improvements;

4. Does the proposed amendment conform with the future land uses designated in the Future Land Use Element and delineated on the Future Land Use Map;

5. Does the proposed amendment comply with and accommodate public facility demands based on the adopted level of service standard contained herein;

6. Does the proposed amendment further the promotion of higher density/urban development in urban compact areas and, where appropriate, urban expansion areas;

7. If the proposed action requires the County to provide any additional capacity in public facilities and services, the County must demonstrate that adequate revenue will be available to finance such facilities to the amendment of the Comprehensive Plan.

8. Does the proposed amendment impact facility plans of any State Agency.

Policy 10-7.3: Consistency and Compliance with Adopted Levels of Service Standards for Concurrency Facilities. Concurrency capital improvements scheduled within the Five-Year Schedule of Capital Improvements shall be consistent with the provision of public facilities and services needed to meet or exceed the minimum level of service standards adopted by Lake County. The County shall schedule capital improvements to meet level of service standards (LOS) set forth in Table X-2, and shall use these LOS

standards to review impacts of new development and redevelopment upon the adoption of this Comprehensive Plan.

Table X-2
LEVEL OF SERVICE STANDARDS FOR CONCURRENCY FACILITIES - Lake County

- SANITARY SEWER (Policy 6A-1.6)
300 gpd/eru (Gallons per day/equivalent residential unit)
- POTABLE WATER (Policy 6D-1.3)
350 gpd/eru (Gallons per day/equivalent residential connection)
- SOLID WASTE (Policy 6B-1.6.6)

6.67 lbs per resident per day, before recycling, composting, reuse and volume reduction

DRAINAGE

Lake County hereby adopts the following minimum twenty-four (24) hour level of service standards for design storms and pollution abatement level of service standards:

- Facility Type Design Storm
- Bridges 50 Year
- Principal Arterial Bridges 100 Year
- Canals, ditches, roadside swales, or culverts 25 Year
for stormwater external to the development
- Canals, ditches, roadside swales, or culverts 10 Year
for stormwater internal to the development
- Crossdrains 25 Year
- Storm sewers 10 Year
- Major Detention/Retention Structures 1 For the Probable Maximum Precipitation as required by SJRWMD
- Minor Detention/Retention Structures 1 25 Year

First floor elevation must be 18" or above the 100 year Floor Elevaton

1 Major/Minor Detention/Retention Structures are based on Hazard Classification for Dams and Impoundments as defined by the SJRWMD

- Facility Type Pollution Abatement Treatment 2
- Retention with percolation or detention with filtration. Runoff from first inch of rainfall or one-half inch of runoff if it has less than 50% impervious surface and less than 100 acres, whichever is greater
- Detention without filtration or wet detention The first inch of runoff from the site or 2.5 inches times the site's impervious surface, whichever is greater.

2 If the site's runoff directly discharges to Class I, Class II or Outstanding Florida Waters (OFW), then the Pollution Abatement Treatment Requirements shall be increased an additional fifty percent (50%) more than described, and off-line retention or off-line detention with filtration of the first one-half inch of runoff or off-line detention without filtration of the first inch of runoff shall be required. Lake County shall discourage the use of detention with filtration pollution abatement systems due to their high failure rate and costly maintenance; thus, Lake County shall allow detention with filtration only if detention without filtration cannot be used.

Landlocked areas shall maintain a twenty-five (25) year ninety-six (96) hour design storm level of service standard.

TRAFFIC CIRCULATION

Lake County hereby adopts a peak hour minimum operating level of service standard "B" for local roadways and a peak hour minimum operating level of service standard "C" for collector roadways not within; 1) a municipality within Lake County and its one (1) mile surrounding area; or 2) a designated urban or urban expansion area as identified on the 2005 Future Land Use Map.

Lake County hereby adopts the Statewide Minimum Level of Service Standards for the State Highway System and the following peak hour minimum operating level of service standards for roadways which can be placed in the following roadway classifications:

Road Classification	Peak Hour Minimum Level of Service
Major Collectors:	D
Minor Collectors:	D
Local Roadways:	D
MASS TRANSIT	
No trips per 1,000 residents	

New development exceeding a designated threshold established within the Land Development Regulations may be required to enter into an enforceable development agreement for the provision of mass transit service (Refer to Policy 10-9.5(g)).

RECREATION

Land 1.5 acres per 1,000 residents

Policy 10-7.4: Consistency with Land Development Regulations. Lake County shall revise its Land Development Regulations to incorporate a review system for development applications whose proposed development will impact concurrency levels of service. In addition, this application review system must be coordinated with the Concurrency Management System to assure that no permits are issued for development orders or building permits for development resulting in a reduction in the levels of service below adopted minimum standards. Required components of the application review system shall be defined within the Comprehensive Plan Goals, Objectives & Policies.

By 1993 Lake County shall evaluate the merits of establishing different levels of service standards applicable to demands indicative to all land use designation delineated on the Future Land Use Map.

Policy 10-7.5: Coordination with Fiscal Resources. Level of service standards established for concurrency facilities shall be consistent with the County's ability to finance or obtain Category A improvements necessary to comply with such standards, to maintain a financially feasible comprehensive plan, and to comply with concurrency requirements established in Chapter 163, Florida Statutes, and 9J-5.0055, Florida Administrative Code.

OBJECTIVE 10-8: ELIMINATION OF CAPACITY DEFICIENCIES. Lake County Shall Eliminate Capacity Deficiencies Identified Within the Comprehensive Plan According To the Schedule Set Forth In Policies Cited Below.

Policy 10-8.1: Limited Availability of Capacity. If limited capacities are available to serve all applicants for development orders, the Board of County Commissioners shall schedule capital improvements to serve developments in the following order of priority:

- A. Previously approved development orders vested for development rights.

- B. New orders permitting redevelopment in urban compact areas or urban expansion areas.
- C. New orders permitting redevelopment in rural, semi-rural, and rural village designations.
- D. New orders permitting new development in urban compact areas or urban expansion areas.
- E. New orders permitting new developments in rural or semi-rural areas.

Policy 10-8.2: Adequate Facilities Requirement. Lake County shall issue no development order or building permit for new development which results in an increase in demand on deficient facilities prior to the completion of improvements required to upgrade the respective facility to adopted minimum level of service standards. The County shall include an adequate facilities requirement within the Land Development Regulations by February 1992 that will define performance requirements for water, wastewater, solid waste, stormwater/drainage facilities, roadways, parks and recreation, and mass transit.

Policy 10-8.3: Eliminate Existing Transportation Deficiencies. All current capacity deficiencies for arterial and collector facilities shall be eliminated by 1996 through the implementation of projects currently programmed in the Five-Year Schedule of Improvements. By October 1991 Lake County shall assure that sufficient revenues are available within the Transportation Trust Fund and the Road Impact Fee Fund to eliminate existing facility deficiencies programmed in the Five-Year Schedule of Improvements. By 1993 the County shall coordinate with the Florida Department of Transportation (FDOT) to resolve capacity deficiencies on State roadways.

Lake County shall also coordinate with FDOT in identifying constrained roadways in the County. In the event such conditions are determined, Lake County shall amend the Traffic Circulation Element and other elements of the Comprehensive Plan to facilitate revised analysis and policies. Such an amendment must be conducted consistent with procedures defined in s. 163.3187, Florida Statutes.

Policy 10-8.4: Eliminate Existing Recreation Facility Deficiencies. By October 1991 Lake County shall assure that sufficient revenues are available within the General Fund, within another existing eligible funding source, or a newly created source, or will be available concomitant with the project implementation date, to eliminate existing facility deficiencies identified within the Five-Year Schedule of Improvements. Funds shall also be available to cover annual operating expenditures required by these deficiencies. All deficiencies shall be eliminated by 1996.

Policy 10-8.5: Eliminate Existing Stormwater Management Deficiencies. By October 1991 the County shall designate revenue within an existing established funding source or the operating budget of the Lake County Department of Public Works to finance stormwater improvements programmed in the Five-Year Schedule of Improvements. All deficiencies shall be eliminated no later than 1996.

Policy 10-8.6: Options to Rectify a Deficiency For Facilities Other than Roads. In the event a level of service does not comply with or exceed the adopted minimum standard, Lake County shall select one of the following courses of action to eliminate the deficiency:

- a. Eliminate the deficiency through improvements to the subject facility basing such improvements on adequate data and analysis prepared in the supporting document to the Comprehensive Plan and complying with principles in s. 163.3187 governing the amendment of or revision to comprehensive plans. The improvement must be implemented according to a timeframe consistent with policies set forth in a Concurrency Management System designed to comply with requirements of 9J-5.0055, Florida Administrative Code and according to priority criteria established in the Capital Improvements and Public Facilities Elements. The timing, location, estimated cost, and contributing revenue source or sources shall be included within the Capital Improvements Element upon the amendment or revision of the plan.

b. Improve other existing facilities or develop new facilities that will directly eliminate the deficiency of another facility. Such improvement will be implemented consistent with policies under Concurrency Management establishing concurrency requirements. Such improvements shall be adequately recognized in data and analysis of the Comprehensive Plan supporting document, with revisions or amendments to the plan occurring consistent with s. 163.3187.

c. Consistent with s. 163.3187, Florida Statutes, amend the Comprehensive Plan to reduce the adopted minimum level of service to a level that eliminates the deficiency. Such amendment of the level of service shall not conflict with a State-mandated minimum level of service standard. Coordination shall occur with the Florida Dept. of Environmental Regulations, Dept. of Natural Resources, Dept. of Health and Rehabilitative Services, and the St. Johns River Water Management District, and other State agencies prior to amending a level of service standard to assure that the revised standard is adequate and reasonable, and is not inconsistent with State recommended guidelines or mandated standards.

d. In the event A, B, or C are not feasible, and as a temporary measure to delay development until a deficiency can be eliminated, a moratorium on the issuance of development orders and building permits shall be imposed until capital improvements necessary to rectify a deficiency is consistent with Policy 10B-1.2 (Concurrency Management System).

Policy 10-8.7: Special Situations for the Elimination of Transportation Deficiencies. In the event a level of service for an arterial or collector roadway operates at one or more levels below the adopted minimum standard, the County shall undertake one of the following alternatives:

1. New development will provide the needed improvements pursuant to an enforceable development agreement consistent with State statutes;

2. In the event Lake County chooses to designate a Transportation Concurrency Management Area (TCMA), the County shall coordinate with the Florida Department of Community Affairs and the Florida Department of Transportation to designate the TCMA, revise the data and analysis within the supporting document to the plan, and amend affected policies within the Comprehensive Plan, consistent with Section 9J-5.0057, F.A.C. and Section 163.3187, Florida Statutes;

3. Amend the Comprehensive Plan to lower the level of service as guided by principles established in s. 163.187, Florida Statutes. Such an amendment must be supported by data and analysis and, where State roads are involved, coordinated with the FDOT and compatible to the maximum extent possible with FDOT standards.

