



LAKE COUNTY
FLORIDA

COMPREHENSIVE PLAN
PLANNING HORIZON 2030

**LAKE COUNTY
BOARD OF COUNTY COMMISSIONERS**

Commissioner Welton G. Cadwell, District 5, Chairman
Commissioner Jennifer Hill, District 1
Commissioner Elaine Renick, District 2
Commissioner Jimmy Conner, District 3
Commissioner Linda Stewart, District 4

INTERIM COUNTY MANAGER

Sanford A. Minkoff

ACTING COUNTY ATTORNEY

Melanie N. Marsh

**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

TABLE OF CONTENTS

1		
2	TABLE OF CONTENTS	1
3	LIST OF FIGURES	25
4	LIST OF TABLES	25
5	CHAPTER I: FUTURE LAND USE ELEMENT	27
6	GOAL I-1 PURPOSE OF THE FUTURE LAND USE ELEMENT	29
7	OBJECTIVE I-1.1 PLANNING FRAMEWORK	29
8	Policy I-1.1.1 Elements of Innovative Planning	29
9	Policy I-1.1.2 Economic Development	29
10	Policy I-1.1.3 Direct Orderly, Compact Growth	30
11	Policy I-1.1.4 Direct Density to Existing Urban Centers	30
12	Policy I-1.1.5 Urban Infill and Redevelopment Strategies	30
13	Policy I-1.1.6 Evaluation of Facilities and Services	30
14	Policy I-1.1.7 Adopt Land Development Regulations	30
15	Policy I-1.1.8 Protection of Private Property Rights	31
16	OBJECTIVE I-1.2 FUTURE LAND USE	31
17	Policy I-1.2.1 Future Land Use Map Series	32
18	Policy I-1.2.2 Consistency between Future Land Use and Zoning	33
19	Policy I-1.2.3 Building Heights within Future Land Use Categories	35
20	Policy I-1.2.4 Calculation of Residential Density	35
21	Policy I-1.2.5 Calculation of Intensity	35
22	Policy I-1.2.6 Calculation of Density and Intensity in Mixed Use Development	35
23	Policy I-1.2.7 Interpretation of Density and Intensity Allocations	36
24	Policy I-1.2.8 Agricultural and Equestrian Uses	36
25	OBJECTIVE I-1.3 URBAN FUTURE LAND USE SERIES	37
26	Policy I-1.3.1 Traditional Neighborhood Development	37
27	Policy I-1.3.2 Urban Low Density Future Land Use Category	40
28	Policy I-1.3.3 Urban Medium Density Future Land Use Category	40
29	Policy I-1.3.4 Urban High Density Future Land Use Category	41
30	Policy I-1.3.5 Cagan Crossings Future Land Use Category	42
31	Policy I-1.3.6 Regional Office Future Land Use Category	42
32	Policy I-1.3.8 Industrial Future Land Use Category	44
33	Policy I-1.3.9 Allocation and Compatibility of Industrial Land Uses	45
34	Policy I-1.3.10 Commercial Activities within the Urban Future Land Use Series	45
35	OBJECTIVE I-1.4 RURAL FUTURE LAND USE SERIES	48
36	Policy I-1.4.1 Elements of Rural Character	48
37	Policy I-1.4.2 Scale of Development	49
38	Policy I-1.4.3 Purpose of the Rural Future Land Use Series	49
39	Policy I-1.4.4 Rural Future Land Use Category	50
40	Policy I-1.4.5 Rural Transition Future Land Use Category	50
41	Policy I-1.4.7 Open Space within Rural Conservation Subdivisions	51
42	Policy I-1.4.8 Rural Support	52
43	OBJECTIVE I-1.5 PUBLIC BENEFIT FUTURE LAND USE SERIES	54
44	Policy I-1.5.1 Conservation Future Land Use Category	54
45	Policy I-1.5.2 Recreation Future Land Use Category	55

1	Policy I-1.5.3 Public Service Facilities and Infrastructure Future Land Use Category	55
2	OBJECTIVE I-1.6: SUB-AREA POLICIES. Coordinate Land Use with the Elements of the Comprehensive Plan through Future Land Use	
3	Element Sub-Area Policies Applicable to a Specific Geographic Area	55
4	Policy I-1.6.1 Specific Limitations on the Center Lake Properties	56
5	Policy I-1.6.2 Specific Limitations on the Corbett Property	56
6	Policy I-1.6.3 Specific Limitations on the Hart Property	56
7	Policy I-1.6.4 Specific Limitations on the Vrablik Property	57
8	GOAL I-2 SPECIAL COMMUNITIES	58
9	OBJECTIVE I-2.1 MOUNT PLYMOUTH-SORRENTO COMMUNITY	58
10	Policy I-2.1.1 Recognition of the Mount Plymouth-Sorrento Community	58
11	Policy I-2.1.2 Guiding Principles for Development	58
12	Policy I-2.1.3 Mount Plymouth-Sorrento Future Land Use Categories	59
13	Policy I-2.1.4 Design Standards for the Mount Plymouth-Sorrento Main Street Future Land Use	
14	Category	59
15	Policy I-2.1.5 Rural Compatibility	60
16	Policy I-2.1.6 Office Employment Center	60
17	Policy I-2.1.7 Gateway/Landmark Features	60
18	Policy I-2.1.8 Environmental Design Standards	60
19	Policy I-2.1.9 Preservation of Tree Canopy	60
20	Policy I-2.1.10 Protection of Dark Skies	61
21	Policy I-2.1.11 Signage and Advertisement	61
22	Policy I-2.1.12 Transportation Network in the Mount Plymouth-Sorrento Community	61
23	Policy I-2.1.13 Parking in the Mount Plymouth Sorrento Community	61
24	Policy I-2.1.14 Traffic Calming	62
25	Policy I-2.1.15 Mount Plymouth and Sorrento Finance Mechanism	62
26	OBJECTIVE I-2.2 SUNNYSIDE COMMUNITY	62
27	Policy I-2.2.1 Recognition of Sunnyside Community	62
28	Policy I-2.2.2 Guiding Principles for Development	62
29	Policy I-2.2.3 Densities within the Sunnyside Community	63
30	Policy I-2.2.4 Sunnyside Commercial Uses	63
31	OBJECTIVE I-2.3 FERNSDALE COMMUNITY	63
32	Policy I-2.3.1 Annexation Agreements	63
33	Policy I-2.3.2 Recognition of the Ferndale Community	63
34	Policy I-2.3.3 Guiding Principles for Development	63
35	Policy I-2.3.4 Residential Land Use	64
36	Policy I-2.3.5 Ferndale Center District	64
37	Policy I-2.3.6 Development Plan Approval	64
38	Policy I-2.3.7 Rural Conservation Subdivisions in the Ferndale Community	65
39	Policy I-2.3.8 Potable Water and Sanitary Sewer	65
40	Policy I-2.3.9 Development Entrances	65
41	Policy I-2.3.10 Architectural Standards	65
42	Policy I-2.3.11 Agriculture	65
43	Policy I-2.3.12 Gateway/Landmark Features	65
44	Policy I-2.3.13 Environmental Design Standards	65
45	Policy I-2.3.14 Viewscape	66
46	Policy I-2.3.15 Historic Structures and Sites	66
47	Policy I-2.3.16 Preservation of Tree Canopy	66
48	Policy I-2.3.17 Underground Utilities	66
49	Policy I-2.3.18 Protection of Dark Skies	66
50	Policy I-2.3.19 Signage and Advertisement	66

1	Policy I-2.3.20 Fencing.....	66
2	Policy I-2.3.21 Transportation Network	67
3	Policy I-2.3.22 Economic Value of the Green Mountain Scenic Byway.....	67
4	Policy I-2.3.23 Traffic Calming	67
5	Policy I-2.3.24 Trails.....	67
6	Policy I-2.3.25 Ferndale Finance Mechanism	67
7	GOAL I-3 WEKIVA AREA	67
8	OBJECTIVE I-3.1 DESIGNATION OF THE WEKIVA RIVER PROTECTION AREA AND WEKIVA STUDY AREA	68
9	Policy I-3.1.1 Definitions Applicable to Wekiva River Protection Area and Wekiva Study Area	68
10	OBJECTIVE I-3.2 FUTURE LAND USE CATEGORIES WITHIN THE WEKIVA RIVER PROTECTION AREA (WRPA) AND WEKIVA STUDY AREA (WSA)..	70
11	Policy I-3.2.1 Wekiva River Protection Area A-1-40 Sending Area Future Land Use Category...	70
12	Policy I-3.2.2 Wekiva River Protection Area A-1-20 Sending Area Future Land Use Category...	70
13	Policy I-3.2.3 Wekiva River Protection Area A-1-20 Receiving Area Future Land Use Category	71
14	Policy I-3.2.4 Wekiva River Protection Area Mt. Plymouth-Sorrento Receiving Area Future Land	
15	Use Category	72
16	Policy I-3.2.5 Mount Plymouth-Sorrento Neighborhood Future Land Use Category.....	73
17	Policy I-3.2.6 Mount Plymouth-Sorrento Main Street Future Land Use Category.....	73
18	OBJECTIVE I-3.3 WEKIVA RIVER PROTECTION AREA.....	74
19	Policy I-3.3.1 Restrict Expansion of Public Facilities and Services within the Wekiva River	
20	Protection Area	74
21	Policy I-3.3.2 Limit Density and Intensity of Land Use within the Wekiva River Protection Area ...	74
22	Policy I-3.3.3 Wekiva System Buffers and Riparian Protection Zones.....	75
23	Policy I-3.3.4 Restrictions on Land Adjacent to Conservation or Preservation Areas.....	75
24	Policy I-3.3.5 General Prohibitions.....	76
25	Policy I-3.3.6 Lakeshore and Waterfront Development	76
26	Policy I-3.3.7 Commercial Development within the Wekiva River Protection Area.....	76
27	Policy I-3.3.8 Location of School Facilities in the Wekiva River Protection Area.....	77
28	Policy I-3.3.9 Industrial Development.....	77
29	Policy I-3.3.10 Protection of Floodplains, Swamps and Marshes.....	77
30	Policy I-3.3.11 Consideration of Environmental Factors.....	77
31	Policy I-3.3.12 Agricultural Uses	77
32	Policy I-3.3.13 Silviculture in Wekiva River Protection Area	78
33	Policy I-3.3.14 Surface and Subsurface Hydrology	78
34	Policy I-3.3.15 Protection of the Water Quantity, Water Quality and Hydrology of the Wekiva	
35	River System	78
36	Policy I-3.3.17 Preservation of Natural Habitats within the Wekiva River Protection Area.....	78
37	Policy I-3.3.18 Preservation of Native Vegetation within the Wekiva River Protection Area.....	78
38	Policy I-3.3.19 Protection of Aquatic and Wetland-dependent Wildlife Species Associated with	
39	the Wekiva River System.....	79
40	Policy I-3.3.20 Mining and Borrow Activities within the Wekiva River Protection Area.....	79
41	Policy I-3.3.21 Preserve Environmentally Sensitive Areas within the Wekiva River Protection Area	
42	.....	79
43	Policy I-3.3.22 Encourage Acquisition of Environmentally Sensitive Areas.....	79
44	Policy I-3.3.23 Wild and Scenic River Designation.....	79
45	Policy I-3.3.24 Provision of Active Recreation Facilities.....	79
46	Policy I-3.3.25 Water Conservation Practices	79
47	Policy I-3.3.26 Provision of Central Water Systems within the Wekiva River Protection Area.....	80
48	Policy I-3.3.27 Protection of Ground and Surface Waters.....	80
49	Policy I-3.3.28 Sewage Treatment and Disposal Facilities.....	80
50	Policy I-3.3.29 Provision of Central Sewer Systems within the Wekiva River Protection Area	80

1	Policy I-3.3.30 Land Spreading of Wastewater Residuals within the Wekiva River Protection Area	80
2	.....	80
3	Policy I-3.3.31 Aviation Facilities within the Wekiva River Protection Area.....	80
4	OBJECTIVE I-3.4 WEKIVA STUDY AREA	80
5	Policy I-3.4.1 Surveys and Studies.....	81
6	Policy I-3.4.2 Open Space Requirements within the Wekiva Study Area (WSA).....	82
7	Policy I-3.4.3 Priority for Preservation within the Wekiva Study Area (WSA).....	82
8	Policy I-3.4.4 Dedication of Open Space within the Wekiva Study Area (WSA).....	82
9	Policy I-3.4.5 Development Design Standards.....	83
10	Policy I-3.4.6 Protection of Karst Features.....	84
11	Policy I-3.4.7 Identification of Karst Features	84
12	Policy I-3.4.8 Setbacks from Karst Features.....	84
13	Policy I-3.4.9 Development Best Management Practices for Ground Water Protection.....	84
14	Policy I-3.4.10 Industrial Development within the Wolfbranch Sink Basin	85
15	Policy I-3.4.11 Wekiva Parkway Interchange Plan.....	85
16	Policy I-3.4.12 Land Spreading of Wastewater Residuals within the Wekiva Study Area.....	86
17	GOAL I-4 GREEN SWAMP	86
18	OBJECTIVE I-4.1 DESIGNATION OF THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN.....	86
19	Policy I-4.1.1 Green Swamp Area of Critical State Concern Boundary	86
20	Policy I-4.1.2 Uses of Land Determined to be of Environmental Value	88
21	Policy I-4.1.3 Consistency with other Management Plans	88
22	Policy I-4.1.4 Principles for Guiding Development within the Green Swamp Area of Critical State	
23	Concern.....	88
24	OBJECTIVE I-4.2 FUTURE LAND USE CATEGORIES WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN.....	90
25	Policy I-4.2.1 Limitations of Development within the Green Swamp Area of Critical State Concern	
26	.....	91
27	Policy I-4.2.2 Green Swamp Ridge Future Land Use Category.....	91
28	Policy I-4.2.3 Green Swamp Rural Future Land Use Category.....	92
29	Policy I-4.2.4 Green Swamp Rural/Conservation Future Land Use Category	92
30	Policy I-4.2.5 Green Swamp Core/Conservation Future Land Use Category.....	93
31	OBJECTIVE I-4.3 PROTECTION OF WATER RESOURCES IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN	94
32	Policy I-4.3.1 Minimization of Adverse Impact to the Floridan Aquifer.....	94
33	Policy I-4.3.2 Protection of Ground and Surface Waters	94
34	Policy I-4.3.3 Protection of the Amount of Water Available for Aquifer recharge.....	94
35	Policy I-4.3.4 Protection of the Water Supply.....	94
36	Policy I-4.3.5 Prevention of Salt-water Intrusion into the Floridan Aquifer.....	94
37	Policy I-4.3.6 Maintenance of the Potentiometric High of the Floridan Aquifer.....	94
38	Policy I-4.3.7 Minimization of Adverse Impacts to Wetlands and Floodplains Caused by	
39	Development Activities.....	94
40	Policy I-4.3.8 Protection of the Functions of Wetlands.....	94
41	Policy I-4.3.9 Protection of Water Quality and Quantity	94
42	Policy I-4.3.10 Protection of Groundwater Resources.....	95
43	Policy I-4.3.11 Ensure the Safety of the Public by Controlling Surface Water Runoff and Flow...	95
44	Policy I-4.3.12 Stormwater Management Considerations	95
45	OBJECTIVE I-4.4 SPECIFIC REGULATED ACTIVITIES AND USES WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN	95
46	Policy I-4.4.1 Location of Schools within the Green Swamp Area of Critical State Concern	95
47	Policy I-4.4.2 Water Quality and Quantity within the Green Swamp Area of Critical State	
48	Concern.....	95
49	Policy I-4.4.3 Land Spreading of Wastewater Residuals	95

1	Policy I-4.4.4 River and Stream Crossings	95
2	Policy I-4.4.5 Silviculture and Agricultural Activities	96
3	Policy I-4.4.6 Septic Tank Provisions	96
4	Policy I-4.4.7 Treatment of Wetlands for Development Approval.....	97
5	Policy I-4.4.8 Flood Insurance Study Requirements.....	98
6	Policy I-4.4.9 Roads in the Green Swamp Area of Critical State Concern.....	98
7	Policy I-4.4.10 Evaluation of Existing Protections from Mining in the Green Swamp Area of Critical	
8	State Concern	98
9	Policy I-4.4.11 Prohibition of Industrial Uses in the Green Swamp Area of Critical State Concern	
10	.....	98
11	Policy I-4.4.12 Aviation Facilities within the Green Swamp Area of Critical State Concern.....	99
12	GOAL I-5 LAKE COUNTY RURAL PROTECTION AREAS	99
13	OBJECTIVE I-5.1 RURAL PROTECTION AREA FRAMEWORK	99
14	Policy I-5.1.1 Rural Protection Area Density and Land Use Compatibility.....	99
15	Policy I-5.1.2 Transfer of Development Rights.....	99
16	Policy I-5.1.3 Rural Protection Area Principles.....	100
17	Policy I-5.1.4 Development Design Standards.....	100
18	Policy I-5.1.5 Sustainable Agriculture	101
19	Policy I-5.1.6 Protection of Rural Roads.....	101
20	Policy I-5.1.7 Protection of Wetlands.....	101
21	Policy I-5.1.8 Support Land Acquisition and Conservation Easements	101
22	OBJECTIVE I-5.2 WEKIVA-OCALA RURAL PROTECTION AREA.....	101
23	Policy I-5.2.1 Importance of the Wekiva-Ocala Rural Protection Area.....	101
24	Policy I-5.2.2 Land Use in the Wekiva-Ocala Rural Protection Area	102
25	OBJECTIVE I-5.3 EMERALDA MARSH RURAL PROTECTION AREA	102
26	Policy I-5.3.1 Importance of the Emeraldal Marsh Rural Protection Area	102
27	Policy I-5.3.2 Land Use in the Emeraldal Marsh Rural Protection Area.....	102
28	OBJECTIVE I-5.4 YALAHA-LAKE APOPKA RURAL PROTECTION AREA	103
29	Policy I-5.4.1 Importance of the Yalaha-Lake Apopka Rural Protection Area	103
30	Policy I-5.4.2 Land Use in the Yalaha-Lake Apopka Rural Protection Area.....	103
31	OBJECTIVE I-5.5 SOUTH LAKE COUNTY RURAL PROTECTION AREA	103
32	Policy I-5.5.1 Importance of South Lake County Rural Protection Area.....	103
33	Policy I-5.5.2 Land Use in the South Lake Rural Protection Area	104
34	GOAL I-6 OVERLAY DISTRICTS	104
35	OBJECTIVE I-6.1 HISTORIC OVERLAY DISTRICTS.....	104
36	Policy I-6.1.1 Creation of Historic Overlay Districts	104
37	OBJECTIVE I-6.2 SCENIC ROADWAY OVERLAY DISTRICTS	104
38	Policy I-6.2.1 Green Mountain Scenic Byway Overlay Districts.....	104
39	Policy I-6.2.2 Florida Black Bear Scenic Byway Overlay Districts.....	106
40	OBJECTIVE I-6.3 LAKE APOPKA BASIN OVERLAY DISTRICT	107
41	Policy I-6.3.1 Boundary of the Lake Apopka Basin Overlay District	107
42	Policy I-6.3.2 Shoreline Treatment and Development	107
43	Policy I-6.3.3 Lake Apopka Loop Trail.....	107
44	Policy I-6.3.4 Permitted Uses within the Lake Apopka Basin Overlay District.....	107
45	Policy I-6.3.5 Agricultural Uses in the Lake Apopka Basin Overlay District	108

1	Policy I-6.3.6 Resource Protection Standards in the Lake Apopka Basin Overlay District.....	109
2	Policy I-6.3.7 Wastewater Standards in the Lake Apopka Basin Overlay District.....	109
3	Policy I-6.3.8 Stormwater Standards.....	109
4	OBJECTIVE I-6.4 PINECASTLE MILITARY OPERATIONS AREA OVERLAY DISTRICT.....	109
5	Policy I-6.4.1 Land Use Compatibility with the MOA.....	110
6	Policy I-6.4.2 Area of Influence.....	110
7	Policy I-6.4.3 Residential Density Increases.....	110
8	Policy I-6.4.4 Building Heights.....	110
9	Policy I-6.4.5 Cell Towers.....	110
10	Policy I-6.4.6 Lighting Standards.....	110
11	Policy I-6.4.7 Real Estate Disclosure.....	110
12	GOAL I-7 IMPLEMENTATION.....	111
13	OBJECTIVE I-7.1 NONCONFORMITIES AND VESTED RIGHTS.....	111
14	Policy I-7.1.1 Nonconforming Uses and Antiquated Plats.....	111
15	Policy I-7.1.2 Vested Rights Provisions.....	111
16	Policy I-7.1.3 Existing Lot Exception for Density.....	112
17	Policy I-7.1.4 Lots and Subdivisions Nonconforming to Open Space and Clustering.....	113
18	OBJECTIVE I-7.2 PROTECTION OF NEIGHBORHOODS.....	114
19	Policy I-7.2.1 Enforcement of Regulatory Standards on All Development.....	114
20	Policy I-7.2.2 Minimization of Active Recreation Use Impacts on Residential Areas.....	114
21	Policy I-7.2.3 Home Occupations.....	114
22	Policy I-7.2.4 Affordable Housing.....	114
23	Policy I-7.2.5 Roadway Compatibility.....	115
24	Policy I-7.2.6 Communication Towers within Residential Areas.....	115
25	Policy I-7.2.7 Location of Higher Density Residential and Age Restricted Communities.....	115
26	Policy I-7.2.8 Provision of Transitional Land Uses.....	115
27	Policy I-7.2.9 Conversion of Residential Structures.....	115
28	Policy I-7.2.10 Industrial Uses near Residential Areas.....	116
29	Policy I-7.2.11 Support Art in Public and Private Spaces.....	116
30	OBJECTIVE I-7.4 PROTECTION OF RURAL LIFESTYLES.....	116
31	Policy I-7.4.1 Recognition of Rural Areas.....	116
32	Policy I-7.4.2 Rural Conservation Subdivision.....	116
33	Policy I-7.4.3 Non-Residential Rural Design Standards.....	117
34	Policy I-7.4.4 Protection of Rural Viewscapes.....	117
35	Policy I-7.4.5 Rural Roadways.....	117
36	Policy I-7.4.6 Protection of Natural Resources.....	118
37	Policy I-7.4.7 Rural Lighting Standards.....	118
38	OBJECTIVE I-7.5 COORDINATION OF LAND USE WITH ENVIRONMENTAL PROTECTION.....	118
39	Policy I-7.5.1 Designation of Conservation and Recreation Future Land Use.....	118
40	Policy I-7.5.2 Open Space Protection.....	118
41	Policy I-7.5.3 Consistency with Conservation Element.....	118
42	Policy I-7.5.4 Protection of Floodplains.....	119
43	Policy I-7.5.5 Protection of Wetlands and Wetland Assessment Program.....	119
44	Policy I-7.5.6 Platting of Wetlands and Water Bodies.....	119
45	Policy I-7.5.7 Ground Water Protection.....	120
46	Policy I-7.5.8 Preservation of Wildlife and Habitat.....	120
47	Policy I-7.5.9 Required Use of Conservation Easements.....	120
48	Policy I-7.5.10 Natural Resource Extraction.....	120

1	Policy I-7.5.11 Protection from Incompatible Land Uses.....	121
2	OBJECTIVE I-7.6 GREENHOUSE GAS REDUCTION	121
3	Policy I-7.6.1 Encouragement of Trip-Capturing Development	121
4	Policy I-7.6.2 Reduction of Emissions from the Transportation Sector.....	121
5	Policy I-7.6.3 New Design of County Facilities.....	122
6	Policy I-7.6.4 Energy Audits of County Facilities	122
7	Policy I-7.6.5 Greenhouse Gas Reduction Program.....	122
8	OBJECTIVE I-7.7 RETENTION OF AGRICULTURAL LANDS.....	122
9	Policy I-7.7.1 Agricultural Primacy	122
10	Policy I-7.7.2 Agricultural Land Retention Study	122
11	Policy I-7.7.3 Implement Strategies for Agricultural Land Retention.....	123
12	Policy I-7.7.4 Agricultural Easements	123
13	Policy I-7.7.5 Agricultural Buffers.....	123
14	OBJECTIVE I-7.8 PLANNED UNIT DEVELOPMENTS	123
15	Policy I-7.8.1 Requirements for Planned Unit Developments	123
16	Policy I-7.8.2 Time frame of Planned Unit Developments	124
17	OBJECTIVE I-7.9 DEVELOPMENTS OF REGIONAL IMPACT.....	124
18	Policy I-7.9.1 Location of DRIs.....	124
19	Policy I-7.9.2 Integration of the DRI Process with Local Comprehensive Planning.....	124
20	OBJECTIVE I-7.10 COMMUNITY ENHANCEMENT AREAS.....	125
21	Policy I-7.10.1 Action Plan Guiding Principles.....	125
22	Policy I-7.10.2 Community Enhancement Area Designation Process.....	125
23	Policy I-7.10.3 Neighborhood Revitalization Strategy Area.....	125
24	OBJECTIVE I-7.11 PUBLIC FACILITIES AND SERVICES	125
25	Policy I-7.11.1 Concurrency Requirements.....	125
26	Policy I-7.11.2 Phasing of Large-Scale Residential Development	126
27	Policy I-7.11.3 Cumulative Traffic Analysis.....	126
28	Policy I-7.11.4 Private Investment for Infrastructure	126
29	OBJECTIVE I-7.12 UTILITIES	126
30	Policy I-7.12.1 Provision of Utilities.....	126
31	Policy I-7.12.2 Provision of Potable Water, Sanitary Sewer and Reclaimed Water Utilities.....	126
32	Policy I-7.12.3 Provision of Central Water and Sewer Services	126
33	Policy I-7.12.4 Methods of Collecting and Disposing of Solid Wastes.....	127
34	Policy I-7.12.5 Methods of Managing Stormwater.....	127
35	OBJECTIVE I-7.13 COMPREHENSIVE PLAN AMENDMENT STANDARDS OF REVIEW	127
36	Policy I-7.13.1 Framework for Review.....	127
37	Policy I-7.13.2 Mandatory Consistency with the Comprehensive Plan.....	128
38	Policy I-7.13.3 Services and Facilities/Concurrency	128
39	Policy I-7.13.4 Alternative Future Land Use Designation.....	128
40	Policy I-7.13.5 Standards of Review for Amending the Future Land Use Map	128
41	Policy I-7.13.6 Notice of Applications	129
42	Policy I-7.13.7 Precedence of 2030 Comprehensive Plan.....	129
43	CHAPTER II: CAPITAL IMPROVEMENTS ELEMENT	130
44	GOAL II-1 PROVIDE CAPITAL FACILITIES	132
45	OBJECTIVE II-1.1 PROVIDE PUBLIC FACILITIES	132

1	Policy II-1.1.1 Define Public Facilities.....	132
2	Policy II-1.1.2 Apply Level of Service Categories to Public Facilities.....	132
3	Policy II-1.1.3 Ensure Concurrency with Impacts of New Development.....	133
4	Policy II-1.1.4 Establish Solid Waste Level of Service.....	133
5	Policy II-1.1.5 Establish Recreation Levels of Service.....	133
6	Policy II-1.1.6 Stormwater Levels of Service.....	133
7	Policy II-1.1.7 Maintain Transportation Levels of Service.....	134
8	Policy II-1.1.8 Potable Water Levels of Service.....	135
9	Policy II-1.1.9 Sanitary Sewer Levels of Service.....	135
10	Policy II-1.1.11 Conduct Annual Level of Service Review.....	136
11	GOAL II-2 TIMING AND PROVISION OF PUBLIC FACILITIES.....	136
12	OBJECTIVE II-2.1 SCHEDULE AND PROVIDE CAPITAL IMPROVEMENTS.....	136
13	Policy II-2.1.1 Schedule of Capital Improvements.....	136
14	Policy II-2.1.2 Capital Improvements Defined.....	136
15	Policy II-2.1.4 Evaluating and Prioritizing the Schedule of Capital Improvement.....	136
16	Policy II-2.1.5 Annual Review and Update.....	137
17	Policy II-2.1.7 Adequate Asset Level.....	137
18	Policy II-2.1.8 Maintenance and Replacement Schedule.....	137
19	Policy II-2.1.9 Funding Sources.....	137
20	Policy II-2.1.10 Adoption by BCC.....	137
21	Policy II-2.1.11 Service Commitments.....	138
22	OBJECTIVE II-2.2 MAINTAIN DEBT MANAGEMENT STRATEGY.....	138
23	Policy II-2.2.1 Cost of Financing.....	138
24	Policy II-2.2.2 Financing Enterprise Fund Operations.....	138
25	Policy II-2.2.3 Financing Non-enterprise Fund Operations.....	138
26	Policy II-2.2.4 Use of Cash Surpluses.....	138
27	Policy II-2.2.5 Issuance of Debt.....	138
28	Policy II-2.2.6 Duration of Financing.....	138
29	Policy II-2.2.7 Funding Prerequisite.....	138
30	Policy II-2.2.8 Credit Rating.....	139
31	Policy II-2.2.9 Checks and Balances.....	139
32	Policy II-2.2.10 Pledging of Revenue Streams.....	139
33	Policy II-2.2.11 Marketing of Debt.....	139
34	Policy II-2.2.12 Early Debt Retirement.....	139
35	Policy II-2.2.13 Usage of Credit Enhancements.....	139
36	Policy II-2.2.14 Stabilize Debt Service Payments.....	139
37	OBJECTIVE II-2.3 REVENUE SOURCES.....	139
38	Policy II-2.3.1 Impact Fees.....	139
39	Policy II-2.3.2 User Pay Public Improvements.....	140
40	Policy II-2.3.3 Fee Structure.....	140
41	Policy II-2.3.4 Examine Fee Structure.....	140
42	Policy II-2.3.5 Federal and State Funding.....	140
43	Policy II-2.3.6 Funding for Transportation Improvements.....	140
44	Policy II-2.3.7 Investigate New Sources of Revenue.....	140
45	Policy II-2.3.8 Monitor Revenue and Expenditures.....	140
46	Policy II-2.3.9 Community Development Districts.....	140
47	OBJECTIVE II-2.4 SCHEDULE OF CAPITAL IMPROVEMENTS.....	140
48	Policy II-2.4.1 Capital Improvement Consistency.....	141
49	Policy II-2.4.2 Public Facility Consistency.....	141
50	Policy II-2.4.3 Development Order Stipulations.....	141

1	Policy II-2.4.4 Availability of Public Facilities	141
2	OBJECTIVE II-2.5 FAIR SHARE COSTS.....	141
3	Policy II-2.5.1 New Development	141
4	Policy II-2.5.2 Capital Facility Needs	141
5	Policy II-2.5.3 Public Facility Needs	141
6	GOAL II-3 CONCURRENCY MANAGEMENT.....	165
7	OBJECTIVE II-3.1 MAINTAIN CONCURRENCY MANAGEMENT SYSTEM	165
8	Policy II-3.1.1 Concurrency Management System Monitoring Program.....	166
9	Policy II-3.1.3 Capital Improvements Needed to Address Deficiencies.....	166
10	Policy II-3.1.4 Schedule of Roadway Improvements.....	166
11	Policy II-3.1.5 Long Range Transportation Concurrency Management System.....	166
12	Policy II-3.1.6 Concurrency Requirements	166
13	Policy II-3.1.7 Determination of Capacity for Preliminary Development Orders.....	169
14	Policy II-3.1.8 Determination of Capacity for Final Development Orders.....	170
15	OBJECTIVE II-3.2 PROGRAMS TO ENSURE IMPLEMENTATION.....	170
16	Policy II-3.2.1 Review of Applications for Development Orders.....	170
17	Policy II-3.2.2 Concurrency Implementation and Monitoring System.....	171
18	CHAPTER III: CONSERVATION ELEMENT.....	174
19	GOAL III-1 PRESERVATION OF NATURAL RESOURCES	176
20	OBJECTIVE III-1.1 AIR QUALITY	176
21	Policy III-1.1.1 Assess Air Quality	176
22	Policy III-1.1.2 Reduce Point-source Air Pollution Emissions.....	177
23	Policy III-1.1.3 Reduce Fugitive Particle Emissions	177
24	Policy III-1.1.4 Encourage Alternative Modes of Transportation.....	177
25	Policy III-1.1.5 Reduce Vehicular Pollutant Emission Levels.....	177
26	Policy III-1.1.6 Indoor Air Quality Education Program	177
27	GOAL III-2 WATER	177
28	OBJECTIVE III-2.1 GROUNDWATER	178
29	Policy III-2.1.1 Develop Comprehensive Surface and Groundwater Basin Management Plans ...	178
30	Policy III-2.1.2 Participate in Long Range Water Conservation Planning	178
31	Policy III-2.1.3 Plan for Safe Withdrawal Rates of Water.....	178
32	Policy III-2.1.4 Conserve Potable Water Supplies.....	178
33	Policy III-2.1.5 Water Conserving Plumbing Fixtures.....	179
34	Policy III-2.1.6 Adopt Water Conservation Measures.....	179
35	Policy III-2.1.7 Irrigation Rain Sensors or Soil Moisture Sensors	179
36	Policy III-2.1.8 Monitor Consumptive Use Permitting.....	179
37	Policy III-2.1.9 Ensure Supply of Safe Potable Water	179
38	Policy III-2.1.10 Emergency Water Shortage Plan.....	179
39	Policy III-2.1.11 Impact of Land Use on Groundwater	179
40	Policy III-2.1.12 Water Use by Golf Courses	180
41	Policy III-2.1.13 Conformance with State Requirements.....	180
42	Policy III-2.1.14 Identify Aquifer Protection Zones/Conservation Measures	180
43	Policy III-2.1.15 Groundwater Recharge	181
44	Policy III-2.1.16 Areas More Vulnerable to Contamination/Conservation Measures	181
45	Policy III-2.1.17 Restrict Landscape Irrigation.....	181
46	Policy III-2.1.18 Landscaping at County Facilities	181
47	Policy III-2.1.19 Protect Aquifers from Saline Ground Water.....	181
48	Policy III-2.1.20 Springsheds/Conservation Measures	181

1	Policy III-2.1.21 Monitor Ground Water Impacts	181
2	Policy III-2.1.22 Regulate and Monitor Septic Tanks	182
3	Policy III-2.1.23 Meet Non-Potable Water Use Demand	182
4	Policy III-2.1.25 Protection of Sinkholes and Surface Water Basins with Internal Drainage.....	182
5	Policy III-2.1.26 Comply with Wastewater Treatment and Reuse	182
6	Policy III-2.1.27 Program for Establishment of Public Well Fields	183
7	Policy III-2.1.28 Adopt Well field Overlay Zones	183
8	OBJECTIVE III-2.2 SURFACE WATER	183
9	Policy III-2.2.1 Assessment Procedure	183
10	Policy III-2.2.2 Water Quality Improvement	183
11	Policy III-2.2.3 Surface Water Quality Restoration	183
12	Policy III-2.2.4 Stormwater Management Systems	183
13	Policy III-2.2.5 Stormwater Management Requirements	184
14	Policy III-2.2.6 Surface Water Quality and Land Use Guidelines.....	184
15	Policy III-2.2.7 Protection of Shorelines	184
16	Policy III-2.2.8 Mosquito and Aquatic Plant Control Guidelines	185
17	Policy III-2.2.9 Wastewater Treatment Plant Effluent Discharge	185
18	Policy III-2.2.10 Waterless Toilets and Grey Water Systems.....	185
19	Policy III-2.2.11 Other Point Source Pollution Discharges	185
20	Policy III-2.2.12 First Flush Diversion for Stormwater Management Systems.....	186
21	Policy III-2.2.13 Best Management Practices.....	186
22	Policy III-2.2.14 Best Management Practices for the Control of Erosion and Sedimentation	186
23	Policy III-2.2.15 Marina and Boating Guidelines	186
24	Policy III-2.2.16 Protect Waters and Watersheds	186
25	Policy III-2.2.17 Outstanding Lake Water Program.....	187
26	Policy III-2.2.18 Map Outstanding Florida Waters	187
27	OBJECTIVE III-2.3 SPRINGSHEDS	187
28	Policy III-2.3.1 Identification and Protection of Springshed Resources.....	187
29	Policy III-2.3.2 Avoid Inappropriate Uses in Springshed Protection Zones	187
30	Policy III-2.3.3 Acquire Land in Springshed Protection Zones	187
31	Policy III-2.3.4 Development Practices in Springsheds.....	188
32	Policy III-2.3.5 Protect Springsheds and Karst Features Through Purchase.....	188
33	Policy III-2.3.6 Create Open Areas within Springsheds	188
34	Policy III-2.3.7 Water Quality Monitoring Within Springsheds.....	188
35	Policy III-2.3.8 Environmental Education	188
36	Policy III-2.3.9 The Use of Best Management Practices in Agricultural and Silviculture Operations	
37	to Protect Springsheds.....	188
38	Policy III-2.3.10 Encourage Residential and Commercial use of Best Management Practices	189
39	Policy III-2.3.11 Encourage Use of Florida-Friendly Landscaping	189
40	Policy III-2.3.12 Regulate Land Use Activities	189
41	Policy III-2.3.13 Require Appropriate Stormwater Management Systems	189
42	Policy III-2.3.14 Require Open Space and Buffers within Springsheds	190
43	Policy III-2.3.15 Guide Development Away from Areas of Aquifer Vulnerability and Springshed	
44	Protection Zones.....	190
45	Policy III-2.3.16 Identify Karst Features within Proposals for New Development.....	190
46	Policy III-2.3.17 Establish a Water Quality Protection Strategy for Springsheds.....	190
47	Policy III-2.3.18 Golf Courses within Springsheds	191
48	Policy III-2.3.19 Landscaping within the Wekiva Study Area.....	191
49	Policy III-2.3.20 Landscape and Lawn Care Education.....	191
50	Policy III-2.3.21 Wastewater Treatment Systems within Environmentally Sensitive Areas.....	191
51	Policy III-2.3.22 Incorporate Best Management Practices	191
52	OBJECTIVE III-2.4 FLOODPLAINS.....	192

1	Policy III-2.4.1 Protect Floodplains	192
2	Policy III-2.4.2 Minimizing Impact to Floodplains.....	192
3	Policy III-2.4.3 Floodplain Management Program	192
4	Policy III-2.4.4 Flood Information Updates	192
5	Policy III-2.4.5 Preserve Flood Storage Capacity	192
6	Policy III-2.4.6 Protect Natural Fluctuation of Surface Waters.....	192
7	Policy III-2.4.7 Permitted Use of Floodplains.....	193
8	OBJECTIVE III-2.5 WETLANDS.....	193
9	Policy III-2.5.1 Wetland Mapping.....	193
10	Policy III-2.5.2 Assessment of Wetland Significance.....	193
11	Policy III-2.5.3 Protection of Wetlands.....	193
12	Policy III-2.5.4 Encourage Protection of Isolated and Ephemeral Wetlands	194
13	Policy III-2.5.5 Require Conservation Easements/Dedications	194
14	Policy III-2.5.6 Enforce Wetland Regulations	194
15	Policy III-2.5.7 Assign Future Land Use Designations	194
16	Policy III-2.5.8 Wetland Survey and Delineation.....	194
17	Policy III-2.5.9 Wetland Requirements for Site Plans	194
18	Policy III-2.5.10 Minimize the use and impact to wetlands.....	194
19	Policy III-2.5.11 Wetland Dedication.....	195
20	Policy III-2.5.12 Establish Minimum Buffer Requirements	195
21	Policy III-2.5.13 Wetland Impacts and Mitigation	196
22	Policy III-2.5.14 Wetland Best Management Practices	196
23	Policy III-2.5.15 Surface and Groundwater Withdrawal Impacts on Wetlands.....	196
24	GOAL III-3 LAND	196
25	OBJECTIVE III-3.1 AREAS OF ECOLOGICAL SIGNIFICANCE.....	197
26	Policy III-3.1.1 Green Swamp Area of Critical State Concern	197
27	Policy III-3.1.2 Wekiva-Ocala Area	197
28	Policy III-3.1.3 Emeralds Marsh Protection Area	197
29	Policy III-3.1.4 Lake Apopka Restoration Area.....	197
30	Policy III-3.1.5 Lake Wales Ridge	197
31	OBJECTIVE III-3.2 HABITAT AND WILDLIFE PRESERVATION.....	197
32	Policy III-3.2.1 General Wildlife Habitat and Populations	197
33	Policy III-3.2.2 Neighborhood Wildlife Management Programs.....	198
34	Policy III-3.2.3 Freshwater Habitat and Wildlife	198
35	Policy III-3.2.4 Native Vegetation, Habitat, and Wildlife within Development Projects.....	198
36	Policy III-3.2.5 Development adjacent to Conservation Areas.....	198
37	Policy III-3.2.6 Florida Natural Areas Inventory	198
38	Policy III-3.2.7 Impact of Land Use on Wildlife and Habitat Corridors	198
39	Policy III-3.2.8 Riparian Habitat Protection Zones.....	199
40	Policy III-3.2.9 Public Conservation Land Priority	199
41	Policy III-3.2.10 Identification of Conservation Programs.....	199
42	Policy III.3.2.11 Predevelopment Survey for Designated Species and Protection from Development	199
43	.....	199
44	Policy III-3.2.12 Clustering Development Away from Designated Species	199
45	Policy III-3.2.13 Mitigation for Designated Species	199
46	Policy III-3.2.14 Management of Private Lands.....	199
47	Policy III-3.2.15 Explore a Land Banking Program for Habitat Mitigation.....	199
48	Policy III-3.2.16 Wildlife Consideration within Development Projects	200
49	Policy III-3.2.17 Removal of Invasive Exotic Vegetation.....	200
50	OBJECTIVE III-3.3 CONSERVATION OF NATURAL UPLANDS	201

1	Policy III-3.3.1 Conservation of Natural Upland Plant Communities.....	201
2	Policy III-3.3.2 Survey and Protection of Natural Upland Plant Communities	201
3	Policy III-3.3.3 Reestablishment of Natural Upland Communities.....	201
4	Policy III-3.3.4 Funding for Conservation of Native Uplands.....	201
5	Policy III-3.3.5 Protection of Sensitive Natural Habitat within the Wekiva Study Area.....	201
6	OBJECTIVE III-3.4 SOIL CONSERVATION	202
7	Policy III-3.4.1 Support the Lake Soil and Water Conservation District	202
8	Policy III-3.4.2 Coordinate Land Use with Soil Data.....	203
9	Policy III-3.4.3 Best Management Practices.....	203
10	Policy III-3.4.4 Slope and Land Use	203
11	OBJECTIVE III-3.5 MINING AND BORROW PITS	203
12	Policy III-3.5.1 Evaluate Mining and Borrow Pit Operations.....	203
13	Policy III-3.5.3 Prohibitions on Mining in Environmentally Sensitive Areas.....	203
14	Policy III-3.5.4 Mining in Aquifer Protection Zones.....	204
15	Policy III-3.5.5 Mining Reclamation Plans.....	204
16	Policy III-3.5.6 Preservation of Surface and Ground Water Resources at Mining, Excavation and	
17	Recontouring Sites.....	204
18	Policy III-3.5.7 Wetland Reclamation Procedures	204
19	OBJECTIVE III-3.6 SILVICULTURE.....	204
20	Policy III-3.6.1 Follow Best Management Practices for Silviculture	204
21	OBJECTIVE III-3.7 ENVIRONMENTAL LAND ACQUISITION AND MANAGEMENT	205
22	Policy III-3.7.1 Acquire Land for Conservation.....	205
23	Policy III-3.7.2 Management of Conservation Lands	205
24	Policy III-3.7.3 Delineate and Manage Conservation Lands	205
25	Policy III-3.7.4 Investigate conducting an ecological resources plan.....	205
26	GOAL III-4 HUMAN SYSTEMS	205
27	OBJECTIVE III-4.1 GREEN BUILDING	205
28	OBJECTIVE III-4.2 ENERGY CONSERVATION	206
29	Policy III-4.2.1 State and Federal Incentives	206
30	Policy III-4.2.2 Coordinated Energy Conservation	206
31	Policy III-4.2.3 Alternative Energy Sources	206
32	Policy III-4.2.4 Energy Programs.....	206
33	Policy III-4.2.5 Promote Energy Efficiency in Government.....	206
34	Policy III-4.2.6 Reduce Architectural Consumption of Energy.....	206
35	Policy III-4.2.7 Promote Renewable Energy Resources.....	207
36	Policy III-4.2.8 Promote Energy Consumption for Transportation.....	207
37	OBJECTIVE III-4.3 NOISE POLLUTION	207
38	Policy III-4.3.1 Consider Noise Pollution in Land Use Decisions	207
39	Policy III-4.3.2 Adopt Noise Ordinance and Land Development Regulations	207
40	OBJECTIVE III-4.4 LIGHT POLLUTION	207
41	Policy III-4.4.1 Consider Light Pollution in Land Use Decisions	207
42	Policy III-4.4.2 Adopt Lighting Ordinance and Land Development Regulations	207
43	OBJECTIVE III-4.5 HISTORICAL AND ARCHAEOLOGICAL RESOURCES	207
44	Policy III-4.5.1 Identify and Preserve Historical and Archaeological Resources	207
45	Policy III-4.5.2 Prevent Destruction of Archaeological Resources.....	208

1	CHAPTER IV: ECONOMIC ELEMENT	210
2	CHAPTER V: HOUSING ELEMENT	218
3	GOAL V-1 HOUSING	220
4	OBJECTIVE V-1.1 PRIVATE SECTOR HOUSING DELIVERY.....	220
5	Policy V-1.1.1 Adequate residential land area	220
6	Policy V-1.1.2 Definition of income limits	220
7	Policy V-1.1.3 Planned development tracking.....	220
8	Policy V-1.1.4 Parcel location assistance	221
9	OBJECTIVE V-1.2 AFFORDABLE HOUSING STOCK PRESERVATION	221
10	Policy V-1.2.1 Promote maintenance of housing	221
11	Policy V-1.2.2 Repairs to existing structures.....	221
12	OBJECTIVE V-1.3 AFFORDABLE HOUSING.....	221
13	Policy V-1.3.1 Promote diversity in housing types and sizes	222
14	Policy V-1.3.2 Utilize federal and state housing subsidy programs	222
15	OBJECTIVE V-1.4 HISTORIC HOUSING	222
16	Policy V-1.4.1 Master site file update.....	222
17	Policy V-1.4.2 Promote the conservation of historically significant housing	222
18	Policy V-1.4.3 Conservation and rehabilitation of historic sites	222
19	OBJECTIVE V-1.5 MANUFACTURED HOUSING & MOBILE HOMES	223
20	Policy V-1.5.1 Provision for temporary housing for care of the infirm or disabled.....	223
21	Policy V-1.5.2 Placement of mobile homes.....	223
22	OBJECTIVE V-1.6 DISPLACEMENT/RELOCATION	223
23	Policy V-1.6.1 Permit system for demolition of housing	223
24	Policy V-1.6.2 Displacement assistance	223
25	OBJECTIVE V-1.7 GROUP & FOSTER HOMES	223
26	Policy V-1.7.1 Approval of group homes, community residential homes, and foster care homes	223
27	OBJECTIVE V-1.8 REGULATORY IMPACTS UPON HOUSING COSTS	224
28	Policy V-1.8.1 Calculation of the impacts on housing costs	224
29	OBJECTIVE V-1.9 HOUSING PROGRAMS IMPLEMENTATION.....	224
30	Policy V-1.9.1 Affordable Housing	224
31	Policy V-1.9.2 Housing Information Service.....	224
32	GOAL V-2 AFFORDABLE HOUSING	224
33	OBJECTIVE V-2.1 IMPLEMENTATION	225
34	Policy V-2.1.1 Community Renewal Trust Fund	225
35	OBJECTIVE V-2.2 DE-CONCENTRATION OF HOUSING UNITS.....	225
36	Policy V-2.2.1 Planning.....	225
37	Policy V-2.2.2 Long Term Management	225
38	OBJECTIVE V-2.3 PERMITTING PROCESSES	225
39	Policy V-2.3.1 Expedited Affordable Housing Review	225
40	Policy V-2.3.2 One-stop Permitting Process	225

1	OBJECTIVE V-2.4 SUBSTANDARD HOUSING	226
2	Policy V-2.4.1 Identification.....	226
3	Policy V-2.4.2 Displacement/Relocation	226
4	Policy V-2.4.3 Public and Private Partnerships.....	226
5	Policy V-2.4.4 Acquired Properties.....	226
6	OBJECTIVE V-2.5 ESTABLISHMENT OF WORKFORCE HOUSING INCENTIVES	226
7	Policy V-2.5.1 Eligible Workforce.....	226
8	Policy V-2.5.2 Income Requirements	226
9	Policy V-2.5.3 Eligible Dwelling Units.....	226
10	Policy V-2.5.4 Implementation of Incentives.....	227
11	CHAPTER VI: INTERGOVERNMENTAL COORDINATION ELEMENT	228
12	GOAL VI-1 INTERGOVERNMENTAL COORDINATION	230
13	OBJECTIVE VI-1.1 COORDINATION OF THE LAKE COUNTY COMPREHENSIVE PLAN WITH ADJACENT LOCALITIES AND OTHER UNITS OF	
14	GOVERNMENT	230
15	Policy VI-1.1.1 Intergovernmental Agreements with Adjacent Jurisdictions	231
16	Policy VI-1.1.2 Joint Planning Committees	231
17	Policy VI-1.1.3 Adoption of Joint Planning Areas	231
18	Policy VI-1.1.4 JPA with the City of Clermont.....	231
19	Policy VI-1.1.5 JPA with the City of Mount Dora.....	231
20	Policy VI-1.1.6 JPA with the Town of Lady Lake	231
21	Policy VI-1.1.7 Interlocal Agreements for Land Use	232
22	Policy VI-1.1.8 Municipal Annexations.....	232
23	Policy VI-1.1.9 Annexation within Rural Areas.....	232
24	Policy VI-1.1.10 Direct Density to Existing Urban Centers.....	232
25	Policy VI-1.1.11 Policy Coordination	232
26	Policy VI-1.1.12 Advance Notification of Land Use Requests and Changes in Land Use Regulations	
27	.....	232
28	Policy VI-1.1.13 Agency Review.....	232
29	Policy VI-1.1.14 Coordinated Efforts to Protect Established Residential Areas.....	233
30	Policy VI-1.1.15 Coordination with Local Governments within Wekiva Study Area.....	233
31	Policy VI-1.1.16 Interlocal Agreement within the Wekiva Study Area.....	233
32	Policy VI-1.1.17 Coordination of the Lake County Comprehensive Plan with Regional, State and Federal Agencies	233
33	Policy VI-1.1.18 Compliance of State Development with Local Regulations	233
34	Policy VI-1.1.19 Regional, State, and Federal Agencies.....	233
35	Policy VI-1.1.20 Coordination with State Reclamation Program	233
36	Policy VI-1.1.21 Planning Coordination in the Military Operations Area	234
37	Policy VI-1.1.22 Planning and Zoning Board Membership for Military Operations.....	234
38	Policy VI-1.1.23 Review of Proposed Actions within the Military Operations Area.....	234
39	Policy VI-1.1.24 Recruit New Businesses and Industries	234
40	Policy VI-1.1.25 Business-friendly Land Use Allocations.....	234
41	Policy VI-1.1.26 Coordination with Municipalities.....	234
42	Policy VI-1.1.27 Conflict Resolution	234
43	OBJECTIVE VI-1.2 COORDINATION WITH LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES FOR PROTECTION OF NATURAL AND HISTORICAL	
44	RESOURCES.....	234
45	Policy VI-1.2.1 Identify and Preserve Historical and Archaeological Resources	235
46	Policy VI-1.2.2 Participation in the Preservation and Protection of Lake County's Natural and	
47	Cultural Resources.....	235
48	Policy VI-1.2.3 Participation in State and Local Land Acquisition Programs	235
49	Policy VI-1.2.4 Coordination with Conservation Agencies.....	235

1	Policy VI-1.2.5 Consistency with other Management Plans within the Green Swamp Area of	
2	Critical State Concern.....	235
3	Policy VI-1.2.6 Coordination of Land Use with Wekiva-Ocala Greenway Project.....	235
4	Policy VI-1.2.7 Develop and Implement Resource Management Plans.....	236
5	Policy VI-1.2.8 Water Conserv II.....	236
6	Policy VI-1.2.9 Reduce Point-source Air Pollution Emissions.....	236
7	Policy VI-1.2.10 Best Management Practices to Prevent Soil Erosion.....	236
8	Policy VI-1.2.11 State and Federal Incentives for Energy Conservation.....	236
9	Policy VI-1.2.12 Coordinated Energy Conservation.....	236
10	OBJECTIVE VI-1.3 COORDINATION WITH LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES FOR PROTECTION OF WATER RESOURCES	237
11	Policy VI-1.3.1 Joint Strategies for Water Supplies.....	237
12	Policy VI-1.3.5 Environmental Education.....	237
13	Policy VI-1.3.6 Coordinate with Local Communities.....	237
14	Policy VI-1.3.7 Groundwater Protection.....	238
15	Policy VI-1.3.8 Aquifer Monitoring Programs.....	238
16	Policy VI-1.3.9 Intergovernmental Coordination to Protect Aquifer Recharge.....	238
17	Policy VI-1.3.10 Regulated and/or Hazardous Waste Disposal.....	238
18	Policy VI-1.3.11 Floridan Aquifer Vulnerability Assessment Map.....	238
19	Policy VI-1.3.12 Programs to Protect Special Waters and Watersheds.....	238
20	Policy VI-1.3.13 Identification and Protection of Springshed Resources.....	238
21	Policy VI-1.3.14 Water Quality Monitoring Within Springsheds.....	238
22	Policy VI-1.3.15 Surface and Groundwater Withdrawal Impacts on Wetlands.....	239
23	Policy VI-1.3.16 Plugging Artesian Wells.....	239
24	Policy VI-1.3.17 Ensure Supply of Safe Potable Water.....	239
25	Policy VI-1.3.18 Emergency Water Shortage Plan.....	239
26	Policy VI-1.3.19 Protect Aquifers from Saline Ground Water.....	239
27	Policy VI-1.3.20 Program for Establishment of Public Well Fields.....	239
28	Policy VI-1.3.22 Identify Sources of Surface Water Pollution.....	239
29	Policy VI-1.3.23 Surface Water Quality Assessments.....	240
30	Policy VI-1.3.24 Surface Water Quality Restoration.....	240
31	Policy VI-1.3.25 Evaluate Best Management Practices to Protect Surface Water.....	240
32	Policy VI-1.3.26 Require Agricultural Best Management Practices for the Control of Erosion and	
33	Sedimentation.....	240
34	Policy VI-1.3.27 Floodplain Restoration Program.....	240
35	Policy VI-1.3.28 Protect Natural Fluctuation of Surface Waters.....	240
36	OBJECTIVE VI-1.4 COORDINATION WITH LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES FOR PROTECTION OF WILDLIFE AND HABITAT	240
37	Policy VI-1.4.1 Habitat and Wildlife Preservation.....	241
38	Policy VI-1.4.2 Freshwater Habitat and Wildlife.....	241
39	Policy VI-1.4.3 Identification and Protection of Wildlife and Habitat Corridors.....	241
40	Policy VI-1.4.4 Identify and Protect Designated Species and Critical Habitat.....	241
41	Policy VI-1.4.5 Predevelopment Survey for Designated Species and Protection from Development	
42	.....	241
43	Policy VI-1.4.6 Designated Species Management Plans.....	241
44	Policy VI-1.4.7 Explore a Land Banking Program for Habitat Mitigation.....	241
45	Policy VI-1.4.8 Inventory of Natural Upland Communities.....	242
46	Policy VI-1.4.9 Management of Conservation Lands.....	242
47	Policy VI-1.4.10 Natural Area Networks.....	242
48	Policy VI-1.4.11 Special Protection Areas Programs.....	242
49	Policy VI-1.4.12 Joint Strategies for Land Acquisition.....	242
50	OBJECTIVE VI-1.5 COORDINATION WITH LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES FOR THE PROVISION OF HOUSING.....	242
51	Policy VI-1.5.1 Coordination to Provide Affordable Housing.....	242

1	Policy VI-1.5.2 Master site file update.....	242
2	Policy VI-1.5.3 Promote the conservation of historically significant housing.....	243
3	Policy VI-1.5.4 Housing Needs Assessment.....	243
4	Policy VI-1.5.5 Establishment of Workforce Housing Incentives.....	243
5	OBJECTIVE VI-1.6 COORDINATION OF LEVEL OF SERVICE STANDARDS AND PROVISION OF PUBLIC FACILITIES AND SERVICES.....	243
6	Policy VI-1.6.1 Multiparty Development Agreements.....	243
7	Policy VI-1.6.2 Interlocal Service Boundary Agreements.....	243
8	Policy VI-1.6.3 Coordinated Concurrency Management Systems.....	243
9	Policy VI-1.6.4 Efficient Provision of Services.....	244
10	Policy VI-1.6.5 Coordinate With Utility Providers.....	244
11	Policy VI-1.6.6 Coordinate Levels of Service.....	244
12	Policy VI-1.6.7 Intergovernmental Assistance.....	244
13	Policy VI-1.6.8 Meet Non-Potable Water Use Demand.....	244
14	Policy VI-1.6.9 Coordination of Potable Water Services with the Municipalities.....	244
15	Policy VI-1.6.10 Coordination with Other Agencies for Protecting Water Supplies.....	244
16	Policy VI-1.6.11 Coordination of Potable Water Facilities to Discourage Urban Sprawl.....	245
17	Policy VI-1.6.12 Notification of Central Sewer Availability.....	245
18	Policy VI-1.6.13 Coordination of Wastewater Services with the Municipalities.....	245
19	Policy VI-1.6.14 Coordination of Wastewater Facilities to Discourage Urban Sprawl.....	245
20	Policy VI-1.6.15 Advanced and Enhanced Onsite Wastewater Treatment.....	245
21	Policy VI-1.6.16 Onsite Sewage Treatment and Disposal Systems.....	246
22	Policy VI-1.6.17 Waterless Toilets and Grey Water Systems.....	246
23	Policy VI-1.6.18 Wastewater Treatment Systems within Environmentally Sensitive Areas.....	246
24	Policy VI-1.6.19 Coordination of On-Site Sewer Services within the Wekiva Study Area.....	246
25	Policy VI-1.6.20 Coordination of Wastewater Treatment within the Wekiva Study Area to Reduce	
26	Nutrients.....	246
27	Policy VI-1.6.21 Septic Tank Provisions for the Green Swamp Area of Critical State Concern... 246	
28	Policy VI-1.6.22 Coordination with Adjacent Jurisdictions for Stormwater Management.....	247
29	Policy VI-1.6.23 Master Stormwater Management Plan for the Wekiva Study Area.....	247
30	Policy VI-1.6.24 Intergovernmental Coordination for Solid Waste.....	247
31	Policy VI-1.6.25 Environmental Monitoring of Private Solid Waste Management Facilities.....	247
32	Policy VI-1.6.26 Safe Operation of Privately-Owned Solid Waste Management Facilities.....	247
33	Policy VI-1.6.27 Monitoring Impacts from Privately-Owned Solid Waste Management Facilities	
34	.....	247
35	OBJECTIVE VI-1.7 COORDINATION WITH LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES FOR TRANSPORTATION FACILITIES.....	247
36	Policy VI-1.7.1 Coordination with Transportation Agencies' Improvements Programs.....	248
37	Policy VI-1.7.2 Coordination and Consistency with Other Transportation Agencies.....	248
38	Policy VI-1.7.3 Collaborative Transportation Planning.....	248
39	Policy VI-1.7.4 Consistent Transportation Plans.....	248
40	Policy VI-1.7.5 Funding for Transportation Improvements.....	248
41	Policy VI-1.7.6 Use of Level of Service Maximum Volumes.....	248
42	Policy VI-1.7.7 Arterial Functional Classification System.....	248
43	Policy VI-1.7.8 Collector and Local Functional Classification System.....	248
44	Policy VI-1.7.9 Transportation Concurrency Exception Areas and Management Areas.....	248
45	Policy VI-1.7.10 Motorized and Non-Motorized Design Standards for State Roads.....	249
46	Policy VI-1.7.11 Bicycle and Recreational Trail Planning and Coordination.....	249
47	Policy VI-1.7.12 Airports.....	249
48	Policy VI-1.7.13 Rail Expansion.....	249
49	Policy VI-1.7.14 Establish Public Transit Zones and Fixed Route Public Transit.....	249
50	Policy VI-1.7.15 Promote Coordination and Public Participation for Transportation Planning.....	249
51	Policy VI-1.7.16 Wekiva Parkway Planning and Design.....	250
52	Policy VI-1.7.17 Transportation Network in the Mount Plymouth-Sorrento Community.....	250

1	Policy VI-1.7.18 Coordination During Major Regional Transportation Construction Projects.....	250
2	OBJECTIVE VI-1.8 COORDINATION OF THE LAKE COUNTY COMPREHENSIVE PLAN WITH THE LAKE COUNTY SCHOOL BOARD	250
3	Policy VI-1.8.1 Coordinate with the Lake County School Board	250
4	Policy VI-1.8.2 Coordinate the Development Review Process with the Lake County School Board	250
5	.....	250
6	Policy VI-1.8.3 Use of School Data for Planning County Infrastructure	250
7	Policy VI-1.8.4 Coordinate School Plans	251
8	Policy VI-1.8.5 Avoid Duplication of Services	251
9	Policy VI-1.8.6 School Board Representation on Various County Boards	251
10	Policy VI-1.8.7 Policy Coordination Between School and County Boards	251
11	Policy VI-1.8.16 Capacity Determination Standards	252
12	OBJECTIVE VI-1.9 COORDINATION WITH LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES FOR RECREATION FACILITIES.....	252
13	Policy VI-1.9.1 Partnerships for Recreation Facilities	252
14	Policy VI-1.9.2 Coordination and Facilitation of Recreation Facilities	253
15	Policy VI-1.9.3 Co-location of Recreation Facilities	253
16	Policy VI-1.9.4 Mutual Use Agreement for Recreation Facilities.....	253
17	Policy VI-1.9.5 Interlocal Agreements for Recreation Facilities.....	253
18	Policy VI-1.9.6 Non-Profit Recreation Providers.....	253
19	Policy VI-1.9.7 Joint Agency Funding of Recreation Facilities	253
20	Policy VI-1.9.8 Trails Program	253
21	OBJECTIVE VI-1.10 EXCHANGE OF SUPPORT AND DATA	253
22	Policy VI-1.10.1 Internet Services.....	253
23	Policy VI-1.10.2 Sharing of Geographical Information Systems Data	253
24	Policy VI-1.10.3 Review of County Plans.....	254
25	Policy VI-1.10.4 Sharing of Resources.....	254
26	CHAPTER VII: PARKS AND RECREATION ELEMENT	255
27	GOAL VII-1 RECREATION	257
28	OBJECTIVE VII-1.1 PARKS AND RECREATION SYSTEM	257
29	Policy VII-1.1.1 Lake County Parks and Recreation Advisory Committee	257
30	Policy VII-1.1.2 Planning Process	257
31	OBJECTIVE VII-1.2 COMMUNICATION	258
32	Policy VII-1.2.1 Coordination.....	258
33	Policy VII-1.2.2 Facility Development	258
34	Policy VII-1.2.3 Promotional Program.....	258
35	OBJECTIVE VII-1.3 FACILITY LOCATION.....	258
36	Policy VII-1.3.1 Recreation Planning Areas	258
37	Policy VII-1.3.2 Partnership Plan	258
38	OBJECTIVE VII-1.4 FACILITY DEVELOPMENT	258
39	Policy VII-1.4.1 Park Classification System.....	258
40	Policy VII-1.4.2 Existing Parks	258
41	Policy VII-1.4.3 Level of Service	259
42	Policy VII-1.4.4 Park Facilities Inventory	259
43	Policy VII-1.4.5 Mandatory Dedication of Land for Recreation Space.....	259
44	Policy VII-1.4.6 State Comprehensive Outdoor Recreation Plan	259
45	Policy VII-1.4.7 Outsourcing.....	259
46	Policy VII-1.4.8 Phased Development and Renovation Plan	259
47	OBJECTIVE VII-1.5 TRAILS AND GREENWAYS	259

1	Policy VII-1.5.1 Greenways and Blueways.....	259
2	Policy VII-1.5.2 Guidelines for Trail Development	260
3	Policy VII-1.5.3 Maintenance and Operation Standards	260
4	OBJECTIVE VII-1.6 ACCESS AND AVAILABILITY	260
5	Policy VII-1.6.1 Access ways.....	260
6	Policy VII-1.6.2 Linkages.....	260
7	Policy VII-1.6.3 Parking	260
8	Policy VII-1.6.4 Barrier-free Access	260
9	Policy VII-1.6.5 Provision of Access to Lake County's Lakes.....	260
10	OBJECTIVE VII-1.7 FINANCE	260
11	Policy VII-1.7.1 Streamlining of Facilities.....	261
12	Policy VII-1.7.2 Revenue Generation.....	261
13	Policy VII-1.7.3 Grant Program	261
14	Policy VII-1.7.4 Capital Funding Source.....	261
15	Policy VII-1.7.5 Fees and Charges	261
16	Policy VII-1.7.6 Facility Maintenance Costs	261
17	Policy VII-1.7.7 Alternative Funding Sources.....	261
18	CHAPTER VIII: TRANSPORTATION ELEMENT	263
19	GOAL VIII-1 TRANSPORTATION	265
20	OBJECTIVE VIII-1.1 LEVEL OF SERVICE STANDARDS.....	265
21	Policy VIII-1.1.1 Maximum Number of Through Lanes.....	265
22	Lake County adopts maximum number of through lanes for specific roadways of concern are	
23	depicted on the Maximum Lane Constrained Corridors Map (Transportation Map – 1, which can be	
24	found in Chapter XII, Map Series), as adopted by the LSMPO on September 23, 2009.....	265
25	Policy VIII-1.1.2 Transitioning Urbanized Areas Minimum Operating Level of Service Standards	
26	.....	265
27	Policy VIII-1.1.3 Use of Level of Service Maximum Volumes	267
28	Policy VIII-1.1.4 Arterial Functional Classification System	267
29	Policy VIII-1.1.5 Collector and Local Functional Classification System.....	267
30	OBJECTIVE VIII-1.2 TRANSPORTATION DEVELOPMENT STANDARDS.....	267
31	Policy VIII-1.2.1 Traffic Concurrency for Proposed Developments.....	267
32	Policy VIII-1.2.2 Encourage Trip-Capturing Development	267
33	Policy VIII-1.2.3 Onsite Transportation Improvements.....	267
34	Policy VIII-1.2.4 Analysis of Traffic Noise Impacts and Abatement Measures.....	267
35	OBJECTIVE VIII-1.3 TRANSPORTATION SYSTEM AND DEMAND MANAGEMENT.....	268
36	Policy VIII-1.3.1 Transportation System Management.....	268
37	Policy VIII-1.3.2 Promote Transportation Demand Management.....	268
38	Policy VIII-1.3.3 Provision of Transportation System Management for New Developments	268
39	Policy VIII-1.3.4 Access Management for State Roads	268
40	Policy VIII-1.3.5 Access Management for County Maintained Roads	268
41	OBJECTIVE VIII-1.4 TRANSPORTATION CONCURRENCY.....	268
42	Policy VIII-1.4.1 Concurrency Management System.....	269
43	Policy VIII-1.4.2 Defined Transportation Concurrency.....	269
44	Policy VIII-1.4.3 Transportation Concurrency Exception Areas and Management Areas	269
45	Policy VIII-1.4.4 Proportionate Share	269
46	OBJECTIVE VIII-1.5 BICYCLE & PEDESTRIAN ACCESSIBILITY	269
47	Policy VIII-1.5 .1 Enhance Bicycle and Pedestrian Mobility.....	270

1	Policy VIII-1.5.2 Neighborhood Connectivity.....	270
2	Policy VIII-1.5.3 Motorized and Non-Motorized Design Standards for State Roads.....	270
3	Policy VIII-1.5.4 Motorized and Non-Motorized Design Standards for County and Local Roads	
4	.....	270
5	Policy VIII-1.5.7 Provision of Bicycle and Pedestrian Ways for New Development.....	271
6	Policy VIII-1.5.8 Bicycle Storage for Public Facilities and New Development.....	271
7	OBJECTIVE VIII-1.6 SCENIC ROADWAYS.....	271
8	Policy VIII-1.6.1 Establishment of Scenic Roadways.....	271
9	Policy VIII-1.6.2 Protection of Future Scenic Roadways.....	271
10	OBJECTIVE VIII-1.7 AIRPORTS.....	272
11	Policy VIII-1.7.1 Airport and Related Facility Development and Expansion.....	272
12	Policy VIII-1.7.2 Evaluation of Existing Airport Ordinance.....	272
13	Policy VIII-1.7.3 Ensure Access Routes to Airports.....	272
14	Policy VIII-1.7.4 Determination of Need for Additional General Aviation Facility Within Lake	
15	County.....	272
16	Policy VIII-1.7.5 Amendment of Land Development Regulations to Regulate Airport Area Uses.	272
17	OBJECTIVE VIII-1.8 RAIL EXPANSION.....	272
18	Policy VIII-1.8.1 Consistency with Lake County Comprehensive Plan.....	273
19	Policy VIII-1.8.2 Suitable Adjacent Land Use.....	273
20	Policy VIII-1.8.3 Encourage Rail Use.....	273
21	OBJECTIVE VIII-1.9 ENVIRONMENTAL IMPACTS.....	273
22	Policy VIII-1.9.1 Techniques to Protect Natural Resources.....	273
23	Policy VIII-1.9.2 Prohibit Use of Roadway Improvements as Sole Justification For Land Use	
24	Amendments.....	273
25	Policy VIII-1.9.3 Enforcement of Environmental Regulations.....	273
26	Policy VIII-1.9.4 Mitigation of Environmentally Sensitive Lands.....	274
27	Policy VIII-1.9.5 Wildlife Crossing Structures.....	274
28	Policy VIII-1.9.6 Support Quality of Environment.....	274
29	Policy VIII-1.9.7 Reduce Vehicular Pollutant Emission Levels.....	274
30	OBJECTIVE VIII-1.10 NEIGHBORHOOD ROADWAYS AND NEIGHBORHOOD IMPACTS.....	275
31	Policy VIII-1.10.1 Establishment of Neighborhood Roadways.....	275
32	Policy VIII-1.10.2 Protection of Neighborhood Roadways.....	275
33	Policy VIII-1.10.3 Establish Road Standards to Protect Neighborhoods.....	275
34	GOAL VIII-2 TRANSPORTATION SYSTEM.....	275
35	OBJECTIVE VIII-2.1 COORDINATION OF TRANSPORTATION PLANNING WITH FUTURE LAND USE.....	275
36	Policy VIII-2.1.1 Transportation/Land Development Coordination.....	275
37	OBJECTIVE VIII-2.2 PUBLIC TRANSIT SERVICES.....	276
38	Policy VIII-2.2.1 Transit Supportive Areas.....	276
39	Policy VIII-2.2.2 Fixed Route Public Transit.....	276
40	Policy VIII-2.2.3 Level of Service.....	276
41	Policy VIII-2.2.4 Promotion of Transit Services.....	276
42	Policy VIII-2.2.5 Para-transit System Management.....	276
43	Policy VIII-2.2.6 Coordination with Private Providers.....	276
44	Policy VIII-2.2.7 Accessible Transit System.....	276
45	Policy VIII-2.2.8 Local, State or National States of Emergency.....	277
46	OBJECTIVE VIII-2.3 FUNDING FUTURE MASS TRANSIT.....	277

1	Policy VIII-2.3.1 Analysis of Stable Funding	277
2	Policy VIII-2.3.2 Developments of Regional Impact	277
3	GOAL VIII-3 FINANCIAL FEASIBILITY	277
4	OBJECTIVE VIII-3.1 FUTURE FUNDING.....	277
5	Policy VIII-3.1.1 Ensure Transportation Plan is Cost Effective and Affordable	277
6	OBJECTIVE VIII-3.2 TRANSPORTATION CAPITAL IMPROVEMENT PROGRAM	278
7	Policy VIII-3.2.1 Update Transportation Construction Program.....	278
8	Policy VIII-3.2.2 Include Projects in the Schedule of Capital Improvements.....	278
9	Policy VIII-3.2.3 Include Five-Year Plan in the TIP	278
10	OBJECTIVE VIII-3.3 TRANSPORTATION CORRIDOR PROTECTION.....	278
11	Policy VII-3.3.2 Transportation Corridor Preservation.....	278
12	Policy VIII-3.3.3 Minimum Right-of-Way Standards for Arterial Roadways.....	279
13	Policy VIII-3.3.4 Rights-of-Way and Building Setback Policies, Regulations.....	279
14	Policy VIII-3.3.5 Dedication of Rights-of-Way	279
15	Policy VIII-3.3.6 Evaluation of Rights-of-Way and Building Setback Policies, Regulations.....	279
16	Policy VIII-3.3.7 Designation of Future Enhanced Transit Corridors.....	279
17	Policy VIII-3.3.8 Identification of Future Enhanced Transit Corridors.....	279
18	Policy VIII-3.3.9 Review of Development Proposals	279
19	Policy VIII-3.3.10 Review Requests to Vacate or Abandon Rights-of-Way	280
20	Policy VIII-3.3.11 Coordinate Transportation/Other Public Facilities	280
21	Policy VIII-3.3.12 Evaluate Rail Rights-of-Way and Utility Corridors	280
22	CHAPTER IX: PUBLIC FACILITIES ELEMENT	281
23	AQUIFER RECHARGE SUB-ELEMENT	285
24	GOAL IX-1 AQUIFER RECHARGE	285
25	OBJECTIVE IX-1.1 METHODOLOGY.....	285
26	Policy IX-1.1.1 Aquifer Recharge Maps.....	285
27	Policy IX-1.1.2 Florida Aquifer Vulnerability Assessment Map	285
28	Policy IX-1.1.3 Springshed Maps.....	285
29	Policy IX-1.1.4 Development of Local Regulations.....	286
30	OBJECTIVE IX-1.2 CONSERVATION OF THE AQUIFER RESOURCE	286
31	Policy IX-1.2.1 Surface and Subsurface Hydrology	286
32	Policy IX-1.2.2 Best Management Practices.....	286
33	Policy IX-1.2.3 Recharge Projects.....	286
34	Policy IX-1.2.4 Educational Enhancement	286
35	OBJECTIVE IX-1.3 PROTECTION OF RECHARGE AREAS, AREAS OF AQUIFER VULNERABILITY, AND SPRINGSHEDS	287
36	Policy IX-1.3.1 Protection Strategies.....	287
37	Policy IX-1.3.2 Emphasis on Low Intensity Use.....	287
38	Policy IX-1.3.3 Protection of Recharge Volume	287
39	Policy IX-1.3.4 Design Strategies for Aquifer Recharge Protection	287
40	Policy IX-1.3.5 Secure Lands for Aquifer Protection.....	288
41	Policy IX-1.3.6 Land Development Regulations.....	288
42	Policy IX-1.3.7 Protection of Karst Features.....	288
43	Policy IX-1.3.8 Setbacks from Karst Features	288
44	Policy IX-1.3.9 Protocol for Determining Suitability.....	289
45	Policy IX-1.3.10 Homeowner Literature.....	289
46	Policy IX-1.3.11 Aquifer Impact Analysis.....	289

1	OBJECTIVE IX-1.4 PREVENTION OF CONTAMINATION OF AQUIFER SYSTEMS	289
2	Policy IX-1.4.1 Land Development Regulation Updates	289
3	Policy IX-1.4.2 Continued Enforcement of Regulations.....	289
4	Policy IX-1.4.3 Regulation of Hazardous Wastes in Protected Aquifer Recharge Areas and in an	
5	Area More Vulnerable to Contamination	290
6	Policy IX-1.4.4 Coordinate Facilities Producing, Using, Handling and Storing Regulated Materials	
7	with Land Use	290
8	POTABLE WATER SUB-ELEMENT	291
9	GOAL IX-2 POTABLE WATER	291
10	OBJECTIVE IX-2.1 COORDINATE THE PROVISION OF POTABLE WATER SERVICE TO MEET THE ANTICIPATED DEMAND AND IMPLEMENT	
11	ADOPTED LEVELS OF SERVICE.....	291
12	Policy IX-2.1.1 Level of Service Standards.....	291
13	Policy IX-2.1.2 Promote Innovative Methods	291
14	Policy IX-2.1.3 Monitor the Impact of Reclaimed Water.....	291
15	Policy IX-2.1.4 Monitor Impacts to Private Individual Potable Water Supply	291
16	Policy IX-2.1.5 Water Efficient Landscaping.....	291
17	Policy IX-2.1.6 Water Shortages.....	291
18	Policy IX-2.1.7 Encouragement of Public-Private Partnerships	291
19	Policy IX-2.1.8 Coordination with Other Agencies	292
20	Policy IX-2.1.9 Well Field Protection	292
21	OBJECTIVE IX-2.2 PROVISION OF CENTRAL WATER FACILITIES.....	292
22	Policy IX-2.2.1 Central Potable Water Service Criteria.....	292
23	Policy IX-2.2.2 Mandatory Central Water Connection.....	292
24	Policy IX-2.2.3 Connection of Community and Non-Community Systems.....	293
25	Policy IX-2.2.4 Coordination of Services with Private Enterprises	293
26	Policy IX-2.2.5 Provision of Potable Water Services Inside of Designated Urban Areas	293
27	Policy IX-2.2.6 Provision of Potable Water Services Outside of Designated Urban Areas.....	293
28	Policy IX-2.2.7 Extension of Service to New Development.....	294
29	Policy IX-2.2.8 Prohibit the Provision of Potable Water as Sole Justification for Land Use	
30	Amendments.....	294
31	Policy IX-2.2.9 Coordination of Potable Water with Land Use	294
32	SANITARY SEWER SUB-ELEMENT	295
33	GOAL IX-3 SANITARY SEWER	295
34	OBJECTIVE IX-3.1 PROVISION OF CENTRAL SEWER FACILITIES.....	295
35	Policy IX-3.1.1 Regional Wastewater Service Criteria.....	295
36	Policy IX-3.1.2 Mandatory Sewer Connection	295
37	Policy IX-3.1.3 Connection of Onsite Disposal and Privately Owned Collection/Treatment Systems	
38	Where Necessary.....	296
39	Policy IX-3.1.4 Coordination of Services with Private Enterprises	296
40	Policy IX-3.1.5 Provision of Central Sewer Services Inside of Designated Urban Areas.....	296
41	Policy IX-3.1.6 Provision of Central Sewer Services Outside of Designated Urban Areas	296
42	OBJECTIVE IX-3.2 LEVEL OF SERVICE STANDARDS	296
43	Policy IX-3.2.1 Detailed Methodologies.....	296
44	Policy IX-3.2.2 Onsite Wastewater Treatment Systems.....	297
45	Policy IX-3.2.3 Industrial and Hazardous Waste	297
46	Policy IX-3.2.4 Changes from Residential to Nonresidential Use.....	297
47	Policy IX-3.2.5 Septic System Inspection Program	297
48	Policy IX-3.2.6 Advanced Wastewater Treatment	297