In cases involving deficiencies on State roads, coordination shall occur with the Florida Department of Transportation to arrive at a mutually acceptable improvement program designed to maintain the FDOT standard to the maximum extent feasible. Such an amendment shall be conducted in a manner consistent with criteria established in s. 163.3187, Florida Statutes.

4. In the event 1 through 3 are not feasible, and as a temporary measure to delay development until a deficiency can be eliminated, a moratorium on the issuance of development orders and building permits shall be imposed until capital improvements necessary to rectify a deficiency is consistent with Policy 10B-1.2 (Concurrency Management System).

OBJECTIVE 10-9: FUTURE DEVELOPMENT TO BEAR COSTS OF THEIR RESPECTIVE INFRASTRUCTURE IMPACTS. Future Development Shall Bear A Proportionate Share Of Costs For Facility Improvements Necessary To Provide Capital Improvements Demanded By The Impacts Generated By New Growth and Development.

Policy 10-9.1: Continued Use of Adopted Impact Fees. Pursuant to the Lake County Road Impact Fee Ordinance, Lake County shall assess impact fees on new development to cover a proportionate share (85%) of the cost to provide additional road capacities and safety improvements to County and State arterial and collector roadways. The County shall contribute funds to cover the remaining cost (15%) to provide new facilities demanded by new growth and development. The impact fee shall not exceed the actual cost to provide road improvements required to meet the facility demand created by an applicant for new development or redevelopment.

Policy 10-9.2: Voluntary Payment of County's Designated Share of Impact Fees. Applicants of new development and redevelopment may voluntarily elect to pay all (100%) road impact fee costs to provide additional road capacities to expedite required improvements in the event Lake County will not have sufficient funds to meet its contribution until a succeeding year in the Five-Year Schedule of Capital Improvements due to the need to finance higher ranked road improvement priorities. Such payment of all fees to move up the timing of a project shall be conditioned on the approval of the Board of County Commissioners.

Policy 10-9.3: Analyze Potential of Additional Impact Fee Sources. Impact fees shall be initiated and maintained for as many public facilities as feasible, but with consideration to the economic impact on affordable housing (particularly for very, low, low, and moderate income homes), and to the effects such fees might place on the local construction industry. By February 1992 Lake County shall analyze the merits of imposing impact fees for other services and facilities comprised of Parks and Recreation, Fire Protection, Emergency Medical Services, Law Enforcement, Library, Potable Water and Sewer Services. Based on the impact fee study completed in 1990, the County shall initiate additional impact fees as warranted by the anticipated facility and service needs of new development and redevelopment.

Policy 10-9.4: Limited Use of Impact Fees. Impact fees shall be used to fund capital facility needs resulting from new development and shall not be used to fund existing deficiencies.

Policy 10-9.5: Mandatory Provision of Certain Facilities or Fees in Lieu Thereof. Lake County shall incorporate provisions within the Land Development Regulations by February 1992 which require new development to bear all or a proportionate share of costs associated with the provisions of site-related public facilities needed to accommodate demands generated by such development and to maintain facilities and infrastructure according to adopted level of service standards. Development thresholds for which mandatory provision of on-site public facilities shall be incorporated into the Land Development Regulations. New development shall be required to assume responsibility for following facility costs, including all applicable impact fees:

a. Transportation Impacts. The Land Development Regulations shall describe the development conditions and thresholds which require transportation improvements to be provided by new development. New development shall be responsible for providing all on-site traffic circulation facilities, including facilities supporting pedestrian and bicycle transportation. New development shall pay road impact fees to bear its share of impacts to adjacent roadway network systems, except where additional road and signalization improvements are required to provide safe access to the subject site and to maintain quality of traffic flow.

b. Recreation Impacts. The Land Development Regulations shall specify development conditions and thresholds requiring new development to provide on-site recreation space and facilities, or pay fees in lieu thereof, to Lake County.

c. Sanitary Sewer Impacts. Lake County shall require new development within urban compact areas and, where applicable, within urban expansion areas to connect to central sanitary sewer where such systems become available. Where central systems are unavailable, new developments exceeding a density of four units per acre, having an equivalent impact generated by non-residential intensities, or located where soil

suitability conditions and protection of natural resources make on-site septic systems infeasible, as identified in the Public Facilities, Conservation, and Future Land Use Elements, shall provide central wastewater to development. Development thresholds requiring mandatory central sewer systems shall be defined within the Land Development Regulations.

d. Potable Water. All new development within urban compact areas and, where applicable, within urban expansion areas must connect to central water systems where such systems become available. Where central systems are unavailable, new development exceeding a density of two units per acre, or the equivalent non-residential impacts thereof, shall provide central water systems. Development thresholds requiring mandatory central water systems shall be defined within the Land Development Regulations.

e. Solid Waste Impacts. Lake County shall establish franchise agreements with refuse collection contractors to provide trash pick-up services to new development, unless provisions in a development agreement require the development to provide or contract services equivalent to or exceeding County adopted minimum level of service standards. The County shall reserve the right to place voluntary or mandatory requirements on new developments for participation in County recycling programs.

f. Drainage/Stormwater Impacts. New developments shall provide on-site stormwater management facilities that are necessary to maintain the adopted minimum level of service standard established for the surrounding drainage basin and to assure post-development run-off does not exceed pre-development levels.

g. Mass Transit Impacts. By February 1992 the Land Development Regulations shall incorporate development thresholds whereby certain new development must provide mass transit service, or pay fees in lieu thereof, according to the estimated demand generated by that development. Such a service agreement shall be set forth through an enforceable development agreement, as consistent with State statutes.

h. Environmental Impacts. The County shall establish development controls within the Land Development Regulations by February 1992 which require applicants of new development to preserve environmentally sensitive lands defined in the Conservation and Future Land Use Elements. New development shall assume all costs to provide any necessary public facilities necessary to protect environmentally sensitive lands from impacts associated with new development, including all on-site stormwater management facilities.

i. Education Impacts. By February 1992 provisions shall be incorporated within the Land Development Regulations which require applicants of new development to contribute funds, land, or capital to the Lake County Board of Education to pay for a proportionate share of impacts such development will place on school facilities. A development threshold and criteria shall be established to define all development circumstance requiring such contributions. The development threshold and criteria shall be coordinated with development plans and policies of the Lake County Board of Education.

OBJECTIVE 10-10: ASSURE PROVISION OF CAPITAL IMPROVEMENTS AND AVAILABLE CAPACITIES FOR EXISTING AND FUTURE DEVELOPMENT. Lake County Shall Demonstrate Its Ability To Provide Or Require Provision Of Facilities Needed By Existing Proposed and Future Development Through Policies Assuring the Implementation Of Needed Capital Improvements and the Provision Of Adequate Facilities.

Policy 10-10.1: Provision of Capital Improvements. Capital improvements listed in the Five-Year Schedule of Capital Improvements shall be provided by Lake County or another approved provider.

Policy 10-10.2: Compliance with Minimum Requirement of Concurrency. The County shall adopt a Concurrency Management System by February 1992 which shall require the provision of public facilities compliant with deadlines established in Policy 10B-1.2.

Policy 10-10.3: Reservation of Available Capacities and Limitations to Vested Rights. The Concurrency Management System shall provide for the reservation of Category A facility capacities for existing development with vested rights and for future approved development orders complying with requirements for concurrency determination that shall be set forth within the Concurrency Management System. The Concurrency Management System shall define vested rights associated with the allocation of facility capacity, including timeframes for the expiration of vested capacity rights. The County shall reserve capacities for previously approved development orders that hold vested rights exempting them from concurrency requirements until such time the order or permit expires.

Policy 10-10.3A: Capital Improvement Priority Order. In the event that existing or planned capacity of public facilities is insufficient to serve all applicants for development orders, the capital improvements will be scheduled to serve the following priority order: (9J-5.016(3)(c)1.); (9J-5.016(3)(c)5.)

1. Previously approved final development orders permitting redevelopment;
2. Previously approved final development orders permitting new development;
3. Previously approved preliminary development orders permitting redevelopment;
4. Previously approved preliminary development orders permitting new development;
5. New final development orders permitting redevelopment, and;
6. New final development orders permitting new development.

Policy 10-10.4: Coordination with the Future Land Use Element. Analysis shall be provided in the Future Land Use Element by February 1992 to evaluate any significant, approved development orders for anticipated demand on capacities of public facilities and measure the impact such development will place on existing facilities.

Policy 10-10.5: Adequate Facilities Ordinance. The County shall include an adequate facilities requirement as part of the Land Development Regulations. The Adequate Facilities Ordinance shall include a provision which addresses the following development requirements:

- a. Availability of public facilities concurrent with the impact of development;
- b. Provision of public facilities consistent with the adopted level of service standards;
- c. Compliance with all applicable provisions set forth in the Concurrency Management System;
- d. Allocation of capacities for public facilities for which a developer is not required to provide.
- e. Minimum performance standards for all public facilities.

OBJECTIVE 10-11: DEMONSTRATION OF THE FINANCIAL FEASIBILITY TO LAKE COUNTY'S ABILITY TO FINANCE IMPROVEMENTS PROGRAMMED IN THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS. The County Shall Demonstrate the Ability To Finance Improvements Programmed In the Five-Year Schedule Of Capital Improvements For the Purpose Of Eliminating Existing Deficiencies, To Replacing Obsolete Or Worn Out Facilities, Or Providing For Demands Created By New Growth and Development, and Shall Establish Policies That Efficiently Manage Public Money In A Manner Conducive To Establishing A Balanced Government Budget.

Policy 10-11.1: Transportation Improvements. The County shall finance improvements to road facilities through the following funding mechanisms:

- a. Transportation Trust Fund
- b. Road Impact Fee Fund
- c. Development Agreements/Commitments
- d. ROW dedications

Policy 10-11.2: Sanitary Sewer and Water Improvements. In the event Lake County establishes central wastewater facilities, all capital costs shall be paid through an enterprise fund. An impact fee may also be used to meet capital needs demanded by new development. All bond issues utilized to finance capital improvements for sanitary sewer facilities shall be amortized through user fees or special assessments. All operating costs shall be paid from user fees or special assessments.

In the event Lake County provides central water and sewer services to urban compact or urban expansion areas, potable water, and wastewater treatment systems shall be financed through one or more of the following mechanisms:

- a. A County enterprise fund utilizing a user fee rate structure capable of supporting infrastructure and operating and maintenance costs for providing services to the general public on a continuous basis, including the financing of obligations to meet all bond payments.
- b. At such time the County provides water and wastewater services to the general public, new development shall contribute to expansion of capacity through connection fees and water and sewer impact fees.
- c. At such time the County decides to provide water and wastewater services to the general public, the merits of a Municipal Taxing Service District shall be evaluated as a potential funding mechanism.

Policy 10-11.3: Solid Waste Improvements. All capital improvements for solid waste facilities shall be financed through one or more of the following mechanisms:

- a. Tipping Fees
- b. Impact Fees
- c. Grants
- d. Development Agreements/Commitments
- e. Infrastructure Sales Tax
- d. Special Assessments

All operating and maintenance costs shall be paid from user fees (tipping) or special assessments.