1	OBJECTIVE IX-3.3 WASTEWATER TREATMENT AND DISPOSAL WITHIN ENVIRONMENTALLY SENSITIVE AREAS.....	298
2	Policy IX-3.3.1 Coordination of Wastewater Treatment within the Wekiva Study Area	298
3	Policy IX-3.3.2 Replacement of High Density Septic Systems	298
4	Policy IX-3.3.3 Advanced and Enhanced Onsite Wastewater Treatment.....	298
5	Policy IX-3.3.4 Onsite Wastewater System Replacement	298
6	Policy IX-3.3.5 Wastewater Sludge and Septage	298
7	Policy IX-3.3.6 Extension of Service to New Development.....	298
8	Policy IX-3.3.7 Prohibit Provision of Sanitary Sewer as Sole Justification for Land Use Amendments	
9	.....	299
10	Policy IX-3.3.8 Coordination of Sanitary Sewer with Land Use.....	299
11	SOLID WASTE SUB ELEMENT	301
12	GOAL IX-4 SOLID WASTE.....	301
13	OBJECTIVE IX-4.1 INTEGRATED SOLID WASTE MANAGEMENT SYSTEM	301
14	Policy IX-4.1.1 Receipt of Materials at Landfills	301
15	Policy IX-4.1.2 Focus on Proper Management, Conservation, and Optimization of Capacity	301
16	OBJECTIVE IX-4.2 ENVIRONMENTAL COMPLIANCE OF SOLID WASTE MANAGEMENT	301
17	Policy IX-4.2.1 Continuance of Universal Solid Waste Collection Service	301
18	Policy IX-4.2.2 Facility Improvements	301
19	Policy IX-4.2.3 Closure and Monitoring of Former Landfills.....	301
20	Policy IX-4.2.4 Solid Waste Management System Program	302
21	Policy IX-4.2.5 Location of New Transfer Stations	302
22	Policy IX-4.2.6 Prohibition of Incompatible New Development Near Solid Waste Management	
23	Facilities	302
24	Policy IX-4.2.7 Minimizing the Impacts from Solid Waste Management Facilities	302
25	Policy IX-4.2.8 Landfill Monitoring	302
26	Policy IX-4.2.9 State Regulation Compliance.....	302
27	OBJECTIVE IX-4.3 IMPLEMENTATION OF RECYCLING PROGRAMS	302
28	Policy IX-4.3.1 Commercial and Industrial Recycling Emphasis.....	302
29	Policy IX-4.3.2 Promote the Use of Recycled Products in the Commercial, Industrial and	
30	Government Sectors.....	302
31	Policy IX-4.3.3 Implement Public Education	303
32	Policy IX-4.3.4 Composting and Mulching Program.....	303
33	Policy IX-4.3.5 Inclusion of Materials not Traditionally Targeted for Recycling, Reuse or Volume	
34	Reduction	303
35	OBJECTIVE IX-4.4 IMPLEMENTATION OF A WASTE-TO-ENERGY TECHNOLOGY TO REDUCE THE VOLUME OF SOLID WASTE REQUIRING LAND	
36	FILLING	303
37	Policy IX-4.4.1 Utilization of the Waste-to-Energy Facility.....	303
38	Policy IX-4.4.2 Reduction in the Size of Bulky Waste.....	303
39	Policy IX-4.4.3 Monitor the Potential for Ash Residue Reuse	303
40	OBJECTIVE IX-4.5 SOLID WASTE MANAGEMENT FACILITY PLANNING	303
41	Policy IX-4.5.1 Long-range Planning Program for Solid Waste Management	303
42	Policy IX-4.5.2 Annual Evaluation of Generation Rates, Disposal Rates, and Facility Capacity ..	304
43	Policy IX-4.5.3 Evaluation of Funding Alternatives.....	304
44	Policy IX-4.5.4 Cost and Performance Efficiency	304
45	Policy IX-4.5.5 Regulation of the Waste Stream.....	304
46	Policy IX-4.5.6 Solid Waste Level of Service.....	304
47	OBJECTIVE IX-4.6 PROPER DISPOSAL OF SOLID WASTE	304

1	Policy IX-4.6.1 Enforcement of Regulation to Guard Against Illegal Dumping.....	304
2	Policy IX-4.6.2 Emphasize the Problems Associated with Illegal Dumping.....	304
3	OBJECTIVE IX-4.7 HEALTH AND SAFETY.....	304
4	Policy IX-4.7.1 Household Hazardous Waste Programs.....	304
5	Policy IX-4.7.2 Compliance with State Regulations – Pollutant Storage Tank Systems.....	305
6	Policy IX-4.7.3 Lake County/Florida Department of Environmental Protection Pollutant Storage	
7	Tank Monitoring Program.....	305
8	Policy IX-4.7.4 Litter/Nuisance Control.....	305
9	Policy IX-4.7.5 Enhanced Battery Collection and Disposal Program.....	305
10	Policy IX-4.7.6 Used Oil Collection Program.....	305
11	Policy IX-4.7.7 New Solid Waste Facilities and Expansions of Existing Facilities Within the Wekiva	
12	Study Area.....	305
13	OBJECTIVE IX-4.8 COORDINATION, MAXIMIZATION, AND DEFICIENCY CORRECTION.....	305
14	Policy IX-4.8.1 Priority of Solid Waste Services.....	305
15	Policy IX-4.8.2 Intergovernmental Coordination.....	306
16	Policy IX-4.8.3 Annual Capital Improvements Element Update.....	306
17	STORMWATER SUB-ELEMENT.....	307
18	GOAL IX-5 STORMWATER ELEMENT.....	307
19	OBJECTIVE IX-5.1 CORRECT EXISTING DEFICIENCIES.....	307
20	Policy IX-5.1.1 Implementation of Stormwater Management Program.....	307
21	Policy IX-5.1.2 Five-Year Stormwater Improvement Plan.....	307
22	Policy IX-5.1.3 Priorities for Stormwater Master Planning.....	308
23	Policy IX-5.1.4 Stormwater Management Regulations.....	308
24	Policy IX-5.1.5 Funding for Stormwater Management.....	308
25	Policy IX-5.1.6 Contour Interval Mapping.....	308
26	Policy IX-5.1.7 Coordination with Adjacent Jurisdictions.....	308
27	OBJECTIVE IX-5.2 NEW DEVELOPMENT AND SUBSTANTIAL REDEVELOPMENT.....	308
28	Policy IX-5.2.1 Impact Assessment During Development Review.....	308
29	Policy IX-5.2.2 Stormwater Conveyance Rights-of-Way.....	308
30	Policy IX-5.2.3 Design of Stormwater Management Systems.....	309
31	Policy IX-5.2.4 Provide Stormwater Services.....	310
32	Policy IX-5.2.5 Provide Effective Stormwater Treatment.....	310
33	Policy IX-5.2.6 Non-Structural Best Management Practices.....	310
34	Policy IX-5.2.7 Cost Effective Stormwater Management.....	311
35	Policy IX-5.2.8 Stormwater Design and Pollution Abatement Level of Service Standards.....	311
36	Policy IX-5.2.9 Design Storm Level of Service Standard for Landlocked Areas.....	312
37	Policy IX-5.2.10 Stormwater Management for Roadway Construction.....	312
38	Policy IX-5.2.11 Protection of Natural Hydrologic Functions.....	312
39	Policy IX-5.2.12 Protection of the Natural Hydroperiod of Water bodies.....	312
40	Policy IX-5.2.13 Protection of Recharge Volume.....	312
41	Policy IX-5.2.14 Accepted Stormwater Run-Off Volume and Peak Rate Calculations.....	312
42	OBJECTIVE IX-5.3 MAINTAIN OR EXCEED LEVEL OF SERVICE.....	312
43	Policy IX-5.3.1 Innovative Stormwater Management.....	312
44	Policy IX-5.3.2 Best Management Practices for Agriculture and Silviculture.....	312
45	Policy IX-5.3.4 Provide for Stormwater Run-Off.....	313
46	OBJECTIVE IX-5.4 FLOODPLAINS AND DRAINAGE WELLS.....	313
47	Policy IX-5.4.1 Minimize Flooding.....	313
48	Policy IX-5.4.2 Minimization of Threats to Life and Property.....	313

1	Policy IX-5.4.3 Protection of Natural Flow Regimes and Floodplain Capacity.....	313
2	Policy IX-5.4.4 Drainage and Injection Wells	313
3	OBJECTIVE IX-5.5 PROTECTION OF SURFACE AND GROUNDWATER RESOURCES	313
4	Policy IX-5.5.1 Master Stormwater Management Plan for the Wekiva Study Area	313
5	Policy IX-5.5.2 Stormwater Management within Springsheds	314
6	Policy IX-5.5.3 Stormwater Run-off.....	314
7	Policy IX-5.5.4 Drainage Retention Areas	314
8	Policy IX-5.5.5 Sinkholes.....	314
9	Policy IX-5.5.6 Karst Sensitive Areas	314
10	Policy IX-5.5.7 Vegetated and Functional Littoral Zone.....	314
11	Policy IX-5.5.8 Best Management Practices.....	315
12	Policy IX-5.5.9 Additional Best Management Practices within the Wekiva Study Area	315
13	Policy IX-5.5.10 Reuse	316
14	Policy IX-5.5.11 Wet Detention Areas	316
15	Policy IX-5.5.12 Stormwater Management within the Green Swamp Area of Critical State	
16	Concern.....	316
17	PUBLIC SCHOOL FACILITIES SUB-ELEMENT	317
18	GOAL IX-6 PROVISION OF PUBLIC SCHOOL FACILITIES	321
19	OBJECTIVE IX-6.1 LEVEL OF SERVICE STANDARDS	322
20	Policy IX-6.1.1 Adopted Level of Service Standard for Lake County Public Schools	322
21	Policy IX-6.1.2 Applicability of the Adopted Level of Service Standard	322
22	Policy IX-6.1.3 Implementation of the Adopted Level of Service	322
23	Policy IX-6.1.4 Five-year Schedule of Capital Improvements	322
24	Policy IX-6.1.5 Amending the Adopted Level of Service.....	322
25	Policy IX-6.1.6 Annual Updates	323
26	OBJECTIVE IX-6.2 CONCURRENCY SERVICE AREAS.....	323
27	Policy IX-6.2.1 Adopted Concurrency Service Areas	323
28	Policy IX-6.2.2 Amending the Adopted Concurrency Service Areas.....	323
29	Policy IX-6.2.3 Concurrency Service Area Requirements	323
30	OBJECTIVE IX-6.3 LAND USE AND SCHOOL FACILITY COORDINATION	323
31	Policy IX-6.3.1 Adequate School Capacity	324
32	Policy IX-6.3.2 Direct Development to Areas with School Capacity.....	324
33	Policy IX-6.3.3 Development Approvals and School Capacity Deficiencies.....	324
34	Policy IX-6.3.4 Denial of Subdivision Plats and Site Plans Due to Lack of School Capacity	324
35	OBJECTIVE IX-6.4 SCHOOL FACILITY SITING	324
36	Policy IX-6.4.1 Applicable Land Use Designations and Zoning Districts.....	324
37	Policy IX-6.4.2 Co-Location Opportunities.....	325
38	OBJECTIVE IX-6.5 EFFECTIVE COMMUNITY/SCHOOL DESIGN	325
39	Policy IX-6.5.1 School Siting Consistency with the Comprehensive Plan and Public School Facilities	
40	Programs	325
41	Policy IX-6.5.2 Joint-Use of Facilities	325
42	Policy IX-6.5.3 Sustainable Design.....	325
43	Policy IX-6.5.4 Emergency Preparedness.....	325
44	Policy IX-6.5.5 Trails, Pedestrian Access, and Parking.....	325
45	GOAL IX-7 SCHOOL CONCURRENCY	326
46	OBJECTIVE IX-7.1 CAPACITY DETERMINATION STANDARDS.....	326

1	Policy IX-7.1.1 Evaluating School Capacity.....	326
2	Policy IX-7.1.2 Concurrency Determination.....	326
3	OBJECTIVE IX-7.2 AVAILABILITY STANDARDS.....	326
4	Policy IX-7.2.1 Level of Service Availability	326
5	Policy IX-7.2.2 Timing of Project’s Impact	326
6	OBJECTIVE IX-7.3 PROPORTIONATE SHARE MITIGATION.....	327
7	Policy IX-7.3.1 Offsetting Development Impacts.....	327
8	Policy IX-7.3.2 Mitigation for Permanent Capacity.....	327
9	Policy IX-7.3.3 Contiguous Concurrency Service Areas.....	327
10	Policy IX-7.3.4 Development Agreements.....	327
11	Policy IX-7.3.5 Amount of Required Mitigation.....	327
12	Policy IX-7.3.6 Student Generation Rate	328
13	FIGURE SCHOOL 3 - FY 2010-2014 WORK PLAN FIVE-YEAR FACILITIES MASTER PLAN.....	331
14	CHAPTER X: DEFINITIONS & ACRONYMS	335
15	DEFINITIONS	337
16	ACRONYMS	355
17	CHAPTER XI: MAP SERIES	357

18

LIST OF FIGURES

19	Figure SCHOOL 1 – Concurrency Service Areas, Schools & Ancillary Facilities	303
20	Figure SCHOOL 2 - FY 2010-2014 Work Plan for Elementary Schools	330
21	Figure SCHOOL 3 - FY 2010-2014 Work Plan Five-Year Facilities Master Plan.....	305
22	Figure SCHOOL 4 - FY 2010-2014 Work Plan for Middle Schools.....	306
23	Figure SCHOOL 5 - FY 2010-2014 Work Plan for High Schools	307

24

LIST OF TABLES

25		
26	Table FLUE 1 - Future Land Use Map Series Exhibits	32
27	Table FLUE 2 - Future Land Use Categories Table.....	33
28	Table FLUE 3 - Major Commercial Corridors.....	47
29	Table FLUE 4 - Minor Commercial Corridors	48
30	Table FLUE 5 - Rural Support Intersections	52
31	Table FLUE 6 - Rural Support Corridors	53
32	Table FLUE 7 - Septic Tank and Drainfield Subdivision List.....	96
33	Table CAP 1- Lake County Stormwater Quantity and Quality Criteria	133
34	Table CAP 2 – Rural Areas Minimum Operating Level of Service Standards.....	134
35	Table CAP 3 - Transitioning Urbanized Areas Minimum Operating Level of Service Standards.....	134
36	Table CAP 4 - Urbanized Areas Minimum Operating Level of Service Standards.....	135
37	Table CAP 5 - 2009-2010 Summary of the Schedule of Capital Improvements by Fund	142
38	Table CAP 7 – Five-Year Capital Improvements Schedule for Stormwater	155

1	Table CAP 8 - Five-Year Capital Improvements Schedule for Solid Waste.....	157
2	Table CAP 9 - Five-Year Capital Improvements Schedule for Parks and Recreation Facilities.....	158
3	Table CAP 10 - Five-Year Capital Improvements Schedule for Public School Facilities FY 2010 - 2014.....	162
4	Table CAP 11 - Summary of Debt Obligations	165
5	Table CON 1 – Wetland Minimum Buffer Requirements	195
6	Table CON 2 – Variable Wetland Buffer Requirements	196
7	Table TRAN 1 - Rural Areas Minimum Operating Level of Service Standards.....	266
8	Table TRAN 2 - Transitioning Urbanized Areas minimum Operating Level of Service Standards.....	266
9	Table TRAN 3 - Urbanized Areas Minimum Operating Level of Service Standards	266
10	Table TRAN 4 - Minimum Right-of-Way Standards for Arterial Roadways.....	279
11	Table SAN 1 - Best Available Technology Replacements.....	297
12	Table STORM 1 – Level of Services Standards for Design Storms and Pollution Abatement.....	311
13	Table SCHOOL-1: Student Generation Rate*.....	328
14		
15		

1

2

3

4

5

6

CHAPTER I: FUTURE LAND USE ELEMENT

7

8

9

PLANNING HORIZON 2030

10

1

Future Land Use Element

GOAL I-1 PURPOSE OF THE FUTURE LAND USE ELEMENT

The goal of the Future Land Use Element is to protect the unique assets, character, and quality of life in Lake County through the implementation of land use policies and regulations that accomplish the following:

- Promote the conservation and preservation of Lake County’s natural and cultural resources;
- Provide for the efficient allocation of public facilities and services concurrent with the impacts of development and in compliance with adopted Levels of Service;
- Strengthen and diversify the economy to benefit residents of the County;
- Direct compact development to established urban areas to prevent sprawl and the loss of rural land;
- Promote the use of clustering to create large contiguous expanses of common open space and the protection of natural resources;
- Ensure compatibility between densities and intensities of development, providing for land use transitions as appropriate to protect the long-term integrity of both urban and rural areas; and
- Protect the public health, safety and welfare.

OBJECTIVE I-1.1 PLANNING FRAMEWORK

Lake County shall establish a planning framework to provide for the efficient provision of services, use of innovative planning techniques, a variety of transportation, employment and housing options, the protection of the environment, and a sustainable diversified economy.

Policy I-1.1.1 Elements of Innovative Planning

The Comprehensive Plan embodies strategies designed to protect the rural character of the County, build long-term community value, discourage urban sprawl, and ensure that public facilities and services are provided in the most cost-effective and efficient manner. The County shall develop and enforce Land Development Regulations designed to protect communities, enhance the economic viability of the County, promote the efficient use of infrastructure and preserve natural resources. The Comprehensive Plan and Land Development Regulations shall protect:

- Quality communities;
- Public lands and natural resources;
- Water resources;
- Parks and trails;
- Viewscapes and gateways;
- Business and employment opportunities; and
- Rural areas and lifestyles.

Policy I-1.1.2 Economic Development

In February 2008, the Lake County Board of County Commissioners adopted the economic strategic plan entitled, “Building Bridges for Development in Lake County”, and its vision for Lake County, “Lake County will strengthen its position as a business center for Central Florida by aggressively pursuing opportunities

1 and building collaborative relations with regional allies.” The Economic Element is based on that strategic
2 plan which encourages organization and collaboration while focusing on three key areas:
3 Industry/Innovation, Talent, and Quality of Place with the overarching goal of attaining a diversified,
4 stable and sustainable economy for Lake County.

5 **Policy I-1.1.3 Direct Orderly, Compact Growth**

6 Land use patterns delineated on the Future Land Use Map shall direct orderly, compact growth. The
7 County shall discourage urban sprawl, as defined in Rule 9J-5.006 F.A.C., and direct growth and
8 development to urban areas where public facilities and services are presently in place or planned.

9 **Policy I-1.1.4 Direct Density to Existing Urban Centers**

10 The County shall direct growth to existing urban areas where public facilities and services are presently in
11 place, and discourage growth within rural areas. Higher intensity commercial and higher density residential
12 infill development shall be encouraged within municipalities and existing urbanized areas of the County to
13 conserve rural land and maintain vibrant communities. Urban infill and redevelopment shall be encouraged
14 within the Urban Future Land Use Series where adequate public facilities, including central water and
15 sewer facilities, are available.

16 **Policy I-1.1.5 Urban Infill and Redevelopment Strategies**

17 Within the Urban Future Land Use Series, the County shall identify, evaluate, and recommend appropriate
18 implementation strategies to encourage urban infill and redevelopment. The County may utilize statutorily
19 recognized programs such as Florida Main Streets, Community Redevelopment Areas, Front Porch Florida
20 Communities, Sustainable Communities, Brownfield Areas, Enterprise Zones, or Neighborhood Improvement
21 Districts, where appropriate, to benefit established communities in the Urban Future Land Use Series.

22 **Policy I-1.1.6 Evaluation of Facilities and Services**

23 The County shall require that an applicant requesting an amendment to the Future Land Use Map
24 demonstrate that all facilities or service capacities are currently available or will be available after the
25 implementation of scheduled capital improvements to meet general needs of the proposed land use at the
26 time of development. A future land use amendment shall not constitute a reservation of capacity for any
27 public facility.

28 The County shall require the issuance of a certification of level of service compliance prior to the approval
29 of any of the following Development Orders:

- 30 • Development of Regional Impact (DRI);
- 31 • Florida Quality Development;
- 32 • Planned Unit Development (PUD);
- 33 • Site Plan; and
- 34 • Subdivision Plat.

35 **Policy I-1.1.7 Adopt Land Development Regulations**

36 The County shall adopt and maintain a set of specific and detailed Land Development Regulations that
37 implement and are consistent with the goals, objectives and policies of the Comprehensive Plan. The Land
38 Development Regulations at a minimum shall address the following:

- 39 • Zoning and the subdivision of land;
- 40 • Direction of growth to existing urban areas that will minimize development’s negative impacts on
41 the natural and aesthetic environment and encourage preservation of rural areas;

- 1 • Standards for development including but not limited to permitted uses, floor area, building height,
2 architecture, setbacks, parking, access, lighting, landscaping, signage, sidewalks, tree protection,
3 open space, buffers, walls, and screening;
- 4 • Transfer of development rights;
- 5 • Development and site design standards to ensure preservation of natural resources including but
6 not limited to surface waters, wetlands, wildlife, sensitive natural habitat, aquifer recharge,
7 springsheds, and karst features;
- 8 • Tree preservation or replacement of native vegetation;
- 9 • Dedication of land or facilities for active and passive recreation;
- 10 • Floodplain management and regulation of areas vulnerable to flooding;
- 11 • Land disturbance activities, including but not limited to grading, stockpiling and filling;
- 12 • Stormwater, drainage, erosion and sedimentation control;
- 13 • Water conservation measures and Florida Friendly (right plant in the right place) landscaping;
- 14 • Extraction of natural resources;
- 15 • Provision of public facilities including but not limited to potable water, sanitary sewer, reclaimed
16 water, gas and electric utilities, and emergency services;
- 17 • Minimum standards for water wells and septic tanks;
- 18 • Circulation, access, and parking for various modes of transportation;
- 19 • Implementation and enforcement of the Concurrency Management System, including level of
20 service standards, prior to issuance of a development order or permit;
- 21 • Clustering of development to create large tracts of common open space protected by conservation
22 easement or similar recorded and legally binding instrument, as allowed by law;
- 23 • Littoral protection zones for lakefront areas and wetlands;
- 24 • Provision of gateway and landmark features to announce entrances and transitions within the
25 County and to facilitate community identity;
- 26 • Low Impact Development techniques; and
- 27 • Protection of historically significant structures and sites which merit protection.

28 **Policy I-1.1.8 Protection of Private Property Rights**

29 The County shall comply with all constitutional and statutory requirements governing the protection of
30 property rights when enacting its Land Development Regulations.

31 **OBJECTIVE I-1.2 FUTURE LAND USE**

32 Lake County hereby establishes Future Land Use Categories that reflect the grouping of compatible land
33 uses, provide sufficient acreage to meet projected population growth, designate suitable land for
34 development and redevelopment, recognize existing land uses, and provide guidance in the preparation
35 and updating of the Land Development Regulations.

36 To implement this objective, the County shall seek to:

- 37 • Achieve an appropriate balance between public and private interests;
- 38 • Discourage the proliferation of urban sprawl;
- 39 • Provide for compatibility of adjacent land uses;

- 1 • Protect natural and historic resources;
- 2 • Coordinate future land uses with the appropriate topography and soil conditions;
- 3 • Encourage the redevelopment and renewal of blighted areas;
- 4 • Eliminate or reduce uses inconsistent with the community's character and proposed future land uses;
- 5 • Create favorable economic conditions;
- 6 • Provide adequate housing;
- 7 • Provide adequate services and facilities and ensure the availability of suitable land for such
- 8 facilities;
- 9 • Maintain established residential neighborhoods;
- 10 • Promote compact growth through the use of innovative Land Development Regulations including,
- 11 but not limited to, planned unit development, clustering, Traditional Neighborhood Development,
- 12 and mixed land use development techniques;
- 13 • Preserve rural and agricultural areas;
- 14 • Protect private property rights;
- 15 • Encourage the elimination or reduction of uses that are inconsistent with any interagency hazard
- 16 mitigation report recommendations that the County determines to be appropriate; and
- 17 • Adopt all requirements of F.A.C. Rule 9J-5.006, as required.

18 **Policy I-1.2.1 Future Land Use Map Series**

19 The framework plan for future land use within Lake County shall be depicted through the adoption of the
20 Future Land Use Map (FLUM) series. The FLUM series shall be comprised of the following exhibits:

21 **Table FLUE 1 - Future Land Use Map Series Exhibits**

Exhibit	Title
1	Future Land Use Map
2	Road Transportation Network
3	Rivers and Lakes, (100-Year Flood Plain)
4	General Soils (Soils Classification)
5	Adopted Joint Planning Areas
6	Floridan Aquifer Recharge Map/Permitted Public Potable Water Wells
7	Green House Gas Map
8	Public and Private Conservation Lands
9	Wetlands (Wetlands Classification Map)
10	Military Operations Areas

Exhibit	Title
11	Trails Master Plan
12	Wekiva River Protection Area-Wekiva Study Area Most Effective Recharge
13	Wekiva Study Area Sensitive Habitat
14	Wekiva Study Area-Wekiva River Protection Area Karst Features
15	Wekiva Study Area-Wekiva River Protection Area Relative Aquifer Vulnerability
16	Wekiva Study Area-Wekiva River Protection Area Springs Land Cover
17	Wekiva Study Area-Wekiva River Protection Area Wetlands

1 **Policy I-1.2.2 Consistency between Future Land Use and Zoning**

2 The County shall regulate land use activities within the Future Land Use Categories and overlay areas
3 illustrated on the Future Land Use Map and described within the Comprehensive Plan through the
4 implementation of zoning districts. Zoning districts shall be defined within the Land Development
5 Regulations, and a zoning map produced that depicts the demarcation of each zoning district. The
6 maximum density and intensity of zoning districts shall not exceed the density and intensity allowed by the
7 Future Land Use Category. The Future Land Use Categories are summarized in Table FLUE-2, as follows:

8
9

Table FLUE 2 - Future Land Use Categories Table

FUTURE LAND USE CATEGORY	DENSITY (1)	F.A.R. (INTENSITY)	I.S.R	OPEN SPACE	BUILDING HEIGHT (2)(4)
Urban Low Density	4 d.u./1 acre	0.25 to 0.35	0.60	25%	Note (3)
Urban Medium Density	7 d.u./1 acre	0.35 to 0.50	0.70	20%	Note (3)
Urban High Density	Min 4 d.u./1 acre Max 12 d.u./1 acre	2.0	0.80	10%	Note (3)
Cagan Crossings (728.5 acres) (3)	8,000 d.u.	700,000 s.f.	NS	44%	Note (3)
Regional Office	NS	3.0	0.75	15%	Note (3)
Regional Commercial	NS	3.0	0.75	15%	Note (3)
Industrial	NS	1.0	0.80	NS	Note (3)
Public Service Facilities & Infrastructure	NS	1.0	0.80	NS	Note (3)
Mt. Plymouth-Sorrento Main Street	5.5 d.u./1 acre	0.30	0.60	20% to 25%	"see Mt. Plymouth- Sorrento Policies"

- 1 (3) Refer to Building Heights within Future Land Use Categories Policy (Policy I-1.2.3).
2 (4) Applies only to the Cagan Crossings FQD as recorded in OR Book 2470, Page 815
3 (5) Height limitations do not apply to structural appurtenances such as spires, steeples, chimneys, radio
4 towers, antennae, or similar structures in residential areas, unless otherwise addressed specifically in
5 the Land Development Regulations. Height limitations do not apply to silos, windmills, water towers,
6 or similar structures in agricultural areas. Height limitations do apply to mechanical systems and
7 screening walls, parapets or other roof treatments on commercial buildings.

8 **Policy I-1.2.3 Building Heights within Future Land Use Categories**

9 The maximum height for residential buildings within all future land use categories shall be limited to 50
10 feet, excluding land within the Green Swamp Area of Critical State Concern and the following special
11 districts: Mt. Plymouth-Sorrento, Ferndale, and the Pinecastle Military Operations Area.

12 The maximum height for non-residential buildings within all future land use categories shall be limited to 75
13 feet, excluding land within the Green Swamp Area of Critical State Concern and the following special
14 districts: Mt. Plymouth-Sorrento, Ferndale, and the Pinecastle Military Operations Area.

15 The maximum height limitations for residential and non-residential buildings exclude appurtenances such as
16 steeples, towers, spires, chimneys, antennas, or similar structures.

17 **Policy I-1.2.4 Calculation of Residential Density**

18 Maximum residential density, expressed as “dwelling units per net acre,” shall be defined as the total
19 allowable number of dwelling units that may be constructed on the “net buildable area” of a parcel. “Net
20 buildable area” shall be defined as the total area of a parcel, less wetlands and water bodies. In
21 addition to the aforementioned allowance, one (1) additional dwelling unit may be built within the net
22 buildable area of a parcel for every five (5) acres of wetlands on the entire subject parcel. The term “net
23 acre” shall be synonymous with the term “net buildable acre.”

24 Within the Green Swamp Area of Critical State Concern only one (1) additional dwelling unit may be built
25 within the net buildable area of a parcel for every twenty (20) acres of wetlands on the subject parcel.

26 Within the Wekiva River Protection Area Sending Area 1, only one (1) additional dwelling unit may be
27 built within the net buildable area of a parcel for every forty (40) acres of wetlands of the subject parcel.
28 Within the Wekiva River Protection Area Sending Area 2 and Wekiva River Protection Area Receiving
29 Area 1, only one (1) additional dwelling unit may be built within the net buildable area of a parcel for
30 every twenty (20) acres of wetlands of the subject parcel.

31 Any subdivision of land or lot split shall not create densities greater than that allowed by the assigned
32 Future Land Use Category specified in this Comprehensive Plan.

33 **Policy I-1.2.5 Calculation of Intensity**

34 Intensity shall be defined as the total square feet of gross floor area on a property, divided by the total
35 square feet of net buildable area comprising the lot, parcel or building site. Intensity computations shall
36 include all fully enclosed nonresidential uses on the lot, parcel or site. Parking structures shall not count as
37 part of the floor area, but shall be counted when computing building height and number of stories. For the
38 purposes of this policy, the term “property” shall include lots, parcels or building sites, including
39 aggregated development of contiguous parcels under common ownership or having shared facilities. Floor
40 Area Ratio (FAR) shall be synonymous with Intensity.

41 **Policy I-1.2.6 Calculation of Density and Intensity in Mixed Use Development**

42 Within a mixed-use development, the maximum residential density shall be up to 100 % and the maximum
43 non-residential intensity shall be up to 100% for development within the following Future Land Use
44 Categories:

- 1 • Urban Medium Density
- 2 • Urban High Density
- 3 • Regional Office
- 4 • Regional Commercial
- 5 • Industrial
- 6 • Cagan Crossings
- 7 • Mt. Plymouth-Sorrento Main Street
- 8 • Ridge in the Green Swamp Area of Critical State Concern; and
- 9 • Public Service Facilities and Infrastructure.

10 In all other Future Land Use Categories the *sum* of the residential density and the non-residential
11 intensity shall not exceed a combined total of 100% calculated as follows:

$$\begin{array}{rcccl} 12 & \text{Residential density} & + & \text{Non-residential Floor Area Ratio} & \leq 100\% \\ 13 & \text{Maximum allowed density} & & \text{Maximum allowed Floor Area Ratio} & \end{array}$$

14 Residential density and non-residential intensity may be calculated over the entire net buildable area of
15 the parcel.

16 **Policy I-1.2.7 Interpretation of Density and Intensity Allocations**

17 The maximum density or intensity provided within a Future Land Use Category shall not be construed as a
18 guaranteed right or entitlement. The application of the goals, objectives, and policies within the
19 Comprehensive Plan and zoning, subdivision, and site plan review criteria and procedures contained within
20 the Land Development Regulations shall assure that the specific density or intensity assigned to a
21 development project or parcel of land is compatible with established development patterns and protects
22 natural resources. Criteria to be considered in allocating the specific density and intensity through zoning
23 shall include, but not be limited to, the following:

- 24 • Presence of onsite and adjacent natural resources or environmentally sensitive features such as
25 surface waters, wetlands, tree canopy, upland habitat, listed species, wildlife corridors, and karst
26 features;
- 27 • Floodplain and flood hazards;
- 28 • Neighborhood compatibility, cohesiveness and stability of established community character;
- 29 • Compatibility to abutting land uses such as residential development or public conservation land;
- 30 • Availability of infrastructure and services; and
- 31 • Zoning overlay policies or special criteria contained within the Comprehensive Plan or Land
32 Development Regulations specific to the area.

33 **Policy I-1.2.8 Agricultural and Equestrian Uses**

34 Agricultural and equestrian uses shall be recognized as a suitable use of property within all Future Land
35 Use Categories. Agricultural uses within the Public Benefit Future Land Use Series shall be limited to uses
36 existing prior to public acquisition or consistent with the management plan and the protection of natural
37 resources.

1 **OBJECTIVE I-1.3 URBAN FUTURE LAND USE SERIES**

2 The Urban Future Land Use Series is established to identify areas within the County that are suitable for
3 urban development. Future Land Use Categories within the Urban Future Land Use Series include: Urban
4 Low Density, Urban Medium Density, Urban High Density, Cagan Crossings, Regional Office, Regional
5 Commercial, and Industrial. Lands within this series require a full range of services, utilities and facilities.

6 **Policy I-1.3.1 Traditional Neighborhood Development**

7 Within the Urban Future Land Use Series, Traditional Neighborhood Development is preferred over
8 conventional design. This form of development provides the framework within which one or more planned
9 communities achieve a functional mix of land uses in a livable and sustainable manner. Traditional
10 Neighborhood Development is intended to foster infill and redevelopment, deter urban sprawl, encourage
11 a mix of housing options, and reduce vehicular trips. Traditional Neighborhood Development encourages
12 mixed-use, compact design which is sensitive to environmental characteristics of the land, facilitates
13 efficient use of services, and provides for diversification and integration of land uses including residential,
14 commercial, office, recreation, and civic within close proximity to each other.

15 Traditional Neighborhood Development integrates residential uses with:

- 16 • Commercial and office uses that serve the community;
- 17 • Recreation and Open Space;
- 18 • Institutional, Civic and Public Facility uses; and
- 19 • A coordinated multi-modal transportation system for automobiles, bicycles, pedestrians, and mass
20 transit.

21 ***I-1.3.1.1 Applicability***

22 Principles of Traditional Neighborhood Development shall be generally encouraged within the Urban
23 Future Land Use Series for projects with a residential component. All new residential or mixed-use
24 development in excess of 100 net buildable acres within the Urban Future Land Use Series shall be
25 required to demonstrate compliance with the principles of Traditional Neighborhood Design, described by
26 policies of the Comprehensive Plan contained herein and the Land Development Regulations.

27 ***I-1.3.1.2 Guiding Principles of Traditional Neighborhood Development***

28 Traditional Neighborhood Development shall be guided by the following principles:

- 29 • Provide a range of housing types for various ages, incomes, and lifestyles;
- 30 • Ensure compatibility with established neighborhoods and with rural or transitional areas that may
31 be adjacent to the Traditional Neighborhood;
- 32 • Provide for an integrated network of local two-lane streets, bicycle trails, and pedestrian paths to
33 connect neighborhoods, access the Neighborhood Core and promote connectivity throughout the
34 Traditional Neighborhood;
- 35 • Minimize isolating features including gated communities and cul-de-sac design;
- 36 • Create a sense of place by implementing design standards, traditional village architectural
37 guidelines, traffic calming, lighting and landscaping standards, liberal use of street trees,
38 community parks, and open space that protect and enhance the character of the Traditional
39 Neighborhood; and
- 40 • Provide for environmentally responsible development through the minimization of land disturbance
41 in order to maintain existing topography and natural amenities, Low Impact Development
42 practices, and implementation of building standards such as Leadership in Energy and
43 Environmental Design (LEED), Florida WaterStar and Energy Star, unless there is a conflict with
44 Florida building code, in which case Florida Building Code prevails.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

I-1.3.1.3 Functional Areas

Traditional Neighborhood Developments in excess of 750 dwelling units and greater than 200 net buildable acres shall be comprised of three functional areas, including at least one mixed-use Neighborhood Core, a Neighborhood Proper and a Neighborhood Edge, which are described as follows. A proposed development project may contain multiple Traditional Neighborhoods.

- Neighborhood Core

Each Traditional Neighborhood shall be organized around one or more mixed-use centers that contain neighborhood-serving shops and services, civic uses such as libraries, schools or religious institutions, and appropriately located public spaces such as squares, greens, parks and conservation areas. Each Neighborhood Core shall be located within a comfortable walking distance (up to one-half mile) from a majority of the housing units located within the supporting Neighborhood Proper. The Neighborhood Core shall also contain the highest density of residential development within the Traditional Neighborhood, such as multi-family homes, duplexes, and condominiums. Upper-story residences or office space located above ground-level shops shall be encouraged. The Neighborhood Core shall not be located along an arterial or collector roadway unless it meets the requirements for Commercial Centers.

- Neighborhood Proper

Each Neighborhood Core shall serve an adjoining Neighborhood Proper that is comprised primarily of various types of housing units, but may also contain appropriately placed and compatible services such as child and senior care facilities, bed and breakfast inns and other similar uses. The Neighborhood Proper serves as an area of transition from the higher intensity Neighborhood Core to the Neighborhood Edge.

- Neighborhood Edge

The Neighborhood Edge is intended to provide the final means of transition from the Traditional Neighborhood to adjoining properties and Future Land Use Categories. Characteristics of the Neighborhood Edge shall ensure compatibility with existing and planned development on adjacent land.

I-1.3.1.4 Commercial and Office Uses to Serve Traditional Neighborhoods

Commercial and office uses shall be provided to serve the need of residents within the Traditional Neighborhood. The maximum number of acres or square feet of commercial or office space shall be based upon the number of residential units and accessibility to the Neighborhood Core. Within 12 months of the effective date of this plan, specific criteria shall be defined and included in the Land Development Regulations, consistent with the underlying Future Land Use Category. Such criteria shall maintain consistency with the commercial criteria below.

Commercial and office uses shall be located primarily within the Traditional Neighborhood Core, with specific standards for placement contained in the Land Development Regulations. These standards shall place the front of buildings close to primary access streets, or common areas such as parks and plazas, with parking provided to the rear of the site or within shared pools of parking strategically located within the Neighborhood Core. Commercial and office uses shall be limited in scale and size through a combination of site and architectural design standards contained in the Land Development Regulations that address elements including but not limited to maximum ground floor area, building height and facade design.

I-1.3.1.5 Civic Uses and Public Space

Civic uses and public spaces play an important role in the place making process within Traditional Neighborhood Development. Strategic sites for civic uses, public spaces, and activities that they support shall be planned and reserved based on the hierarchy of streets, proximity to and walkability from residential units, the form and character of functional areas, and compatibility with property inside and

1 adjoining the neighborhood. Specific criteria shall be defined and included in the Land Development
2 Regulations within 12 months of the effective date of this plan.

3 Civic uses and public spaces also provide the opportunity to locate architectural features that contribute to
4 character. Project designs shall be encouraged to take advantage of topography, such as elevated
5 locations that can serve as place markers. Examples of this include steeples, bell towers and other
6 architectural features incorporated within civic and public spaces to establish community identity.

7 ***I-1.3.1.6 Open Space within Traditional Neighborhood Developments***

8 Open space shall be provided consistent with the applicable Future Land Use Category or Categories in
9 which the Traditional Neighborhood Development is located. Open space within Traditional
10 Neighborhoods shall be designed to enhance community aesthetics, provide common areas for passive
11 recreation, and promote community trails and pedestrian connections. The following criteria for open space
12 design within Traditional Neighborhoods apply:

- 13 • Where feasible, the internal open space system shall be connected to open space within adjacent
14 properties and the County wide system of public lands;
- 15 • Open space buffers and landscaping shall be used to maximize compatibility between existing
16 and proposed land uses based on the intensity of proposed uses;
- 17 • Open space shall be planned to ensure the protection of natural resources including but not limited
18 to wildlife and habitat, wildlife corridors, wetland buffers, karst features, and aquifer recharge
19 areas. Wetland impacts shall be limited to the greatest extent possible. Where impacts cannot be
20 avoided, mitigation shall be required. All wetlands, wetland buffers, and open space shall be
21 protected by Conservation Easement or similar legally binding instrument, to the extent allowed
22 by law.

23 ***I-1.3.1.7 Active Recreation***

24 In addition to passive recreation afforded through the provision of open space, active recreation shall be
25 a required component of Traditional Neighborhood Development. A minimum of one (1) percent of the net
26 buildable area of a Traditional Neighborhood shall be dedicated to active recreation.

27 ***I-1.3.1.8 Transportation Access and Circulation***

28 Traditional Neighborhood Development shall be designed to provide an internally connected hierarchy of
29 streets, pedestrian paths, and bicycle trails within each neighborhood, and connectivity with adjoining
30 functional areas. A detailed plan for transportation access and circulation shall be required. It shall be the
31 intent of the access and circulation system to serve the needs of pedestrians and motorists in a manner that
32 functionally integrates the various uses and activities within the project and does not negatively impact
33 adjoining local or regional transportation networks. Provisions for mass transit shall be included, consistent
34 with County and Lake Sumter Metropolitan Planning Organization (LSMPO) plans.

35 In order to limit vehicular traffic, standards and requirements necessary to achieve a minimum internal trip
36 capture rate of 20% shall be established. These standards and requirements shall consider the mix of
37 residential, commercial and office land uses within the project, phasing of development within functional
38 areas, and programs linking housing development and job creation.

39 ***I-1.3.1.9 Public Facilities and Services***

40 Public Facilities and Services including but not limited to roads, schools, utilities, and emergency services
41 shall be addressed for all Traditional Neighborhood Development projects. Adopted levels of service shall
42 be maintained as specified in the Comprehensive Plan, and all services must be available concurrent with
43 the impacts of development. Central water and sewer services shall be required for new development,
44 and stormwater management systems shall be planned, designed and phased for the entire project.

1 **Policy I-1.3.2 Urban Low Density Future Land Use Category**

2 The Urban Low Density Future Land Use Category provides for a range of residential development at a
3 maximum density of four (4) dwelling units per net buildable acre in addition to civic, institutional,
4 commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light
5 industrial uses may only be allowed as a conditional use.

6 This category shall be located on or in proximity to collector or arterial roadways to minimize traffic on
7 local streets and provide convenient access to transit facilities.

8 Within this category any residential development in excess of 10 dwelling units shall be required to
9 provide a minimum 25% of the net buildable area of the entire site as common open space.

10 The maximum intensity in this category shall be 0.25, except for institutional uses which shall be 0.35. The
11 maximum Impervious Surface Ratio shall be 0.60.

12 TYPICAL USES INCLUDE:

- 13 • Residential;
- 14 • Nursing and personal care facilities;
- 15 • Civic uses;
- 16 • Residential professional offices;
- 17 • Passive parks;
- 18 • Religious organizations;
- 19 • Day care services;
- 20 • Schools;
- 21 • Commerce uses, including: services, retail trade, finance, insurance and real estate as allowed pursuant
22 to Policy I-1.3.10 Commercial Activities within the Urban Future Land Use Series; and
- 23 • Public order and safety.

24
25 USES REQUIRING A CONDITIONAL USE PERMIT:

- 26 • Active parks and recreation facilities;
- 27 • Light industrial such as Manufacturing, Wholesale Trade, Transportation, Communications, Electric, Gas
28 and Sanitary Services. Activities are limited to those without off-site impacts and takes place primarily
29 within an enclosed building;
- 30 • Animal specialty services;
- 31 • Mining and Resource Extraction;
- 32 • Hospitals; and
- 33 • Utilities.

34 **Policy I-1.3.3 Urban Medium Density Future Land Use Category**

35 The Urban Medium Density Future Land Use Category provides for a range of residential development at
36 a maximum density of seven (7) dwelling units per one (1) net buildable acre, in addition to civic,
37 institutional, commercial, and office uses at an appropriate scale and intensity to serve this category.
38 Limited light industrial uses may only be allowed as a conditional use.

39 This category shall be located on or in close proximity to major collectors and arterial roadways to
40 minimize traffic on local and minor collector roadways and to provide convenient access to transit facilities.

41 This category may serve as an effective transition between more intense and less intense urban land uses.

42 Within this category any residential development in excess of 10 dwelling units shall be required to
43 provide a minimum 20% of the net buildable area of the entire site as common open space. The maximum
44 intensity in this category shall be 0.35, except for institutional uses which shall be 0.50. The maximum
45 Impervious Surface Ratio shall be 0.70.

1 TYPICAL USES INCLUDE:

- 2 • Residential;
- 3 • Rooming and Boarding houses;
- 4 • Nursing And Personal Care Facilities;
- 5 • Civic uses;
- 6 • Passive parks;
- 7 • Schools;
- 8 • Religious organizations;
- 9 • Day Care Services;
- 10 • Office uses;
- 11 • Commerce uses, including: Services and Retail trade as allowed pursuant to Policy I-1.3.11
- 12 Commercial Activities within the Urban Future Land Use Series; and
- 13 • Public Order and Safety.

14 USES REQUIRING A CONDITIONAL USE PERMIT:

- 15 • Active parks and recreation facilities;
- 16 • Light industrial such as Manufacturing, Wholesale Trade, Transportation, Communications, Electric,
- 17 Gas and Sanitary Services. Activities are limited to those without off-site impacts and takes place
- 18 primarily within an enclosed building;
- 19 • Animal specialty services;
- 20 • Mining and Resource Extraction;
- 21 • Hospitals; and
- 22 • Utilities.

23 **Policy I-1.3.4 Urban High Density Future Land Use Category**

24 The Urban High Density Future Land Use Category provides for a range of residential development at a
25 minimum density of four (4) dwelling units and a maximum density of twelve (12) dwelling units per net
26 buildable acre, in addition to civic, institutional, commercial, and office uses at an appropriate scale and
27 intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use.

28 This category shall be located adjacent to major collectors and arterial roadways to minimize traffic on
29 local and minor collector roadways and to provide convenient access to transit facilities. This category shall
30 be restricted to urban core areas that are substantially surrounded by and adjacent to one or more
31 municipalities and likely to be annexed within the planning horizon.

32 Within this category, any residential development in excess of 10 dwelling units shall be required to
33 provide a minimum 15% of the net buildable area of the entire site as common open space. The maximum
34 intensity in this category shall be 2.0. The maximum Impervious Surface Ratio shall be 0.80.

35 TYPICAL USES INCLUDE:

- 36 • Residential;
- 37 • Rooming and Boarding houses;
- 38 • Nursing and personal care facilities;
- 39 • Hotels and other lodging places;

- 1 • Civic uses;
- 2 • Passive parks;
- 3 • Schools;
- 4 • Religious organizations;
- 5 • Day care services;
- 6 • Office uses;
- 7 • Commerce uses, including: Services and retail trade as allowed pursuant to Policy I-1.3.11
- 8 Commercial Activities within the Urban Future Land Use Series; and
- 9 • Public order and safety.

10 **USES REQUIRING A CONDITIONAL USE PERMIT:**

- 11 • Active parks and recreation facilities;
- 12 • Light industrial such as Manufacturing, Wholesale Trade, Transportation, Communications, Electric,
- 13 Gas and Sanitary Services. Activities are limited to those without off-site impacts and takes place
- 14 primarily within an enclosed building;
- 15 • Hospitals, including a heliport;
- 16 • Nursing and personal care facilities;
- 17 • Mining and Resource Extraction; and
- 18 • Utilities.

19 **Policy I-1.3.5 Cagan Crossings Future Land Use Category**

20 This Future Land Use Category shall consist solely of the uses, densities and intensities on the property
21 within the Southlake Development, also known as Cagan Crossings, approved by the Cagan Crossings FQD
22 Development Order as recorded in Book 2470 Page 815 of the Official Records of Lake County,
23 incorporated herein by reference. This category shall exist and apply solely on the property identified in
24 the above-referenced development order.

25 **Policy I-1.3.6 Regional Office Future Land Use Category**

26 The Regional Office Future Land Use Category provides for a variety of office uses and limited
27 commercial uses that support office uses. This category is intended to accommodate office development
28 which exhibits a high level of site and building amenities to include extensive landscaping, plazas and
29 pedestrian/employee-friendly gathering areas, central building entrances, enhanced building and site
30 security features, and accessory uses included within the building footprint. This Future Land Use Category
31 shall be located on collector and arterial roadways to minimize traffic on local streets and to provide
32 convenient access to transit facilities, and should be located in proximity to urban residential uses. With the
33 exception of hotels and motels, no more than twenty percent (20%) of the floor area shall be allocated to
34 commercial uses. Only commercial uses that support this category shall be permitted, such as restaurants,
35 cafes, associated retail/wholesale, daycares or shops located within an office park or office building.
36 Office parks may utilize these allocations within the boundary of the park. It is the express intent of this
37 provision to restrict highway-oriented commercial uses.

38 Zoning applications within the Regional Office Future Land Use Category must be accompanied by a
39 site/master plan as set forth in the Land Development Regulations. Such plans shall address, at a minimum,
40 buffering, setbacks, lighting and building height, to ensure compatibility with adjacent uses.

41 Limited residential use may be allowed in mixed-use commercial buildings or as stand-alone multi-family
42 units as part of a mixed-use development; single-family dwellings shall not be allowed. Multi-family
43 residential development shall be constructed only after or simultaneously with construction of commercial

1 uses. The total number of multi-family dwelling units shall be no more than one (1) unit per 10,000 square
2 feet of Gross Leasable Area of commercial space and the allowed F.A.R. shall not be applied to such
3 residential areas. Residential uses are excluded on parcels in this category located within the Mount Dora
4 Joint Planning Area first authorized by the Board of County Commissioners on September 28, 2004.

5 Design standards shall be provided in the Land Development Regulations that ensure that office
6 development is compatible with adjoining properties. Standards shall include, but not be limited to,
7 building style, design and scale; exterior building materials; roof design and construction; building size
8 and placement; site furnishings; fences and entrance features; and the size and location of service areas.

9 Projects shall be designed with a minimum of fifteen percent (15%) of the net buildable area as open
10 space. A floor area ratio of up to a maximum 3.0 will be allowed. A conditional use approval will not
11 be required if the development is approved by Lake County through a Development of Regional Impact
12 Development Order process. The maximum Impervious Surface Ratio shall be 0.75.

13 TYPICAL USES INCLUDE:

- 14 • General office, including: Services, finance, insurance and real estate;
- 15 • Limited commercial retail trade uses that support office land uses;
- 16 • Light industrial uses such as manufacturing, wholesale trade, transportation, communications,
17 electric, gas and sanitary services. Activities are limited to those without off-site impacts and take
18 place primarily within an enclosed building;
- 19 • Day care facilities;
- 20 • Health Services, except hospitals;
- 21 • Civic uses;
- 22 • Religious organizations;
- 23 • Colleges, universities and professional schools;
- 24 • Public order and safety;
- 25 • Hotels and other lodging places;
- 26 • Utilities; and
- 27 • Limited Multi-Family Residential.

28 USES REQUIRING A CONDITIONAL USE PERMIT:

- 29 • Light industrial uses as provided above that take place primarily outside an enclosed building;
- 30 • Heliports; and
- 31 • Hospitals.

32 **Policy I-1.3.7 Regional Commercial Future Land Use Category**

33 The Regional Commercial Future Land Use Category provides for a variety of commercial uses
34 concentrated within or in proximity to a large planned project, such as a regional mall with a non-
35 residential floor area typically in excess of 299,000 square feet. This category is intended to
36 accommodate commercial development, which exhibits a high level of site and building amenities to include
37 extensive landscaping, plazas and pedestrian friendly gathering areas. Office and limited light industrial
38 uses shall also be permitted within this category. This category shall be located on collector and arterial
39 roadways to minimize traffic on local streets and to provide convenient access to transit facilities, and
40 should be located in proximity to urban residential uses. This land use shall be located at the intersections
41 of major roadways and along these roadways as infill development.

1 Zoning applications within the regional commercial future land use category must be accompanied by a
2 site/master plan as set forth in the land development regulations. Such plans shall address, at a minimum,
3 buffering, setbacks, lighting and building heights, to ensure compatibility with adjacent uses.

4 Limited residential use may be allowed in mixed-use commercial buildings or as stand-alone multi-family
5 units as part of a mixed-use development; single-family dwellings shall not be allowed. Multi-family
6 residential development shall be constructed only after or simultaneously with construction of commercial
7 uses. The total number of multi-family dwelling units shall be no more than one (1) unit per 10,000 square
8 feet of gross leasable area of commercial space and the allowed FAR shall not be applied to such
9 residential areas. Residential uses are excluded on parcels in this category located within Mount Dora
10 joint planning area first authorized by the Board of County Commissioners on September 28, 2004.

11 Design standards shall be provided in the Land Development Regulations that ensure that commercial
12 development is compatible with adjoining properties. Standards shall include, but not be limited to,
13 building style, design and scale; exterior building materials; roof design and construction; building size
14 and placement; site furnishings; fences and entrance features; and the size and location of service areas.
15 Projects shall be designed with a minimum of fifteen percent (15%) of the net buildable area as open
16 space. A FAR up to 3.0 will be allowed. The maximum Impervious Surface Ratio shall be 0.75. A
17 conditional use approval will not be required if the development is approved by Lake County through a
18 Development of Regional Impact Development Order.

19 TYPICAL USES INCLUDE:

- 20 • Commerce uses, including: services, retail trade, finance, insurance and real estate;
- 21 • Office uses;
- 22 • Light industrial such as Manufacturing, Wholesale Trade, Transportation, Communications, Electric,
23 Gas and Sanitary Services. Activities are limited to those without off-site impacts and take place
24 primarily within an enclosed building;
- 25 • Civic uses;
- 26 • Amusement, entertainment and commercial recreation within an enclosed building;
- 27 • Religious organizations;
- 28 • Day care services;
- 29 • Colleges and universities and professional schools;
- 30 • Hotels and other lodging places;
- 31 • Public order and safety;
- 32 • Utilities; and
- 33 • Limited Multi-Family Residential.

34 USES REQUIRING A CONDITIONAL USE PERMIT:

- 35 • Light industrial, as provided above that takes place primarily outside an enclosed building;
- 36 • Heliports; and
- 37 • Hospitals.

38 **Policy I-1.3.8 Industrial Future Land Use Category**

39 The Industrial Future Land Use Category is intended for industrial uses with nuisance or hazardous
40 characteristics which, by the nature of their normal operations and activities as well as for reasons of
41 health, safety, environmental effects or welfare, are best segregated from other uses.

1 This category consists of uses that may have significant potential impacts on the environment or adjacent
2 uses including but not limited to noise, hazards, emissions, vibration and odors.

3 This category shall be located with direct access to rail systems, collector roadways or arterial roadways.
4 No more than ten percent (10%) of the floor area shall be allocated to commercial uses and office uses.
5 Only commercial and office uses that support this category shall be allowed, such as restaurants, cafes,
6 associated retail/wholesale, daycares or shops located within an industrial park or industrial building.
7 Industrial parks may utilize these allocations within the boundary of industrial park. It is the express intent
8 of this provision to restrict highway-oriented commercial and office uses.

9 The maximum Impervious Surface Ratio shall be 0.80. The maximum intensity in this category shall be 1.0,
10 except for office/manufacturing uses which shall be 2.0.

11 TYPICAL USES INCLUDE:

- 12 • Manufacturing;
- 13 • Wholesale Trade;
- 14 • Limited Commerce uses, including: services, retail trade, finance, insurance and real estate; that
15 support industrial land uses;
- 16 • Rail yards;
- 17 • Civic uses;
- 18 • Utilities; and
- 19 • Public order and safety.

20 USES REQUIRING A CONDITIONAL USE PERMIT:

- 21 • Bottling operations;
- 22 • Mining and Resource Extraction;
- 23 • Heliports and airports;
- 24 • Energy generation;
- 25 • Incinerators;
- 26 • Landfills;
- 27 • Concrete and asphalt batch plants; and
- 28 • Manufacturing uses that could have an adverse impact on water quality or sensitive environmental
29 resources.

30 **Policy I-1.3.9 Allocation and Compatibility of Industrial Land Uses**

31 Potentially incompatible land uses such as residential or commercial shall not be established adjacent to
32 the Heavy Industrial Future Land Use Category. Proposed future land use changes from the Industrial
33 Future Land Use Categories to other Future Land Use Categories shall be evaluated for potential impacts
34 to the long-term economic viability of the County. Adequate land shall be maintained for industrial uses to
35 serve projected market demand in order to enhance job creation and the economy of Lake County.

36 **Policy I-1.3.10 Commercial Activities within the Urban Future Land Use Series**

37 Within the Urban Future Land Use Series, Lake County shall allocate sufficient land area to accommodate
38 commercial activities that provide goods and services, with consideration to economic benefits and
39 environmental impacts to the County. For the purposes of this Objective, the term "Commercial" shall
40 include commercial, retail, office, limited light industrial uses and other uses commonly associated with these
41 activities. The location and distribution of commercial land uses within Lake County shall be guided by

1 information contained in the Data Inventory and Analysis for the Future Land Use and Economic Elements.
2 The policies below shall apply to commercial development within the Urban Future Land Use Series.

3 ***I-1.3.10.1 Access to Commercial Land Uses***

4 Access requirements for commercial sites shall conform to the Transportation Element. Commercial uses shall
5 be required to meet or exceed the adopted levels of service for adjacent or affected roads. The
6 availability of road capacity, proximity to nearby or adjacent roadway improvements, or satisfaction of
7 locational criteria alone shall not be construed as necessarily justifying the approval for a commercial use
8 or zoning. Within twelve (12) months of the effective date of the Comprehensive Plan, the County shall
9 adopt Land Development Regulations to implement access standards.

10 ***I-1.3.10.2 Commercial Service Areas***

11 Commercial Centers and Commercial Corridors shall be planned within utility service areas, and located to
12 prevent the overlapping of new utility service areas with existing utility service areas.

13 ***I-1.3.10.3 Commercial Site Design and Compatibility with Adjacent Land Uses***

14 All commercial development shall require a unified master site plan. This site plan shall include an internal
15 circulation system that maintains or enhances the integrity of adjacent uses.

16 The County shall require landscaped buffers, use of open space, and architectural/artistic elements as
17 appropriate to ensure compatibility between commercial and residential uses. Commercial features and
18 signage shall be designed to enhance community aesthetics, maintain neighborhood viability, reduce
19 incompatibility with adjacent uses, and limit glare and noise. The design of commercial development shall
20 not compromise the integrity of adjacent uses or encroach upon conservation or environmentally sensitive
21 areas. Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land
22 Development Regulations to implement this policy.

23 ***I-1.3.10.4 Availability of Facilities to Support Commercial Development***

24 The provision and intensity of commercial uses shall be compatible with the availability of public facilities
25 adequate to meet adopted level of service standards.

26 ***I-1.3.10.5 Criteria for Commercial Centers***

27 Commercial Centers may be permitted as an allowable use within the Urban Low Density, Urban Medium
28 Density, and Urban High Density Future Land Use Categories, provided that the criteria below relating to
29 location, size, and function are satisfied. The intensity of Commercial Centers shall be limited to the
30 maximum Floor Area Ratio of the underlying Future Land Use Category.

31 The following are minimum required criteria, however no provision contained herein shall be construed as a
32 guarantee that a requested commercial use or zoning shall be granted. Other relevant factors that may
33 also be considered by the County include but are not limited to principles of sound planning and input from
34 the public and municipalities. Where a Commercial Center is designated within a Commercial Corridor,
35 the more intensive criteria shall apply.

36 1. Community Commercial Centers:

37 Community Commercial Centers are intended to provide a mix of uses that serve a larger population and
38 service area. Community Commercial Centers shall only be located at the intersection of two arterial
39 roads. At a minimum, community centers shall contain at least two distinctive types of use, such as retail and
40 office as further defined in the Land Development Regulations. Where located, a Community Commercial
41 Center shall be defined to exist within a distance of 660 feet measured perpendicular to the road from
42 the edge of the right of way extending a distance of 660 feet along the right of way from the nearest
43 corner of the intersection. Community Commercial Centers shall not use local streets for principle traffic
44 access.

45 2. Neighborhood Commercial Centers:

1 Neighborhood Commercial Centers are intended to accommodate the retail, office, and service needs of
 2 residents within the surrounding area. A Neighborhood Commercial Center shall only be located at the
 3 intersection of two arterial roads or at the intersection of an arterial and collector road. Neighborhood
 4 Commercial Centers shall allow for an individual building floor area allocation not to exceed 15,000
 5 square feet. Where located, a Neighborhood Commercial Center shall be defined to exist within a
 6 distance of 330 feet measured perpendicular to the road from the edge of the right of way extending a
 7 distance of 330 feet along the right of way from the nearest corner of the intersection.

8 3. Neighborhood Convenience Commercial Centers:

9 Neighborhood Convenience Commercial Centers are intended to accommodate the convenient shopping
 10 needs of nearby residents living within the immediate area. A Neighborhood Convenience Commercial
 11 Center shall be located at an intersection of arterial or collector roads. Neighborhood Convenience
 12 Commercial Centers shall allow for an individual building floor area allocation not to exceed 5,000
 13 square feet. Where located, a Neighborhood Convenience Commercial Center shall be defined to exist
 14 within a distance of 330 feet measured perpendicular to the road from the edge of the right of way
 15 extending a distance of 330 feet along the right of way from the nearest corner of the intersection.

16 **I-1.3.10.6 Criteria for Commercial Corridors:**

17 It shall be the express intent of Lake County to discourage strip commercial uses along roadways.
 18 However, it is recognized that certain roadway corridors within the County have become established over
 19 time as significant corridors for commercial development. In order to prevent the further proliferation of
 20 this development pattern, the County shall designate these established Commercial Corridors on the Future
 21 Land Use Map and restrict strip commercial to these areas. Infill development shall be encouraged within
 22 Commercial Corridors.

23 Commercial Corridors may be permitted within the Urban Low Density, Urban Medium Density, and Urban
 24 High-Density Future Land Use Categories, provided that the criteria below relating to location, size, and
 25 function are satisfied, and conformance with other applicable policies of this Comprehensive Plan is
 26 demonstrated. The intensity of commercial corridors shall be limited to a maximum Floor Area Ratio of the
 27 underlying Future Land Use Category.

28 Other relevant factors that may also be considered by the County include but are not limited to principles
 29 of sound planning and input from the public and municipalities. Developments within Commercial Corridors
 30 are not subject to Commercial Location Criteria. The County may adopt Land Development Regulations
 31 that further limit the location, intensity, size, and function of Commercial Corridors.

32 1. Major Commercial Corridors

33 Major Commercial Corridors are intended for designated roadways with typically four or more travel
 34 lanes, where an existing development pattern of comparable intensity has been established and is
 35 consistent with community character. Major Commercial Corridors may extend up to ¼ mile (1320 feet)
 36 from the center line of the right of way and terminus of the identified roadway and shall be developed to
 37 avoid the creation of large distances between developed properties.

38 The following Major Commercial Corridors are hereby identified and depicted on the Future Land Use
 39 Map:

40 **Table FLUE 3 - Major Commercial Corridors**

Major Commercial Corridors	Location
US 441	Entire corridor
Old Highway 441	From State Road 19 to the junction with Eudora Road and State Road 19A
State Road 19	From US Highway 441 north to County Road 44 and County Road 44A

Major Commercial Corridors	Location
US 27	Within the following segments: From Sumter County line south to County Road 48; From Independence Boulevard south to Hartwood Marsh Road; and Outside of the Green Swamp Area of Critical State Concern from County Road 474 south to the Polk County Line
State Road 50	From US 27 east to the Orange County line
US 192	Entire corridor
State Road 19A	From US Highway 441 south to Old Highway 441

1
2
3
4
5
6
7
8
9
10
11
12

2. Minor Commercial Corridors

Minor Commercial Corridors are intended for designated roadway corridors with two or more travel lanes, where an existing development pattern of comparable intensity has been established and is consistent with community character. Minor Commercial Corridors may extend up to 1/8 mile (660 feet) from the center line and terminus of the identified roadway. Commercial Buildings over 8,000 square feet shall only be permitted through a conditional use approval process that considers such factors as compatibility, adjoining land uses, size of the development site and traffic impacts. The maximum individual commercial building size shall be 30,000 square feet.

The following Minor Commercial Corridors are hereby identified and depicted on the Future Land Use Map:

Table FLUE 4 - Minor Commercial Corridors

Minor Commercial Corridors	Location
State Road 19	From Baker Road (Altoona) south to County Road 44 and County Road 44A.
State Road 40 (Astor)	From the eastern boundary of the Wekiva-Ocala Rural Protection Area east to the Volusia County line

OBJECTIVE I-1.4 RURAL FUTURE LAND USE SERIES

The Rural Future Land Use Series is established to identify areas within Lake County where rural character and agricultural potential shall be preserved and enhanced; a reduced level of investment for public facilities is required due to rural patterns of development and levels of service; and environmental qualities shall be protected by limiting density and intensity. Except for vested development, urban land uses shall not be permitted within this series. The "Rural Future Land Use Series" shall include the following future land use categories: Rural and Rural Transition.

Policy I-1.4.1 Elements of Rural Character

The character of future development within the Rural Future Land Use Series shall be compatible and consistent with rural characteristics described below.

- Individual parcels that are generally equal to or larger than five (5) acres in size.
- Smaller parcels clustered in a configuration that provides contiguous common open space while maintaining rural densities over the net buildable area of the development site.
- A predominance of sites wherein a limited number of principal and accessory structures are surrounded by substantial areas of undeveloped land.

- 1 • An emphasis on agriculture, equestrian-related activities and conservation areas.
- 2 • A system of rural roads intended to provide access to widely spaced home-sites and farms with
- 3 substantial building setbacks from adjoining roadways.
- 4 • Naturally occurring or informal vegetative patterns protective of the environment.
- 5 • Commercial and civic land uses limited in distribution, scale and scope to serve the basic and
- 6 special needs of rural areas and to ensure compatibility with the character of rural areas.

7 Within 12 months of the effective date of the Comprehensive Plan, Lake County's Land Development
8 Regulations shall be updated to include rural planning and design standards that address, at a minimum,
9 each of the elements of rural character defined above and to regulate features including, but not limited
10 to, the type, size, height, and location of uses and structures, fencing, signage, lighting, landscaping and
11 viewsapes.

12 **Policy I-1.4.2 Scale of Development**

13 The scale of development within rural areas is a key factor in efforts to preserve character and ensure
14 compatibility. This element of character shall be addressed by Comprehensive Plan policies and Land
15 Development Regulations that establish standards for the intensity, size, and physical separation of single
16 or clustered structures within a development site and from adjoining property. The scale of development
17 normally associated with a Development of Regional Impact is not consistent with the purposes and intent
18 of the Rural Future Land Use Series and shall be prohibited.

19 **Policy I-1.4.3 Purpose of the Rural Future Land Use Series**

20 The Rural Future Land Use Series is intended to accomplish the following:

- 21 • Maintain the rural character by permitting new single family homes at a rural density and
- 22 intensity, by encouraging large areas to remain in a natural or open state, by reducing road
- 23 congestion, and by limiting commercial and civic uses to the needs of a rural community;
- 24 • Limit the number of road access locations from parcels as a means to preserve road capacity,
- 25 minimize vehicle conflicts and accidents, promote safety of pedestrians, bicyclists and motorists,
- 26 and minimize disturbance of the vegetative and visual qualities of the road corridor;
- 27 • Ensure that principal and accessory structures are located behind a rural character setback line to
- 28 be determined for each rural roadway and incorporated within the Land Development
- 29 Regulations;
- 30 • Permit horses and other livestock on large residential lots;
- 31 • Minimize conflicts with agricultural operations (such as traffic congestion, noise, odor and visual
- 32 conflicts) and non-agricultural land uses through the application of buffering and use separation
- 33 standards;
- 34 • Minimize planned and programmed expenditures for public facilities (such as roadway
- 35 improvements, schools, fire and law enforcement protection);
- 36 • Control the scale, appearance and operation of public and private uses to ensure compatibility
- 37 with rural character. This shall be accomplished through rural planning and design standards and
- 38 guidelines that shall be developed and incorporated within the Land Development Regulations.
- 39 These standards and guidelines should specifically address public and private uses that tend to
- 40 draw people from outside of rural areas to ensure that such uses minimize conflict with rural
- 41 character and the perpetuation of rural functions;
- 42 • Maintain existing wildlife habitat, wildlife corridors and environmentally sensitive resources
- 43 including but not limited to wetland and upland habitat types, karst features, and groundwater
- 44 recharge areas; and

- 1 • Maintain levels of service that reflect the characteristics of a rural density and intensity of use.

2 **Policy I-1.4.4 Rural Future Land Use Category**

3 The Rural Future Land Use Category is intended to protect rural lifestyles represented by single family
4 homes on large lots and to accommodate agricultural pursuits.

5 This Future Land Use Category provides for residential development at densities equal to or less than one
6 (1) dwelling unit per five (5) net buildable acres, agricultural operations, civic uses compatible with a rural
7 community, and Rural Support functions where appropriate.

8 Regional water and wastewater utilities shall not be allowed in this category.

9 The maximum Impervious Surface Ratio within this category shall be 0.20, except for agricultural,
10 institutional and recreational uses which shall be 0.30.

11 TYPICAL USES INCLUDE:

- 12 • Agriculture and forestry;
- 13 • Residential;
- 14 • Passive parks;
- 15 • Equestrian related uses;
- 16 • K-12 schools;
- 17 • Religious organizations; and
- 18 • Rural Support Uses as provided for in this Comprehensive Plan.

19 USES REQUIRING A CONDITIONAL USE PERMIT:

- 20 • Mining and Resource Extraction;
- 21 • Active parks and recreation facilities;
- 22 • Nursing and personal care facilities;
- 23 • Day care services;
- 24 • Outdoor Sports and recreation clubs;
- 25 • Civic uses;
- 26 • Animal specialty services;
- 27 • Unpaved airstrips; and
- 28 • Public order and safety.

29 **Policy I-1.4.5 Rural Transition Future Land Use Category**

30 The Rural Transition Future Land Use Category is intended to address “edge” conditions where Rural Future
31 Land Use Categories abut Urban Future Land Use Categories. These “edges” represent areas where lower
32 rural densities may be increased for Rural Conservation Subdivisions that utilize clustering techniques.

33 This Future Land Use Category provides for residential development at densities equal to or less than one
34 (1) dwelling unit per five (5) net buildable acres, agricultural operations, civic uses compatible with a rural
35 community, and Rural Support functions where appropriate.

36 Alternatively, residential development not to exceed a maximum density of one (1) dwelling unit per three
37 (3) net buildable acres may be permitted provided that any subdivision shall be developed as a clustered
38 Rural Conservation Subdivision utilizing a PUD, and provided that at least 35% of the net buildable area
39 of the entire PUD site shall be dedicated in perpetuity for preservation as common open space through the

1 use of a conservation easement or similar recorded and legally binding instrument, as allowed by law. A
2 proposed Rural Conservation Subdivision shall consist of at least fifteen (15) net buildable acres in order
3 to be considered for this alternate density.

4 As a third alternative, residential development not to exceed a maximum density of one (1) dwelling unit
5 per one (1) net buildable acre may be permitted provided that any subdivision shall be developed as a
6 clustered Rural Conservation Subdivision utilizing a PUD, and provided that at least 50% of the net
7 buildable area of the entire PUD site shall be dedicated in perpetuity for preservation as common open
8 space through the use of a conservation easement or similar recorded and legally binding instrument, as
9 allowed by law.

10 A proposed Rural Conservation Subdivision shall consist of at least fifteen (15) net buildable acres in order
11 to be considered for this alternate density.

12 The maximum Impervious Surface Ratio within this category shall be 0.30, except for agricultural,
13 institutional and recreational uses which shall be 0.50.

14 TYPICAL USES INCLUDE:

- 15 • Agriculture and forestry;
- 16 • Residential;
- 17 • Passive parks;
- 18 • Equestrian related uses;
- 19 • K-12 schools;
- 20 • Religious organizations; and
- 21 • Rural Support uses as provided for in this Comprehensive Plan.

22 USES REQUIRING A CONDITIONAL USE PERMIT:

- 23 • Mining and Resource Extraction;
- 24 • Active parks and recreation facilities;
- 25 • Nursing and personal care facilities;
- 26 • Daycare services;
- 27 • Outdoor Sports and recreation clubs;
- 28 • Civic uses;
- 29 • Animal specialty services;
- 30 • Unpaved airstrips;
- 31 • Public order and safety; and
- 32 • Utilities.

33

34 **Policy I-1.4.7 Open Space within Rural Conservation Subdivisions**

35 Open space within Rural Conservation Subdivisions shall be applied and protected as follows:

36 1. Open space shall be designated to remain undeveloped and protected in perpetuity through the use of
37 conservation easements, plat restrictions, or similar legally recorded and binding instruments that run with
38 the land and establish the conditions and restrictions on the use of the open space area, as allowed by
39 law. Open space conservation easements shall be dedicated to one or a combination of the following,
40 which shall be designated prior to development:

- 1 • Conservation agency such as Florida Department of Environmental Protection or St. Johns River
2 Water Management District;
- 3 • Non-profit conservation organization or land trust; or
- 4 • Lake County, subject to County approval.

5 2. Open space shall be shown on all plats as a common area, which shall be deeded to the homeowners
6 association, the County, a conservation agency, or non-profit conservation organization for ownership and
7 maintenance. Any deeded open space shall be credited to the dedicating subdivision in calculating open
8 space requirements. The cost and responsibility of maintaining open space shall be borne by the owner of
9 the open space. An open space management plan shall be required to accompany the development,
10 subject to County approval. The management plan shall establish conservation objectives, outline
11 procedures, and define the roles and responsibilities for managing open space, including establishment of
12 a Qualified Management Entity as appropriate. If not properly maintained, the County may enforce
13 maintenance. Designated open space shall be clearly delineated on project site plans, including recorded
14 plats, and marked in the field.

15 3. Clustering shall mean that the built area of the development site is well defined and compact, thereby
16 enabling the creation of contiguous expanses of open space and the protection of environmentally sensitive
17 areas. At least 50% of required open space shall be configured in a single contiguous tract. Open space
18 shall be contiguous with protected open space on adjacent parcels and public conservation lands to the
19 maximum extent feasible and configured to ensure compatibility with adjacent rural properties.

20 **Policy I-1.4.8 Rural Support**

21 Rural Support uses are intended to address the need for narrowly defined commercial and office uses that
22 support the resident population of areas within the Rural Future Land Use Series. Rural Support land uses
23 include professional offices, personal services, convenience retail, agricultural-related retail sales of goods
24 and services, or similar uses as defined in the Land Development Regulations. Such uses shall be limited in
25 scale and scope to serve the basic and special needs of rural areas and ensure compatibility with the
26 character of rural areas.

27 Elements of compatibility shall be addressed in the Land Development Regulations, including but not limited
28 to signage, hours of operation, lighting, building orientation, height, facade, architectural design, parking,
29 landscaping and buffering. New Rural Support uses shall not be located adjacent to public conservation
30 land.

31 With the exception of commercial uses vested pursuant to this Comprehensive Plan, Rural Support uses shall
32 be limited to designated Rural Support Intersections, Rural Support Corridors, and as an allowable use
33 within the Rural Transition Future Land Use Category.

34 ***I-1.4.8.1 Rural Support Intersections***

35 Intersections appropriate for Rural Support uses shall be limited to specific locations identified within the
36 Comprehensive Plan and depicted on the Future Land Use Map. Where located, a Rural Support
37 Intersection shall be defined to exist within a distance of 330 feet measured perpendicular to the road
38 from the edge of the right of way extending a distance of 330 feet along the right of way from the
39 nearest corner of the intersection. Primary structures shall be limited to a maximum aggregate floor area
40 ratio of 0.055 within each property zoned for Rural Support and no single primary structure shall exceed
41 5000 square feet. A new Rural Support Intersection may only be located at the junction of two roads
42 classified as arterials or collectors. No new Rural Support Intersections shall be located less than five (5)
43 miles from another Rural Support Intersection or a Rural Support Corridor.

44 The following Rural Support Intersections are recognized:

45 **Table FLUE 5 - Rural Support Intersections**

Rural Support Intersection	Location
----------------------------	----------

Lake Mack	Intersection of County Road 42 and Lake Mack Drive (south of County Road 42 only)
Emeralda Marsh area	Intersection of County Road 452 and Emeralda Island/Em En El Grove Road
West Lake County	Intersection of County Road 33 and Austin Merritt/Bridges Road
Cassia*	Intersection of State Road 44 and Brantley Branch Road *Located within the Wekiva River Protection Area
Yalaha	Intersection of County Road 48 and Lakeshore Drive

1

2 **I-1.4.8.2 Rural Support Corridors**

3 Corridors appropriate for Rural Support uses shall be limited to specific locations identified within the
4 Comprehensive Plan and depicted on the Future Land Use Map. In order to maintain the functional and
5 aesthetic integrity of rural areas, Rural Support Corridors shall be limited strictly to rural communities with
6 an established pattern of commercial activity. Where located, a Rural Support Corridor shall be defined
7 to exist within a distance of 330 feet measured perpendicular to the road from the edge of the right of
8 way between specified termini. The County shall adopt Land Development Regulations defining
9 characteristics including but not limited to the specific type, size, height, and appearance of Rural Support
10 uses within the corridor.

11 Subject to further restrictions within the Land Development Regulations, the maximum aggregate floor area
12 ratio for primary structures in any Rural Support Corridors shall not exceed 0.10, and no single primary
13 structure shall exceed 5000 square feet with the exception of the Astor Park Corridor. In the Astor Park
14 Rural Support Corridor, the maximum aggregate floor area ratio for primary structures shall not exceed
15 0.20 calculated on the area of the lot, and no single primary structure shall exceed 10,000 square feet.

16 The following Rural Support Corridors are recognized:

17

Table FLUE 6 - Rural Support Corridors

Rural Support Corridor	Location
Astor Park	Starting at the intersection of State Road 40 and Park Road and then running east along SR 40 to the intersection of SR 40 and Astor Transfer Station Road.
Paisley	Starting at the center of the intersection of County Road 42 and Central Avenue then running northward along County Road 42 to the center of the intersection of County Road 42 and Country Squire Road.
Ferndale	Starting from a point on the centerline of County Road 455 located 330 feet south of the center of the intersection of County Road 455 and Trousdale Street, then running northward along CR455 to a point on the centerline of County Road 455 located 330 feet north of the center of the intersection of County Road 455 and County Road 561A.
Lake Jem	County Road 448 from the center of the intersection of County Road 448 and Grand Oak Lane, then running eastward along County Road 448 to the Apopka-Beau Claire Canal.
Altoona	Starting at the center of the intersection of State Road 19 and Baker Road, then running northward along State Road 19 to the center of the intersection of State Road 19 and East Altoona Road.
Pine Lakes*	That portion of State Road 44 located within the Pine Lakes plat identified in Plat Book 12 Page 67. *Located within the Wekiva River Protection Area

18

1 ***I-1.4.8.3 Rural Support within the Rural Transition Future Land Use Category***

2 Rural Support uses may be permitted as a part of a Planned Unit Development (PUD) within the Rural
3 Transition Future Land Use Category, provided that the use serves residents of the PUD and is located
4 interior to the PUD. Rural Support uses within a PUD shall be limited to a ratio of one (1) acre of Rural
5 Support uses per 320 acres. Primary structures shall be limited to a maximum aggregate floor area ratio
6 of 0.055, and no single primary structure shall exceed 5,000 square feet. Land containing a Rural Support
7 use within a PUD shall not count toward buildable area in the determination of residential density.

8 **OBJECTIVE I-1.5 PUBLIC BENEFIT FUTURE LAND USE SERIES**

9 The Public Benefit Future Land Use Series is established to identify lands that benefit the public or general
10 welfare such as conservation, recreation, and public facilities or infrastructure. Land within this series may
11 be located in rural or urban areas. Property within this series is generally held by governmental entities,
12 but may be privately owned if it serves a public benefit such as natural resource protection or community
13 infrastructure. Future Land Use Categories within this series include Conservation, Recreation, and Public
14 Service Facilities and Infrastructure.

15 **Policy I-1.5.1 Conservation Future Land Use Category**

16 The Conservation Future Land Use Category consists of property managed for the permanent protection of
17 natural resources, including but not limited to open water bodies, wildlife habitat, wetlands, and aquifer
18 recharge. Lands within the Conservation Future Land Use Category shall be maintained in a natural state.

19 The Conservation Future Land Use Category includes public resource lands such as federal, state, and
20 locally managed parks, reserves, preserves, forests and wildlife management areas. Water management
21 areas held by the St. Johns River Water Management District or Southwest Florida Water Management
22 District for conservation purposes may also be included within this category.

23 The Conservation Future Land Use Category may include privately-owned property only if such land is
24 protected in perpetuity by conservation easement held by a public agency or private non-profit
25 conservation entity. At a minimum, this conservation easement shall contain provisions for the management
26 of natural resources and environmentally sensitive features specific to the subject property, restrict
27 activities that are inconsistent with the protection of said resources, preclude future development, and
28 provide for enforcement of the easement. Wetland or upland mitigation banks subject to the
29 aforementioned conditions may be included in this category.

30 Permitted activities within the Conservation Future Land Use Category shall be limited to resource-based
31 passive recreation, including but not limited to hiking, horseback riding, wildlife observation, fishing, and
32 hunting, subject to conditions set forth by the appropriate land management agency. Sustainable
33 silviculture and limited grazing operations may be permitted within this category only if performed under
34 the direction and oversight of a public land management agency such as the Florida Department of
35 Environmental Protection, United States Forest Service, Lake County Water Authority or the County's Public
36 Lands Section, or pursuant to a conservation easement that requires the use of Best Management Practices
37 and limits such operations as consistent with purposes of the Conservation Future Land Use Category.

38 TYPICAL USES INCLUDE:

- 39 • Preservation and management of natural resources;
40 • Public facilities that support the protection of natural resources;
41 • Passive Recreation; and
42 • Private land protected in perpetuity by conservation easement held by a public agency or not-
43 for-profit private conservation entity.

44 USES REQUIRING A CONDITIONAL USE PERMIT INCLUDE:

- 45 • Caretaker residences;

- 1 • Nature centers; and
- 2 • Rustic cabins and similar facilities.

3 **Policy I-1.5.2 Recreation Future Land Use Category**

4 The Recreation Future Land Use Category consists of County-wide public or private recreational facilities,
5 park lands and open space preservation areas. Active or passive uses are appropriate within the
6 Recreation Land Use Category, subject to conditions established for the particular facility. The maximum
7 intensity in this category shall be 0.10. The maximum Impervious Surface Ratio shall be 0.50.