Policy 10-11.4: Stormwater Management. By 1992 Lake County shall evaluate the merits of establishing stormwater utility districts (i.e., municipal service taxing districts) to finance drainage improvements unique to each district. In the event a stormwater utility is established, obligation to meet improvement and service expenses shall be met through a rate structure that is reasonable, equitable, and is based on a land parcel's fair share contribution to the stormwater runoff and surface water pollution. The County shall also evaluate the merits to grant credits in the rate structure applicable to properties that dedicate land to the preservation of environmentally sensitive resources.

Policy 10-11.5: Recreation. Recreation improvements shall be financed through one or more of the following sources:

- a. General Fund - ad valorem taxes

- b. Impact Fees
- c. Infrastructure Sales Tax
- d. Municipal Service Taxing District

Operating and maintenance expenditures shall be defrayed through use of the General Fund or the creation of a Municipal Service Taxing District.

Policy 10-11.6: Addressing Funding Deficiencies for Recreation Improvements. In the event insufficient revenues are available within the General Fund to finance proposed recreation capital improvements that are programmed in the Five-Year Schedule of Capital Improvements for purposes of meeting a level of service standard, Lake County shall undertake one of the following actions:

- a. Amend the level of service within one year to establish a financially feasible schedule of recreation improvements. Such an amendment shall be consistent with procedures defined in s. 163.3187, Florida Statutes and with data and analysis within the supporting document to the Comprehensive Plan.
- b. Hold a public referendum within one year to raise ad valorem property tax proportionate to the need to finance necessary recreation improvements. In the event ratification by public referendum fails, the County shall undertake alternative (a).

Policy 10-11.7: County Capital Improvement Fund. By February 1992 the County shall evaluate the merits of appropriating a portion of the millage rate to the restricted use for financing capital improvement, particularly those receiving no revenues from restricted funds.

Policy 10-11.8: Application of a Municipal Service Taxing District. By February 1992 Lake County shall evaluate the merits of establishing Municipal Service Taxing Districts as a funding mechanism to finance capital and operating expenditures for recreation, stormwater management, water and sewer, and other government facilities and services.

OBJECTIVE 10-12. FISCAL RESOURCE MANAGEMENT. Lake County Shall Manage Fiscal Resources To Ensure the Provision Of Needed Capital Improvements For Previously Issued Development Orders and For Future Development and Redevelopment.

Policy 10-12.1: Available Revenue to Support Capital Improvements Programmed within the Five-Year Schedule of Capital Improvements. No capital improvement shall be programmed within the Five-year Schedule of Capital Improvements for which funding is not available to implement, operate, and maintain such improvement. The County shall assure that sufficient funding is available to complete all improvements, or designated phases thereof, necessary to eliminate capacity deficiencies or replace worn out or obsolete facilities.

The estimated costs of all capital improvements scheduled for a five-year period shall not exceed conservative estimates of revenues collected from sources available to Lake County. Revenue sources used to estimate anticipated revenue collections shall only include those which are established by State statute, created or approved by local legislative action or referendum, funds established through development or franchise agreements, and grants from State or local governments with reasonable expectations of receipt.

Policy 10-12.2: Coordination with the Concurrency Management System. The Concurrency Management System will contain provisions which describe principles for reserving available facility capacities for development orders issued prior to the adoption of the Comprehensive Plan and for future development and redevelopment.

Policy 10-12.3: Management of Debt Limitation. Lake County shall limit maximum indebtedness to one dollar of annual debt obligation for every fourteen dollars of total annual revenue, equal to a debt-to-revenue ratio of 14.

Policy 10-12.4: Self-Liquidating Debt Measures. The County shall use special assessments, revenue bonds, and/or any other available self-liquidating debt measures as an alternative to general obligation bonds where and when applicable.

Policy 10-12.5: Application of User Fees to Offset Administrative Costs. Additional administration costs related to the review and issuance of development orders, building permits, environmental impact review, and any other County applications and related County government activities shall be financed, in whole or part, by fees levied on the applicant where and when such funding mechanism is appropriate and feasible.

Policy 10-12.6: Insufficient Revenue Available to Finance Improvements. In the event the projected revenues fall short of anticipated costs of proposed capital improvements, including associated operating and maintenance costs, the County shall reserve the right to amend the Comprehensive Plan to make adjustments for the lack of revenue in accordance to the following, as consistent with Florida Statutes and this Comprehensive Plan:

- a. Reduce the adopted minimum level of service standard, consistent with procedures in s. 163.3187 and Policy 10-5.3;
- b. Reduce existing administration, operating and maintenance costs;
- c. Increase revenues collected from existing sources or establish additional funding sources;
- d. Utilize a combination of a-c.

Policy 10-12.7: Protect Investments in Existing Facilities. In the event that anticipated future revenues may be greater or less than that projected in the Capital Improvement Element Supporting Document (Data Inventory & Analysis), existing facilities shall have priority for the financing of capital improvements so that existing investments in facilities will be protected.

Policy 10-12.8: Maturity Date of Bonds and Loans. The maturity date for any bond or debt obligation shall not exceed the reasonable expected useful life of any capital improvement.

GOAL 10A: MONITOR AND EVALUATE CAPITAL IMPROVEMENTS. THE CAPITAL IMPROVEMENTS ELEMENT SHALL BE MONITORED, EVALUATED AND AMENDED TO MAINTAIN EFFECTIVENESS AND EFFICIENCY IN THE PROVISION OF PUBLIC FACILITIES AND SERVICES REQUIRED TO MEET MINIMUM LEVEL OF SERVICE STANDARDS ADOPTED BY THE COUNTY.

OBJECTIVE 10A-1: MONITORING AND EVALUATION PROCEDURE. The County Shall Develop and Adopt A Monitoring and Evaluation Procedure For the Capital Improvements Element, Including the Five-Year Schedule Of Capital Improvements.

Policy 10A-1.1: Monitoring and Evaluating the Capital Improvements Element. The Capital Improvements Element shall be reviewed on an annual basis to assure that the required fiscal resources are available concurrent with the capital improvements proposed to be included within the County's Annual Budget. Such capital improvements shall be consistent with the Comprehensive Plan and provide adequate public facilities to support future land use consistent with adopted level of service standards. The Capital Improvements Element, including the Five-Year Schedule of Capital Improvements, shall be evaluated by no later than

September of each year and shall be reviewed in conjunction with the development of the upcoming fiscal year Annual Capital Budget.

Policy 10A-1.2: Amendments to the Five-Year Schedule of Capital Improvements. Pursuant to Section 163.3187, Florida Statutes, changes to the programming of Category A improvements within the Five-Year Schedule of Capital Improvements shall occur no more than twice a year and as allowed for emergencies necessary for the protection of the public's health, safety, and welfare, development of regional impacts, and certain small scale development accommodating less than five acres.

Policy 10A-1.3: Update and Revision to Data and Analysis Cited in the Plan and Capital Improvements Element. Pursuant to Section 163.3177(3b), Florida Statutes, revisions involving corrections, updates, and modifications to costs; acceptance of facilities committed through development agreements as consistent with the Comprehensive Plan; or the date of construction of any facility in the Schedule may occur by ordinance. Amendments or adjustments to the Five-Year Schedule of Capital Improvements shall be reported to the Florida Department of Community Affairs.

Policy 10A-1.4: Amendments to the Timing, Location or Scheduling of Capital Improvements. Pursuant to Florida Statute 163.3187, a plan amendment shall be required to eliminate, defer, or delay construction of any facility that is needed to maintain the established level of service standards for all concurrency public facilities programmed in the Five-Year Schedule of Capital Improvements. Changes to the Five-Year Schedule of Capital Improvements that involve corrections, updates, or modifications to costs, revenue sources, acceptance of facilities pursuant to dedications which are consistent with the Comprehensive Plan, or revisions to the date of construction may be accomplished by an ordinance adopted by the Board of County Commissioners.

Policy 10A-1.5: Public Participation. Findings and recommendations requiring an amendment to the Capital Improvement Element or the Five-year Schedule of Capital Improvements shall be presented by the County or a designee to the Board of County Commissioners at a public hearing where opportunities are provided for public participation.

Policy 10A-1.6: Monitoring and Evaluation Procedures. The monitoring and evaluation procedure shall incorporate the following actions as required by Florida Administrative Codes 9J-5.005(7) and 9J-5.016(5), F.A.C.:

a. Update and Refinements. Determine if any corrections, updates, or modifications are necessary to maintain consistency with the Annual Capital Budget and to provide the best available information and data. The County shall undertake the following activities:

1. Annually update estimated revenues and operating expenditures within the Capital Improvements Element by October of each year for purposes of consistency with the Annual Capital Budget, and update all revenue and operating cost forecasts for the following five fiscal years;

2. Update improvements listed in the Five-Year Schedule of Capital Improvements, including project costs affected by inflation, and add new improvements as necessary to comply with goals, objectives, and policies cited in this element. Improvements committed through development agreements will also be listed in the Schedule of Improvements;

3. Revise as necessary to reflect revised and updated population projections annually prepared by the Bureau of Economic and Business Research at the University of Florida;

4. Revise as necessary to reflect new revenue sources that are established by the Board of County Commissioners or as created by the State of Florida.

5. Update debt capacity and all analysis of financial capacity;

6. Update inventory and analysis to reflect the most recent proposed plans of the Lake County Board of Education to improve existing or development new facilities; major medical and health facilities; any major improvements by the Florida Dept. of Transportation that are scheduled for the next three year period; and any projects proposed by the St. Johns Regional Water Management District or any other State agency.

b. Internal Consistency Review. Revise data and analysis within other supporting documents of the Comprehensive Plan to reflect changes made to the Capital Improvements Element or the Five-Year Schedule of Capital Improvements.

c. External Consistency Review. Coordinate with the County Budget Director of changes to the Five-Year Schedule of Capital Improvements to maintain consistency with the Annual Capital Budget.

d. Implications of County Stormwater Master Plan and Water and Waste Water Feasibility Studies. The Five-year Schedule of Capital Improvements shall be updated and revised to reflect new projects within approved studies and master plans for stormwater, water and wastewater facilities pursuant to the County Commission's decision to have either the County, municipality, or private utility company provide such services.

e. Priority of Scheduled Improvements. The Five-year Schedule of Capital Improvements shall be amended to grant priority to improvements classified as current deficiencies. Existing facilities shall have priority in the allocation of funding for capital improvements if revenues are not sufficient to finance both the repair and maintenance of existing facilities and the development of new public facilities.

f. Capital Improvement Evaluation Criteria. Review the criteria used to evaluate capital improvement projects to assure that the projects are ranked in their appropriate order of priority and incorporate any needed changes to upgrade and facilitate the evaluation process.

g. Level of Service Standards. The Comprehensive Plan shall be used to evaluate the County's effectiveness in maintaining the adopted level of service standards and recommend any needed action to address deficiencies in the provision of facilities and services.

h. County, State and Regional Improvement Programs. The county shall review the effectiveness of program coordination in resolving multi-jurisdictional issues surrounding the plans and programs of State agencies that provide public facilities within the County's jurisdiction.

i. Private Sector Improvements, Dedications or Fees in Lieu Thereof. Evaluate the effectiveness of provisions requiring mandatory dedications or fees in lieu thereof as well as progress toward incorporating other programs for assessing new development a pro-rata share of the improvement costs generated by respective developments.

j. Impact of Other Jurisdictions In Maintaining Level of Service Standards. Evaluate the success or failure of intergovernmental coordination efforts to achieve an area-wide approach to providing central water and wastewater systems, transportation improvements, recreation, solid waste and drainage improvements, which may be required to maintain level of service standards.

k. Outstanding Indebtedness. Evaluate the ratio of outstanding indebtedness to the assessed property tax base.

l. Grantsmanship. Evaluate efforts to secure available grants or private donations to finance the provision of capital improvements.

m. Fiscal Management. Evaluate the County's progress in obtaining effective funding mechanism for promoting capital improvements, together with evaluating State revenue sharing funds to assure that the County receives all funds due to Lake County.

n. Evaluation Criteria. Evaluate the usefulness of criteria used to evaluate plan amendments as well as requisites for new development or redevelopment.

Policy 10A-1.7: Coordination with the Lake County Board of Education. Coordination shall occur between Lake County and the Board of Education for purposes of discussing or resolving issues pertaining to new school facilities or expansion of existing schools, available public facility capacities for school facilities, inclusion of school facilities in the update of concurrency issues and available facility capacities, and the potential to eliminate any duplication of services that each entity presently provides to the public. Coordination shall occur through the Schools participation on the County's Technical Review Committee. School Board representation on this committee shall receive all rights and privileges granted to voting members.

CHAPTER XB
CONCURRENCY MANAGEMENT SYSTEM
GOALS, OBJECTIVES & IMPLEMENTING POLICIES

INTRODUCTION

A primary intent of the comprehensive planning process mandated by the Local Government Comprehensive Planning Act (Chapter 163, Florida Statutes) is to require local governments to assure that public facilities and services are available concurrent with the impacts of development. The statutory concurrency requirements direct county governments to establish minimum acceptable level of service standards for seven public facilities and services comprised of roads, potable water, sanitary sewer, parks, mass transit, solid waste collection and disposal, and stormwater management. The concurrency requirement is applicable to all such facilities within a local government's jurisdiction whether or not such facilities are owned and/or operated by the local government.

To assure that these public facilities and services are available pursuant to the concurrency requirement and in compliance with adopted minimum levels of service standards, a concurrency management system shall be prepared and implemented to evaluate and review applications for development orders and building permits to assure that new development is approved in a manner that complies with the concurrency requirement. The following goals, objectives and policies shall direct the design and preparation of a concurrency management system that will address the specific needs of Lake County.

DEFINITIONS

The following definitions shall be used to interpret the content of the Comprehensive Plan.

a) "Public Facility Types" Public facilities shall be classified as one of the following three types for applicability:

Category A. (Concurrency) - Public facilities for which a level of service must be established for concurrency determination. These facilities include roadways, mass transit, sanitary sewer, drainage, potable water, solid waste, and recreation facilities within Lake County's unincorporated jurisdictional area, and in municipal areas served by certain facilities operated and maintained by Lake County. Chapter 163, Florida Statutes, mandates that local governments establish minimum level of service standards for these facilities and services.

Category B. (Non-Concurrency) - Public facilities and services exempt from concurrency determination but which are incorporated into the Comprehensive Plan under a mandatory or non-mandatory element. These facilities include conservation, housing, economic development, and aviation and rails.

Category C. (Non-Mandatory) - Public facilities and services not required by Chapter 163, Florida Statutes, or Chapter 9J-5, Florida Administrative Code, to be inventoried and analyzed within an element of the comprehensive plan, but whose cost of implementation may affect the financial feasibility of a Category A or B facility. All other County governmental facilities and services not included under Category A or B are classified as a Category C facility and service. These facilities include, but are not limited to, fire protection, law enforcement, education, public buildings, library services, emergency medical service, mosquito control, and criminal justice.

b) "Development Permit" means any building permit, zoning permit, subdivision approval, rezoning, special exception, variance, site plan approval, or other official action of local government having the effect of permitting the development of land in Lake County.

c) "Public Facility" means the capital improvements and systems of each of the following: arterial and collector roads, mass transit, stormwater management, potable water, sanitary sewer, solid waste, parks and recreation, library, corrections, emergency medical service, fire service, bikeway, sidewalk, other County buildings, public education and public health facilities.

GOALS, OBJECTIVES AND POLICES

GOAL 10B: CONCURRENCY. ASSURE THAT ADEQUATE PUBLIC FACILITIES AND SERVICES ARE AVAILABLE CONCURRENT WITH THE IMPACTS OF DEVELOPMENT.

OBJECTIVE 10B-1: Concurrency Management System. A Concurrency Management System Shall Be Implemented Prior To Or Concomitant With the Adoption Of the Revised Land Development Regulations (February 1992). The Following Policies Shall Direct the Preparation Of the Concurrency Management System.

Policy 10B-1.1: Application of Levels of Service Standards. The standards for levels of service of each type of public facility in Category A shall apply to development orders issued by the County after January 31, 1992 or such earlier date as may be adopted by the County, the County's annual budgets beginning with the 1991-92 fiscal year, the County's Capital Improvement Programs beginning with the 1991-92 fiscal year, and other elements of this Comprehensive Plan.

Policy 10B-1.2: Concurrency Requirement. The Board of County Commissioners of Lake County finds that the impacts of development on public facilities within the County occur concurrent with development authorized by a final development order. Therefore, capacity for Category A facilities and services shall be available concurrent with the impacts of development. The County shall determine, prior to the issuance of development orders, whether or not there is sufficient capacity of Category A public facilities to meet the standards for levels of service for existing population and development and the proposed development concurrent with the impacts of the proposed development. For the purpose of this policy, "concurrent with" shall be defined as follows:

No final development order shall be issued by the County after January 31, 1992, or such earlier date as may be adopted by the Board of County Commissioners, unless there shall be sufficient capacity of Category A public facilities to meet the standards for levels of service for the existing population and for proposed development according to the following deadlines:

1) Potable Water, Sanitary Sewer, Solid Waste, and Stormwater Management. To satisfy concurrency requirements, capacities for water, sewer, solid waste and stormwater management must comply with

adopted level of service standards according to one of the following timeframes established during the concurrency determination stage of the development review process:

a) Facilities and services are in place prior to the issuance of a building permit.

b) A development permit is issued subject to the condition that the necessary facilities and services will be in place at the time the impacts of the development occur. Such conditions shall be stipulated within an enforceable development agreement or a binding contract that guarantees the completion of construction prior to the issuance of a certificate of occupancy. A development shall place no impact on facility capacity until such a certification is issued.

c) The necessary facilities are under construction at the time a permit is issued. Such facilities shall be completed prior to the impacts of development. A certificate of occupancy shall not be issued until such facilities or services are able to perform in a manner consistent with adopted level of service standards.

d) Facilities and services are guaranteed in an enforceable development agreement that assures facilities and services are in place concurrent with the impacts of development.

2) Roads. For road facilities the concurrency requirement shall be satisfied through one of the following actions approved by Lake County during the development review process:

a) Satisfy one of the four criteria stipulated in Subsection (1)(a-d) of this policy; or

b) Prior to the issuance of a development permit, necessary improvements are programmed within the first three years of the current Five-Year Schedule of Capital Improvements provided that each of the following conditions is met:

(1) The Five-Year Capital Improvements Program and the Capital Improvements Element of the Lake County Comprehensive Plan are financially feasible. As permitted by Section 9J-5.0055 (2)(c)1., F.A.C., concurrency determinations will include transportation projects included in the first three years of the Florida Department of Transportation Five-Year Work Program.

(2) The Five-Year Capital Improvements Program includes improvements necessary to correct any identified facility deficiencies and maintain adopted levels of service for existing and permitted development.

(3) The Five-Year Capital Improvements Program is a realistic, financially feasible program based on currently available revenue sources and development orders will only be issued if the public facilities necessary to serve the development are available or included in the Five-Year Schedule of Capital Improvements.

(4) The Five-Year Capital Improvements Program identifies whether funding is for design, engineering, consultant fees, or construction and indicates, by fiscal year, how the dollars will be allocated.

(5) The Five-Year Capital Improvements Program identifies the year in which actual construction of roadway projects will occur and only those projects scheduled for construction within the first three years of the Lake County or Florida Department of Transportation five-year programs will be utilized for concurrency determination.

(6) A Plan amendment will be required in order to eliminate, defer or delay construction of any roadway which is needed to maintain the adopted level of service standard.

(7) Land Development Regulations, to be adopted no later than February 1992, will support this plan and further ensure that development orders and permits will only be issued when public facilities and services at adopted levels of service are available concurrent with the impacts of development.

(8) Lake County shall establish a monitoring system by February 1992 to determine whether impacts of development have been managed in accordance to adopted level of service standards and whether improvements are implemented consistent with the Five-Year Schedule of Capital Improvements. Such a monitoring system shall utilize on-going computer-oriented programs and standard accounting practices to evaluate and record the most recent condition of levels of service, available capacities, reservation of capacities, and timing of capital improvements.

(9) The Lake County Comprehensive Plan clearly identifies those areas in which facilities and services will be provided by the County through the use of public funds in accordance with the adopted Five-Year Schedule of Capital Improvements (Map X-1).

3) Parks and Recreation. For park and recreation facilities and services, the concurrency requirement shall be satisfied through one of the following actions approved by Lake County during the development review process:

a) Satisfy one of the four requirements stipulated in Subsection (1)(a-d) of this policy; or

b) Prior to the issuance of a building permit, recreation facilities and services are the subject of a binding executed contract or guaranteed in an enforceable development agreement which provides for the commencement of the actual construction of the required recreation facilities or provision of services within one year of the issuance of a building permit. Such a contract or agreement shall stipulate that facilities or services shall be available for active use within one year after construction commences.

Policy 10B-1.3: Determination of Capacity for Preliminary Development Orders. The capacity of Category A public facilities shall be determined for preliminary development orders at the time an applicant of a development order requests a determination of such capacity as part of the review and approval of the preliminary development order provided that:

a) The determination that such capacity is available shall apply only to specific uses, densities and intensities based on information provided by the applicant and included in the development order, and

b) The determination that such capacity is available shall be valid for the same period of time as the underlying development order, including any extension of the underlying development order. If the underlying development order does not have an expiration date, the capacity shall be valid for a period:

(1) not to exceed three years, or

(2) any period of time acceptable to the County and the applicant, provided that the period of time is explicitly set forth in an enforceable development agreement as authorized by Florida Statutes.

c) The determination that such capacity is available shall be binding on the County at such time as the applicant provides assurances, acceptable to the County in form and amount, to guarantee to the County the applicant's pro rata share of the County's financial obligation for public facilities which are constructed by the County for the benefit of the subject property.