8 TYPICAL USES INCLUDE:

- 9 • Public and private recreation and open space; and
- 10 • County parks or community parks.

11 **Policy I-1.5.3 Public Service Facilities and Infrastructure Future Land Use Category**

12 This Public Service Facilities and Infrastructure Future Land Use Category consists of uses needed to
13 address public facility or infrastructure needs.

14 The maximum intensity in this category shall be 1.0. The maximum Impervious Surface Ratio shall be 0.80.

15 TYPICAL USES INCLUDE:

- 16 • Civic uses;
- 17 • Public order and safety;
- 18 • Active and passive recreation facilities;
- 19 • Transportation facilities;
- 20 • Schools;
- 21 • Energy plants; and
- 22 • Utilities.

23 USES REQUIRING A CONDITIONAL USE PERMIT:

- 24 • Caretaker residences;
- 25 • Limited Mining; and
- 26 • Landfills.

27

28 **OBJECTIVE I-1.6: SUB-AREA POLICIES. Coordinate Land Use with the Elements of the** 29 **Comprehensive Plan through Future Land Use Element Sub-Area** 30 **Policies Applicable to a Specific Geographic Area**

31 These sub-area policies identify Future Land Use Map amendments for parcels based upon data and
32 analysis that assumes a development potential less than the maximum development potential allowed by
33 the future land use category. A sub-area policy for the amendment parcel may be appropriate in order to
34 establish the land use, development potential and facilities necessary that are supported by data and
35 analysis. If a sub-area policy adopts a document verbatim or by reference, a plan amendment is required
36 to change the content or language of that portion of the document that is contained in the adopted sub-
37 area policy. Settlement Agreements with the Florida Department of Community Affairs and the Florida
38 Division of Administrative Hearings shall be incorporated herein, as needed.

1 **Policy I-1.6.1 Specific Limitations on the Center Lake Properties**

2 The Future Land Use Map designation on the subject property (Center Lake Properties, LTD, Lake County
3 Property Appraiser Alternate Key Numbers 3809254, 3809251, 1724813, and 2873752), totaling
4 about 122 acres, shall be Urban Low Density (four dwelling units per one acre-4 du/net ac). Development
5 shall meet the requirements of all applicable goals, objectives, and policies of the Comprehensive Plan;
6 however, the land use and development potential is hereby further limited by Ordinance 2007-58,
7 resulting from a Settlement Agreement with the Florida Department of Community Affairs, as follows:

- 8 1. Residential development shall not exceed one hundred twenty-five (125) residential dwelling units.
9 2. This parcel shall be provided central potable water by the Town of Montverde and individual
10 potable water wells shall be prohibited.
11 3. Wastewater treatment shall be provided by the developer via an on-site wastewater package
12 plant and individual septic systems shall be prohibited. If an onsite wastewater system is utilized it
13 shall be an interim system and its use shall terminate upon the availability of a regional system. If
14 an onsite wastewater system is utilized, there shall be a notation on the plat specifying that if and
15 when regional wastewater service is available to the property, a homeowners' association to be
16 created by the developer shall be responsible for converting from the interim system to the
17 regional system and may levy assessment in order to perform its obligations hereunder.

18
19 **Policy I-1.6.2 Specific Limitations on the Corbett Property**

20 In order to resolve all outstanding issues raised by the Department of Community Affairs in the Statement
21 of Intent to Find Comprehensive Plan Amendments Not In Compliance, dated February 18, 2005, as to
22 Ordinance 2004-68 (Corbett parcel) and all issues related to that portion of the Amendment Cycle which
23 have been raised in DOAH Case No. 05-000954GM, Lake County is undertaking remedial measures as
24 per Ordinance 2008-46.

25 The Future Land Use Map designation of the following three parcels, totaling about 18 acres, shall be
26 Urban Low Density (four dwelling units per one acre-4du/net ac) and Community Commercial Center
27 Overlay. The parcels are:

- 28 • Alternate Key no. 3704690 (parcel no. 07-21-25-000200002000 further described as the W
29 1/2 of Govt. Lot 2, in S7, T21S, R25E, lying E of US Hwy 27 & lying N of Turnpike); and
30 • Alternate Key no. 3869416 (parcel no. 07-21-25-000200002300 further described as the W
31 1/2 of Govt Lot 2, in S7, T21S, R25E, lying W of Hwy 27 & N of the Turnpike); and
32 • Alternate Key no. 3869417 (parcel no. 07-21-25-000200002400 further described as the W
33 1/2 OF Govt. Lot 2, in S7, T21S, R25E, lying E of Hwy 27 & S of the Turnpike).

34 Development shall meet the requirements of all applicable goals, objectives, and policies of the
35 Comprehensive Plan; however, the commercial land use and development potential of the above three
36 parcels is hereby limited to, and shall not exceed, a cumulative total of two hundred and fifty thousand
37 (250,000) square feet. The Future Land Use Map shall contain a note stating this limitation.

38
39 **Policy I-1.6.3 Specific Limitations on the Hart Property**

40 In order to resolve all outstanding issues raised by the Department of Community Affairs in the Statement
41 of Intent to Find Comprehensive Plan Amendments Not In Compliance, dated February 18, 2005, as to
42 Ordinance 2004-90 (Hart parcel) and all issues related to that portion of the Amendment Cycle which
43 have been raised in DOAH Case No. 05-000954GM, Lake County is undertaking remedial measures as
44 per Ordinance 2009-31.

45 The Future Land Use designation for the approximately one hundred and forty-two (142)-acre subject
46 property (Lake County Property Appraiser Alternate Key Number 1070082) shall be Urban Low Density
47 (four dwelling units per one acre-4 du/net ac).

1 Development shall meet the requirements of all applicable goals, objectives, and policies of the
2 Comprehensive Plan; however, the development of the property is hereby limited to, and shall not exceed,
3 a maximum residential density for the subject parcel of 320 dwelling units, all of which must be single-
4 family detached (multi-family dwelling units are not allowed). Non-residential uses are as allowed in the
5 "Urban Low Density" future land use category. The County anticipates that the City of Clermont will annex
6 the subject property. Pursuant to s. 171.062(2), Florida Statutes, the subject property shall continue to be
7 governed by the Lake County Comprehensive Plan and land development regulations until the City of
8 Clermont annexes the parcel and then adopts a comprehensive plan amendment that includes the annexed
9 area. No residential development shall be allowed on the subject property until and unless it is annexed
10 by the City of Clermont and that annexation becomes final. The Future Land Use Map shall contain a note
11 stating this limitation.

12

13 **Policy I-1.6.4 Specific Limitations on the Vrablik Property**

14 In order to resolve all outstanding issues raised by the Department of Community Affairs in the Statement
15 of Intent to Find Comprehensive Plan Amendments Not In Compliance, dated February 18, 2005, as to
16 Ordinance 2004-99 (Vrablik property) and all issues related to that portion of the Amendment Cycle
17 which have been raised in DOAH Case No. 05-000954GM, Lake County is taking remedial measures as
18 per Ordinance 2009-32.

19 The Future Land Use designation for the approximately four hundred and sixty (460) acre subject
20 property (Lake County Property Appraiser Alternate Key Numbers 1024501, 1390770, 1390761,
21 1390745, and 1024471) shall be Urban Low Density (four dwelling units per one acre-4 du/net ac).

22 The total number of residential units on these five parcels shall not exceed six hundred and fifty (650) units
23 combined, and there shall be no encroachments into wetlands located on these parcels except that which is
24 necessary for access. A minimum of fifty percent (50%) of open space on these five parcels combined,
25 corresponding with and providing protection for wildlife resources is required. The Future Land Use Map
26 shall contain a note stating this limitation.

27 All residential units shall be constructed and sold as 'workforce housing.' 'Workforce housing' shall be
28 defined as a single family housing unit or units built or sold to accommodate persons in the workforce.
29 'Workforce' shall be defined as those persons engaged in an occupation whose workers normally perform
30 manual labor for a wage, and those persons engaged in a profession for which the mean income for
31 professionals is \$75,000 or less, according to the most recent data available as of June 2009, as reported
32 by the U.S. Department of Labor, Bureau of Labor Statistics of State Cross-Industry Estimates of
33 Occupational Employment and Wage Estimates. Workers and professionals meeting the test set forth
34 above and working in the following industries shall be considered members of the workforce:

- 35 • Agriculture, Forestry, Fishing and Hunting (e.g. farmers, foresters, fishermen, hunting guides);
- 36 • Mining (e.g. miners, dragline operators);
- 37 • Utilities (e.g. linemen, maintenance workers, pipe fitters);
- 38 • Construction (e.g. plumbers, electricians, roofers, carpenters, cement truck drivers);
- 39 • Manufacturing (e.g. saw mill workers, paper mill workers, printers, oil workers, chemical
40 workers);
- 41 • Wholesale (e.g. warehousemen, stock workers);
- 42 • Retail (e.g. sales clerks, cashiers, rack jobbers);
- 43 • Transportation (e.g. truck drivers, cab drivers, locomotive engineers);
- 44 • Information (e.g. computer technologists, cable installers);
- 45 • Finance (e.g. bookkeepers, accountants);
- 46 • Real Estate (e.g. agents, appraisers);
- 47 • Professional Services (e.g. paralegals, draftsmen, interior designers);
- 48 • Management (e.g. managers, supervisors);

- 1 • Administration (e.g. support staff, employment service providers);
- 2 • Education (e.g. teachers, educational support personnel);
- 3 • Health Care (e.g. dental hygienists, laboratory workers);
- 4 • Arts, Entertainment and Recreation (e.g. artists, theater workers, amusement park workers);
- 5 • Accommodations (e.g. hotel workers, wait staff);
- 6 • Other Services (e.g. auto mechanic, cosmetologist);
- 7 • Public Administration (e.g. Police Officers, Firefighters)

8 A housing unit sold to a buyer who is a member of the workforce as defined above shall be a workforce
9 housing unit. Further, any housing unit with a sales price of less than \$265,000 exclusive of any
10 governmental fees and costs such as permit fees and impact fees shall be a workforce housing unit.

11 The property owner shall donate approximately twenty-two (22) lots to Lake County to be used for
12 affordable housing purposes. Accordingly, the Future Land Use Map shall contain an attached note that
13 states as follows:

14 Prior to or in concert with the approval of a plat for any of the properties, the infrastructure and platting
15 for Phase V will be complete or bonded, and all lots in Phase V, in accordance with the
16 Owner/Developer's offer of same, will be deeded to Lake County for affordable housing purposes.

17

18 **GOAL I-2 SPECIAL COMMUNITIES**

19 Lake County contains historically established communities with unique character that warrant special
20 attention and planning approaches to ensure their distinctive qualities are retained. The County shall
21 protect the integrity and long-term viability of these communities through Comprehensive Plan policies and
22 Land Development Regulations prepared specifically for these areas that address characteristics including
23 but not limited to land use, scale, form, infrastructure, and amenities.

24 **OBJECTIVE I-2.1 MOUNT PLYMOUTH-SORRENTO COMMUNITY**

25 The County shall implement and enforce policies and programs designed to preserve and reinforce the
26 positive qualities of the lifestyle and charm presently enjoyed in the Mount Plymouth-Sorrento Community,
27 and thereby ensure that these qualities are available to future residents. The County recognizes that it is
28 the intent of the Mount Plymouth-Sorrento Community to discourage annexations.

29 **Policy I-2.1.1 Recognition of the Mount Plymouth-Sorrento Community**

30 Within 12 months of the effective date of this Comprehensive Plan, the County shall develop Land
31 Development Regulations for the Mount Plymouth-Sorrento Planning Area, established pursuant to
32 Ordinance No. 2004-67 and depicted on the Future Land Use Map, that recognize the Mount Plymouth-
33 Sorrento Community as a part of Lake County with unique character and charm. It shall be the policy of the
34 County that this area requires approaches to land use intensities and densities, rural roadway corridor
35 protection, the provision of services and facilities, environmental protection and the enforcement of Land
36 Development Regulations consistent with the community's character.

37 **Policy I-2.1.2 Guiding Principles for Development**

38 The County shall ensure that new development within the Mount Plymouth-Sorrento Community is of high
39 quality while maintaining community character and protecting property rights. Consideration of proposals
40 for development within the Mount Plymouth-Sorrento Planning Area shall be guided by the following
41 principles:

- 42 • Provide a range of housing types for all ages, incomes, and lifestyles while focusing the highest
43 density and intensity of new development within the Main Street Future Land Use Category;

- 1 • Maintain Mt. Plymouth-Sorrento as an equestrian-friendly community;
- 2 • Ensure compatibility with established neighborhoods and rural lifestyles;
- 3 • Ensure compatibility with rural and transitional uses adjacent to the Planning Area;
- 4 • Provide for an integrated network of local two-lane streets, bicycle trails, and pedestrian paths to
- 5 connect neighborhoods and provide access to the Main Street and throughout the planning area,
- 6 and prohibit new gated communities;
- 7 • Create a sense of place by implementing design standards, traditional village architectural
- 8 guidelines, traffic calming, lighting and landscaping standards, liberal use of street trees,
- 9 community parks, and open space that protect and enhance the character of the Mount Plymouth-
- 10 Sorrento Community; and
- 11 • Provide for environmentally-responsible development and design appropriate within the Wekiva
- 12 Study Area.

13 **Policy I-2.1.3 Mount Plymouth-Sorrento Future Land Use Categories**

14 The County shall adopt Land Development Regulations containing design standards for new development,
15 including but not limited to parking, lighting, signage, open space, architectural guidelines, building scale,
16 and landscaping to preserve the character of the Mount Plymouth-Sorrento Community and define the
17 community. Future Land Use Categories located within the Mount Plymouth-Sorrento Community include:
18 Mount Plymouth-Sorrento Main Street, Mount Plymouth-Sorrento Neighborhood, Rural Transition, Regional
19 Office, Wekiva River Protection Area (WRPA) Mount Plymouth-Sorrento Receiving Area, and part of
20 WRPA A-1-20 Receiving Area. In addition, Future Land Use Categories within the Public Benefit Future
21 Land Use Series may be located within the Mount Plymouth-Sorrento Community.

22 **Policy I-2.1.4 Design Standards for the Mount Plymouth-Sorrento Main Street Future** 23 **Land Use Category**

24 Within twelve (12) months of the effective date of this Comprehensive Plan, Land Development
25 Regulations for the Main Street Future Land Use Category shall be developed to emulate a traditional
26 community feel, including but not be limited to, the follow requirements:

- 27 • Establish specific design standards for residential and non residential structures, consistent with the
28 Main Street Future Land Use Category;
- 29 • Require specific additional standards for infill housing to preserve the character of the historic
30 Sorrento neighborhood;
- 31 • Require that structures present a traditional storefront face and entrance to the Main Street, and
32 provide wide sidewalks for pedestrian activity with street furniture for outdoor cafes and benches
33 for rest and shading; and require the planting of canopy trees (such as Live Oaks, Sweet Gum,
34 and Winged Elms) at regular intervals along Main Street. Outdoor lamps shall utilize full-cutoff
35 lighting with traditional-style fixtures;
- 36 • Require that all parking be located in the rear of building structures facing Main Street, with the
37 exception of on-street angle or parallel parking. Pervious parking is encouraged;
- 38 • Encourage upper-story residences or office space located above ground-level shops, and provide
39 for multi-family homes, including town homes, duplexes, and condominiums along and near the
40 Main Street corridor;
- 41 • Include the provision for a Market Square District, located at the intersection of Hunter Avenue and
42 State Road 46, not to exceed 40 acres in size and a maximum of 100,000 square feet of floor
43 area in the aggregate. Required open space within the Market Square shall be contiguous and
44 centrally configured as an amenity for the community. This Market Square District shall contain no
45 more than one anchor store which shall be sized to serve the needs of the Mount Plymouth-Sorrento

1 Planning Area and not exceed 30,000 square feet of floor area. Such a store, if located within
2 the Planning Area, must not be visible from Main Street, and shall be designed with architectural
3 features compatible with the character of the Mount Plymouth-Sorrento Community; all other
4 structures within the Market Square District shall be limited to 8,000 square feet for new
5 development. Outside of the Market Square District, individual building floor area allocation shall
6 not exceed 5,000 square feet for new development;

7 • Provide for a maximum building height not to exceed 40 feet with varied rooflines unless such look
8 is provided by adjacent buildings. Generally, this would result in structures of two (2) habitable
9 stories; and

10 • Provide for one or more areas within the Main Street Future Land Use Category to serve as a
11 community park or civic space, and which shall be designed with appropriate landscaping and
12 amenities to enhance the public realm and community identity.

13 **Policy I-2.1.5 Rural Compatibility**

14 The County shall provide for a rural transitional area within the Mount Plymouth-Sorrento Community
15 outside of the Neighborhood Category. This area shall utilize the Rural Transition Future Land Use
16 Category defined within the Comprehensive Plan and adhere to all open space requirements pertaining to
17 the category. The intent of this Future Land Use Category is to ensure compatibility with established rural
18 residential neighborhoods in the Wolf Branch Road corridor and to provide for the protection of
19 environmentally sensitive lands.

20 **Policy I-2.1.6 Office Employment Center**

21 The County shall coordinate with the City of Mount Dora to establish a Regional Professional Employment
22 Center utilizing the Regional Office Future Land Use Category in the vicinity of State Road 46 and Round
23 Lake Road for the purpose of creating quality professional jobs within east Lake County and convenient to
24 the residential areas of both communities. The intent of this employment center shall be to promote orderly
25 and logical development of land for office complexes and light, clean industrial development in an
26 attractively designed, park-type setting, and to assure appropriate design in order to maintain the
27 integrity of existing or future nearby residential areas.

28 **Policy I-2.1.7 Gateway/Landmark Features**

29 The County shall allow for the placement of gateway/landmark features to define the Mount Plymouth-
30 Sorrento Community on County Road 437 (north and south entrance), County Road 435 (south entrance),
31 Wolf Branch Road (west entrance), and on the segment of State Road 46 described as the Main Street
32 District (east and west entrance). Gateway/landmark features shall be used to announce entrances and
33 transitions to and through the Mount Plymouth-Sorrento Community and to facilitate community identity.

34 **Policy I-2.1.8 Environmental Design Standards**

35 The County shall require compliance with environmental design standards established for the Wekiva
36 Study Area within the Mount Plymouth Sorrento Planning Area. The County shall require environmentally-
37 responsible development and design appropriate within the Wekiva Study Area, including but not limited
38 to the protection of aquifer recharge areas, wetlands, karst features, wildlife, trees and native vegetation;
39 the use of drought-tolerant landscaping; the use of reclaimed water for irrigation where appropriate, and
40 the promotion of energy efficient “green-building”.

41 **Policy I-2.1.9 Preservation of Tree Canopy**

42 The County shall require that mature native trees and tree canopies be protected within Mount Plymouth-
43 Sorrento, to the maximum extent feasible. A mature tree shall be defined as a tree with a caliper of 8
44 inches or more in diameter at breast height (DBH). Where mature native tree stands exist, land use and
45 design requirements shall minimize the impact to the existing trees and tree canopies. Within Mount

1 Plymouth-Sorrento, Lake County shall emphasize the protection of mature native trees and promote the use
2 of trees along roadways and within all new development.

3 **Policy I-2.1.10 Protection of Dark Skies**

4 Within 12 months of the effective date of this Comprehensive Plan, Lake County shall adopt an exterior
5 lighting ordinance for the Mount Plymouth-Sorrento Planning Area to preserve dark skies, based on
6 recommendations of the International Dark Sky Association.

7 **Policy I-2.1.11 Signage and Advertisement**

8 Within 12 months of the effective date of this Comprehensive Plan, the County shall adopt Land
9 Development Regulations that limit the location, height, size, and illumination of signs and advertisement
10 structures within Mount Plymouth-Sorrento in order to enhance community character and limit the visual
11 intrusion of commercial features.

12 **Policy I-2.1.12 Transportation Network in the Mount Plymouth-Sorrento Community**

13 It shall be a priority of Lake County to preserve two lane roads while improving connectivity within and
14 through the Mount Plymouth-Sorrento Community. In order to accomplish this effort and meet the needs of
15 current and future residents, the County shall require new developments to reserve land for transportation
16 routes that connect to existing and planned roads in the network. Provisions shall also be made for roads,
17 bicycling, walking, equestrian, or golf cart trails, if feasible.

18 A community transportation vision and preferred transportation network shall be established for the Mount
19 Plymouth-Sorrento Planning Area that identifies the functional type, cross-sections for different streets, and
20 recreational trail connectivity. Site development plans/plats shall incorporate the applicable transportation
21 vision and network for streets, trails, and their connections. This transportation vision and network shall
22 anticipate the coordination and integration of roads with other modes of transportation where
23 appropriate, such as bicycle, walking, equestrian, and golf cart trails.

24 In order to protect the long-term integrity of the Mount Plymouth-Sorrento Community, it shall be the
25 expressed intent of the County to maintain State Road 46 within the Mount Plymouth-Sorrento Main Street
26 Future Land Use Category as a two-lane facility, herein referred to as “Main Street”, and to coordinate
27 with the Florida Department of Transportation to achieve this purpose. This capacity limitation shall have
28 primacy in the review of all proposed development within the Main Street Future Land Use Category and
29 Mount Plymouth-Sorrento Planning Area.

30 The County shall establish rural scenic road and community road guidelines that define the functional type
31 and cross-sections for these roads. Further, in order to maintain the scenic quality of rural roadways and
32 limit traffic through established residential areas, the County shall designate Wolf Branch Road and Adair
33 Road within the boundaries of the Planning Area as local scenic roadways that shall remain as two-lane
34 facilities and be treated with traffic calming techniques (i.e. chicanes, bulb outs, and other traffic calming
35 mechanisms). The County shall develop land use, landscaping, and design standards protective of the
36 unique character of these roadway corridors.

37 **Policy I-2.1.13 Parking in the Mount Plymouth Sorrento Community**

38 In an effort to create a pedestrian area and storefront activity on Main Street, parking lots shall be
39 located behind the buildings that front Main Street, with the exception of on-street angle or parallel
40 parking. The Main Street Future Land Use Category shall encourage the use of parking in the form of
41 individual small lots of typically twenty-five (25) spaces or less. All parking lots shall be required to
42 extensively use trees, landscaping, and utilize full-cutoff lighting with traditional-style fixtures. Design of
43 the Main Street corridor shall accommodate on-street parallel or angled parking. Calculations for shared
44 parking spaces are encouraged for lots that serve mixed-use buildings.

1 Parking standards for the Planning Area shall include adequate off street parking for residents within all
2 residential subdivisions.

3 **Policy I-2.1.14 Traffic Calming**

4 The use of traffic calming measures such as round-a-bouts, speed tables, bulb outs, chicanes, and similar
5 measures shall be encouraged to reduce the speed of traffic within all districts within the Mount Plymouth
6 and Sorrento Planning Area.

7 **Policy I-2.1.15 Mount Plymouth and Sorrento Finance Mechanism**

8 The County shall explore mechanisms to fund plans, construction, maintenance, or improvements to roads
9 and community amenities.

10 **OBJECTIVE I-2.2 SUNNYSIDE COMMUNITY**

11 The County shall implement and enforce policies and programs designed to preserve and reinforce the
12 positive qualities of the rural lifestyle and charm presently enjoyed in the Sunnyside Community, and
13 thereby ensure that these qualities are available to future residents.

14 **Policy I-2.2.1 Recognition of Sunnyside Community**

15 The County shall develop and enforce Land Development Regulations for the Sunnyside Planning Area
16 consistent with the Sunnyside Task Force Study Report adopted in June 2004 that recognizes the unique
17 rural character and charm of the Sunnyside Community. It shall be the policy of the County that this area
18 requires approaches to land use intensities and densities, rural roadway corridor protection and
19 enhancement, the provision of services and facilities, and environmental protection consistent with the
20 community's character. Land Development Regulations shall apply to new development and redevelopment
21 within the Sunnyside Community and shall address both rural and urban development patterns. These
22 regulations shall include, but are not limited to parking, lighting, signage, open space, architecture,
23 building scale and landscaping.

24 **Policy I-2.2.2 Guiding Principles for Development**

25 The County shall ensure that new development within the Sunnyside Community is of high quality while
26 maintaining community character and protecting property rights. Consideration of proposals for future
27 development and redevelopment within the Sunnyside Planning Area shall be guided by the following
28 principles:

- 29 • The Sunnyside Planning Area should include a variety of residential densities. There should be a
30 transition between high intensity development and low intensity development, with higher intensity
31 development occurring closer to US 441 and transitioning to lower intensity development occurring
32 closer to Lake Harris.
- 33 • Wetland areas shall be delineated as part of any development application. Wetlands within the
34 property proposed for development shall be placed under a conservation easement, to the extent
35 allowed by law, and dedicated or deeded to an approved governmental or non-governmental
36 conservation agency.
- 37 • Utilities and government services should be provided in a planned, coordinated and efficient
38 manner. Annexation/developer agreements shall reflect these requirements.
- 39 • Centralized utilities shall be required for areas with a density exceeding one (1) dwelling unit per
40 net acre.
- 41 • Existing roads shall be upgraded to serve new development, including substantial redevelopment
42 concurrent with its impacts. New development shall provide for an integrated network of

1 sidewalks, bus stops, local two travel-lane streets, bicycle trails, and pedestrian paths to connect
2 neighborhoods.

3 **Policy I-2.2.3 Densities within the Sunnyside Community**

4 Within the Sunnyside Community, the County shall assign Urban Low Density, Urban Medium Density,
5 Urban High Density, and Rural Transition Future Land Use Categories to establish a density reducing
6 gradient of residential development from US 441 to Lake Harris.

7 **Policy I-2.2.4 Sunnyside Commercial Uses**

8 The County shall establish standards and guidelines for commercial and office uses to preserve a sense of
9 place and identity for the Sunnyside Community. Significant buffers shall be required for commercial and
10 office development adjacent to residential uses, consistent with findings of the Sunnyside Task Force.

11 Commercial and office uses within the Sunnyside Community shall be restricted to the US 441 corridor. This
12 area is located on the east side of Sleepy Hollow Road with landscape buffer requirements and on the
13 east side of Fern Drive.

14 **OBJECTIVE I-2.3 FERNDALE COMMUNITY**

15 Lake County shall implement and enforce policies and programs designed to preserve and reinforce the
16 positive qualities of the rural lifestyle and charm presently enjoyed in the Ferndale Community, and
17 thereby ensure that these qualities are available to both present and future residents. The County
18 recognizes that it is the intent of the Ferndale Community to discourage annexations.

19 **Policy I-2.3.1 Annexation Agreements**

20 Within 12 months of the effective date of the Comprehensive Plan, the County shall pursue Annexation
21 Agreements with the Town of Montverde and City of Minneola in order to preserve the integrity of
22 Ferndale as a rural community within unincorporated Lake County.

23 **Policy I-2.3.2 Recognition of the Ferndale Community**

24 Within 12 months of the effective date of this Comprehensive Plan, the County shall develop Land
25 Development Regulations for the Ferndale Community, depicted on the Future Land Use Map that
26 recognizes Ferndale as a part of Lake County with unique rural character. It shall be the policy of Lake
27 County that this area requires approaches to land use, rural roadway corridor protection, environmental
28 protection and the enforcement of Land Development Regulations consistent with the community's character.

29 **Policy I-2.3.3 Guiding Principles for Development**

30 Lake County shall ensure that new development within Ferndale is of high quality, while maintaining
31 community character and protecting property rights. Consideration of proposals for future development
32 and redevelopment within Ferndale shall be guided by the following principles:

- 33 • Maintain rural densities of development while providing for commercial, office and civic uses
34 located within a central corridor district, appropriately scaled to serve the needs of the Ferndale
35 Community;
- 36 • Ensure compatibility with established neighborhoods, rural uses and rural lifestyles;
- 37 • Provide for an integrated network of local two-lane streets, bicycle trails, and pedestrian paths;
- 38 • Create a sense of place by implementing design standards using traditional architectural
39 guidelines, traffic calming, lighting and landscaping standards, liberal use of street trees,
40 community parks, and open space that protect and enhance the character of Ferndale;

- 1 • Provide for environmentally responsible development and design appropriate with the Green
- 2 Mountain Scenic Byway Corridor and Lake Apopka Protection Area; and
- 3 • Maintain Ferndale as an equestrian-friendly community.

4 **Policy I-2.3.4 Residential Land Use**

5 Within the Ferndale Community, all residential development shall be consistent with the Rural Future Land
6 Use Category of one (1) dwelling unit per five (5) net buildable acres; provided that a legal lot of record
7 existing on or before the effective date of this policy that is smaller than five (5) acres in size may be
8 permitted one dwelling unit, consistent with all other provisions of this Comprehensive Plan and the Land
9 Development Regulations. Within the Ferndale Center District, one (1) dwelling unit may coexist with a
10 commercial or office use on a legal lot of record. This may be a detached single-family dwelling or an
11 upper-story residence within the same structure.

12 **Policy I-2.3.5 Ferndale Center District**

13 The County shall establish standards and guidelines for a Rural Support Corridor, herein referred to as the
14 Ferndale Center District, to preserve a sense of place and shared identity for the Ferndale Community.
15 Commercial and office development within the Ferndale Center District shall be designed and scaled to
16 serve the Ferndale community. The Ferndale Center District is hereby defined to include only land within a
17 parcel 330 feet from the centerline of County Road 455 from the intersection of County Road 561A to
18 Trousdale Street. The purpose of this district shall be to provide for a mix of uses including commercial,
19 office, civic, and limited residential. Commercial and office uses shall not be permitted outside of the
20 Center District. Land Development Regulations for the Ferndale Center District shall be developed to
21 emulate a traditional rural community, including but not limited to the following requirements:

- 22 • Require specific design standards affecting the size and architecture of residential and
- 23 nonresidential structures, consistent with the Ferndale Center District;
- 24 • Require that building structures present a traditional storefront face and entrance to CR 455 or
- 25 side streets, and provide wide sidewalks for pedestrian activity with street furniture for outdoor
- 26 cafes and benches for rest and shading;
- 27 • Require the planting of canopy trees at regular intervals along roads within the Ferndale Center
- 28 District, and require that lamps utilize full-cutoff lighting with traditional-style fixtures;
- 29 • Require that all parking be located in the rear of building structures facing the main street
- 30 corridor, with the exception of on-street angle or parallel parking;
- 31 • Encourage upper-story residences or office space located above ground-level shops;
- 32 • Provide for maximum building height of three (3) stories with varied rooflines unless such look is
- 33 provided by adjacent buildings; and
- 34 • Provide for one or more areas within the Ferndale Center District that shall serve as a community
- 35 park or civic space, which shall be designed with appropriate landscaping and amenities that
- 36 enhance the public realm and community identity.

37 **Policy I-2.3.6 Development Plan Approval**

38 In addition to Comprehensive Plan amendment standards of review, development applications in the
39 Ferndale Center District shall be required to submit as a condition for approval:

- 40 • A narrative describing how the proposed development will maintain and protect the existing rural
- 41 and historic integrity of Ferndale;
- 42 • An inventory and analysis of nearby existing and approved uses in order to demonstrate
- 43 compatibility of the proposed development;

- 1 • Transportation information describing the existing road network, the current conditions of the
2 adjacent and feeder road(s), and projected additional traffic levels resulting from the proposed
3 development; and
4 • A graphic illustration of the existing development conditions in proximity to the proposed site.

5 **Policy I-2.3.7 Rural Conservation Subdivisions in the Ferndale Community**

6 Within the Ferndale Community, development containing ten (10) or more dwelling units shall be processed
7 using a Planned Unit Development as a Rural Conservation Subdivision consistent with the policies of this
8 Comprehensive Plan. A minimum of 50% of the net buildable area of the entire site shall be dedicated as
9 open space. It is the intent of this policy to encourage equestrian and similar uses.

10 **Policy I-2.3.8 Potable Water and Sanitary Sewer**

11 New development within Ferndale and outside of the Ferndale Center District shall generally not be
12 designed nor constructed with central water or sewer systems. Public and private central systems may be
13 permitted in the future only if it is clearly and convincingly demonstrated that a potential or actual health
14 problem exists for which there is no other feasible solution.

15 **Policy I-2.3.9 Development Entrances**

16 Entrances to residential developments should complement the rural and historic character of Ferndale by
17 using architectural design and landscaping features that are natural, rustic, or equestrian in appearance.
18 Solid fences and walled developments shall be prohibited within Ferndale.

19 **Policy I-2.3.10 Architectural Standards**

20 Within 12 months of the effective date of the Comprehensive Plan, Lake County shall adopt architectural
21 design and landscape guidelines and regulations as appropriate for all commercial and Rural Support
22 uses within the Ferndale Center District.

23 **Policy I-2.3.11 Agriculture**

24 Lake County shall encourage sustainable agriculture that uses Best Management Practices within Ferndale.
25 Consistent with this, the County shall recognize the primacy of agriculture within Ferndale. This
26 determination shall be construed in favor of existing agricultural operations relative to issues of
27 compatibility with residential or commercial development, including but not limited to odor and noise. High
28 intensity livestock operations such as feedlots shall be discouraged within Ferndale.

29 **Policy I-2.3.12 Gateway/Landmark Features**

30 Lake County shall pursue the placement of gateway/landmark features to define the Ferndale community
31 on C.R. 455 (north and south entrance) and C.R. 561A (west entrance). Gateway/landmark features shall
32 be used to announce entrances and transitions to and through Ferndale, and to facilitate community
33 identity.

34 **Policy I-2.3.13 Environmental Design Standards**

35 The County shall require environmentally responsible development and design consistent with the protection
36 of wetlands, natural upland habitat, wildlife, trees and native vegetation, and aquifer recharge in the
37 Lake Apopka Basin. Development standards shall also be compatible with the Green Mountain Scenic
38 Byway. The filling of wetlands within Ferndale shall be prohibited, except as necessary to provide legal
39 ingress and egress to buildable areas.

1 **Policy I-2.3.14 Viewscape**

2 Lake County shall place high priority on the protection of viewscape from roadway corridors within
3 Ferndale as a positive reinforcement of the rural and historic character of the area. These viewscales
4 include Sugarloaf Mountain, forested and agricultural lands, pastures, water views and rural estates.
5 Within 12 months of the effective date of this plan, Lake County shall adopt Land Development
6 Regulations to limit topographic cuts and fill. The intent of these regulations is to limit site alterations that
7 negatively impact unique vistas, including limitations on changes that would alter ridges and hillsides.

8 Building height shall be limited to three (3) habitable stories in order to maintain and protect the integrity
9 of the natural rolling vistas and scenic viewscales within Ferndale.

10 Communication Towers within Ferndale shall be housed within traditional structures, such as church steeples
11 or flag poles, or otherwise disguised to protect viewscales where possible.

12 **Policy I-2.3.15 Historic Structures and Sites**

13 Lake County shall place high priority upon the preservation of historic structures and sites to preserve the
14 identity and character of Ferndale. Lake County shall support and promote a survey within Ferndale to
15 identify historic structures and sites. The Ferndale cemetery and other appropriate archeological sites shall
16 be protected as historic landmarks.

17 **Policy I-2.3.16 Preservation of Tree Canopy**

18 Lake County shall require that mature native trees and tree canopies be protected within Ferndale. A
19 mature tree shall be defined as a tree with a caliper of eight (8) inches, or more, diameter at breast
20 height. Where mature native tree stands exist, land use and design requirements are intended to minimize
21 the impact to the existing tree canopy. Within Ferndale, Lake County shall require the protection of mature
22 native trees along roadways and within all new development. Lake County shall encourage tree trimming
23 operations to adhere to National Tree Care Industry Association Standards in order to preserve existing
24 tree canopies throughout Ferndale.

25 **Policy I-2.3.17 Underground Utilities**

26 In order to protect community aesthetics and preserve the character of Ferndale, Lake County shall
27 encourage the installation of underground utilities.

28 **Policy I-2.3.18 Protection of Dark Skies**

29 The County shall encourage the Ferndale Community to participate in the development of lighting
30 standards consistent with the Conservation Element to preserve dark skies, based on recommendations of
31 the International Dark Sky Association.

32 **Policy I-2.3.19 Signage and Advertisement**

33 Within 12 months of the effective date of this plan, Lake County shall adopt Land Development
34 Regulations that limit the location, height, size, and illumination of signs and advertisement structures within
35 Ferndale in order to enhance community character and limit the visual intrusion of commercial features.

36 **Policy I-2.3.20 Fencing**

37 The County shall require that fencing within Ferndale maintain a rustic, rural appearance. Examples of this
38 include but are not limited to livestock fences, wood rail fences, board fences, and field fences. Barbed
39 wire fences shall be discouraged except where necessary to contain livestock. Solid fences and walls shall
40 be prohibited in all front yards and in side-yards facing major roads. Privacy fences and walls shall be
41 permitted in rear yards.

1 **Policy I-2.3.21 Transportation Network**

2 It shall be a priority of Lake County to preserve two-lane roads within Ferndale while improving local
3 connectivity. In order to protect the long-term integrity of Ferndale as a historic rural community, the
4 County shall designate the Green Mountain Scenic Byway segment of C.R. 455 as a local scenic roadway.
5 The County shall pursue the designation of C.R. 561A within the boundaries of Ferndale as a local scenic
6 roadway. Local Scenic Roadways shall be constrained as two-lane roadways. The County shall develop
7 landscaping and design standards protective of the unique character of these roadway corridors. If
8 financially feasible, Lake County shall develop and implement plans for paved shoulders or trails suitable
9 for bicycles along the Green Mountain Scenic Byway segment of County Road 455 and along County
10 Road 561A within the boundaries of Ferndale.

11 **Policy I-2.3.22 Economic Value of the Green Mountain Scenic Byway**

12 Lake County shall recognize the state designated Green Mountain Scenic Byway as both a treasure to
13 protect and an economic opportunity for Ferndale. As use of the byway by casual and recreational users
14 grows, the County shall encourage the development of small retail or commercial businesses within the
15 Ferndale Center District that are oriented towards the needs of Ferndale residents or the casual traveler.
16 Lake County shall adopt Land Development Regulations for the Ferndale Center District specifically
17 intended to emphasize the rural atmosphere, history, and lifestyle of the Ferndale Community and to
18 ensure that all new development within the district shall be of a scale and form that is consistent with these
19 values. These regulations shall be compatible with the Green Mountain Scenic Byway Roadside and
20 Corridor Overlay Districts.

21 **Policy I-2.3.23 Traffic Calming**

22 The use of traffic calming measures such as roundabouts, speed tables, bulb outs, chicanes, and similar
23 measures shall be encouraged to facilitate the reduction of the speed of traffic within Ferndale.

24 **Policy I-2.3.24 Trails**

25 Consistent with maintaining the rural character of Ferndale, Lake County shall work to establish an
26 integrated network of trails within the community for pedestrian, biking, and equestrian use. It shall be the
27 intent of the County to link this trail system with the Ferndale Preserve and proposed trails planned for the
28 Hills of Minneola, Sugarloaf Mountain, the Lake Apopka North Shore Restoration Area, and The Green
29 Mountain Scenic Byway.

30 **Policy I-2.3.25 Ferndale Finance Mechanism**

31 Lake County shall explore mechanisms to fund plans, construction, maintenance, or improvements to the
32 roads and community amenities.

33
34 **GOAL I-3 WEKIVA AREA**

35 The Wekiva basin and springshed, including the Wekiva River and its tributaries, springs, aquifer recharge
36 areas, wetland and upland habitats, sensitive natural habitats, wildlife, and wildlife corridors, are natural
37 resources of irreplaceable value. Furthermore, the Wekiva basin and springshed are essential components
38 of a larger ecosystem of public and private lands that extends into the Ocala National Forest. Lake
39 County shall maintain the long-term viability of these natural resources through a comprehensive and
40 holistic approach to land use, land preservation, water resource protection, and wildlife and habitat needs
41 within the Wekiva Basin and Wekiva Springshed.

1 **OBJECTIVE I-3.1 DESIGNATION OF THE WEKIVA RIVER PROTECTION AREA AND**
2 **WEKIVA STUDY AREA**

3 Lake County shall, through the implementation of the Comprehensive Plan, preserve and protect the
4 Wekiva River Protection Area and Wekiva Study Area as natural resources of critical state and regional
5 importance. The Wekiva River Protection Area and Wekiva Study Area are shown on the Future Land Use
6 Map.