(1) The assurances to be provided by the applicant may include one or more of the following:

- (a) prepayment of impact fees,
- (b) prepayment of capacity connection charges,

(c) establishment of special assessment districts.

(2) Whenever an applicant's pro rata share of a public facility is less than the full cost of the facility, the County shall do one of the following:

(a) contract with the applicant for the full cost of the facility, including terms regarding reimbursement to the applicant for costs in excess of the applicant's pro rata share, or

(b) obtain assurances similar to those in subsection (1) from other sources, or (c) amend this Comprehensive Plan to modify the adopted standard for the level of service so as to reduce the required facility to equal the applicant's needs. Such an amendment shall be consistent with procedures defined in Chapter 163.3187, Florida Statutes, and must be supported by data and analysis prepared within the Comprehensive Plan supporting documents. Level of service standards not compatible with State standards established for State roads must be coordinated with the Florida Department of Transportation and shall remain consistent with FDOT standards to the maximum extent allowed under the Florida Highway System Plan, Section 187.201 (State Comprehensive Plan), Florida Statutes, Chapter 163, Florida Statutes, and Chapter 9J-5, Florida Administrative Code. In the event the adopted level of service is not compatible with the level of service standards established by the Florida Department of Transportation, Lake County shall provide a justification in the data inventory and analysis document that supports its comprehensive plan.

d) Public facilities which serve less than all of Lake County shall achieve and maintain the standard for levels of service within their assigned service area. No development order shall be issued in an assigned service area if the standard for levels of service are not achieved and maintained throughout the assigned service area for the following public facilities and assigned service areas:

(1) Arterial and Collector Roads. All roads and road segments affected by the proposed development, according to the number of trips generated by the proposed development.

(2) Stormwater Management Systems: Site Specific,

(3) Potable Water Systems: Water Facility Service Area,

(4) Sanitary Sewer Systems: Sewer Facility Service Area.

Policy 10B-1.4: Determination of Capacity for Final Development Orders. An applicant of a development order may select to defer the concurrency test until a final development order review.

Map X-1 - 5 Year Schedule of Capital Improvements for Category A Facilities

OBJECTIVE 10B-2: PROGRAMS TO ENSURE IMPLEMENTATION. The Following Programs Shall Be Implemented By January 31, 1992, Or Such Earlier Date As May Be Adopted By the County, To Ensure That the Goals, Objectives and Policies Established In the Capital Improvements Element Will Be Achieved Or Exceeded. Each Implementation Program Will Be Adopted By Ordinance Or Resolution, As Appropriate For Each Implementation Program.

Policy 10B-2.1: Review of Applications for Development Orders. The County shall amend its Land Development Regulations by February 1992 to provide for a system of review of various applications for development orders which, if granted, would impact the levels of service of Category A public facilities. Such system of review shall assure that no final development order shall be issued which results in a reduction in the levels of service below the standards adopted in the Comprehensive Plan for Category A facilities. The Land Development Regulations shall include, at a minimum, the provisions of Policy 10B-2.2. (A, B) in determining whether a development order can be issued.

The Land Development Regulations shall also address the circumstances under which public facilities may be provided by applicants for development orders. Applicants for development orders may offer to provide public facilities at the applicant's own expense in order to insure sufficient capacity of Category A public facilities. Development agreements may be established subject to the following requirements:

1. An enforceable development agreement shall provide, at a minimum, a schedule for construction of the public facilities and mechanisms for monitoring to insure that the public facilities are completed concurrent with the impacts of the development, or the development will not be allowed to proceed.
2. Roadway facilities are contained in the Schedule of Capital Improvements of the Comprehensive Plan; or a plan amendment occurs in accordance to Chapter 163.3187, Florida Statutes, to revise data and analysis and update the Five-Year Schedule of Capital Improvements.
3. The development agreement is construed to be enforceable according to Sections 163.3220-163.3243, Florida Statutes.

Policy 10B-2.2. Concurrency Implementation and Monitoring System. The County shall establish and maintain Concurrency Implementation and Monitoring Systems. The Systems shall consist of the following components:

A. Annual Report. The County will prepare an annual report on the capacity and levels of service of public facilities compared to the standards for levels of service adopted in the Comprehensive Plan for Category A facilities. The report shall summarize the actual capacity of public facilities, and forecast the capacity of public facilities for each of the five succeeding fiscal years. The forecast shall be based on the most recently updated Schedule of Capital Improvements in the Capital Improvements Element. The annual report shall demonstrate evidence of the capacity and levels of service of public facilities for the purpose of issuing development orders during the 12 months following completion of the annual report, subject to adjustments described in part B, below, for reservation of capacity for development orders approved during the year. The annual report shall also summarize the implementation status of projects established in the Five-Year Schedule of Capital Improvements for Category B and C, but such portion of the annual report shall be for information purposes only, and shall not pertain to the issuance of development orders by the County.

B. Public Facility Capacity Review. The County shall use the procedures specified in Policy 10B-1.2, above, to enforce the requirements of Policy 10B-2.2. Records shall be maintained during each fiscal year to indicate the cumulative impacts of all development orders approved during the fiscal year-to-date or the capacity of public facilities as set forth in the most recent annual report on capacity and levels of service of public facilities. The Land Development Regulations of the County shall provide that applications for development orders that are denied because of insufficient capacity of public facilities may be resubmitted after a time period to be specified in the Land Development Regulations. Such time period is in lieu of, and not in addition to, other minimum waiting periods imposed on applications for development orders that are denied for reasons other than lack of capacity of public facilities. Land Development Regulations shall require that development commence within a specified time after a development order is issued, or the determination of capacity shall expire, subject to reasonable extensions of time based on criteria included in the regulations.

C. Review of Changes in Planned Capacity of Public Facilities. The County shall review each amendment to the Capital Improvement Element, in particular any changes in standards for levels of service and changes in the Schedule of Capital Improvements, in order to revise the amount of capacity that is available as reported in the annual report.

D. Concurrency Implementation Strategies. The County shall annually review the concurrency implementation strategies that are incorporated in the Comprehensive Plan:

1. Standards for levels of service are applied according to the timing of the impacts of development on public facilities. Final development orders, which impact public facilities in a matter of months, are issued subject to the availability of water, sewer, and solid waste and stormwater management facilities prior to the issuance of the building permit, park facilities must be available within 12 months of the final development order, while roads and mass transit facilities are subject to being included in the first three years of the 5-Year Schedule of Capital Improvements. Preliminary development orders can be issued subject to public facility capacity, but the capacity determination expires unless the applicant provides financial assurances to the County and obtains subsequent development orders before the expiration of the initial development order. As an alternative, the determination of public facility capacity for preliminary development orders can be waived with an agreement that a capacity determination must be made prior to issuance of any final development order for the subject property. Such a waiver specifically precludes the acquisition of rights to a final development order as a result of the issuance of the preliminary development order.

2. Standards for levels of service are applied within appropriate geographical areas of the County. Standards for County-wide public facilities are applied to development orders based on levels of service throughout the County. Standards for public facilities that serve less than the entire County are applied to development orders on the basis of levels of service within assigned service areas.

3. Public facility capital improvements are prioritized among competing applications for the same amount of facility capacity according to the criteria in Policy 10-6.1 and Policy 10-6.2. If any applications have to be deferred to a future fiscal year because of insufficient capacity of public facilities during the current fiscal year, the applications to be deferred will be selected on the basis of rational criteria.

4. Standards for levels of service may be phased to reflect the County's financial ability to increase public facility capacity, and resulting levels of service, from year to year. Standards for levels of service may be phased to specific fiscal years in order to provide clear, unambiguous standards for issuance of development orders. Such phased levels of service are not "self-amending" because they are adopted with specific implementation and expiration dates as part of the adopted Comprehensive Plan.

E. Capacity of Public Facilities for Development Orders Issued Prior to Adoption of the Plan. The County will "reserve" capacity of public facilities for development orders that were issued by the County prior to the adoption of this Comprehensive Plan under the following circumstances:

1. A representative of the property which is the subject of the development order has requested and received a determination of vested rights, and

2. A representative of the property which is the subject of the development order has accepted in writing the applicable requirements of Policy 10B-1.2.

The County finds that it is not necessary to automatically "reserve" capacity of public facilities for all development orders issued prior to the adoption of the plan. First, some development orders are not vested and should be subject to the concurrency requirement. Second, many vested development orders are not compatible with the maximum allowable density or intensity of use designated on the Future Land Use Map, nor will such orders reach the development limit over extended periods of time. The County finds that the population forecasts that are the basis for this plan are a reasonable prediction of the absorption rate for development, and that the capital facilities which are planned to serve the forecast development are available for that absorption rate. Reserving public facility capacity for all previously issued development orders would deny new applicants access to public facilities, and would arbitrarily enhance the value of dormant development orders.

The County intends to develop and pursue programs that will give persons with legitimate and substantial vested rights an opportunity to proceed with their plans without arbitrary interference by the new Comprehensive Plan. However, the County intends to require such persons to "continue in good faith" in order to "reserve" capacity of public facilities which are provided by the County. The County will "reserve" capacity of public facilities for previously issued development orders that do have significant vested rights, and which do continue development in good faith, consistent with Section 163.3167(8), Florida Statutes.

F. Certificate of Concurrency. An applicant of a development order issued after January 31, 1992, which has met concurrency requirements documented under Policy 10B-1.2, shall receive a certificate of concurrency declaring that all capacity requirements have been met consistent with level of service standards. The certificate shall declare an amount of capacity reserved for the applicant and the timeframe during which capacity will be reserved. All rights and privileges granted through a Certificate of Concurrency shall be defined in the Land Development Regulations. The Certificate of Concurrency shall be issued to applicants of a development order which has satisfied a concurrency test to determine that sufficient capacity of Category A public facilities is available to comply with standards for levels of service.

All final development orders issued prior to January 31, 1992 and holding vested rights consistent with Section 163.3167(8), Florida Statutes shall be exempt from the concurrency test.

CHAPTER XI ECONOMIC ELEMENT

GOALS, OBJECTIVES AND POLICIES. This element of the plan presents the goals, objectives and policies that are intended to guide Lake County in achieving its preferred economic future.

GOAL 11: ECONOMIC GOAL. LAKE COUNTY SHALL CREATE AN ECONOMIC ENVIRONMENT THAT WILL ENHANCE THE ECONOMIC PROSPERITY AND QUALITY OF LIFE FOR ALL OF ITS CITIZENS.

OBJECTIVE 11-1: DIVERSIFIED AND STABLE ECONOMY. Lake County Shall Promote Balanced and Orderly Economic Growth That Will Provide Increased Economic Opportunity While Reducing Dependence On Any One Employment Sector.

Policy 11-1.1: Create Desirable Business Environment. Lake County shall create a desirable business environment that attracts and retains business by: 1) fostering an attitude that welcomes new industry, 2) providing necessary infrastructure for development, 3) eliminating unnecessary regulation and streamlining the review process, 4) maintaining competitive tax and fee structures, 5) making business incentives available, and 6) supporting employee training and education programs.

Policy 11-1.2: Create Desirable Living Environment. Lake County shall create a quality of life that attracts and retains business by: 1) protecting natural resources, 2) promoting excellence in education, 3) expanding recreational and cultural activities, 4) ensuring planned and aesthetically pleasing development, and 5) maintaining public safety.

Policy 11-1.3: Maintain Economic Development Program. The County shall maintain an economic development program that serves the needs of existing business and actively markets Lake County and recruits new business and industry. Lake County shall continue to participate in the regional economic development efforts of the Economic Development Commission of Mid-Florida, Inc. or its successor as designated by the Board of County Commissioners.

Policy 11-1.4: Promote Tourism Industry. Lake County, in cooperation with the Tourist Development Council, shall introduce and promote tourism to Lake County through a distribution system involving state, national, and international locations.

Policy 11-1.5: Ensure Environmentally Safe Business and Industry. Lake County shall ensure that future business and industry practices will contribute toward a safe, clean, and healthy environment and will have no significant adverse impacts on the environment, through the strict enforcement of the policies in the Conservation Element of this Comprehensive Plan.

OBJECTIVE 11-2: ENHANCE AND ENCOURAGE A SUSTAINABLE AGRICULTURE INDUSTRY. Lake County Shall Maintain Programs Which Are Designed To Enhance the Opportunity For Sustainable Agricultural Pursuits.

Policy 11-2.1: Continue Beneficial Agricultural Practices. Lake County shall coordinate with the Soil Conservation Service, the Cooperative Extension Service, and the United States Department of Agriculture in order to identify and promote productive and prosperous agricultural practices. Up to date research findings on conservation, production, and marketing techniques of agriculture shall be made available to the public. Farmers markets shall be considered where feasible for local distribution of local produce. Water conservation techniques in relation to agriculture shall be encouraged.

Policy 11-2.2: Agricultural Land Values. In order to maintain the viability of agricultural lands, Lake County shall encourage diversified agricultural pursuits on land formerly in agricultural production.

Policy 11-2.3: Provision of Farm Worker Housing. The County shall review farm worker housing demands on an annual basis with regard to harvest day requirements to determine if additional sites for farm worker housing are needed. In order to meet farm worker housing needs, the Land Development Regulations shall include provisions for: 1) the renovation of existing structures, where practical; or 2) the construction of new units.

Policy 11-2.4: Provision of Energy for Agriculture. In order to protect Lake County's agricultural investments, Lake County shall encourage coordination between private industries and utility service providers. The County will support efforts to inform and educate residents and businesses regarding the importance of energy conservation during emergencies. Particular attention will be given to encourage conservation measures during periods when agricultural firms have critical needs.

Policy 11-2.5: Provision of Farming Opportunities. Lake County shall continue to encourage farming operations which constitute the operator's principal occupation.

Policy 11-2.6: Local Distribution of Farm Commodities. Lake County shall continue to encourage the local sale and distribution of locally produced farm commodities through the use of packing sheds, packing houses, and farmers markets as produce becomes available.

Policy 11-2.7: Citizens Agriculture Advisory Committee. Lake County shall continue to support a citizens agriculture advisory committee to work with the Lake County Cooperative Extension Service. The committee shall give direction to the Lake County Board of County Commissioners for the establishment and maintenance of viable and sustainable agricultural enterprises and practices within the County.

OBJECTIVE 11-3: RETAIN AND EXPAND EXISTING BUSINESS AND INDUSTRY. Lake County Shall Develop Incentive and Assistance Programs Which Are Designed To Encourage The Retention And Expansion Of The County's Existing Businesses.

Policy 11-3.1: Develop Business Retention and Expansion Programs. Lake County shall develop retention and expansion programs to supplement the Existing Industry Program of the Economic Development

Commission of Mid-Florida, Inc. These programs will include incentives for existing industry retention and expansion, development review assistance, an assessment of industry needs, and information about other opportunities for assistance.

Policy 11-3.2: Assess Existing Industry Needs. Lake County, through the Economic Development Commission's Visitation Program, shall conduct a survey of existing industries to determine what services they need in order to continue to do business in Lake County.

Policy 11-3.3: Provide Business Incentives. The County shall develop and fund incentive programs that provide financial, in-kind, or other incentives to assist in the retention and expansion of existing business and industry in Lake County.

Policy 11-3.4: Provide Infrastructure. The County shall ensure the provision of infrastructure to existing industrial areas, regional commercial centers, commercial corridors, and present and future employment centers.

Policy 11-3.5: Existing Industry Liaison. The Lake County Economic Development Coordinator will assist existing industry with retention and expansion issues and provide development review assistance.

Policy 11-3.6: Business Publications. The Economic Development Coordinator shall provide chambers of commerce and other business organizations with information for publication, including: contact information, a listing of business incentives, available financing, networking opportunities, special events, training programs, and profiles of business leaders and recent expansions.

Policy 11-3.7: Public Awareness. Lake County, through its Economic Development Office, will publicize the positive economic impact of the community's existing industries. The County shall use Industry Appreciation Week as an opportunity to inform citizens, the media, businesses, and local governments and their employees of the importance of business retention and expansion to the community. An Industry Awards Program will be developed to augment these efforts.

Policy 11-3.8: Evaluate Existing Business Programs. Lake County shall utilize an annual survey of businesses to evaluate the effectiveness of the retention and expansion programs.

OBJECTIVE 11-4: MARKET LAKE COUNTY AND RECRUIT NEW BUSINESS AND INDUSTRY. Lake County Shall Maintain A Marketing Program That Will Identify And Recruit Targeted Industries And Promote Sound, Sustainable Economic Development In Lake County. The Marketing Program Will Increase The List Of Active Prospects By 25% Per Year.

Policy 11-4.1: Recruit Targeted Industries. Lake County shall recruit businesses in the following categories as identified in the target industry study: office and financial service activity, light manufacturing, high technology, telecommunications, distribution, health care services, retirement services, and tourism.

Policy 11-4.2: Economic Development Relationships. The County shall maintain working relationships with Enterprise Florida, the Florida Department of Commerce, and other state and regional bodies involved in the promotion of economic development in Florida.

Policy 11-4.3: Establish Resource Center. The County shall establish a resource center that provides public access to the following economic development information: a database of commercial and industrial properties, business incentives and financing options, economic and demographic data, maps and aerials, infrastructure availability, as well as information on job training and educational opportunities.

Policy 11-4.4: Create Database of Commercial and Industrial Properties. Lake County shall work with Realtors, chambers of commerce, and local governments to create a commercial and industrial site and

building inventory. This inventory or database will identify each parcel of land zoned commercial or industrial and each building in commercial or industrial use. Information collected will include owner, Realtor, land use, zoning, utilities, size, and availability. As soon as possible, this database should be integrated with a parcel based mapping system in the Geographic Information System database.

Policy 11-4.5: Clearinghouse for Database Information. One function of the resource center is to act as a clearinghouse for the accumulation of site and building information. The resource center shall include a "user friendly" computer system to allow for easy updating of inventory information by users. This system, similar to the Realtors Multiple Listing System, would be supported on an input fee basis for realtors and owners.

Policy 11-4.6: Demographic Database. Lake County shall develop a database of economic and demographic information. This database will be available for public use as part of the resource center.

Policy 11-4.7: Investigate Existing Leads. The Economic Development Coordinator shall identify suppliers of existing businesses and introduce them to the benefits of relocating in Lake County.

OBJECTIVE 11-5: DEVELOP BUSINESS INCENTIVE PROGRAM. Lake County, With Assistance From The Economic Development Commission of Mid-Florida, Inc. and Lake County Business Leaders, Will Develop A Full Range Of Business Incentives. This Will Allow Lake County To Tailor An Incentives Package To Address The Specific Needs Of An Existing Industry Or A New Business Prospect.

Policy 11-5.1: Application for Incentives. Application for business incentives will be made to the Economic Development Coordinator. The granting of incentives will be determined by the Economic Development Coordinator, the Chairperson of the Industrial Development Authority, and the County Manager. Criteria used to evaluate requests for incentives will be based on the economic return on investment received by the community, including: 1) jobs created, 2) average wage, 3) tax revenues, and 4) other socioeconomic benefits.

Policy 11-5.2: Fast Track Development Review. For those projects which meet established thresholds for job creation, etc. and are deemed to have a significant economic impact, a Fast Track status for development review will be assigned. Pursuant to a preapplication conference, a staff person will be assigned by the Senior Director of the Department of Development and Planning Services to shepherd the project through the review and permitting process. The assigned staff person will monitor the progress of the project and report on its status at the weekly staff meeting. Fast Track status is determined by the Economic Development Coordinator, Senior Director of the Department of Planning and Development Services and the County Manager.

Policy 11-5.3: Job Growth Incentive Fund. The County shall establish and fund a job growth incentives fund to assist business expansion and relocation projects deemed to be economically significant to Lake County. The fund will receive a minimum \$200,000 initial cash infusion and shall be replenished annually from the County's General Fund. Monies from this fund may be used for payment of impact fees, infrastructure costs, and other types of approved expenses.

Policy 11-5.4: Impact Fee Deferral Incentives. Lake County shall develop an impact fee deferral program for commercial (excluding retail) and industrial construction.

Policy 11-5.5: Property Tax Abatement Incentives. Lake County shall adopt an ordinance that initiates a referendum authorizing the Board of County Commissioners to establish a tax abatement program. The tax abatement incentive will be made available to commercial (excluding retail) and industrial projects that have a significant economic impact and qualify per Policy 11-5.1. A schedule will be developed to determine the period of abatement based on the type of business and the number of jobs created by the improvement. This program will also extend property tax abatement to qualified "spec" buildings until they are occupied.

Policy 11-5.6: Encourage Construction of "Spec" Buildings. In order to provide facilities for immediate occupancy, Lake County will encourage construction of "spec" buildings by extending impact fee deferral, tax abatement, and other incentives to qualified projects. The location of spec buildings shall be consistent with the comprehensive plan and with the policy of maximizing the use of existing infrastructure.

Policy 11-5.7: Pre-Permitted Building Sites. In an effort to encourage development in the Lake County Central Park, County staff will prepare preliminary site plans and pre-permit building site(s) for buildings of various size and use. The site plans will be developed based on scenarios of likely uses provided by the Economic Development Coordinator.

Policy 11-5.8: Industrial Development Bonds. Lake County shall make available Industrial Development Bond financing for those projects determined to make a significant contribution to the economic growth of the County. Approval for Industrial Development Bond financing will be determined by the Lake County Board of County Commissioners.

Policy 11-5.9: Employee Training. The Economic Development Coordinator will provide information and assistance in applying for employee training through the Lake County Private Industry Council, Lake County Area Vocational Technical Center, Lake/Sumter Community College, and Florida's Rapid Response Training Program.