7 **Policy I-3.1.1 Definitions Applicable to Wekiva River Protection Area and Wekiva**
8 **Study Area**

9 The purpose of this Policy is to eliminate ambiguity by providing a full definition of certain words and
10 phrases which are used within the Wekiva River Protection Area and Wekiva Study Area. Should the
11 definitions contained under this Policy conflict with the definitions contained elsewhere in the Lake County
12 Comprehensive Plan or in the Lake County Code or in the Land Development Regulations, the following
13 definitions shall apply to the Wekiva River Protection Area and Wekiva Study Area, as defined in Florida
14 Statutes.

15 Open space – Open space within the Wekiva Study Area (WSA) and Wekiva River Protection Area shall
16 be defined as the land area that remains undeveloped or minimally developed, such as trails and
17 boardwalks, as part of a natural resource preserve or passive recreation area and shall include land
18 preserved for conservation purposes. Within a development site, the County shall require that a minimum
19 quantity of buildable area remain preserved, which shall represent the minimum open space requirement.
20 The minimum required open space shall exclude water bodies, wetlands, residential lots, street rights of
21 way, parking lots, impervious surfaces, and active recreation areas. Minimum required open space may
22 include permeable stormwater management areas if enhanced as amenities utilizing native vegetation.
23 Golf courses shall be generally excluded with the exception that areas of a golf course outside of the
24 regularly maintained fairways that are naturally vegetated and not subject to chemical application may
25 be credited toward the minimum open space requirement. The minimum required quantity of open space
26 within a development site shall be calculated over the net buildable area of a parcel, which is defined as
27 the total area of a parcel less wetlands and water bodies. Non-buildable areas, including wetlands and
28 water bodies, are recognized as protected features but shall not be credited toward the minimum open
29 space requirement.

30 Receiving Area – An area designated for potential development beyond its base density through the
31 transfer of development rights from a designated sending area. Receiving Area Number One and
32 Receiving Area Number Two located within the Wekiva River Protection Area are defined and described
33 in the Future Land Use Element of the Lake County Comprehensive Plan.

34 Sending Area – An area designated as environmentally sensitive and therefore suitable for the reduction
35 of development potential through the transfer of development rights to a designated receiving area.
36 Sending Area Number One and Sending Area Number Two located within the Wekiva River Protection
37 Area are defined and described in the Future Land Use Element of the Lake County Comprehensive Plan.

38 Wekiva River Protection Area – Means those lands defined by 369.303 F.S. within Township 18 South,
39 Range 28 East; Township 18 South Range 29 East; Township 19 South Range 28 East, less those lands
40 lying west of a line formed by County Road 437, State Road 46, and County Road 435; Township 19
41 South Range 29 East; Township 20 South, Range 28 East, less all lands lying west of County Road 435;
42 and Township 20 South Range 29 East, less all those lands east of Markham Woods Road.

43 Wekiva Study Area - The Wekiva Study Area is defined by 369.316 F.S. to include the following land:
44 Begin at the northwest corner of Section 6, Township 18 South, Range 28 East, Lake County, Florida, said
45 corner lying on the north line of Township 18 South; thence Easterly along said north line of Township 18
46 South to the northeast corner of Section 5, Township 18 South, Range 29 East; thence Southerly along the
47 east line of said Section 5 to the northeast corner of Section 8, Township 18 South, Range 29 East; thence
48 Southerly along the east line of said Section 8 to the northeast corner of Section 17, Township 18 South,
49 Range 29 East; thence Southerly along the east line of said Section 17 to the northeast corner of Section

1 20, Township 18 South, Range 29 East; thence Southerly along the east line of said Section 20 to the
2 northeast corner of Section 29, Township 18 South, Range 29 East; thence Southerly along the east line of
3 said Section 29 to the northeast corner of Section 32, Township 18 South, Range 29 East; thence Southerly
4 along the east line of said Section 32 to the southeast corner thereof, said corner lying on the south line of
5 Township 18 South; thence Easterly along the south line of said Township 18 South to an intersection with
6 the east line of Range 29 East; thence Southerly along the east line of said Range 29 East to the southeast
7 corner of Section 24, Township 21 South, Range 29 East; thence Westerly along the south line of said
8 Section 24 to the southeast corner of Section 23, Township 21 South, Range 29 East; thence Westerly
9 along the south line of said Section 23, to an intersection with the centerline of Interstate Highway No. 4;
10 thence generally Southerly along the centerline of Interstate Highway No. 4 to an intersection with the
11 south line of Section 13, Township 22 South, Range 29 East; thence Westerly along the south line of said
12 Section 13 to the southeast corner of Section 14, Township 22 South, Range 29 East; thence Westerly
13 along the south line of said Section 14 to the southeast corner of Section 15, Township 22 South, Range 29
14 East; thence Westerly along the south line of said Section 15 to the northeast corner of Section 21,
15 Township 22 South, Range 29 East; thence Southerly along the east line of said Section 21 to an
16 intersection with the centerline of State Road No. 50; thence Westerly along the centerline of said State
17 Road No. 50 to the northeast corner of Section 30, Township 22 South, Range 28 East; thence Southerly
18 along the east line of said Section 30 to the northeast corner of Section 31, Township 22 South, Range 28
19 East; thence Southerly along the east line of said Section 31 to the southeast corner thereof, said corner
20 lying on the south line of Township 22 South; thence Westerly along said south line of Township 22 South to
21 the northeast corner of Section 2, Township 23 South, Range 27 East; thence Southerly along the east line
22 of said Section 2 to the northeast corner of Section 11, Township 23 South, Range 27 East; thence
23 Southerly along the east line of said Section 11 to the southeast corner thereof; thence Westerly along the
24 south line of said Section 11 to the southeast corner of Section 10, Township 23 South, Range 27 East;
25 thence Westerly along the south line of said Section 10 to the southeast corner of Section 9, Township 23
26 South, Range 27 East; thence Westerly along the south line of said Section 9 to the southeast corner of
27 Section 8, Township 23 South, Range 27 East; thence Westerly along the south line of said Section 8 to the
28 southeast corner of Section 7, Township 23 South, Range 27 East; thence Westerly along the south line of
29 said Section 7 to the southwest corner thereof, said corner lying on the line of demarcation between
30 Orange County and Lake County; thence generally Northerly and along said county line to the northeast
31 corner of Section 12, Township 20 South, Range 26 East, said corner lying on the east line of Range 26
32 East; thence generally Northerly and along said east line of Range 26 East to the southeast corner of
33 Section 24, Township 19 South, Range 26 East; thence Westerly along the south line of said Section 24 to
34 the southeast corner of Section 23, Township 19 South, Range 26 East; thence Westerly along the south
35 line of said Section 23 to the southwest corner thereof; thence Northerly along the west line of said Section
36 23 to the southwest corner of Section 14, Township 19 South, Range 26 East; thence Northerly along the
37 west line of said Section 14 to the southwest corner of Section 11, Township 19 South, Range 26 East;
38 thence generally Northeasterly to the southwest corner of Section 1, Township 19 South, Range 26 East;
39 thence generally Northeasterly to the southwest corner of Section 31, Township 18 South, Range 27 East;
40 thence generally Northeasterly to the southwest corner of Section 29, Township 18 South, Range 27 East;
41 thence generally Northeasterly to the northwest corner of Section 28, Township 18 South, Range 27 East;
42 thence Easterly along the north line of said Section 28 to the northwest corner of Section 27, Township 18
43 South, Range 27 East; thence Easterly along the north line of said Section 27 to the northwest corner of
44 Section 26, Township 18 South, Range 27 East; thence Easterly along the north line of said Section 26 to
45 the northwest corner of Section 25, Township 18 South, Range 27 East; thence Easterly along the north line
46 of said Section 25 to an intersection with the west line of Range 28 East; thence Northerly along the west
47 line of said Range 28 East, to the northwest corner of Section 6, Township 18 South, Range 28 East, and
48 the Point of Beginning.

1 **OBJECTIVE I-3.2 FUTURE LAND USE CATEGORIES WITHIN THE WEKIVA RIVER**
2 **PROTECTION AREA (WRPA) AND WEKIVA STUDY AREA (WSA)**

3 Lake County shall continue to protect natural resources of the WRPA and WSA through application of
4 Future Land Use Categories specific to the WRPA and WSA. The following policies are deemed necessary
5 in order to protect and enhance the natural resources contained therein.

6 **Policy I-3.2.1 Wekiva River Protection Area A-1-40 Sending Area Future Land Use**
7 **Category**

8 The Wekiva River Protection Area A-1-40 Sending Area Future Land Use Category is intended to apply to
9 land within the Wekiva River Protection Area, inside the Wekiva River Hydrologic Basin Protection Zones
10 established pursuant to the Florida Statutes as depicted on the future land use map.

11 Unless otherwise vested, a maximum base density of one (1) dwelling unit per forty (40) net acres may be
12 allowed. A proposed subdivision may increase density to a maximum of one (1) dwelling unit per ten (10)
13 net buildable acres if developed as a clustered Rural Conservation Subdivision utilizing PUD, and provided
14 that at least 50% of the net buildable area is dedicated in perpetuity for preservation as common open
15 space through the use of a conservation easement or similar recorded and legally binding instrument.

16 Land within this Future Land Use Category is hereby designated as *Sending Area Number One* for
17 transferable development rights.

18 The maximum Impervious Surface Ratio within this category shall be 0.20, except for agricultural,
19 institutional and recreational uses which shall be 0.30.

20 TYPICAL USES INCLUDE:

- 21 • Agriculture and forestry;
- 22 • Residential;
- 23 • Passive parks;
- 24 • Religious organizations;
- 25 • Equestrian related uses; and
- 26 • Rural Support uses as provided for in this Comprehensive Plan.

27 USES REQUIRING A CONDITIONAL USE PERMIT:

- 28 • Small scale sporting and recreational camps;
- 29 • Animal specialty services;
- 30 • Civic uses; and
- 31 • Unpaved airstrips.

32 **Policy I-3.2.2 Wekiva River Protection Area A-1-20 Sending Area Future Land Use**
33 **Category**

34 The Wekiva River Protection Area A-1-20 Sending Area Future Land Use Category is intended to apply to
35 land within the Wekiva River Protection Area, outside the Wekiva River Hydrologic Basin Protection Zones
36 established pursuant to the Florida Statutes as depicted on the future land use map.

37 Unless otherwise vested, a maximum base density of one (1) dwelling unit per twenty (20) net acres may
38 be allowed. A proposed subdivision may increase density to a maximum of one (1) dwelling unit per five
39 (5) net buildable acres if developed as a clustered Rural Conservation Subdivision utilizing PUD, and
40 provided that at least 50% of the net buildable area is dedicated in perpetuity for preservation as
41 common open space through the use of a conservation easement or similar recorded and legally binding
42 instrument.

1 Land within this Future Land Use Category is hereby designated as *Sending Area Number Two* for
2 transferable development rights.

3 The maximum Impervious Surface Ratio within this category shall be 0.20, except for agricultural,
4 institutional and recreational uses which shall be 0.30.

5 TYPICAL USES INCLUDE:

- 6 • Agriculture and forestry;
- 7 • Residential;
- 8 • Passive parks;
- 9 • Religious organizations;
- 10 • Equestrian related uses; and
- 11 • Rural Support uses as provided for in this Comprehensive Plan.

12 USES REQUIRING A CONDITIONAL USE PERMIT:

- 13 • Small scale sporting and recreational camps;
- 14 • Animal specialty services;
- 15 • Civic uses; and
- 16 • Unpaved airstrips.

17 **Policy I-3.2.3 Wekiva River Protection Area A-1-20 Receiving Area Future Land Use**
18 **Category**

19 The Wekiva River Protection Area A-1-20 Receiving Area Future Land Use Category is intended to apply
20 to lands within the Wekiva River Protection Area west of the Wekiva River System, as depicted on the
21 Future Land Use Map.

22 Unless otherwise vested, a maximum base density of one (1) dwelling unit per twenty (20) net acres may
23 be allowed. A proposed subdivision may increase density to a maximum of one (1) dwelling unit per five
24 (5) net buildable acres if developed as a clustered Rural Conservation Subdivision utilizing PUD, and
25 provided that at least 50% of the net buildable area is dedicated in perpetuity for preservation as
26 common open space through the use of a conservation easement or similar recorded and legally binding
27 instrument. Density may be further increased to a maximum of one (1) dwelling unit per one (1) net
28 buildable acre through the transfer of development rights from Sending Area Numbers One and Two.

29 Land within this Future Land Use Category is hereby designated as Receiving Area Number One for
30 transferable development rights.

31 The maximum Impervious Surface Ratio within this category shall be 0.20, except for agricultural,
32 institutional and recreational uses which shall be 0.30.

33 TYPICAL USES INCLUDE:

- 34 • Agriculture and forestry;
- 35 • Residential;
- 36 • Passive parks;
- 37 • Religious organizations;
- 38 • Equestrian related uses; and
- 39 • Rural Support uses as provided for in this Comprehensive Plan.

40 USES REQUIRING A CONDITIONAL USE PERMIT:

- 1 • Active parks and recreation facilities;
- 2 • Small scale sporting and recreational camps;
- 3 • Animal specialty services;
- 4 • Civic uses; and
- 5 • Unpaved airstrips.

6 **Policy I-3.2.4 Wekiva River Protection Area Mt. Plymouth-Sorrento Receiving Area**
7 **Future Land Use Category**

8 The Wekiva River Protection Area (WRPA) Mt. Plymouth-Sorrento Receiving Area Future Land Use
9 Category is intended to apply to lands within the Wekiva River Protection Area that are located in the Mt.
10 Plymouth-Sorrento Community, as depicted on the Future Land Use Map.

11 A maximum density of five and one-half (5.5) dwelling units per one (1) net acre may be allowed within
12 this Future Land Use Category through the use of Transferable Development Rights from WRPA Sending
13 Areas One and Two. Development must utilize Planned Unit Development Zoning, as provided in the Lake
14 County Land Development Regulations. Any increase in density above that permitted by the zoning
15 classification in place immediately prior to March 12, 1990 shall require the use of Transferable
16 Development Rights. Land within this Future Land Use Category is hereby designated as *Receiving Area*
17 *Number Two* for transferable development rights.

18 Residential development exceeding ten (10) dwelling units shall be required to utilize PUD and protect a
19 minimum 25% of the net buildable area as common open space.

20 Nonresidential development shall provide a minimum 20% of the net buildable area as open space. The
21 maximum intensity in this category shall be 0.30. The maximum Impervious Surface Ratio shall be 0.60.

22 TYPICAL USES INCLUDE:

- 23 • Agriculture and forestry;
- 24 • Residential;
- 25 • Residential professional uses of 1,500 SF or less;
- 26 • Passive parks;
- 27 • Civic uses;
- 28 • Day care services;
- 29 • K-12 schools;
- 30 • Equestrian related uses; and
- 31 • Religious organizations.

32 USES REQUIRING A CONDITIONAL USE PERMIT:

- 33 • Active parks and recreation facilities;
- 34 • Nursing and personal care facilities;
- 35 • Sports and recreation clubs;
- 36 • Animal specialty services; and
- 37 • Unpaved airstrips.

1 **Policy I-3.2.5 Mount Plymouth-Sorrento Neighborhood Future Land Use Category**

2 The Mount Plymouth-Sorrento Neighborhood Future Land Use Category is intended to include property
3 within the Mount Plymouth-Sorrento Community outside of the Wekiva River Protection Area and
4 immediately adjacent to the Mount Plymouth-Sorrento Main Street Future Land Use Category.

5 Within the Mount Plymouth-Sorrento Neighborhood Future Land Use Category, residential development
6 may be allowed at a maximum density of two (2) dwelling units per net buildable acre, provided that any
7 development exceeding ten (10) dwelling units shall be required to utilize PUD and protect at least 50%
8 of the net buildable area as common open space. Nonresidential development shall provide at least 30%
9 of the net buildable area as open space. The maximum intensity in this category shall be 0.20, except for
10 institutional uses which shall be 0.30. The maximum Impervious Surface Ratio shall be 0.30.

11 TYPICAL USES INCLUDE:

- 12 • Residential;
- 13 • Agriculture and forestry;
- 14 • Religious organizations;
- 15 • Residential professional uses of 1,500 SF or less;
- 16 • Day care services;
- 17 • Passive parks;
- 18 • Civic uses; and
- 19 • K-12 schools.

20 USES REQUIRING A CONDITIONAL USE PERMIT:

- 21 • Active parks and recreation facilities;
- 22 • Nursing and personal care facilities; and
- 23 • Animal specialty services.

24 **Policy I-3.2.6 Mount Plymouth-Sorrento Main Street Future Land Use Category**

25 The Mount Plymouth-Sorrento Main Street Future Land Use Category is intended to preserve a sense of
26 place and shared identity central to the Mount Plymouth-Sorrento Community.

27 The Main Street Future Land Use Category consists of a Main Street corridor and surrounding
28 neighborhoods that provide a balanced mix of land uses. This mix of uses is intended to establish a
29 diverse, sustainable community by meeting the housing and daily needs of people from all stages of life,
30 incomes, and professions. A maximum density of five and one-half (5.5) dwelling units per net buildable
31 acre may be allowed within the Main Street Future Land Use Category. The intent of this category is to
32 establish a market within walking distance to support small shops and provide opportunities for alternative
33 modes of transportation such as walking, biking, and public transportation.

34 Residential development exceeding ten (10) dwelling units shall be required to utilize a PUD and protect
35 at least 25% of the net buildable area as common open space. Nonresidential development shall provide
36 at least 20% of the net buildable area as open space. The maximum intensity in this category shall be
37 0.30. The maximum Impervious Surface Ratio shall be 0.60.

38 That portion of the Mount Plymouth-Sorrento Main Street Future Land Use Category located within the
39 Wekiva River Protection Area shall comply with the requirements for the transfer of development rights of
40 the *Wekiva River Protection Area (WRPA) Mt. Plymouth-Sorrento Receiving Area Future Land Use*
41 *Category*. Any increase in density above that permitted by the zoning classification in place immediately
42 prior to March 12, 1990, shall require the purchase and use of transfer of development rights from WRPA
43 Sending Areas Number One and Two.

1 TYPICAL USES INCLUDE:

- 2 • Residential;
- 3 • Residential professional use of 1,500 SF or less;
- 4 • Passive parks;
- 5 • Civic uses;
- 6 • K-12 schools;
- 7 • Day care services;
- 8 • Religious organizations; and
- 9 • Commerce uses, including: services, retail trade, finance, insurance and real estate as specified in
- 10 the Mt. Plymouth-Sorrento Special Community Objective and underlying policies.

11 USES REQUIRING A CONDITIONAL USE PERMIT:

- 12 • Active parks and recreation facilities;
- 13 • Nursing and personal care facilities;
- 14 • Light industry, such as Manufacturing, Wholesale Trade, Transportation, Communications, Electric,
- 15 Gas and Sanitary Services. Activities are limited to those without off-site impacts and takes place
- 16 primarily within an enclosed building;
- 17 • Animal specialty services; and
- 18 • Hospitals.

19 **OBJECTIVE I-3.3 WEKIVA RIVER PROTECTION AREA**

20 The County shall regulate the use of land within the Wekiva River Protection Area as defined by Florida
21 Statutes, to implement protection policies and regulations that maintain rural density and character in the
22 aggregate, concentrate development farthest from surface waters and wetlands of the Wekiva River
23 System, minimize impacts on water quantity and quality, protecting native vegetation, wetlands, habitat,
24 wildlife and wildlife corridors, and restrict open space areas to conservation and passive recreational uses.

25 Regardless of the land use designation or zoning classification assigned to any parcel of property located
26 within the Wekiva River Protection Area, no development may be approved upon parcels so located
27 unless the proposed development conforms to the provisions of the Wekiva River Protection Act, the
28 Comprehensive Plan and Land Development Regulations adopted pursuant to the Comprehensive Plan.

29 The following policies pertain to the Wekiva River Protection Area.

30 **Policy I-3.3.1 Restrict Expansion of Public Facilities and Services within the Wekiva**
31 **River Protection Area**

32 Lake County shall restrict expansion of services and major arterial roads beyond planned urban areas,
33 unless it can be demonstrated that services such as central water and sewer facilities, will have less harmful
34 impacts upon the environment than if they were prohibited. However, such improvements or construction
35 shall follow the path of existing rights-of-way to the greatest practical extent.

36 **Policy I-3.3.2 Limit Density and Intensity of Land Use within the Wekiva River**
37 **Protection Area**

38 Lake County shall set the following limitations on density and intensity within the Wekiva River Protection
39 Area, which are deemed necessary in order to protect and enhance the natural resources contained
40 therein:

- 1 1. General Provisions. Land within the Wekiva River Protection Area (WRPA) must comply with the
2 density and open space requirements of the WRPA Future Land Use Categories. Such
3 development shall utilize the concept of clustering of units, promote protection of environmentally
4 sensitive areas, concentrate units on those portions of a parcel of land farthest away from publicly
5 owned conservation or preservation lands, and from the surface waters and wetlands of the
6 Wekiva River System and the Wekiva River Protection Area; shall have less impact on natural
7 resources than if developed at lower densities under its overlay district zoning classification; and
8 shall otherwise meet all other requirements of the Lake County Comprehensive Plan, Lake County
9 Land Development Regulations set forth in the Lake County Code, regulations of the St. Johns River
10 Water Management District, regulations of the Florida Department of Environmental Protection,
11 and the Florida Statutes.
- 12 2. Transfer of Development Rights within the Wekiva River Protection Area (WRPA). In order to
13 permit the owners of property subject to the limitation on density established herein to utilize the
14 development potential of that property existing prior to March 12, 1990, a system of
15 transferability of development rights has been established. Transferable development rights
16 (TDRs) can be transferred within the Wekiva River Protection Area from the WRPA Sending Areas
17 1 and 2. Transferable development rights can be transferred to the WRPA Receiving Area
18 Numbers 1 and 2, and that portion of the Mt. Plymouth Main Street Future Land Use Category
19 located within the WRPA.
- 20 Property within the Sending Areas may be eligible to transfer development rights to property
21 within the Receiving Areas subject to the following:
- 22 a. The TDRs from a Sending Area shall be calculated on the gross density permitted under
23 the zoning classification for the particular sending parcel in place immediately prior to
24 March 12, 1990;
- 25 b. As a condition of transfer, a conservation easement shall be recorded on the sending
26 parcel, or portion thereof, to extinguish the rights from the parcel. Such easement shall be
27 in favor of the County or agency approved by the County. The minimum size of the
28 conservation tract shall be five (5) acres to be eligible for transfer;
- 29 c. Public conservation lands and lands subject to existing conservation easements are not
30 eligible as Sending Areas; and
- 31 d. Property with density or intensity equal to or exceeding the current Future Land Use
32 Category or zoning in place immediately prior to March 12, 1990 shall not be eligible for
33 TDRs.

34 **Policy I-3.3.3 Wekiva System Buffers and Riparian Protection Zones**

35 The following shall apply to all development activity associated with or adjacent to wetlands and water
36 bodies of the Wekiva River System, including the Wekiva River, Blackwater Creek, Sulphur Run, Seminole
37 Creek and Lake Norris:

- 38 1. Any proposal for development shall be required to demonstrate that said activity will not
39 adversely affect the abundance, food sources, or habitat of aquatic or wetland-dependant
40 species within Riparian Habitat Protection Zones consistent with rules of the St. Johns River Water
41 Management District; and
- 42 2. Any proposal for development at a minimum shall be required to maintain a vegetated natural
43 buffer extending 50 feet landward from associated wetlands of the Wekiva River System or a
44 minimum 200 feet from the ordinary high water mark, whichever is farther landward.

45 **Policy I-3.3.4 Restrictions on Land Adjacent to Conservation or Preservation Areas**

46 No land adjacent to publicly owned conservation or preservation areas within the Wekiva River Protection
47 Area shall be developed for commercial or industrial uses.

1 **Policy I-3.3.5 General Prohibitions**

2 Parcels of land adjacent to the surface waters and watercourses of the Wekiva River System, including the
3 Wekiva River, Black Water Creek, Sulphur Run, Lake Norris, and Seminole Creek, shall not be subdivided
4 so as to interfere with the following: the implementation of protection zones as established pursuant to
5 Section 373.415, Florida Statutes, as amended; any applicable setbacks from the surface waters and
6 wetlands in the Wekiva River System and in the Wekiva River Protection Area which are established by
7 Lake County; or the policy requiring the concentration of development in the Wekiva River Protection Area
8 farthest from the surface waters and wetlands of the Wekiva River System.

9 **Policy I-3.3.6 Lakeshore and Waterfront Development**

10 Lake County shall limit the density and intensity of lakeshore and waterfront development within the
11 Wekiva River Protection Area. Lakeshore and waterfront development shall occur in a manner which will
12 enhance its natural character, avoid damage to indigenous environmental features and assure an
13 adequate amount of public access to waterfront and lakeshore areas within the limits defined by the
14 environmental requirements of the Lake County Land Development Regulations, the St. Johns River Water
15 Management District, and other state, regional and local agencies having jurisdiction over such areas.

- 16 1. Industrial or commercial uses shall be setback a minimum of 300 feet from the water bodies'
17 mean annual flood line.
- 18 2. Lake County shall purchase, when possible, waterfront areas and islands for public use when
19 identified as an environmentally sensitive resource.
- 20 3. Before granting approval of a proposed development, Lake County shall require environmental
21 surveys to be conducted in accordance with a County approved methodology to assess the
22 impacts of waterfront development on ground and surface water quality, quantity, and
23 hydrology; native and listed flora and fauna; and wetlands and associated uplands. Land
24 Development Regulations implementing this methodology shall be adopted within twelve (12)
25 months of the effective date of this policy.
- 26 4. Lake County shall utilize the Planned Unit Development approach to waterfront development
27 wherever appropriate in order to maintain the best possible controls over such developments.
- 28 5. Lake County shall require setbacks in conformance with Chapter 40C-41 F.A.C. to ensure safety,
29 protect environmental features and conserve public and private waterfront areas.

30 **Policy I-3.3.7 Commercial Development within the Wekiva River Protection Area**

31 Commercial areas within the Wekiva River Protection Area (WRPA) shall be developed at clearly defined
32 locations, harmoniously related to surrounding land use, traffic flow and the Lake County Comprehensive
33 Plan.

- 34 A. Commercial development within the WRPA, except within the Mt Plymouth-Sorrento Planning Area,
35 shall be discouraged. Outside of the Mt Plymouth-Sorrento Planning Area, new commercial
36 development shall be limited to the following:
 - 37 • The intersection of SR44 and Brantley Branch Rd, subject to criteria for a Rural Support
38 Intersection.
 - 39 • A corridor along that portion of SR44 located within the Pine Lakes plat identified in Plat Book
40 12 Page 67, subject to criteria for a Rural Support Corridor.
- 41 B. Commercial facilities may be permitted, operated or leased by local, State or Federal agencies or
42 established non-profit entities on conservation lands which are owned by the public or such non-
43 profit entity. Such uses shall be related solely to the passive use of such lands by the public.

1 **Policy I-3.3.8 Location of School Facilities in the Wekiva River Protection Area**

2 Notwithstanding any other provision of this Comprehensive Plan, in order to limit the intensity of structures
3 and facilities, new primary and secondary school sites shall only be allowed within the Receiving Area
4 Number Two.

5 **Policy I-3.3.9 Industrial Development**

6 New Industrial development shall be prohibited within the Wekiva River Protection Area.

7 **Policy I-3.3.10 Protection of Floodplains, Swamps and Marshes**

8 Lake County shall protect the natural characteristics of floodplains, swamps, and marshes, within the
9 Wekiva River Protection Area to the greatest extent possible.

- 10 1. Flood zones along streams or rivers, excluding wetlands, shall qualify for open space
11 requirements. The use of flood prone areas for purposes compatible with the hydrological
12 character of the area shall be regulated. Flood prone areas shall be protected to the greatest
13 extent possible. Passive recreation is recognized as a beneficial use of flood prone areas.
- 14 2. Building within swamps and marshes is prohibited, except in accordance with the policies of this
15 Comprehensive Plan, the Lake County Code, and in accordance with a wetland
16 alteration/mitigation plan approved by Lake County.
- 17 3. All habitable structures shall have floor elevations at least 18 inches above the 100-year flood
18 plain, and also require all public improvements such as roads, sewer and water lines, etc. to be
19 designed to meet the criteria of the Flood Disaster Act of 1973, Public Law 93-234 and other
20 applicable Federal, State and local requirements.
- 21 4. All uninhabitable structures may be constructed consistent with FEMA Rules on flood proofing or
22 elevated 18 inches above the 100-year flood plain, unless specifically prohibited.
- 23 5. Native vegetation within the 100-year flood plain in the Wekiva River Protection Area shall be
24 preserved to the greatest extent possible. Clearing of native vegetation shall be limited to only
25 those areas approved through a vegetation survey and protection plan approved by Lake
26 County, with the exception of those areas devoted to bona fide agricultural uses as specified in
27 this element and those activities necessary for normal yard maintenance.

28 **Policy I-3.3.11 Consideration of Environmental Factors**

29 The County shall work towards establishing and maintaining the natural state of the Wekiva River System
30 and the Wekiva River Protection Area. Full consideration shall be given to environmental factors within
31 Lake County as they pertain to land use.

32 **Policy I-3.3.12 Agricultural Uses**

33 Recognizing agriculture as an important and necessary economic activity within Florida and Lake County,
34 adequate and appropriate land and water shall be reserved for its continuance. Agriculture, as defined
35 by Section 570.02 F.S. and more specifically Section 193.461 F.S. conducted in compliance with
36 appropriate Best Management Practices (BMPs), is recognized as a legitimate and productive use of lands
37 within the Wekiva River Protection Area. Agricultural operations within the Wekiva River Protection Area
38 that file a Notice of Intent with the Department of Agriculture and Consumer Services and implement BMPs
39 developed by the Florida Department of Agriculture and Consumer Services and adopted by rule pursuant
40 to Section 403.067, F.S., shall be considered to meet the requirements of this policy. The County shall also
41 encourage the use of the protection practices contained in the publication "Protecting Florida's Springs-
42 Land Use Planning Strategies and Best Management Practices" (Department of Community
43 Affairs/Department of Environmental Protection, 2002) by Agricultural uses.

1 **Policy I-3.3.13 Silviculture in Wekiva River Protection Area**

2 Silviculture, conducted as an agricultural operation as defined by Section 570.02 F.S. and more
3 specifically in 193.461 F.S. as a bona fide agricultural operation, is recognized as a legitimate and
4 productive use of lands within the Wekiva River Protection Area. Silviculture operations, including
5 harvesting plans, within the Wekiva River Protection Area that file a Notice of Intent with the Department
6 of Agriculture and Consumer Services and implement Best Management Practices (BMPs) developed by the
7 Florida Department of Agriculture and Consumer Services and adopted by rule pursuant to Section
8 403.067, F.S., shall be considered to meet the requirements of this policy. The County shall also encourage
9 the use of the protection practices contained in the publication “Protecting Florida’s Springs - Land Use
10 Planning Strategies and Best Management Practices” (Department of Community Affairs/Department of
11 Environmental Protection, 2002) by Silvicultural uses. Long crop rotation shall be encouraged when land
12 within Primary Springshed Zones is used for silviculture.

13 **Policy I-3.3.14 Surface and Subsurface Hydrology**

14 The hydrology of a site shall be utilized in determining land use as opposed to land use determining
15 hydrology. This entails discouraging any land use that would significantly alter surface and subsurface
16 water levels and have an adverse effect on the environment. Any mitigation shall be subject to approval
17 by Lake County.

18 **Policy I-3.3.15 Protection of the Water Quantity, Water Quality and Hydrology of the**
19 **Wekiva River System**

20 Special consideration shall be given to the protection of the water quantity, water quality and hydrology
21 of the Wekiva River System as defined in the Florida Statutes.

22 **Policy I-3.3.16 Protection and Conservation of Wetlands and Wetlands Systems**

23 It is the intent of Lake County to protect and conserve wetlands and wetlands systems within the Wekiva
24 River Protection Area (WRPA) to the maximum extent possible. Within the WRPA, wetland impacts
25 including placing or depositing of fill within wetlands shall be prohibited except as necessary to provide
26 for legal ingress or egress to developable upland areas. In such circumstances enhancements will be
27 required to maintain wetland connectivity and natural flow regimes. All wetlands and associated buffers
28 on a parcel shall be placed under a conservation easement prior to commencement of construction on the
29 property, to the extent allowed by law.

30 **Policy I-3.3.17 Preservation of Natural Habitats within the Wekiva River Protection**
31 **Area**

32 The County shall preserve natural habitats essential to any animals or plants designated as endangered,
33 threatened, or species of special concern pursuant to the Florida Administrative Code and the Florida
34 Statutes, particularly as they apply to the Wekiva River Protection Area. Such preservation shall ensure
35 sufficient habitat exists for feeding, nesting, roosting, resting, traveling and migration, so as to maintain
36 viable populations of listed species.

37 **Policy I-3.3.18 Preservation of Native Vegetation within the Wekiva River Protection**
38 **Area**

39 Native vegetation within the Wekiva River Protection Area shall be preserved to the greatest extent
40 possible. Therefore, clearing of native vegetation shall be limited to only those areas approved in
41 accordance with a vegetation survey and protection plan submitted to and approved by Lake County, with
42 the exception of those areas devoted to bona fide agricultural uses as specified under and those activities
43 necessary for normal yard maintenance.

1 **Policy I-3.3.19 Protection of Aquatic and Wetland-dependent Wildlife Species**
2 **Associated with the Wekiva River System**

3 The County shall protect aquatic and wetland-dependent wildlife species associated with the Wekiva River
4 System by requiring that existing wetlands, associated habitat, and aquatic systems are maintained in a
5 natural state to the maximum extent possible.

6 **Policy I-3.3.20 Mining and Borrow Activities within the Wekiva River Protection Area**

7 New mining activities shall be prohibited within the Wekiva River Protection Area. Expansion of existing
8 mining activities within the Wekiva River Protection Area shall be subject to the provisions of the Lake
9 County Code and the approval of the Board of County Commissioners.

10 Borrow activities within the Wekiva River Protection Area may be permitted only after approval by the
11 Board of County Commissioners. It is the intent herein to limit borrow activities to those necessary for the
12 construction of or improvement to highways or other public works projects within the Wekiva River
13 Protection Area. Excavation performed in the construction of an agricultural water management system
14 subject to a water management district permit is not considered to be borrow activity.

15 **Policy I-3.3.21 Preserve Environmentally Sensitive Areas within the Wekiva River**
16 **Protection Area**

17 Lake County shall seek to preserve those environmentally sensitive areas identified in environmental studies
18 prepared by government agencies, or approved by the Board of County Commissioners, in order to
19 safeguard Lake County's resources for present and future residents and particularly those areas within the
20 Wekiva River Protection Area.

21 **Policy I-3.3.22 Encourage Acquisition of Environmentally Sensitive Areas**

22 Lake County shall support and actively encourage acquisition of environmentally sensitive areas by
23 donation or purchase by Federal, State or units of local government and non-profit groups that would
24 preserve them in their natural state. The County shall utilize revenue bonds from the Lake County Land
25 Acquisition Program and partner to the greatest extent possible with the aforementioned entities to
26 acquire, or assist in the acquisition of environmentally sensitive areas for permanent preservation.

27 **Policy I-3.3.23 Wild and Scenic River Designation**

28 Lake County shall participate in functions of the federal Wekiva River System Advisory Management
29 Committee, established pursuant to designation of the Wekiva River System as a Wild and Scenic River.
30 The County shall support purposes of the committee, including development of a management plan for the
31 Wekiva River System and advising the United States Department of the Interior with respect to
32 management responsibilities for the Wekiva River System consistent with the Federal Wild and Scenic
33 Rivers Act.

34 **Policy I-3.3.24 Provision of Active Recreation Facilities**

35 Within the Wekiva River Protection Area (WRPA), Lake County shall limit active recreation facilities to the
36 WRPA Receiving areas, with the exception of Pine Forest Park.

37 **Policy I-3.3.25 Water Conservation Practices**

38 Lake County shall discourage wasteful practices that would deplete supplies of potable water and shall
39 promote water conservation practices.

1 **Policy I-3.3.26 Provision of Central Water Systems within the Wekiva River Protection**
2 **Area**

3 Central Water Systems shall be required within the Wekiva River Protection Area where provision of such
4 a system is shown to be environmentally necessary, as determined by the County. The development of a
5 regional water supply system is encouraged in order to augment the feasibility and desirability of
6 providing central water supply facilities consistent with policies in the Potable Water Sub-element for
7 service to occur within the Mount Plymouth-Sorrento Community when densities are such that centralized
8 services are feasible.

9 **Policy I-3.3.27 Protection of Ground and Surface Waters**

10 Lake County shall protect the quantity, quality, and flow of ground and surface waters, associated with
11 resources of federal, state and regional concern including designated areas such as the Wekiva River
12 Protection Area and Wekiva Study Area.

13 **Policy I-3.3.28 Sewage Treatment and Disposal Facilities**

14 Lake County shall encourage the development of sewage treatment and disposal facilities that utilize the
15 best available technology in order to minimize detrimental effects to the environment.

16 **Policy I-3.3.29 Provision of Central Sewer Systems within the Wekiva River Protection**
17 **Area**

18 Central sewer systems shall be required within the Wekiva River Protection Area where provision of such
19 system is shown to be environmentally necessary, as determined by the County. The development of a
20 regional sewage treatment system is encouraged in order to augment the feasibility and desirability of
21 providing central sewage treatment facilities consistent with policies in the Sanitary Sewer Sub-element for
22 service to occur within the Mount Plymouth-Sorrento Community when densities are such that centralized
23 services are feasible.

24 **Policy I-3.3.30 Land Spreading of Wastewater Residuals within the Wekiva River**
25 **Protection Area**

26 Within the WRPA, the land spreading of sludge and other wastewater residuals shall be prohibited.

27 **Policy I-3.3.31 Aviation Facilities within the Wekiva River Protection Area**

28 Within twelve (12) months of the effective date of this Comprehensive Plan, Lake County shall adopt Land
29 Development Regulations to regulate aviation facilities in the Wekiva River Protection Area. Runways shall
30 be unpaved and limited to 3,000 feet or less. New airport and airstrip facilities shall be limited to
31 private residential uses and no more than three (3) aircraft based at the facility, subject to conditional use
32 approval. Airports and airstrips in existence serving more than three (3) aircraft at the time of the
33 adoption of this Comprehensive Plan may expand, subject to conditional use approval. All facilities shall
34 comply with all federal and state regulations, including Federal Aviation Administration and Florida
35 Department of Transportation rules and regulations.

36 **OBJECTIVE I-3.4 WEKIVA STUDY AREA**

37 The County shall regulate the use of land within the Wekiva Study Area (WSA), as defined by Florida
38 Statutes, through land use strategies that protect and preserve the function of natural resources within the
39 Wekiva Study Area, including but not limited to springs, springsheds, karst features, most-effective
40 recharge areas, sensitive natural habitats, wetlands, wildlife, and wildlife corridors. It is the intent of this
41 section to supplement the provisions contained in this Comprehensive Plan relative to portions of the
42 Wekiva Study Area that include the Wekiva River Protection Area.

1 Regardless of the land use designation or zoning classification assigned to any parcel of property located
2 within the Wekiva Study Area, no development may be approved upon parcels so located unless the
3 proposed development conforms to the provisions of the Wekiva Parkway and Protection Act, the
4 Comprehensive Plan and Land Development Regulations adopted pursuant to the Comprehensive Plan.
5 The following policies pertain to the Wekiva Study Area.

6 **Policy I-3.4.1 Surveys and Studies**

7 The County shall require the following surveys and studies to be submitted with applications for rezonings,
8 site plans, plats or development proposals, subject to verification and approval by Lake County for
9 projects within the Wekiva Study Area of 40 acres or greater. The following surveys and studies shall also
10 be required for rezonings resulting in densities greater than the base density within the Rural Transition,
11 Sending Area A-1-40, Sending Area A-1-20, and Receiving Area A-1-20 Future Land Use Categories:

- 12 1. An analysis of soils shall be performed by a qualified professional to determine the location of
13 most effective recharge areas, considered Type "A" Hydrologic Soils described by the NRCS Soil
14 Survey maps. Required open space shall include these areas to the maximum extent possible.
- 15 2. A Site specific hydrogeologic and geotechnical report shall be submitted to determine the
16 hydrogeologic character of a site. This report shall be prepared by a qualified Professional
17 Geologist or Engineer qualified in the field of hydrogeology and shall identify all surface and
18 sub-surface features that could be potential pathways for contamination to enter the Floridan
19 Aquifer. At a minimum, this report shall address wastewater disposal, recharge, water supply, and
20 potential locations of stormwater management facilities. Borings shall be performed at potential
21 locations of wastewater disposal areas and stormwater management facilities sufficiently deep
22 enough to characterize the subsurface and confining unit. The overburden material shall be
23 characterized (grain size, percent organic matter, etc.) to determine its permeability, filtering
24 capacity and ability to bind pollutants. Specific requirements for the report shall be established in
25 the Land Development Regulations. The report analysis may take into account specific on-site Best
26 Management Practices and compensatory treatment for nutrient and pollutant reduction both on
27 and off-site.