Policy 11-5.10: Competitive Impact Fee Schedule. The County shall maintain an impact fee schedule for residential, commercial, and industrial development that will allow Lake County to remain competitive in the region and state.

Policy 11-5.11: Transportation Grants. The Florida Economic Development Transportation Fund provides funds to local governments on behalf of companies that are considering expansion or relocation and have an existing or anticipated transportation need. Lake County shall provide the necessary staff support to expedite the application process for these funds.

OBJECTIVE 11-6: INCREASE EFFICIENCY OF REGULATORY SYSTEM. Lake County Shall Streamline The Development Review and Permitting Process, Make Regulations Easier To Understand, Assist Economic Development Proposals Through The Review Process, and Project A Customer Service Orientation Throughout The Review Process.

Policy 11-6.1: User Friendly Development Review Process. The County shall make the development review process easier to understand by creating a user friendly information manual and graphics flow chart for each type of review and permit process. The County shall maximize the continuity of the review process by locating the various departments and agencies in close proximity to each other.

Policy 11-6.2: Project a Customer Service Attitude. Develop interpersonal skills of staff and adopt a "How Can I Help?" and "How Can We Make This Work?" approach. A customer service orientation shall be adopted throughout the permitting and review process.

Policy 11-6.3: Provide Training and Continuing Education for Staff. The County shall institute in-house training of county staff on the Comprehensive Plan and the Land Development Regulations and cross-train as appropriate.

Policy 11-6.4: Evaluate Efficiency of Review and Permitting Services. The County shall develop both an internal system and a user system based on comments received to evaluate the efficiency of the review and permitting services provided.

Policy 11-6.5: Expedite Review of Industrial Subdivision Sites. By 1996, Lake County shall adopt a policy whereby an individual site within an approved platted industrial subdivision with utilities shall be exempt from the technical review committee process and shall be cleared through the development review process in five days, provided a sufficient package has been submitted and all other agency permits have been obtained.

Policy 11-6.6: Enact Efficient Preapplication Procedures. Create a "Rapid Response Team" for economic development proposals comprised of the County Manager, Economic Development Coordinator, Senior Director of Planning and Development Services and his staff, Division of Environmental Management representative, Building Official, Fire Chief, and Director of Public Services and his staff. This team will meet with business owners, developers, and their representatives in a preapplication conference to discuss the application process and requirements and to expedite the review of plans.

Policy 11-6.7: Refine Land Development Regulations. The County shall continue to update the Land Development Regulations so that they are consistent with the Comprehensive Plan and provide a comprehensive listing of permitted uses and development standards for office, commercial, and industrial zoning districts.

Policy 11-6.8: Implement Minor Site Plan Process. The County shall amend the Land Development Regulations to include a minor site plan review process for additions to existing business structures.

Policy 11-6.9: Eliminate Unnecessary Regulation. The County shall identify, correct, or eliminate the laws, regulations, and government practices, that unnecessarily restrict agriculture, business, and industry practices from taking place in suitable locations.

Policy 11-6.10: Inform Businesses of New Regulations. The Economic Development Coordinator will use the Lake County Economic Development Newsletter along with other publications to inform businesses of upcoming regulations.

Policy 11-6.11: Inventory of Vested Property. The County shall provide periodic updates of non-residential developable sites with available capacity which are vested for concurrency.

Policy 11-6.12: Evaluate Alternative Sites. Lake County shall provide courtesy non-binding evaluations of alternative sites that include land use and zoning requirements, utility service providers, potential environmental concerns, and other similar pertinent information.

OBJECTIVE 11-7: ALLOCATE ADEQUATE ACREAGE FOR FUTURE ECONOMIC NEEDS. Lake County Shall Identify Future Land Use Needs and Ensure That Adequate Residential, Commercial Industrial Acreage Is Available For Development.

Policy 11-7.1: Assess Land Use Needs. Lake County shall forecast its future need for commercial and industrial land and ensure adequate acreage is allocated for these uses.

Policy 11-7.2: Evaluate Potential Sites. Lake County shall form a task force to identify and evaluate sites that appear to be especially suited for commercial and industrial development. This will allow possible complications associated with the site(s) to be identified and resolved prior to private sector involvement. The committee will be comprised of realtors, chambers of commerce, County and local governments, and Leadership Lake County Alumni.

Policy 11-7.3: Consistency with Land Use. Parcels that have been designated for employment activities, within the Future Land Use Element, shall be reevaluated in light of information on the timing and placement of infrastructure. Maximum use of existing infrastructure shall be adhered to through the reevaluation of parcels once every three (3) years along State and County roadways.

Policy 11-7.4: Consistency with Capital Improvements. Lake County shall require the location of business and industry in areas scheduled for future facility improvements as designated in the Capital Improvements and Future Land Use Elements.

Policy 11-7.5: Rules for Hazardous Waste Generators. Business and Industry that generate hazardous waste shall follow the procedures and guidelines for the use, storage, disposal and clustering of such wastes generators, as set forth in the Conservation Element.

OBJECTIVE 11-8: ENSURE NECESSARY INFRASTRUCTURE TO FACILITATE ECONOMIC DEVELOPMENT. Lake County Shall Provide The Infrastructure, Roadways and Utilities, To Facilitate Planned Economic Development.

Policy 11-8.1: Improve Inter-County Transportation Network. Lake County, in coordination with adjacent counties, shall investigate viable inter-county access points.

Policy 11-8.2: Promote Improvements to State Road 19. In coordination with the Florida Department of Transportation (FDOT) and the City of Tavares, Lake County shall encourage the completion of the programmed improvements to S.R. 19, south of U.S. 441, prior to its scheduled completion date.

Policy 11-8.3: Promote Improvements to State Road 441. In coordination with the Florida Department of Transportation, Lake County shall encourage the completion of improvements to U.S. 441 prior to their scheduled completion dates.

Policy 11-8.4: Ensure Transportation for Business and Trade. Lake County shall review its roadway system and validate its transportation model once every three years with the most recent traffic counts recorded by the Florida Department of Transportation and special traffic counts taken by the Lake County Public Works Department. The model shall be used to identify needed transportation improvements.

Policy 11-8.5: Improve and Expand Infrastructure. The County shall improve and expand infrastructure, particularly in existing industrial areas, regional commercial centers, commercial corridors, and present and future employment centers as designated by the Comprehensive Plan.

Policy 11-8.6: Protect Acreage Served by Rail. The County shall document current rail line usage and forecast required rail service to meet future needs. Industrial zoned lands that are served by rail shall be preserved to meet future demand.

Policy 11-8.7: Utilities Service Area Map. Lake County shall create a utilities service area map that lists service providers and delineates service area boundaries. This map will aid developers in assessing development potential of sites and will become one of the economic development tools incorporated into the resource center.

Policy 11-8.8: Directory of Financial Incentives. The County will prepare a directory of financial incentives available to municipalities for financing needed infrastructure improvements.

OBJECTIVE 11-9: IMPROVE EDUCATIONAL AND TRAINING OPPORTUNITIES. Lake County Recognizes The Crucial Role An Educated and Trained Work Force Plays In The Retention and Recruitment Of Business and Industry. Accordingly, Lake County Shall Pursue A Level Of Excellence In Education That Will Contribute To A Creative, Informed, and Productive Citizenry Which Will Sustain The Social, Cultural, and Economic Advancement Of Lake County.

Policy 11-9.1: "Blueprint 2000". Lake County shall encourage the business community to establish and support a competitive grant program to underwrite creative initiatives leading to the realization of specific goals outlined in "Blueprint 2000."

Policy 11-9.2: Education Element. Because of the critical role education plays in determining the quality of life and therefore the County's ability to attract and retain business, Lake County Board of County Commissioners in concert with Lake County School Board, Lake/Sumter Community College, Lake County Area Vocational-Technical Center, and business and community leaders shall produce an education element that will be adopted as part of the Comprehensive Policy Plan.

Policy 11-9.3: Promote Educational and Training Opportunities. Lake County shall strengthen the job readiness of the local work force by promoting the development of educational and training programs and facilities by the Private Industry Council, Lake/Sumter Community College, Lake County Area Vo-Tech Center, Lake County Public School System, and the private sector. The County shall encourage, through financial assistance, the location of colleges and vocational training centers within Lake County.

Policy 11-9.4: Coordination of Educational Programs. Lake County shall work with the Employment Resources Council, education providers, and employers to ensure educational and job training programs are available to meet the needs of existing and future employers.

Policy 11-9.5: Attract a Branch of a Major University. Lake County shall assist Lake/Sumter Community College as they work with the University of Central Florida and the University of Florida in an effort to attract a branch of a major university.

OBJECTIVE 11-10: REDUCE PROPERTY TAX BURDEN. The County Shall Reduce Property Tax Burden By Shifting, Where Possible, the Burden Of the Costs Of Providing Infrastructure, Facilities and Services To Groups Or Individuals Which Benefit the Most From the Provided Infrastructure, Facilities and Services.

Policy 11-10.1: Develop Funding Sources to Support Growth. Lake County hereby supports the principle that growth should pay its fair share and shall continue to develop funding sources to pay for infrastructure and services.

Policy 11-10.2: Pursue Alternative Financing. Lake County shall encourage innovative methods of financing infrastructure and services wherever possible in order to minimize the current and future tax burden. The Capital Improvements Element and any other affected Element will be amended as needed to reflect any actions taken pursuant to this policy.

Policy 11-10.3: Encourage and Support Grant Funding. Lake County shall encourage and support efforts of other agencies to obtain grant monies and other extramural funds designed to assist local economic development efforts. The County shall make available, published information on grant monies and other extramural funds which would be able to provide significant improvement in the local economy or in meeting the needs of the labor force.

OBJECTIVE 11-11: ECONOMIC DEVELOPMENT STRATEGIES. Lake County Is Committed To Developing A Business and Living Environment That Promotes Economic Growth and Stability Today and Tomorrow. Therefore, the County Will Continue To Engage In Strategic Planning To Develop Strategies, Policies, and Incentives That Will Allow It To Remain Competitive In A Dynamic Economic Environment.

Policy 11-11.1: Annual Economic Development Report and Address. On an annual basis, the Economic Development Coordinator shall prepare a report that reviews the past years' economic development activity, summarizes the current state of the County economy and economic development efforts, and presents strategic plans for future economic development.

Policy 11-11.2: Strategic Planning. The County shall continue the process of self-evaluation and strategic planning that was started with the Lake County Economic Development "Action" Initiative. The County will

periodically revisit the strategic planning process, making an appraisal of its strengths and weaknesses while surveying the economic horizon for opportunities and threats. This process will allow the county to develop the strategic plans and incentives necessary to remain economically competitive.

Policy 11-11.3: Unified Economic Elements and Plans. Lake County shall work towards a unified county wide economic development effort by encouraging uniformity among the Economic Elements and economic development plans of the County and its municipalities.

Policy 11-11.4: Update Economic Development Plan and Element. In an effort to remain economically competitive, the County shall revise the Lake County Economic Element once every three years.