28 The information contained in the report shall be used to establish the location of karst features and
29 establish setbacks from the delineated karst feature, consistent with the policies of this objective
30 and Comprehensive Plan. In addition, buffers, open space and other Best Management Practices
31 shall be required to minimize development impacts. Site stormwater and effluent disposal systems
32 will only be allowed in locations with the least potential for nutrients and pollutants entering the
33 aquifer.

- 34 3. Within twelve (12) months of the effective date of this policy, specific requirements for the report
35 shall be established in the Land Development Regulations.
- 36 4. An analysis of the site shall be performed by a qualified biologist to identify flora and fauna,
37 state and federal listed species, and vegetative habitat types, including but not limited to,
38 wetlands and sensitive natural habitat such as Longleaf Pine, Sand Hill, Sand Pine Scrub and Xeric
39 Oak Scrub. This analysis shall include field surveys and use of best available information from
40 federal, state, regional and local agencies. This site analysis shall also consider ecosystem
41 connectivity in relationship to adjacent properties and surrounding areas in coordination with the
42 St. Johns River Water Management District, Florida Department of Environmental Protection, and
43 Florida Fish and Wildlife Conservation Commission. Specific requirements for the report shall be
44 established in the Land Development Regulations, within twelve (12) months of the effective date
45 of this policy.
- 46 5. In order to protect natural resources in the Wekiva Study Area, the County shall herein adopt and
47 maintain maps, including but not limited to: Most Effective Recharge Areas, areas of aquifer
48 vulnerability, karst features, sensitive upland habitats (Longleaf Pine, Sand Hill, Sand Pine Scrub
49 and Xeric Oak Scrub) and wetlands. These maps shall be developed, based upon best available
50 data, from the St. Johns River Water Management District, Florida Department of Environmental
51 Protection, Florida Fish and Wildlife Conservation Commission and other agencies, and updated at

1 least annually as new site specific and agency data becomes available. Due to the inherent
2 complexities of ecological systems, these maps are for reference purposes and not intended to
3 substitute for site specific professional studies, surveys, reports, and analyses required pursuant to
4 this Comprehensive Plan and the Land Development Regulations.

5 **Policy I-3.4.2 Open Space Requirements within the Wekiva Study Area (WSA)**

6 In order to protect natural resources, including but not limited to aquifer recharge, karst features, native
7 vegetation, habitat, and wildlife, the County shall require that new development within the WSA preserve
8 and dedicate open space in perpetuity subject to the following requirements:

- 9 • Clustering of units shall be required, where the term clustering means that the built areas of the
10 development site are well defined and compact, thereby enabling the creation of contiguous
11 expanses of common open space and the protection of environmentally sensitive areas.
12 Development shall be clustered away from the most environmentally sensitive areas on site and
13 away from contiguous conservation land. Providing for environmental clustering, development shall
14 also be clustered away from contiguous rural residential property of five (5) acres or greater.
15 Open space created through clustering shall be connected to the greatest extent possible to
16 adjacent open space areas and public conservation lands to create contiguous networks and
17 corridors of larger open space.
- 18 • Within the WSA, minimum open space shall be provided consistent with the requirements of the
19 applicable Future Land Use Category. Inside the WSA, any subdivision of land into ten (10) or
20 more lots and resulting in an allowable density greater than one (1) dwelling unit per twenty (20)
21 net acres or larger calculated over the original parcel shall be configured as a clustered Rural
22 Conservation Subdivision with at least 35% of the net buildable area as common open space.
- 23 • Required open space shall be configured in a single contiguous tract to the greatest extent
24 feasible. Open space shall be contiguous with protected open space on adjacent parcels and
25 public conservation lands to the maximum extent feasible.

26 **Policy I-3.4.3 Priority for Preservation within the Wekiva Study Area (WSA)**

27 Priority for preservation and dedication shall be given to the following natural resources: Most Effective
28 Recharge Areas, wetlands, wetland buffers, springs, spring runs, sinkholes and karst features with an
29 aquifer connection, as well as sensitive natural habitats including Longleaf Pine, Sand Hill, Xeric Oak Scrub,
30 and Sand Pine Scrub vegetative communities.

31 **Policy I-3.4.4 Dedication of Open Space within the Wekiva Study Area (WSA)**

32 Open space required within the WSA shall be protected as follows:

- 33 1. Open space shall be designated to remain undeveloped and protected in perpetuity through
34 the use of conservation easements, plat restrictions, or similar recorded and legally binding
35 instruments that run with the land and establish the conditions and restrictions on the use of the
36 open space area. Open space conservation easements shall be dedicated to one or a
37 combination of the following, which shall be designated prior to development:
 - 38 • Conservation agency such as Florida Department of Environmental Protection or St. Johns
39 River Water Management District;
 - 40 • Non-profit conservation organization or land trust; or
 - 41 • Lake County, subject to County approval.
- 42 2. Open space shall be shown on all plats as a common area, which shall be deeded to the
43 homeowners association, the County, a conservation agency, or non-profit conservation
44 organization for ownership and maintenance. Any deeded open space shall be credited to
45 the dedicating subdivision in calculating open space requirements. The cost and responsibility

- 1 of maintaining open space shall be borne by the owner of the open space. Within a
2 residential subdivision, this is typically a Home Owners Association (HOA). An open space
3 management plan shall be required to accompany the development, subject to County
4 approval. The management plan shall establish conservation objectives, outline procedures,
5 and define the roles and responsibilities for managing open space, including establishment of
6 a Qualified Management Entity (QME) as appropriate. If not properly maintained, the County
7 may enforce maintenance.
- 8 3. Designated open space shall be clearly delineated on project site plans, including recorded
9 plats, and marked in the field. The boundaries of the designated open space shall be clearly
10 delineated on project site plans, including recorded plats, and marked in the field using posts
11 or similar devices acceptable to Lake County at a maximum interval of 50 feet to distinguish
12 these areas from areas suitable for development. The 50-foot marking requirement will apply
13 to open space areas greater than one (1) acre in size.
- 14 4. Clustering shall mean that the built area of the development site is well defined and compact,
15 thereby enabling the creation of contiguous expanses of open space and the protection of
16 environmentally sensitive areas. Open space shall be contiguous with protected open space on
17 adjacent parcels and public conservation lands to the maximum extent feasible and
18 configured to ensure compatibility with adjacent rural properties.

19 **Policy I-3.4.5 Development Design Standards**

20 In order to protect natural resources, including but not limited to aquifer recharge, karst features, native
21 vegetation, habitat, and wildlife, new development within the Wekiva Study Area (WSA) shall implement
22 conservation design standards including at a minimum:

- 23 • Clustering of development to create large contiguous tracts of common open space; to protect
24 environmentally sensitive areas, including but not limited to habitat, wildlife, and wildlife corridors;
25 to maximize buffering to adjacent conservation land; to protect aquifer recharge and karst
26 features; and to create opportunities for passive recreation.
- 27 • Protection of common open space, wetlands and other natural features in perpetuity by easement,
28 or similar recorded and legally binding instrument.
- 29 • Preservation of wildlife, natural habitat, and karst features on site. A study of listed species as
30 required by the Conservation Element.
- 31 • Maintenance, enhancement, and protection of corridors for wildlife movement in coordination with
32 adjacent properties;
- 33 • Minimal site disturbance and alteration of terrain, through use of design techniques, such as Low
34 Impact Development, that protect native vegetation and minimize earth movement such as reduced
35 lane widths, stem-wall construction, swales, and native landscaping.
- 36 • A wetland assessment for all development. The purpose of said wetland assessment is to maintain
37 the integrity of wetland systems.
- 38 • Use of best management practices for native landscaping and “right plant-right place”
39 landscaping techniques to provide compatibility with the natural environment and minimize the use
40 of chemicals, pesticides, and water for irrigation. No invasive exotic plant species shall be used in
41 landscaping.
- 42 • Implementation of water conservation techniques including the restriction of irrigated lawn and
43 landscaping to no more than 50% of all pervious areas for both residential lots and common
44 areas.
- 45 • Preservation of dark skies through dark sky lighting ordinances.

- 1 • Central water and sewer facilities that can be connected to a regional system when available for
2 all new development within the WSA that has a density equal to or greater than one unit per net
3 buildable acre;
- 4 • Installation of reclaimed water lines within service areas in order to ensure the present or future
5 capability to receive treated reuse water to the maximum extent possible;
- 6 • Use of water conservation devices and practices for all development; and
7
- 8 • Implementation of best management practices according to the principles and practices of the
9 Florida Yards and Neighborhoods Program.

10 **Policy I-3.4.6 Protection of Karst Features**

11 The County shall require that new development be designed to avoid and protect karst features with the
12 intent of maintaining their natural function, integrity and structure. Karst features with an aquifer connection
13 shall be considered for potential acquisition by the County with priority given to those areas where
14 protection would render a property undevelopable.

15 **Policy I-3.4.7 Identification of Karst Features**

16 The County shall require that karst features are accurately identified on development proposals, and
17 protected during construction and after development by the following:

- 18 • Inclusion of karst features into pervious open space areas;
- 19 • Use of natural landscape design principles to incorporate karst features as aesthetic elements;
- 20 • Pretreatment of stormwater runoff in accordance with applicable federal, state, regional, and
21 local regulations, prior to discharge to karst features; prohibition of stormwater discharge, directly
22 or indirectly, to karst features with an aquifer connection;
- 23 • Prohibition of discharge of wastewater effluent directly or indirectly to any karst features; and
- 24 • Perimeter buffering around karst features having an aquifer connection to maintain natural
25 function, edge vegetation, and structural protection.

26 **Policy I-3.4.8 Setbacks from Karst Features**

27 Development shall be set back from karst features and spring runs as specified below. The setback shall
28 consist of a buffer that retains all natural vegetation within the setback area.

29	Feature	Minimum setback
30	Springs	300 feet
31	Spring runs	100 feet
32	Karst features	100 feet

33 If a lot of record existing on the effective date of this policy is too small to comply with the setback
34 requirements above, structures and impervious surfaces shall be located at the maximum distance possible
35 from the karst feature(s), and a swale and berm shall be built between the developed area and karst
36 feature to direct drainage away from the feature.

37 **Policy I-3.4.9 Development Best Management Practices for Ground Water Protection**

38 In order to minimize the contribution of nutrients and pollutants to ground water and to foster stewardship
39 of the Wekiva Springshed, special design and Best Management Practices shall be instituted for
40 development within the Wekiva Study Area (WSA) including at a minimum the following:

- 1 1. Development shall use joint or shared access to the maximum extent feasible in order to minimize
2 impervious surfaces.
- 3 2. Nonresidential development shall minimize the size of contiguous impervious areas and shall use
4 shared parking to the maximum extent feasible in order to minimize impervious surfaces. All
5 parking lots with 100 or more spaces shall be designed with a minimum of 20% of the parking
6 spaces as pervious area.
- 7 3. Design of parking lots, sidewalks, buildings, and other impervious surfaces shall minimize
8 connections between impervious surfaces through techniques that shall be depicted on the
9 development site plan, such as:
 - 10 • Directing flows from roof drains to vegetated areas or to rain barrels or cisterns for reuse;
 - 11 • Directing flows from paved areas to vegetated areas;
 - 12 • Locating impervious surfaces to drain to vegetated buffers or natural areas; and
 - 13 • Breaking up flow directions from large paved surfaces.
- 14 4. The use of porous pavement materials, pervious concrete, and pervious asphalt shall be
15 encouraged to minimize the amount of impervious surface.
- 16 5. Drainage for streets and roads within new development shall be through roadside swales and
17 berms. Curb and gutter design should not be approved, except where safety issues exist. Infill
18 and redevelopment within existing urban areas with existing curb and gutter are exempt from this
19 requirement. Where curb and gutter is approved, and to the extent feasible, the curb and gutter
20 shall be designed to provide adequate curb cuts to allow run-off to be directed to roadside
21 landscaped swales for infiltration and treatment prior to discharge.
- 22 6. Development shall be designed to minimize site disturbance using Low Impact Development
23 techniques including but not limited to:
 - 24 • Limiting clearing to the minimum area necessary for development;
 - 25 • Avoiding or minimizing the removal of existing noninvasive trees and vegetation;
 - 26 • Limiting soil compaction to the footprint of development; and
 - 27 • Minimizing connected impervious surfaces to reduce water runoff flows and increase
28 opportunities for infiltration.

29 **Policy I-3.4.10 Industrial Development within the Wolfbranch Sink Basin**

30 Wolfbranch Sink is recognized as a unique and sensitive karst feature within the Wekiva Study Area
31 through which surface waters drain into the underground aquifer. The County shall pursue, in coordination
32 with the Lake County Water Authority, adoption of joint Land Development Regulations with the City of
33 Mount Dora to ensure that industrial uses within or in close proximity to the Wolfbranch Basin to protect the
34 natural and hydrological characteristics of the sink including, but not limited to, surface water, ground
35 water, vegetative buffers and topography.

36 **Policy I-3.4.11 Wekiva Parkway Interchange Plan**

37 The Wekiva Parkway and Protection Act identifies a major interchange for the Wekiva Parkway on State
38 Road 46 east of Mt. Plymouth, to be located on the Neighborhood Lakes Conservation parcel. Land uses
39 may be permitted consistent with the Conservation Future Land Use Category surrounding the interchange.
40 The County shall coordinate with transportation and public land agencies regarding security, access, and
41 wildlife management.

1 **Policy I-3.4.12 Land Spreading of Wastewater Residuals within the Wekiva Study**
2 **Area**

3 Within the Wekiva Study Area, the land spreading of sludge and other wastewater residuals shall be
4 prohibited.

5
6 **GOAL I-4 GREEN SWAMP**

7 The Green Swamp Area of Critical State Concern (GSACSC), including its wetlands, forests, prairie, and
8 wildlife, is a natural resource of irreplaceable value to the people of Lake County and State of Florida.
9 Furthermore, due to its high groundwater elevation, much of the GSACSC serves as a recharge area for
10 the Floridan Aquifer and therefore plays a critical role in protecting Central Florida's water supply. Lake
11 County shall maintain the long-term viability of these natural resources through a comprehensive and
12 holistic approach to land use, water resource protection, and wildlife and habitat needs within the Green
13 Swamp.

14 **OBJECTIVE I-4.1 DESIGNATION OF THE GREEN SWAMP AREA OF CRITICAL STATE**
15 **CONCERN**

16 Lake County shall, through the implementation of this Comprehensive Plan, preserve and protect the Green
17 Swamp as a natural resource of critical state and regional importance.

18 **Policy I-4.1.1 Green Swamp Area of Critical State Concern Boundary**

19 The Green Swamp Area of Critical State Concern was designated in 1979 by the Florida Legislature
20 pursuant to the Florida Statutes. This legislation set forth the requirements of the designation that are also
21 found within the Florida Administrative Code (F.A.C.). The boundary of the GSACSC is depicted on the
22 Future Land Use Map and is legally described within Rule Chapter 28-28, FAC. The Green Swamp Area
23 of Critical State Concern consists of all that certain lot, piece, or parcel of land situated, lying, and being
24 in Lake County, in the State of Florida, being more particularly described as follows:

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

27 (1) In Lake County, north along the west boundary line of Sections 34, 27 and 22 in Township 24
28 South, Range 24 East, a distance of three (3) miles; thence

29 (2) Turning and running east along the north boundary line of Section 22 in Township 24 South, Range
30 24 East, to the point of intersection of the north boundary line of said Section 22 and the westerly right-of-
31 way line of the Seaboard Coast Line Railroad; thence

32 (3) Northwesterly along the westerly right-of-way line of the Seaboard Coast Line Railroad to a point
33 in the north boundary line of Section 4, in Township 24 South, Range 24 East, a distance of 3.5 miles, more
34 or less; thence

35 (4) Turning and running west along the boundary between Townships 23 and 24 South, which
36 boundary is the south boundary line of Sections 33 and 32 in Township 23 South, Range 24 East; thence

37 (5) Turning and running north along the west boundary of Section 32 in Township 23 South, Range 24
38 East, a distance of one mile; thence

39 (6) Turning and running east along the north boundary line of Sections 32 and 33 in Township 23
40 South, Range 24 East to a point in the westerly right-of-way line of the Seaboard Coast Line Railroad;
41 thence

42 (7) Turning and running northwesterly along the westerly right-of-way line of Seaboard Coast Line
43 Railroad to a point, which point is in the boundary between Ranges 23 East and 24 East, which point is

- 1 also in the west boundary of Section 31 in Township 22 South, Range 24 East, a distance of six miles more
2 or less; thence
- 3 (8) Turning and running north along the boundary between Range 23 East and Range 24 East to a
4 point in the southerly right-of-way line of the Seaboard Coast Line Railroad, a distance of 3.25 miles,
5 more or less; thence
- 6 (9) Turning and running east along the south right-of-way line of said Seaboard Coast Line Railroad
7 to a point in the east boundary line of Section 16 in Township 22 South, Range 24 East; thence
- 8 (10) Turning and running south along the east boundary line of Section 16, in Township 22 South, Range
9 24 East, a distance of one-half mile; thence
- 10 (11) Turning and running east along the north boundary line of Section 22 in Township 22 South, Range
11 24 East, a distance of one mile; thence
- 12 (12) Turning and running south along the east boundary line of Section 22 in Township 22 South, Range
13 24 East, a distance of one mile; thence
- 14 (13) Turning and running east along the north boundary line of Sections 26 and 25 Township 22 South,
15 Range 24 East and Section 30 in Township 22 South, Range 25 East, a distance of three miles; thence
- 16 (14) Turning and running north along the west boundary of Section 20, Township 22 South, Range 25
17 East to a point in the south right-of-way line of State Road 50, a distance of one-half mile, more or less;
18 thence
- 19 (15) Turning and running east along the south right-of-way line of State Road 50 to a point in Section
20 23, Township 22 South, Range 25 East, which point is the point of intersection of State Road 50 and the
21 east boundary of the canal which connects Lake Minnehaha and Lake Minneola; thence
- 22 (16) Turning and running south along the eastern bank of said canal and continuing south along the
23 eastern shore of Lake Palatlahaha to a point in the westerly right-of-way line of State Road 561, a
24 distance of one-half mile, more or less; thence
- 25 (17) Southerly along the westerly right-of-way line of State Road 561 to a point in Section 11,
26 Township 23 South, Range 25 East, which point is the point of intersection of State Road 561, a distance of
27 one-half mile, more or less; thence
- 28 (18) Turning and running west along the north right-of-way line of State Road 565B to a point in the
29 west boundary line of Section 11 in Township 23 South, Range 25 East, a distance of one-quarter mile,
30 more or less; thence
- 31 (19) South along the west boundary line of Sections 11 and 14 Township 23 South, Range 25 East, a
32 distance of 1.5 miles, more or less; thence
- 33 (20) East along the south boundary line of Sections 14 and 13 in Township 23 South, Range 25 East, a
34 distance of two miles; thence
- 35 (21) North along the west boundary line of Section 18 and 7 in Township 23 South, Range 26 East, to a
36 point in the north right-of-way line of Hull Road, which is depicted on the February 1969 edition of the
37 Florida State Road Department General Highway Map of Lake County as a graded and drained road
38 skirting the south end of Lake Susan while running approximately along the north boundary line of Section
39 12 in Township 23 South, Range 25 East; thence
- 40 (22) Turning and running west along the north right-of-way line of Hull Road a distance of one-half
41 mile, more or less, to a point in Section 12, Township 23 South, Range 25 East, which point is the
42 intersection of the north right-of-way line of Hull Road with the east right-of-way line of Lake Shore Road,
43 which is depicted on the February 1969 edition of the Florida State Road Department General Highway
44 Map of Lake County as a paved road running west and then north of Lake Susan; thence
- 45 (23) Turning and running north, then easterly, along the easterly, then southerly, right-of-way line of
46 Lake Shore Road a distance of 1.5 miles, more or less, to a point in Section 6, Township 23 South, Range

- 1 26 East, which point is the intersection of the southerly right-of-way line of Lake Shore Road, with the west
2 right-of-way line of Lake Louisa Road, which is depicted on the February 1969 edition of the Florida State
3 Road Department General Highway Map of Lake County as a bituminous road running in a north-south
4 direction to the east of Lake Susan and skirting the northeast shoreline of Lake Louisa; thence
- 5 (24) Turning and running south, then southeasterly, along the westerly right-of-way line of Lake Louisa
6 Road to a point in Section 16, Township 23 South, Range 26 East, which point is the intersection of the
7 westerly right-of-way line of Lake Louisa Road with the west right-of-way line of United States Route 27
8 (State Road 25), a distance of four miles, more or less; thence
- 9 (25) South along the west right-of-way line of United States Route 27 to a point of intersection of the
10 south boundary of Lake County and the north boundary of Polk County; thence
- 11 (26) Turning and running west, then north, then west, then south, then west along the south boundary of
12 Lake County, to the point of beginning.
- 13 Specifically excluding and exempting Lake Louisa State Park.

14 **Policy I-4.1.2 Uses of Land Determined to be of Environmental Value**

15 The Green Swamp Area of Critical State Concern has been determined to be an area of statewide
16 environmental value. In recognition of this, Lake County shall pursue a land use strategy within the
17 GSACSC that emphasizes passive parks, agriculture, and very low density rural residential development
18 protective of the natural environment. The County shall utilize the Conservation Future Land Use Category
19 to designate preserved areas. Within the GSACSC, criteria such as drainage patterns, soil types, flood
20 types, flood zones and indigenous vegetation shall be utilized to protect natural resources.

21 **Policy I-4.1.3 Consistency with other Management Plans**

22 Lake County shall coordinate with other local, regional, and state agencies to ensure that policies as
23 established in this Comprehensive Plan are consistent with other management plans applicable to the
24 Green Swamp Area of Critical State Concern.

25 **Policy I-4.1.4 Principles for Guiding Development within the Green Swamp Area of 26 Critical State Concern**

27 The following shall apply to the GSACSC, in order to effectively and equitably conserve and protect its
28 environmental and economic resources; provide a land and water management system to protect
29 resources; and facilitate orderly and well planned growth. Any review and approval mechanism shall not
30 become effective, amended or modified, and no action taken under such mechanism shall be effective, until
31 first reviewed and approved by the Department of Community Affairs, pursuant to Chapter 380, F.S.

32 Protection Objectives:

- 33 • Minimize the adverse impacts of development on resources of the Floridan Aquifer, wetlands, and
34 flood detention areas;
- 35 • Protect the normal quantity, quality, and flow of groundwater and surface water, which are
36 necessary for the protection of resources of State and regional concern.
- 37 • Protect the water available for aquifer recharge;
- 38 • Protect the functions of the Green Swamp Potentiometric High of the Floridan Aquifer;
- 39 • Protect the normal supply of ground and surface waters;
- 40 • Prevent further salt-water intrusion into the Floridan Aquifer;
- 41 • Protect or improve existing ground and surface water quality;
- 42 • Protect the water-retention, and biological filtering capabilities of wetlands;

- 1 • Protect the natural flow regime of drainage basins; and
- 2 • Protect the design capacity of flood detention areas, and the water-management objectives of
- 3 these areas through the maintenance of hydrologic characteristics of drainage basins.

4 Regulatory Guidelines:

- 5 1. Site Planning - The platting of land shall be permitted only when such platting commits
- 6 development to a pattern which will not result in the alteration of the natural surface water flow
- 7 regime, and which will not reduce the natural recharge rate of the platted site.
- 8 2. Site Alteration - Site Alteration shall be permitted only when such alteration will not adversely
- 9 affect the natural surface water flow regime, or natural recharge capabilities of the site; and
- 10 when it will not cause siltation of wetlands, or reduce the natural retention and filtering capabilities
- 11 of wetlands. Any site alteration shall adhere to Low Impact Development principles and practices
- 12 and shall minimize site disturbance, clearing of natural vegetation, and soil compaction.
- 13 3. All site alteration activities shall provide for water retention and settling facilities, maintain an
- 14 overall site runoff equivalent to the natural flow regime prior to alteration, and maintain a runoff
- 15 rate which does not cause erosion. No site work shall be initiated prior to the issuance of
- 16 drainage/stormwater permits by concerned agencies. Stormwater management systems shall be
- 17 designed according to Low Impact Development principles and practices over conventional
- 18 systems.
 - 19 • Soils - All soils exposed as a result of site alteration or development activities shall be located
 - 20 and stabilized in a manner to prevent erosion and the alteration of natural flow regimes.
 - 21 • Groundwater - Groundwater withdrawal shall not exceed the safe yield per acre as
 - 22 determined by the St. John's River Water Management District or the Southwest Florida Water
 - 23 Management District, or their successor agencies.
 - 24 • Stormwater – Pre-treated Stormwater runoff shall be released into the wetlands in a manner
 - 25 approximating the natural flow regime if consistent with the stormwater management
 - 26 ordinance.
 - 27 • Industrial and Sewage Waste - Any industrial waste, sewage, or other human-induced wastes
 - 28 shall be effectively treated by the latest technological advances, and shall not be allowed to
 - 29 discharge into these waters unless in conformance with Florida Department of Environmental
 - 30 Protection rules and regulations.
 - 31 • Solid Waste - There shall be no solid waste facilities located in the GSACSC.
 - 32 • Structures - Structures shall be placed in a manner that will not adversely affect the natural
 - 33 flow regime and which will not reduce the recharge capabilities. Placement of structures shall
 - 34 be consistent with sound floodplain management practices such as compliance with the Flood
 - 35 Disaster Protection Act of 1973.
- 36 4. Resource extraction within the GSACSC shall be limited to sand deposits only. Land Development
- 37 Regulations to limit the impacts of mining activities shall be adopted by the County within 24
- 38 months of the effective date of the Comprehensive Plan.

39 All development in the GSACSC shall conform to the regulatory guidelines and objectives outlined in the

40 Principles for Guiding Development within the GSACSC.

41 **Policy I-4.1.5 Development Requirements within the Green Swamp Area of Critical**

42 **State Concern**

43 The following requirements shall apply for all development within the Green Swamp Area of Critical State

44 Concern:

- 45 • All development shall use water conservation devices and practices.

- 1 • All development must provide assurances that all of the services needed to support that
2 development are in place concurrent with the impacts of the development, including but not limited
3 to roads, fire, police, and schools.
- 4 • All development shall be clustered away from environmentally sensitive lands.
- 5 • A wetland assessment is required for all development, based on site verification. The purpose of
6 said wetland assessment is to maintain the integrity of wetland systems.
- 7 • All development shall retain all stormwater on site or located in the same area of recharge.
8 Stormwater management systems shall be designed using Low Impact Development principles and
9 practices.
- 10 • A study of Listed Species is required for all proposed development, based on site verification. If it
11 is determined that Listed Species are located on the site, a habitat management plan must be
12 prepared and implemented using guidelines and criteria of the Florida Fish and Wildlife
13 Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS). This plan must be
14 reviewed by the appropriate agency (FFWCC or USFWS) prior to the issuance of a development
15 order by the County.
- 16 • Septic tanks shall be regulated in accordance with the specific policies for the GSACSC set forth
17 within this Comprehensive Plan and state law.
- 18 • Dark skies shall be preserved through dark sky lighting ordinances.
- 19 • All development shall maintain, enhance, and protect corridors for wildlife movement in
20 coordination with adjacent properties.
- 21 • All development shall minimize site disturbance and alteration of terrain, through use of design
22 techniques that protect native vegetation and minimize earth movement such as reduced lane
23 widths, stem-wall construction, and swales.
- 24 • All development shall protect common open space, wetlands, and other natural features in
25 perpetuity by conservation easement or similar recorded and legally binding instrument, as
26 allowed by law.
- 27 • All development along roadway corridors shall improve and protect the rural character of the
28 corridor.
- 29 • All development shall require the use of best management practices for native landscaping and
30 “right plant-right place” landscaping techniques to provide compatibility with the natural
31 environment and minimize the use of chemicals, pesticides, and water for irrigation. No invasive
32 exotic plant species shall be used in landscaping.
- 33 • Implement water conservation techniques including the limitation of overhead irrigation, with the
34 exception of low-volume irrigation such as drip or micro-irrigation systems, and areas used for
35 vegetable gardens; and
- 36 • All development shall enhance the rural character of the project and surrounding area.
- 37 • Land Development Regulations to limit the impacts of resource extraction (mining) activities shall be
38 adopted by the County within 24 months of the effective date of the Comprehensive Plan.

39

40 **OBJECTIVE I-4.2 FUTURE LAND USE CATEGORIES WITHIN THE GREEN SWAMP AREA** 41 **OF CRITICAL STATE CONCERN**

42 Lake County shall continue to protect natural resources of the GSACSC through application of four Future
43 Land Use Categories specific to the GSACSC: Green Swamp Ridge, Green Swamp Rural, Green Swamp
44 Rural/Conservation, and Green Swamp Core/Conservation. The following policies are deemed necessary
45 in order to protect and enhance the natural resources contained therein.

1 **Policy I-4.2.1 Limitations of Development within the Green Swamp Area of Critical**
2 **State Concern**

3 The densities and intensities established in these policies are the only densities and intensities that apply in
4 the Green Swamp Area of Critical State Concern. Proposed development within the GSACSC shall be
5 required to follow the policies set forth herein which are additional to the other requirements of the
6 Comprehensive Plan.

7 Except as provided in this Policy, Lake County shall limit the amount of development that can occur in the
8 GSACSC to the uses allowed in each of the Future Land Use categories identified in the policies below and
9 which are located on the County FLUM.

10 A portion of the Cagan Crossings Future Land Use Category as described in Policy 1-1.3.5 (Cagan
11 Crossings Future Land Use Category) of this element is recognized to exist in the GSACSC prior to the
12 adoption of this Comprehensive Plan and continues to be recognized. The Cagan Crossings Future Land
13 Use Category shall not be expanded or applied to any other property.

14
15 In addition, the Conservation Future Land Use Category within the Public Benefit Future Land Use Series
16 may be assigned to property within the GSACSC.

17 **Policy I-4.2.2 Green Swamp Ridge Future Land Use Category**

18 Within the Green Swamp Ridge Future Land Use Category, a maximum density of four (4) dwelling units
19 per net buildable acre may be allowed. A density of one (1) dwelling unit per twenty (20) acres of
20 wetlands is transferable to the uplands of a project site.

21 Residential development shall require a PUD and dedication of a minimum of 40 percent of the net
22 buildable area of the project site as common open space.

23 Mixed use PUDs in the Green Swamp Ridge FLUC shall be limited to a maximum of 20 percent of the net
24 buildable area of the site for commercial use. Strip commercial is prohibited.

25 The maximum intensity of this category shall be 0.25 F.A.R. except for institutional uses which shall be 0.35
26 F.A.R. The maximum Impervious Surface Ratio shall be 0.45 and building height shall be limited to 40 feet.

27 Within the Green Swamp Ridge Future Land Use Category, central sewer service shall be required for
28 development equal to or greater than one dwelling unit per net buildable acre.

29 Development orders shall be issued with a condition that specifies a regional wastewater service provider
30 and that requires the development to connect to the regional provider when sewer services are available.

31 TYPICAL USES INCLUDE:

- 32 • Residential;
- 33 • Agriculture and forestry;
- 34 • Day care services;
- 35 • K-12 schools;
- 36 • Religious organizations;
- 37 • Passive parks;
- 38 • Civic uses;
- 39 • Religious organizations; and
- 40 • Commercial uses, including Services and retail trade, of 5,000 square feet or less per parcel.

41 USES REQUIRING A CONDITIONAL USE PERMIT:

- 42 • Golf courses consistent with the Green Swamp Principles for Guiding Development;

- 1 • Nursing and personal care facilities;
- 2 • Sports and recreation clubs;
- 3 • Animal specialty services;
- 4 • Public order and safety;
- 5 • Utilities;
- 6 • Unpaved airstrips and aviation facilities as defined in policy: Aviation Facilities within the Green
- 7 Swamp Area of Critical State Concern; and
- 8 • Active parks and recreation facilities.

9 **Policy I-4.2.3 Green Swamp Rural Future Land Use Category**

10 Within the Green Swamp Rural Future Land Use Category, a maximum density not to exceed one (1)
11 dwelling unit per five (5) net buildable acres may be allowed. In addition, density may be transferred to
12 the upland portions of a site at a ratio of one (1) dwelling unit per twenty (20) acres of wetlands.

13 Any residential development of more than six (6) lots shall be developed as a planned unit development.
14 Residential development shall be serviced by individual private wells and on-site wastewater treatment
15 and disposal systems.

16 The maximum Impervious Surface Ratio within this category shall be 0.20, except for agricultural,
17 institutional and recreational uses which shall be 0.30.

18 Within the Green Swamp Rural Future Land Use Category, the County shall not approve more than 120
19 lots per year for platting and shall not issue more than 100 building permits per year.

20 TYPICAL USES INCLUDE:

- 21 • Agriculture and forestry;
- 22 • Residential;
- 23 • Passive parks;
- 24 • Religious organizations; and
- 25 • Equestrian related uses.

26 USES REQUIRING A CONDITIONAL USE PERMIT:

- 27 • Golf courses consistent with the Green Swamp Principles for Guiding Development;
- 28 • Civic uses;
- 29 • Animal specialty services;
- 30 • Small scale sporting and recreational camps;
- 31 • Sand Mining, subject to Green Swamp policies herein; and
- 32 • Unpaved airstrips and aviation facilities as defined in policy: Aviation Facilities within the Green
- 33 Swamp Area of Critical State Concern.

34 **Policy I-4.2.4 Green Swamp Rural/Conservation Future Land Use Category**

35 Within the Green Swamp Rural/Conservation Future Land Use Category, a maximum density not to
36 exceed one (1) dwelling unit per ten (10) net buildable acres may be allowed. Density may be
37 transferred to the upland portions of a site at a ratio of one (1) dwelling unit per twenty (20) acres of
38 wetlands.

1 Any residential development of more than six (6) lots shall require planned unit development zoning.
2 Residential development shall be serviced by individual private wells and on-site wastewater treatment
3 and disposal systems.

4 The maximum Impervious Surface Ratio within this category shall be 0.20.

5 Within the Green Swamp Rural/Conservation Future Land Use Category, the County shall not approve
6 more than 60 lots per year for platting and shall not issue more than 50 building permits per year.

7 TYPICAL USES INCLUDE:

- 8 • Agriculture and forestry;
- 9 • Residential;
- 10 • Passive parks;
- 11 • Religious organizations; and
- 12 • Equestrian related uses.

13 USES REQUIRING A CONDITIONAL USE PERMIT:

- 14 • Civic uses;
- 15 • Animal specialty services;
- 16 • Small scale sporting and recreational camps;
- 17 • Sand Mining, subject to Green Swamp policies herein; and
- 18 • Unpaved airstrips and aviation facilities as defined in policy: Aviation Facilities within the Green
19 Swamp Area of Critical State Concern.

20 **Policy I-4.2.5 Green Swamp Core/Conservation Future Land Use Category**

21 Within the Green Swamp Core/Conservation Future Land Use Category, a maximum density not to exceed
22 one dwelling unit per twenty (20) net buildable acres may be allowed. Density may be transferred to the
23 upland portions of a site at a ratio of one (1) dwelling unit per twenty (20) acres of wetlands.

24 Any residential development of more than six (6) lots shall require planned unit development zoning.
25 Residential development shall be serviced by individual private wells and on-site wastewater treatment
26 and disposal systems.

27 The maximum Impervious Surface Ratio within this category shall be 0.10.

28 Within the Green Swamp Core/Conservation Future Land Use Category, the County shall not approve
29 more than 35 lots per year for platting and shall not issue more than 50 building permits per year.

30 TYPICAL USES INCLUDE:

- 31 • Agriculture and forestry;
- 32 • Residential;
- 33 • Passive parks;
- 34 • Religious organizations; and
- 35 • Equestrian related uses.

36 USES REQUIRING A CONDITIONAL USE PERMIT:

- 37 • Civic uses;
- 38 • Animal specialty services;
- 39 • Small scale sporting and recreational camps;

- 1 • Sand Mining, subject to Green Swamp policies herein; and
2 • Unpaved airstrips and aviation facilities as defined in policy: Aviation Facilities within the Green
3 Swamp Area of Critical State Concern.

4 **OBJECTIVE I-4.3 PROTECTION OF WATER RESOURCES IN THE GREEN SWAMP AREA**
5 **OF CRITICAL STATE CONCERN**

6 Lake County shall protect surface and ground water resources associated with the Green Swamp Area of
7 Critical State Concern for the benefit of present and future residents of Lake County, and to maintain
8 natural hydrologic regimes and biologic functions. Protection of water resources in the GSACSC is required
9 by the Principles for Guiding Development within the GSACSC.

10 **Policy I-4.3.1 Minimization of Adverse Impact to the Floridan Aquifer**

11 Lake County shall minimize the adverse impacts of development on resources of the Floridan Aquifer.

12 **Policy I-4.3.2 Protection of Ground and Surface Waters**

13 Lake County shall protect the normal quantity, quality, and flow of ground and surface water, which are
14 necessary for the protection of resources of State and regional concern such as the Green Swamp Area of
15 Critical State Concern.

16 **Policy I-4.3.3 Protection of the Amount of Water Available for Aquifer recharge**

17 Lake County shall protect the water available for aquifer recharge.

18 **Policy I-4.3.4 Protection of the Water Supply**

19 Lake County shall protect the normal supply of ground and surface waters.

20 **Policy I-4.3.5 Prevention of Salt-water Intrusion into the Floridan Aquifer**

21 Lake County shall act to prevent further salt-water intrusion into the Floridan Aquifer.

22 **Policy I-4.3.6 Maintenance of the Potentiometric High of the Floridan Aquifer**

23 Lake County shall protect the functions of the Green Swamp Potentiometric High of the Floridan Aquifer.

24 **Policy I-4.3.7 Minimization of Adverse Impacts to Wetlands and Floodplains Caused**
25 **by Development Activities**

26 Lake County shall minimize adverse impacts to wetlands and floodplains. Impacts to wetlands, including the
27 depositing of fill, shall be prohibited within the Green Swamp Area of Critical State Concern, except as
28 necessary to provide for legal ingress or egress to upland areas. In such circumstances, structural
29 enhancements shall be required to maintain wetland connectivity and natural flow regimes.

30 **Policy I-4.3.8 Protection of the Functions of Wetlands**

31 Lake County shall protect the water-retention and biological filtering capabilities of wetlands.

32 **Policy I-4.3.9 Protection of Water Quality and Quantity**

33 Water quality and quantity in the Green Swamp Area of Critical State Concern shall be protected in
34 accordance with the Principles for Guiding Development within the GSACSC.

1 **Policy I-4.3.10 Protection of Groundwater Resources**

2 Lake County shall protect its groundwater recharge areas from development which would substantially
3 reduce the amount of potential recharge. Protection of aquifer recharge areas in the Green Swamp Area
4 of Critical State Concern is required by the Principles for Guiding Development for the GSACSC.

5 **Policy I-4.3.11 Ensure the Safety of the Public by Controlling Surface Water Runoff**
6 **and Flow**

7 Lake County shall, in the Green Swamp Area of Critical State Concern, conserve and protect environmental
8 resources consistent with the Principles for Guiding Development for the GSACSC as it relates to
9 stormwater runoff. Stormwater shall be treated to the level for quality and quantity (Levels of Service) as
10 established within the Stormwater Sub-element Goals, Objectives, and Policies and in conformance with this
11 Comprehensive Plan. All Stormwater management systems and development activities within the GSACSC
12 shall incorporate the principles and practices of Low Impact Development.

13 **Policy I-4.3.12 Stormwater Management Considerations**

14 Lake County shall minimize the adverse impacts of development on flood detention areas, protect the
15 natural flow regime of natural drainage basins, protect the design capacity of flood detention areas, and
16 achieve the water-management objectives of these areas through the maintenance of hydrologic
17 characteristics of drainage basins within the Green Swamp Area of Critical State Concern. Stormwater
18 management systems shall be designed using Low Impact Development principles and practices to better
19 maintain natural, pre-development hydrological conditions.