COMPREHENSIVE PLAN AMENDMENT FEBRUARY 5, 1993

CONSISTENCY REVIEW WITH THE STATE COMPREHENSIVE PLAN AND THE EAST CENTRAL FLORIDA COMPREHENSIVE REGIONAL POLICY PLAN

The inconsistent provisions identified within the Statement of intent, issued by the Department of Community Affairs on December 24, 1992, to find the Lake County Comprehensive Plan NOT IN COMPLIANCE, pursuant to Section 163.3184, Florida Statutes, have been addressed in the transmitted proposed Comprehensive Plan Amendment dated February 5, 1993.

Amendments to the Lake County Comprehensive Plan provide for consistency with the State Comprehensive Plan and with the East Central Florida Comprehensive Regional Policy Plan, as identified in the following consistency reviews.

CONSISTENCY WITH THE STATE COMPREHENSIVE PLAN

1. Plan incompatible with and does not further State Comprehensive Plan including following goals and policies (Rule 9J-5.021, F.A.C.):

(8)(a), (b)1, 10., - does not adequately protect potable water wellfields;

Policy 1-5.3 in the Future Land Use Element and Policy 7-2.18 in the Conservation Element have been revised to adequately protect public potable water wellfields.

(8)(b)2., 9., 10., 12., - does not adequately protect aquifer recharge areas, ground and surface water quality;

Objective 6E-1 and Objective 6E-2 in the Natural Groundwater Aquifer Recharge Sub-Element and the associated policies have been revised to adequately protect aquifer recharge areas, ground and surface water quality.

(8)(b)8., - does not adequately protect floodplains;

Policy 1-2.2 in the Future Land Use Element and Policy 6C-4.2 in the Stormwater Management Sub-Element have been revised to adequately protect floodplains.

(8)(b)11., - does not adequately water conservation;

Policies under Objective 6E-1 in the Natural Groundwater Aquifer Recharge have been amended as well as added to adequately provide for water conservation.

(10)(a), (b)1, 7., - does not adequately protect natural resources, including wetlands and other natural habitats;

Policy 1-2.1 in the Future Land Use Element and Policy 7-5.2 in the Conservation Element have been revised to adequately protect wetlands. Policy 1-2.7 in the Future Land Use Element and Policy 7-6.2 in the Conservation Element, as well as, additional policies have been amended to adequately protect other natural habitats.

(10)(b)3., 4., - does not adequately protect designated species;

Policies have been added to the Conservation Element following Policy 7-6.2 which provide for adequate protection of designated species.

(13)(b)4., - does not adequately address hazardous waste management;

Policies under Objective 6E-2 in the Natural Groundwater Aquifer Recharge Sub-Element have been amended, as well as added, in order to adequately address hazardous waste management.

(14)(b)1., 5., 6., - does not adequately protect environmentally sensitive lands from effects of mining activities;

Policies 7-13.1, 7-13.2, and 7-13.3 in the Conservation Element have been amended to adequately protect environmentally sensitive lands from the effects of mining activities.

(16)(a), (b)1., (18)(a), - does not include adequate concurrency management system, including LOS standards;

The Concurrency Management System including Level of Service standards have been amended to adequately comply with the requirements of Rule 9J-5, Section 9J-5.0055, Florida Administrative Code.

(16)(b)2., (18)(b)1., - does not discourage sprawl;

Numerous policies have been added to the Future Land Use Element under Objective 1-1 which discourage sprawl. Additionally, the Future Land Use Map has been substantially revised (see Exhibit A) creating a new Future Land Use Plan Map which discourages sprawl.

(16)(b)3., - does not provide guidelines for mixed use development and densities or intensities for all future land use categories.

Objective 1-10A and associated policies have been added to the Future Land Use Element, providing guidelines for mixed use development. Additionally, policies have been added within the Future Land Use Element under Objective 1-1 which provide for densities and intensities, including open space standards, for all Future Land Use categories.

CONSISTENCY WITH THE EAST CENTRAL FLORIDA COMPREHENSIVE REGIONAL POLICY PLAN

1. Plan not compatible with and does not further East Central Florida Comprehensive Regional Policy Plan including the following goals and policies:

Goal 37: Protection of Water Supply (Policy 37.4);

Policies have been revised to include water conservation; protection of aquifer recharge areas; septic tank inspections and regulation of above ground and underground storage tanks. See policies within the Future Land Use Element, the Conservation Element, and the Natural Groundwater Aquifer Recharge Sub-Element.

Goal 38: Protection of Water Resources (Policy 38.2);

Policies have been revised to include water conservation; protection of aquifer recharge areas; septic tank inspections and regulation of above ground and underground storage tanks. See policies within the Future Land Use Element, the Conservation Element, and the Natural Groundwater Aquifer Recharge Sub-Element.

Goal 43: Protection of Natural Systems (Policies 43.1 through 43.8);

Policy 1-2.1 in the Future Land Use Element, Policy 7-5.2 in the Conservation Element as well as additional policies within the Conservation Element have been revised regarding wetlands and protection of native wildlife habitat.

Goal 44: Protection of Endangered Species (Policies 44.1, 44.2);

Policy 1-2.7 in the Future Land Use Element, Policy 7-6.2 in the Conservation Element and additional policies in the Conservation Element have been revised regarding vegetative communities and wildlife habitats.

Goal 50: Reducing Hazardous Waste and Materials (Policy 50.4);

Policies under Objective 6E-2 in the Natural Groundwater Aquifer Recharge Element have been revised and added to protect aquifer areas from storage tank leakage.

Goal 54: Environmental Protection-Mining (Policy 54.2);

Policies 7-13.1, 7-13.2 and 7-13.3 in the Conservation Element have been revised; and policies under Objective 6E-2 in the Natural Groundwater Aquifer Recharge Sub-Element have been added to environmentally protect natural resources, including aquifer recharge areas from the impacts of mining.

Goal 57: Balanced and Planned Development (Policies 57.1, 57.2, and 57.3);

Objective 1-10A and associated policies have been added regarding planned development. Additionally, policies have been added and amended in the Future Land Use Element regarding land development patterns and efficiency of land uses.

Goal 58: Natural Resources Preservation (Policy 58.1); and

Significant revisions to various sections of the Future Land Use Element and the Conservation Element, as well as Natural Groundwater Aquifer Recharge Sub-Element regarding protection of natural resources have been made.

Goal 60: Planning for Public Facilities (Policies 60.4, 60.18, 60.19, 60.21, 60.22, 60.30).

The Future Land Use Map has been substantially modified to more closely coordinate urban area and urban expansion area designations with public utility capabilities. Numerous policies have been amended and added in the Future Land Use Element to foster compact urban growth and direct growth into the urban and

urban expansion areas. Policies have been added in the Future Land Use Element to direct the timing of development in the suburban and rural areas.

MONITORING AND EVALUATION OF THE COMPREHENSIVE PLAN 9J-5.005(7)

In accordance with Section 163.3191, Florida Statutes, and Section 9J-5.005(7), Florida Administrative Code, the Comprehensive Plan is subject to a major evaluation and update every five years.

Purpose:

The purpose of the "Evaluation and Appraisal Report" (E.A.R.) of the Comprehensive Plan is to measure the progress toward implementation of the plan with a focus on achieving the stated goals, objectives and policies.

Designated Review Body:

The Local Planning Agency shall monitor the effectiveness and status of the Comprehensive Plan and recommend changes and amendments to the Board of County Commissioners in a manner that complies with Section 163.3191, F.S. All amendments to the Comprehensive Plan shall be by approval of the Board of County Commissioners and forwarded to the Florida Department of Community Affairs for review and approval.

Review Procedure:

The Local Planning Agency shall recommend to the Board of County Commissioners such changes and amendments to the Comprehensive Plan that may be necessary due to the magnitude, location and characteristics of:

- * population growth and demographics;
- * housing supply and demand;
- * land use needs;
- * natural resources and conservation;
- * public facilities;
- * transportation;
- * parks and recreation;
- * fiscal management;
- * concurrency management;
- * as well as dynamic impacts that local and regional economic conditions place on growth and development rates and patterns.

Such recommendations shall be part of a continual evaluation and monitoring process implemented each year over the five year planning period. The Local Planning Agency shall prepare and Evaluation and Appraisal Report (E.A.R.) of the Comprehensive Plan once every five years following its adoption in 1991. The E.A.R. shall be submitted to the Board of County Commissioners for their review and approval.

The Local Planning Agency shall provide opportunities for citizen participation in the review and update of the Comprehensive Plan and in the review and update of the Comprehensive Plan and the Evaluation and Appraisal Report through public meetings, hearings and workshops. These public meetings, hearings and

workshops shall be properly advertised in accordance to procedures stipulated within Chapter 163.3191 and other appropriate State laws and regulations.

The Lake County Board of County Commissioners shall recognize reports and recommendations of the Local Planning Agency at properly advertised public hearings that allow public participation. The Board of County Commissioners shall adopt amendments to the Comprehensive Plan as conditions stated above warrant revisions to goals, objectives and policies.

Criteria for the Evaluation of the Comprehensive Plan: To evaluate the effectiveness of the Comprehensive Plan, the Local Planning Agency shall use the following general criteria in addition to more specific criteria set forth in other elements of the Comprehensive Plan.

Ongoing Monitoring and Evaluation:

1. Review and update appropriate baseline data at minimum once a year.
2. Review goals, objectives and policies at least once a year and adjust to remain consistent with the findings and needs identified and supported with the Data Inventory & Analysis component of the Comprehensive Plan.
3. Evaluate the effectiveness of the goals, objectives and policies, recognizing accomplishments and shortfalls.
4. Evaluate obstacles or problems which resulted in the underachievement of goals, objectives or policies.
5. Monitor and evaluate new or modified goals, objectives or policies needed to correct discovered obstacles or problems.

Completion and Transmittal of the Evaluation and Appraisal Report:

Lake County shall complete its Evaluation and Appraisal Report once every five years. The E.A.R. report shall be prepared by the Local Planning Agency and transmitted to the Board of County Commissioners for their transmittal to the Florida Department of Community Affairs. The E.A.R. shall be completed in conformance with Section 163.3191 and Section 9J-5.005(7) F.A.C.

The E.A.R. shall be completed in conformance with the County's Citizen Participation Manual. The E.A.R. shall use updated appropriate baseline data and, if necessary, updated measurable objectives which were to be accomplished during the first five year period and for the long range planning period. The E.A.R. shall include a listing of accomplishments that were achieved during the first five year period as well as the degree to which the goals, objectives and policies have been implemented. The E.A.R. shall also list the problems which occurred as a result of the underachievement of goals, objectives and policies. The E.A.R. shall contain suggested new or modified goals, objectives or policies which would be needed to correct the problems identified in the report. The Comprehensive Plan shall be monitored continuously during the five year period and prior to the completion of the E.A.R. The County shall also evaluate the need for adopting an ordinance which stipulates the procedures for completing the five year Evaluation and Appraisal Report.