20 **OBJECTIVE I-4.4 SPECIFIC REGULATED ACTIVITIES AND USES WITHIN THE GREEN**
21 **SWAMP AREA OF CRITICAL STATE CONCERN**

22 Lake County shall regulate specific land uses within the Green Swamp Area of Critical State Concern.

23 **Policy I-4.4.1 Location of Schools within the Green Swamp Area of Critical State**
24 **Concern**

25 Notwithstanding any other provision of this Comprehensive Plan, in order to appropriately locate schools in
26 the vicinity of population centers and limit the intensity of structures and facilities, school facilities within the
27 GSACSC shall only be permitted within the Ridge Future Land Use Category.

28 **Policy I-4.4.2 Water Quality and Quantity within the Green Swamp Area of Critical**
29 **State Concern**

30 Within the Green Swamp Area of Critical State Concern, development shall not alter the quantity or
31 quality of surface water runoff from the project area or alter the quantity or quality of groundwater
32 recharge from the project area.

33 **Policy I-4.4.3 Land Spreading of Wastewater Residuals**

34 Within the Green Swamp Area of Critical State Concern the land spreading of sludge and other
35 wastewater residuals shall be prohibited.

36 **Policy I-4.4.4 River and Stream Crossings**

37 New river and stream crossings shall be prohibited unless required for site access. Any such crossings must
38 maintain navigability and shall not impede the natural flow of water.

1 **Policy I-4.4.5 Silviculture and Agricultural Activities**

2 Silviculture and agricultural activities shall follow Best Management Practices as identified in other policies
3 of the Comprehensive Plan.

4 **Policy I-4.4.6 Septic Tank Provisions**

5 For all developments in the Green Swamp Area of Critical State Concern that propose the use of septic
6 tanks, the following criteria shall apply:

- 7 • All septic tanks and drainfields shall be required to have a 100-foot setback from the furthest
8 upland extent of any wetland or waterbody.
- 9 • For development on lots legally created on or before March 2, 1993, as well as lots located in a
10 subdivisions listed below, which cannot meet the one hundred (100) foot setback requirement and
11 would otherwise be deemed unbuildable, an administrative adjustment may be granted by the
12 County Manager or designee to allow the placement of the septic tank and drainfield; whereby,
13 the location of the septic tank and drainfield would have the least impact on surface waters and
14 wetlands. In those instances where a wetland is considered by the Department of Health to also
15 be the same as the mean high water line of surface water, the Department of Health variance
16 process established pursuant to the Florida Statutes shall substitute for the County administrative
17 adjustment process.

18 **Table FLUE 7 - Septic Tank and Drainfield Subdivision List**

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

SUBDIVISION NAME	DATE RECORDED
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

1

2

Within twelve (12) months of the effective date of this Comprehensive Plan, the County shall establish a review and approval mechanism in the Land Development Regulations for the purpose of granting adjustments to the 100-foot 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 100-foot wetland 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 wetland setback shall be applied on a case by case basis, and only to the particular lot which could not otherwise be developed with a single family residence, and only to the maximum extent necessary to provide a reasonable beneficial use of the lot.

3

4

5

6

7

8

9

10

- At least once every five (5) years, or except as otherwise provided herein, every lot owner with one or more septic tanks in the Green Swamp Area of Critical State Concern shall have all septic tanks cleaned and inspected in accordance with the requirements of the Lake County Department of Health. Lake County shall coordinate with the Department of Health to 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 64, F.A.C., and the standards described herein. As necessary, a fee to be paid by lot owners shall be assessed 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.

11

12

13

14

15

16

17

18

19

20

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

21

22 **Policy I-4.4.7 Treatment of Wetlands for Development Approval**

23

Wetlands within a project shall be placed in a conservation easement, to the extent allowed by law, 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 remain in their natural and unaltered state. If such wetlands and buffer areas are not in a natural state due to the presence of invasive species, changes in hydrology, or the removal of natural vegetation, such wetlands and buffers shall be restored by the removal of invasive species, replacement/revegetation with suitable native species and restoration of natural hydrology to the greatest extent feasible. The entity accepting

24

25

26

27

28

29

1 said conservation easement shall enforce its provisions. In addition, wetlands shall not be included as part
2 of any platted lot, except as provided herein. Wetlands shall be shown on the plat as a common area,
3 which shall be deeded to the homeowners' association or the County at its option, for ownership and
4 maintenance. Wetlands may be included in the platted lots for subdivisions which have no homeowners'
5 association and which contain ten (10) lots or less. Wetlands between an upland lot and a water body
6 may be included in the lot to allow the lot owner access to the water. Any isolated wetland of less than one
7 acre may be included in a platted lot.

8 **Policy I-4.4.8 Flood Insurance Study Requirements**

9 A detailed flood insurance study shall be performed for all subdivision proposals and other proposed
10 development, including proposals for manufactured home parks, which have five (5) acres or more in the
11 100-year floodplain or which contain fifty (50) lots or more in the 100-year floodplain. The construction
12 of a single-family residence on a parcel of land containing five (5) or more acres which is not part of a
13 subdivision or which is part of a subdivision in existence on the effective date of this Plan, such as
14 Groveland Farms Subdivision, is exempt from this requirement. Phases of a larger development, if the
15 larger development meets the 5-acre or 50 lot criteria, are not exempt from this requirement. If existing
16 subdivisions are proposed for replatting, the replatted portion shall be required to comply with this
17 requirement if the replatted portion meets the 5-acre or 50 lot criteria. Subdivisions which contain ten (10)
18 lots or less shall be exempt from these requirements.

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

26 **Policy I-4.4.9 Roads in the Green Swamp Area of Critical State Concern**

27 In order to help preserve and protect the Green Swamp as a natural resource of critical state and
28 regional importance the County shall limit the capacity of all County roads within the Green Swamp to no
29 more than two (2) travel lanes. In the Green Swamp Rural, Green Swamp Rural/Conservation, and Green
30 Swamp Core/Conservation future land use categories, the County shall not allow the construction of new
31 public roads.

32 **Policy I-4.4.10 Evaluation of Existing Protections from Mining in the Green Swamp 33 Area of Critical State Concern**

34 Upon the effective date of the Comprehensive Plan, the Board of County Commissioners will appoint a
35 committee of interested stakeholders, including the environmental community and mining industry that will
36 report back to the Board within 18 months of appointment, of any additional protections that are needed
37 for new or expanded mines in the Green Swamp Area of Critical State Concern. Until the committee
38 reports back to the Board with their findings, no new or expanded mines shall be approved by the Board.

39 **Policy I-4.4.11 Prohibition of Industrial Uses in the Green Swamp Area of Critical 40 State Concern**

41 All new industrial uses in the Green Swamp Area of Critical State Concern shall be prohibited.

1 **Policy I-4.4.12 Aviation Facilities within the Green Swamp Area of Critical State**
2 **Concern**

3 Within twelve (12) months of the effective date of this Comprehensive Plan, Lake County shall adopt Land
4 Development Regulations to regulate aviation facilities in the Green Swamp Area of Critical State
5 Concern. Runways shall be unpaved and limited to 4,000 feet or less.

6 New airport and airstrip facilities shall be limited to private residential uses and no more than three (3)
7 aircraft based at the facility, subject to conditional use approval. Airports and airstrips in existence
8 serving more than three (3) aircraft at the time of the adoption of this Comprehensive Plan may expand,
9 subject to conditional use approval.

10 All facilities shall comply with all federal and state regulations, including Federal Aviation Administration
11 and Florida Department of Transportation rules and regulations.

12

13 **GOAL I-5 LAKE COUNTY RURAL PROTECTION AREAS**

14 Rural lands and rural lifestyles are intrinsic, inalienable parts of the character, history, culture, and quality
15 of life within Lake County. The preservation of rural land, coupled with sustainable agriculture and
16 forestry, contributes to the conservation of natural resources. Rural areas also offer opportunities for
17 recreation and ecotourism that enrich the experience of both residents and visitors. Lake County shall
18 recognize the preservation of four core rural areas, described herein as Rural Protection Areas, as a
19 fundamental component of its growth management plan. Together with the statutorily recognized Wekiva
20 River Protection Area and Green Swamp Area of Critical State Concern, it shall be the express intent of
21 Lake County, through the designation of these Rural Protection Areas, to define a long-term vision for the
22 future that maintains the integrity of rural land within Lake County through the planning horizon and
23 beyond.

24 **OBJECTIVE I-5.1 RURAL PROTECTION AREA FRAMEWORK**

25 Lake County shall exercise extraordinary care to uphold the long-term integrity of Rural Protection Areas
26 and shall recognize their primacy in future land use decisions.

27 **Policy I-5.1.1 Rural Protection Area Density and Land Use Compatibility**

28 With the exception of legal lots of record existing prior to adoption of this Comprehensive Plan, the
29 County shall limit residential density within Rural Protection Areas to one (1) dwelling unit per five (5) net
30 buildable acres, as provided by the Rural Future Land Use Category. Adjacent to Rural Protection Areas,
31 the County shall utilize either the Rural or Rural Transition Future Land Use Category wherever possible to
32 safeguard the long-term integrity of Rural Protection Areas and maintain a lasting compatible boundary
33 between rural areas and more dense urban land uses. Common open space within the Rural Transition
34 Future Land Use Category adjacent to Rural Protection Areas shall be configured as necessary to provide,
35 land use compatibility and allow for the ongoing pursuit of rural activities within the Rural Protection Area.

36 **Policy I-5.1.2 Transfer of Development Rights**

37 Within thirty-six (36) months of the effective date of the Comprehensive Plan, the County shall evaluate the
38 efficacy of establishing sending and receiving areas appropriate for the transfer of development rights
39 from inside of Rural Protection Areas to outside of Rural Protection Areas. This may include methods of
40 development right transfer from unincorporated areas to municipalities facilitated through Joint Planning
41 Agreements or similar agreements. It shall be the intent of this policy to direct development away from
42 Rural Protection Areas and toward existing urban areas.

1 **Policy I-5.1.3 Rural Protection Area Principles**

2 Rural Protection Areas shall adhere to the following principles:

- 3 • Protection of environmentally sensitive land by land acquisition and purchase of development
4 rights ensured through perpetual conservation easement or similar recorded and legally binding
5 instrument, to the extent allowed by law;
- 6 • Protection of equestrian and agrarian lifestyles and economies;
- 7 • Promotion of passive recreation and ecotourism;
- 8 • Protection of existing topography, wetlands, environmentally sensitive uplands, floodplains,
9 aquifer recharge and water bodies;
- 10 • Protection of native vegetation, wildlife and habitat, wildlife corridors and greenways;
- 11 • Establishment of design standards to protect rural character; and
- 12 • Designation of scenic rural roadways and trails.
- 13 • Establishment of standards that require the reclamation of lands used for Resource extraction.

14

15 **Policy I-5.1.4 Development Design Standards**

16 Within 12 months of the effective date of this plan, the County shall update Land Development Regulations
17 to implement conservation design standards for Rural Protection Areas, which shall at a minimum include
18 the following:

- 19 • Cluster development to create large contiguous tracts of common open space; to protect
20 environmentally sensitive areas, including but not limited to habitat, wildlife, and wildlife corridors;
21 to maximize buffering to adjacent conservation land; to protect aquifer recharge and karst
22 features; and to create opportunities for passive recreation;
- 23 • Maintain, enhance, and protect corridors for wildlife movement in coordination with adjacent
24 properties;
- 25 • Minimize site disturbance and alteration of terrain, through use of design techniques that protect
26 native vegetation and minimize earth movement such as reduced lane widths, stem-wall
27 construction, and swales;
- 28 • Protect common open space, wetlands, and other natural features in perpetuity by conservation
29 easement or similar recorded and legally binding instrument, to the extent allowed by law;
- 30 • Protect natural amenity areas for passive recreation;
- 31 • Protect dark skies through a dark sky lighting ordinance;
- 32 • Retain all stormwater on site or located in the same area of recharge. Stormwater management
33 systems shall be designed using Low Impact Development principles and practices;
- 34 • Ensure that development along roadway corridors improves or protects the rural character of the
35 corridor;
- 36 • Require the use of best management practices for native landscaping and “right plant-right place”
37 landscaping techniques to provide compatibility with the natural environment and minimize the use
38 of chemicals, pesticides, and water for irrigation;
- 39 • Require the reclamation of lands used for resource extraction.
- 40 • Implement water conservation techniques including the limitation of overhead irrigation, with the
41 exception of low-volume irrigation such as drip or micro-irrigation systems, and areas used for
42 vegetable gardens; and

- 1 • Enhance the rural character of the project and surrounding area.

2 **Policy I-5.1.5 Sustainable Agriculture**

3 The County shall support sustainable agriculture, including silviculture, within Rural Protection Areas that is
4 compatible with the protection of natural resources. The County shall coordinate with landowners
5 regarding the implementation of Best Management Practices to protect natural features, conserve water,
6 and limit the use of fertilizers and pesticides in compliance with “Silviculture Best Management Practices”
7 (Florida Department of Agriculture and Consumer Services, Division of Forestry) and “Protecting Florida’s
8 Springs-Land Use Planning Strategies and Best Management Practices” (Department of Community
9 Affairs/Department of Environmental Protection, 2002). Within twenty-four (24) months following the
10 adoption of this Comprehensive Plan, the County shall evaluate the use of agricultural easements to
11 support sustainable agriculture compatible with the protection of natural resources.

12 **Policy I-5.1.6 Protection of Rural Roads**

13 In order to protect rural character, the County shall limit the capacity of all County roads within the Rural
14 Protection Areas to no more than two (2) travel lanes with the exception of CR 561 in the Yalaha-Lake
15 Apopka Rural Protection Area.

16 **Policy I-5.1.7 Protection of Wetlands**

17 Wetland impacts, including the depositing of fill in wetlands, shall be prohibited within the Rural Protection
18 Areas, to the extent allowed by law, except as necessary to provide for legal ingress or egress to upland
19 areas. In such circumstances, structural enhancements shall be required to maintain wetland connectivity and
20 natural flow regimes.

21 **Policy I-5.1.8 Support Land Acquisition and Conservation Easements**

22 Lake County shall support, assist and actively encourage public land acquisition and conservation
23 easements as appropriate in order to protect environmentally sensitive areas and wildlife corridors. The
24 County may utilize revenue bonds from the Lake County Land Acquisition Program and partner to the
25 greatest extent possible with federal, state and local governments and agencies, and with private non-
26 profit conservation organizations as appropriate, to achieve this purpose.

27 **OBJECTIVE I-5.2 WEKIVA-OCALA RURAL PROTECTION AREA**

28 The County hereby establishes the Wekiva-Ocala Rural Protection Area, encompassing lands outside of the
29 designated Wekiva River Protection Area, extending north into the Ocala National Forest, and east of
30 Umatilla and Eustis, as depicted on the Future Land Use Map. This Rural Protection Area is intended to
31 preserve rural density, character, and lifestyles, and to protect the ecological integrity of public and
32 private lands associated with the Ocala National Forest, Wekiva-Ocala Greenway, and St Johns River.

33 **Policy I-5.2.1 Importance of the Wekiva-Ocala Rural Protection Area**

34 The Wekiva-Ocala Rural Protection Area in northeast Lake County constitutes an important ecological
35 linkage between the Wekiva River basin and Ocala National Forest, and as such represents a natural
36 resource of unique value at the national, state, and local level. Integral to the greater Wekiva-Ocala
37 ecosystem, this Rural Protection Area supports a wide variety of habitat types ranging from xeric scrub to
38 floodplain forests, and provides home to a rich diversity of wildlife, including threatened species such as
39 the Florida Black Bear and Florida Scrub Jay. At its northern extent, this Rural Protection Area includes the
40 Ocala National Forest—the oldest national forest in the eastern United States and largest intact expanse
41 of sand pine scrub in the world. South of County Road 42, the Wekiva-Ocala Rural Protection Area
42 consists of privately-owned property intertwined with public conservation land, including Seminole State
43 Forest, Lower Wekiva River Preserve State Park, Lake Norris Conservation Area, and Lake County Water
44 Authority lands. Much of this Rural Protection Area is located within the Florida Forever Wekiva-Ocala

1 Greenway, a priority acquisition project of the state. Within the Wekiva-Ocala Rural Protection Area,
2 private land use is largely characterized by agrarian and equestrian-oriented activities that represent a
3 valuable part of the history, culture, and lifestyle of rural Lake County.

4 **Policy I-5.2.2 Land Use in the Wekiva-Ocala Rural Protection Area**

5 Lake County shall limit future land use within the Wekiva-Ocala Rural Protection Area to the Rural Future
6 Land Use Category and Public Benefit Future Land Use Series.

7 Inside that portion of the Wekiva-Ocala Rural Protection Area located south of the Ocala National Forest
8 and north of the Wekiva River Protection Area, any subdivision of land into ten (10) or more lots and
9 resulting in an allowable density greater than one (1) dwelling unit per twenty (20) net acres calculated
10 over the original parcel shall be configured as a clustered Rural Conservation Subdivision with at least
11 35% of the net buildable area as common open space..

12 Within 24 months of the effective date of this Comprehensive Plan, Land Development Regulations shall be
13 adopted that establish criteria and thresholds for Rural Conservation Subdivision design. Rural
14 Conservation Subdivision shall use clustering and common open space to protect natural resources including
15 but not limited to habitat, wildlife, and wildlife corridors; maximize buffers and open space adjacent to
16 public conservation land; protect aquifer recharge; and the provide opportunities for passive recreation.

17 **OBJECTIVE I-5.3 EMERALDA MARSH RURAL PROTECTION AREA**

18 The County hereby establishes the Emeraldal Marsh Rural Protection Area, encompassing lands south of the
19 Marion County line between Lake Griffin and Lake Yale, west of Umatilla, east of Lady Lake and Fruitland
20 Park, and north of State Road 44, as depicted on the Future Land Use Map. This Rural Protection Area is
21 intended to preserve rural density, character, and lifestyles, and to protect the ecological integrity of
22 public and private lands associated with Emeraldal Marsh, Sawgrass Island Preserve, Lake Griffin, Lake
23 Yale, and the Ocklawaha River.

24 **Policy I-5.3.1 Importance of the Emeraldal Marsh Rural Protection Area**

25 The centerpiece of this Rural Protection Area is Emeraldal Marsh, which has been a focus of hydrologic and
26 ecologic restoration. The Emeraldal Marsh, including its waters, wetlands, floodplain, and pasture, is a
27 natural resource of unique value to Lake County and has been federally designated as a National Natural
28 Landmark. Comprised of public and private lands between Lake Yale and Lake Griffin, the Emeraldal
29 Marsh area supports a unique mosaic of wildlife habitat, functions as an important bird rookery, and
30 provides regional ecosystem connectivity to the Ocklawaha River system and Ocala National Forest.
31 Similarly, Sawgrass Island Preserve provides a valuable wildlife sanctuary on Lake Yale. Within the
32 Emeraldal Marsh Rural Protection Area, private land use is largely characterized by agrarian and
33 equestrian-oriented activities that represent a valuable part of the history, culture, and lifestyle of rural
34 Lake County.

35 **Policy I-5.3.2 Land Use in the Emeraldal Marsh Rural Protection Area**

36 Lake County shall limit future land use within the Emeraldal Marsh Rural Protection Area to the Rural Future
37 Land Use Category and Public Benefit Future Land Use Series. Inside that portion of the Emeraldal Rural
38 Protection Area located east of Lake Griffin and west of CR452, any subdivision of land into ten (10) or
39 more lots and resulting in an allowable density greater than one (1) dwelling unit per twenty (20) net
40 acres calculated over the original parcel shall be configured as a clustered Rural Conservation Subdivision
41 with at least 35% of the net buildable area as common open space..

42 Within 24 months of the effective date of this Comprehensive Plan, Land Development Regulations shall be
43 adopted that establish criteria and thresholds for Rural Conservation Subdivision design. Rural
44 Conservation Subdivision shall use clustering and common open space to protect natural resources including
45 but not limited to habitat, wildlife, and wildlife corridors; maximize buffers and open space adjacent to
46 public conservation land; protect aquifer recharge; and provide opportunities for passive recreation.

1 **OBJECTIVE I-5.4 YALAHA-LAKE APOPKA RURAL PROTECTION AREA**

2 The County hereby establishes the Yalaha-Lake Apopka Rural Protection Area located between the Harris
3 Chain of Lakes and Clermont Chain of Lakes as depicted on the Future Land Use Map. This Rural Protection
4 Area is intended to preserve rural density, character, and lifestyle compatibility with the Yalaha
5 community, to protect the ecological integrity of public and private lands associated with the Lake Apopka
6 Basin and North Shore Restoration Area, and to provide for hydrologic and ecologic connectivity to the
7 Harris Chain of Lakes.

8 **Policy I-5.4.1 Importance of the Yalaha-Lake Apopka Rural Protection Area**

9 The Yalaha-Lake Apopka Rural Protection Area represents a part of rural Lake County, geographically
10 separate from municipalities concentrated around the Harris Chain of Lakes and the Clermont Chain of
11 Lakes. Historically distinctive communities within the area such as Yalaha, Ferndale, and Lake Jem are
12 otherwise surrounded by large expanses of rural property. Protecting the integrity of this Rural Protection
13 Area is important to sustaining the long-term rural character of Lake County, preventing urban sprawl, and
14 averting the eventual erosion of remaining rural lands between the north and south parts of the County.
15 This area also includes rural undeveloped and agricultural lands within the Lake Apopka Basin, which has
16 been a focus of hydrologic and ecologic restoration. This Rural Protection Area is characterized by
17 agrarian and equestrian-oriented uses that represent a valuable part of the history, culture, and lifestyle
18 of rural Lake County.

19 **Policy I-5.4.2 Land Use in the Yalaha-Lake Apopka Rural Protection Area**

20 Lake County shall limit future land use within the Yalaha-Lake Apopka Rural Protection Area to the Rural
21 Future Land Use Category and Public Benefit Future Land Use Series. The County shall require Rural
22 Conservation Subdivision design with clustering, for any proposed development within the Yalaha-Lake
23 Apopka Rural Protection Area that meets the criteria and thresholds established in the Land Development
24 Regulations to ensure the protection of natural resources including, but not limited to habitat, wildlife, and
25 wildlife corridors. Clustering and common open space shall emphasize the protection of natural resources
26 including but not limited to habitat, wildlife, and wildlife corridors; maximization of buffers and open
27 space adjacent to public conservation land; protection of aquifer recharge; and the provision of
28 opportunities for passive recreation.

29 **OBJECTIVE I-5.5 SOUTH LAKE COUNTY RURAL PROTECTION AREA**

30 The County hereby establishes the South Lake County Rural Protection Area generally located south of
31 Clermont between U.S. Highway 27 and eastern Lake County boundary as depicted on the Future Land
32 Use Map. This Rural Protection Area is intended to preserve rural density, character, lifestyle compatibility,
33 agriculture, and aquifer recharge in South Lake County and to buffer the recognized environmentally
34 sensitive Green Swamp Area of Critical State Concern from the significant impact of Orange County's
35 large Horizon West development east of the Lake County border.

36 **Policy I-5.5.1 Importance of South Lake County Rural Protection Area**

37 This Rural Protection Area provides highly valuable aquifer recharge for both the Green Swamp and
38 Wekiva Springshed. Protecting the integrity of this Rural Protection Area is important to sustaining the
39 long-term rural character of Lake County, preventing urban sprawl, and averting the eventual erosion of
40 remaining rural lands between Horizon West development in Orange County and the Green Swamp.
41 Within the South Lake County Rural Protection Area, private land use is largely characterized by agrarian
42 and equestrian-oriented activities that represent a valuable part of the history, culture, and lifestyle of
43 rural Lake County.

1 **Policy I-5.5.2 Land Use in the South Lake Rural Protection Area**

2 Lake County shall limit future land use within the South Lake Rural Protection Area to the Rural Future Land
3 Use Category and Public Benefit Future Land Use Series. The County may require Rural Conservation
4 Subdivision design with clustering for any proposed development within the South Lake Rural Protection
5 Area to ensure the protection of natural resources including, but not limited to habitat, wildlife, and wildlife
6 corridors. Clustering and common open space shall emphasize the protection of natural resources including
7 but not limited to habitat, wildlife, and wildlife corridors; maximization of buffers and open space
8 adjacent to public conservation land; protection of aquifer recharge; and the provision of opportunities for
9 passive recreation.

10

11 **GOAL I-6 OVERLAY DISTRICTS**

12 Lake County shall develop Land Development Regulations for areas or corridors that have special planning
13 needs through use of overlay districts.

14 **OBJECTIVE I-6.1 HISTORIC OVERLAY DISTRICTS**

15 Historic Overlay Districts shall recognize and protect the unique character of existing, historic communities
16 within Lake County.

17 **Policy I-6.1.1 Creation of Historic Overlay Districts**

18 Land Development Regulations for a Historic Overlay District shall be prepared and implemented through
19 a community-based process whereby the County conducts one or more advertised public workshops within
20 the affected community to obtain input regarding the proposed Historic Overlay District.

21 The Land Development Regulations for Historic Overlay Districts shall address means and methods of
22 preserving historic qualities and characteristics through architectural, landscape, site or community design
23 standards and guidelines. An historic overlay district may not be used as grounds to expand historically
24 recognized, or platted, subdivisions within rural parts of the County.

25 **OBJECTIVE I-6.2 SCENIC ROADWAY OVERLAY DISTRICTS**

26 The County shall protect and enhance the intrinsic resources and rural character of designated scenic
27 roadways and corridors.

28 **Policy I-6.2.1 Green Mountain Scenic Byway Overlay Districts**

29 Within 12 months of the effective date of the Comprehensive Plan, the County shall develop Land
30 Development Regulations relating to the Green Mountain Scenic Byway Roadside Overlay District and
31 Corridor Overlay District for County Roads 455 and Old Highway 50, consistent with the Green Mountain
32 Scenic Byway Corridor Management Committee's Goals, Objectives, and Strategies to protect and
33 enhance the intrinsic resources and rural character of the area.

34 ***I-6.2.1.1 Green Mountain Scenic Byway Roadside Overlay District***

35 The Roadside Overlay District shall extend 330 feet on each side of the right-of-way center, and will
36 generally correspond to the building, parking, and clearing setbacks unless specifically determined that a
37 particular structure or activity within the district uniquely reinforces the rural character of the area.

38 The Roadside Overlay District shall regulate land development along County Road 455 and Old Highway
39 50 by, at a minimum, establishing requirements for:

- 40 • Land use types and frequencies;
- 41 • Preservation of existing canopy trees;

- 1 • Planting of new canopy trees;
- 2 • Landscaping;
- 3 • Clearing setbacks and restrictions;
- 4 • Building character, setbacks and locations;
- 5 • Parking;
- 6 • Location of equipment storage;
- 7 • Walls, fences, entrance features and similar structures;
- 8 • Location and design of retention ponds;
- 9 • Access management;
- 10 • Number of travel lanes;
- 11 • Number and location of traffic signals;
- 12 • Absence or presence of overhead power lines or their presence on only one side of the street with
- 13 lateral crossings underground;
- 14 • Location and design of signage;
- 15 • Location and design of lighting to protect rural character and dark skies; and
- 16 • Easements, deed restrictions or similar recorded and legally binding instruments to perpetually
- 17 preserve privately owned land adjacent to the roadway corridor.

18

19 ***I-6.2.1.2 Green Mountain Scenic Byway Corridor Overlay District***

20 The Corridor Overlay District shall correspond to the Corridor Limits as delineated on the map entitled
21 Green Mountain Scenic Byway, Route and Corridor Limits produced for and contained within the Green
22 Mountain Scenic Byway Corridor Management Plan.

23 The intent of the Corridor Overlay District is to preserve, maintain, protect and enhance the cultural,
24 historical, archaeological, recreational, natural, and scenic resources of the Green Mountain Scenic Byway
25 Corridor. These resources include the St Johns River Water Management District's North Shore Restoration
26 Area and the shoreline of Lake Apopka located to the east and north of the Scenic Byway, the skyline of
27 the Lake Wales Ridge located to the west of the Scenic Byway, the Ferndale Preserve, the recorded and
28 currently unrecorded archaeological sites along the shores of Lake Apopka, and the unique use of the
29 Scenic Byway as a recreational resource by touring and competitive cyclists.

30 The Corridor Overlay District shall regulate land development within the delineated Green Mountain
31 Scenic Byway Corridor by, at a minimum, establishing standards for:

- 32 • Protection of Federal and State listed plants and animals species and the habitat for those
- 33 species;
- 34 • Grading on the Lake Wales Ridge skyline and preservation and enhancement of the viewscape;
- 35 • Preservation of the rural character of Ferndale;
- 36 • Identification and preservation of cultural, historic and archaeological resources; and
- 37 • Maintenance and enhancement of the Scenic Byway as a recreational resource for touring and
- 38 competitive cyclists.

1 **Policy I-6.2.2 Florida Black Bear Scenic Byway Overlay Districts**

2 Within 12 months of the effective date of the Comprehensive Plan, the County shall develop Land
3 Development Regulations relating to the Florida Black Bear Scenic Byway Roadside Overlay District and
4 Corridor Overlay District for State Road 40 and loop and spur corridors along State Road 19 and County
5 Road 445, consistent with the Florida Black Bear Scenic Byway Corridor Management Committee's Vision
6 Statement, Goals, Objectives, and Strategies, in order to protect and enhance the intrinsic natural
7 resources and rural character of the area and the Ocala National Forest.

8 ***I-6.2.2.1 Florida Black Bear Scenic Byway Roadside Overlay District***

9 The Roadside Overlay District shall extend 330 feet on each side of the right-of-way center, and will
10 generally correspond to the building, parking, and clearing setbacks, unless specifically determined that a
11 particular structure or activity within the district uniquely reinforces the rural character of the area. Within
12 Astor, the Roadside Overlay District shall reinforce the unique character of this established community.

13 The Roadside Overlay District shall regulate the development of private land and public facilities along
14 State Road 40 and the loop and spur corridors along State Road 19 and County Road 445 by, at a
15 minimum, establishing requirements for:

- 16 • Protection of existing trees and native vegetation;
- 17 • Planting of trees and native vegetation;
- 18 • Landscaping;
- 19 • Clearing setbacks and restrictions;
- 20 • Building character, setbacks and restrictions;
- 21 • Parking;
- 22 • Location of equipment storage;
- 23 • Walls, fences, entrance features and similar structures;
- 24 • Location and design of retention ponds;
- 25 • Access management;
- 26 • Number and location of traffic signals;
- 27 • Location and design of signage;
- 28 • Location and design of lighting to protect rural character and dark skies; and
- 29 • Easements, deed restrictions or similar recorded and legally binding instruments to perpetually
30 preserve privately owned land adjacent to the roadway corridor.

31 ***I-6.2.2.2 Florida Black Bear Scenic Byway Corridor Overlay District***

32 The Corridor Overlay District shall correspond to the Corridor Limits as delineated on the map entitled
33 Florida Black Bear Scenic Byway, Route and Corridor Limits produced for and contained within the Florida
34 Black Bear Scenic Byway Corridor Management Plan.

35 The intent of the Corridor Overlay District is to preserve, maintain, protect and enhance the cultural,
36 historical, archaeological, recreational, natural, and scenic resources of the Florida Black Bear Scenic
37 Byway Corridor. These resources relate to values of the Ocala National Forest, including but not limited to
38 the diversity of habitat and wildlife that the forest supports, its rich history, and its many resource based
39 recreational opportunities such as hiking, camping and horseback riding. These resources shall be protected
40 through the establishment of standards for:

- 41 • Protection of Federal and State listed species of plants, animals and the habitat for those species;
- 42 • Preservation of the rural character of the corridor and established communities along the Corridor;

- 1 • Identification and preservation of cultural, historic and archaeological resources;
- 2 • Maintenance and enhancement of the Corridor as a recreational resource providing access to the
- 3 forest;
- 4 • Reestablishment and preservation of habitat connectively to maintain ecosystems along the
- 5 Corridor;
- 6 • Maintenance and enhancement of the Corridor viewscape;
- 7 • Promotion of outdoor recreation in a natural setting in harmony with the protection of natural
- 8 resources;
- 9 • Creation and maintenance of a safe Corridor for people and wildlife, including the provision of
- 10 wildlife crossing structures;
- 11 • Provision of bicycle and pedestrian facilities or trails within the Corridor as appropriate; and
- 12 • Promotion of nature and heritage based tourism.

13 **OBJECTIVE I-6.3 LAKE APOPKA BASIN OVERLAY DISTRICT**

14 Lake County shall, through the implementation of this Comprehensive Plan, preserve and protect the Lake
15 Apopka Basin as a natural resource of regional significance through the creation of the Lake Apopka Basin
16 Overlay District. Within 12 months of the effective date of this Comprehensive Plan, the County shall adopt
17 Land Development Regulations to achieve and implement the policies of this objective.

18 **Policy I-6.3.1 Boundary of the Lake Apopka Basin Overlay District**

19 The Lake Apopka Basin Overlay District, also known as the Lake Apopka Basin, is generally located as
20 follows:

21 From the Lake County Line, Hartwood Marsh Road west to U.S. Highway 27, north to State Road 50, east
22 to Citrus Tower Boulevard, north to Old Highway 50, east on Old Highway 50 to Turkey Farms Road,
23 north on Turkey Farms Road to Grassy Lake Road, Grassy Lake Road to County Road 561A, west to
24 County Road 561, north on County Road 561 to County Road 48, east on County Road 48 to County Road
25 448, north to Duda Road, east to the Lake County Line.

26 Within 24 months of the effective date of this Plan, these boundaries shall be revised according to the best
27 available information and technology to provide more accuracy.

28 **Policy I-6.3.2 Shoreline Treatment and Development**

29 Lake County shall adopt Land Development Regulations that set forth specific measures for shoreline
30 treatment and development criteria within the Lake Apopka Basin Overlay District for the purpose of
31 creating uniform protection standards to support the restoration of Lake Apopka's water quality. These
32 regulations shall ensure that all proposed development is consistent with the overall goal to balance
33 economic development and resource protection with sound land management practices. Public access to
34 Lake Apopka shall be encouraged. Regulatory agencies shall be encouraged to extend incentives to
35 landowners who voluntarily restore lakefronts.

36 **Policy I-6.3.3 Lake Apopka Loop Trail**

37 Lake County shall support the adoption and development of the Lake Apopka Loop Trail System
38 and connections to existing trails and recreational facilities.

39 **Policy I-6.3.4 Permitted Uses within the Lake Apopka Basin Overlay District.**

40 The following uses may be allowed in the Lake Apopka Basin Overlay District:

- 1 • Agricultural practices that minimize the potential for contamination of surface or groundwater from
2 fertilizers or pesticides and are conducted in accordance with Best Management Practices.
- 3 • Residential, commercial, and office uses within designated areas provided that development is
4 clustered on the landward portion of the property, and away from environmentally sensitive
5 features and habitat.
- 6 • Light industry within designated areas, provided that the specific activity will not contribute to
7 degradation of natural resources of the Lake Apopka Basin.

8 **Policy I-6.3.5 Agricultural Uses in the Lake Apopka Basin Overlay District**

9 The County shall support the use of land within the Lake Apopka Basin Overlay District for sustainable
10 agriculture, such as silviculture, that is compatible with natural resource protection. The County shall require
11 compliance with the most current Best Management Practices for the protection of water quality and for
12 the specific agricultural product or operation.

13 The following BMP manuals, subsequent revisions, or new and appropriate manuals published by the
14 Natural Resources Conservation Service, the Florida Department of Agriculture and Consumer Services, the
15 Florida Cooperative Extension Service, the Florida Department of Environmental Protection, the Florida
16 Department of Community Affairs, or other relevant agency shall be used as appropriate:

- 17 • **Protecting Florida's Springs-Land Use Planning Strategies and Best Management Practices**
18 *(Department of Community Affairs/Department of Environmental Protection, 2002).*
- 19 • **Best Management Practices for Silviculture (2003)**, Florida Department of Agriculture and
20 Consumer Services (FDACS), Division of Forestry, (Chapter 5I-6, F.A.C).
- 21 • **Nitrogen Best Management Practices (BMPs) for Florida Ridge Citrus (7-23-02)**, FDACS,
22 Office of Agricultural Water Policy, (OAWP) (Rule: 5E-1.023, F.A.C).
- 23 • **Water Quality/Quantity Best Management Practices for Florida Vegetable and Agronomic**
24 **Crops (Edition 2005)**, FDACS, OAWP, (Chapter 5M-8, F.A.C).
- 25 • **Best Management Practices for Agrichemical Handling and Farm Equipment Maintenance**,
26 FDACS and Florida Department of Environmental Protection (FDEP), May 1998.
- 27 • **Water Quality/Quantity Best Management Practices for Florida Container Nurseries (Edition**
28 **2007)**, FDACS, OAWP, (Chapter 5M-6, F.A.C).
- 29 • **Aquaculture Best Management Practices Manual, January, 2007**, FDACS, Division of
30 Aquaculture, (Chapter 5L-3, F.A.C).
- 31 • **Irrigation and Nutrient Management Practices for Commercial Leatherleaf Fern Production in**
32 **Florida**, University of Florida, Cooperative Extension Services, Institute of Food and
33 Agricultural Sciences Bulletin 300 (published February 1995), (Rule: 5E-1.023, F.A.C.).
- 34 • **Florida Agricultural Water Conservation Best Management Practices, 2006 Edition**, FDACS,
35 OAWP.
- 36 • **Water Quality/Quantity Best Management Practices for Florida Sod, 2008 Edition**, FDACS,
37 OAWP.
- 38 • **Water Quality Best Management Practices for Florida Cow/Calf Operations, 2007 Edition**,
39 FDACS, OAWP.
- 40 • **Water Quality/Quantity Best Management Practices for Florida Equine, 2008 Edition**,
41 FDACS, OAWP.
- 42 • **Agrichemical Handling Facility, Interim Conservation Practice Standard (No.) Code 703**,
43 Natural Resources Conservation Service.

1 **Policy I-6.3.6 Resource Protection Standards in the Lake Apopka Basin Overlay**
2 **District**

3 The County shall require Planned Development and clustering for any proposed development within the
4 Lake Apopka Basin Overlay District that meets the criteria and thresholds established in the Land
5 Development Regulations, to ensure the protection of natural resources. Within 12 months of the effective
6 date of the Comprehensive Plan, Lake County shall adopt resource protection standards in the Land
7 Development Regulations that require at a minimum:

- 8 • A fifty (50) foot natural upland buffer consisting of native vegetation shall be required between
9 any development and wetlands. No structures shall be allowed in the buffer. Best Management
10 Practices shall be required to ensure that no pesticides or fertilizers are used in the buffer.
- 11 • Site disturbance and alteration of terrain shall be minimized, through the use of design techniques
12 that protect native vegetation and minimize earth movement such as reduced lane widths, stem-
13 wall construction, swales, and native landscaping.
- 14 • Access and clearing standards shall be established.
 - 15 1. Corridors for wildlife movement shall be maintained, enhanced, and protected in coordination
16 with adjacent properties.
 - 17 2. Use of native or non-invasive drought tolerant plants and “right plant-right place” landscaping
18 techniques shall be required. These practices provide compatibility with the natural
19 environment and minimize the use of chemicals, pesticides, and water for irrigation. Exotic and
20 nuisance species shall be removed and replaced with native vegetation.
 - 21 3. Areas located on wetlands or water bodies that are developed for the purpose of providing
22 public access shall utilize elevated walkways and boat docks to minimize foot traffic through
23 the environmentally sensitive lakeshore area.
 - 24 4. Public access to Lake Apopka for passive recreation shall be encouraged; private access other
25 than community docks shall be discouraged.

26 **Policy I-6.3.7 Wastewater Standards in the Lake Apopka Basin Overlay District**

27 Lake County shall consider adoption of design standards in the Land Development Regulations for septic
28 systems and central wastewater systems. For central wastewater systems, Advanced Wastewater
29 Treatment shall be required.

30 **Policy I-6.3.8 Stormwater Standards**

31 Development within the Lake Apopka Basin Overlay District must comply with stormwater management
32 requirements specified by the St. Johns River Water Management District. Stormwater swales shall be
33 provided between development and the lake. Direct discharge to Lake Apopka or connected surface
34 water is prohibited. Stormwater management systems shall be designed using Low Impact Development
35 principles and practices to better maintain natural, pre-development hydrological conditions and to
36 improve treatment and removal of pollutants, nutrients, and sediments.

37 **OBJECTIVE I-6.4 PINECastle MILITARY OPERATIONS AREA OVERLAY DISTRICT**

38 The U.S. Navy Pinecastle Range Complex (Range) Military Operations Area (MOA) is the special use
39 airspace designated by the Federal Aviation Administration utilized by the U.S. Military for training and
40 exercises overlying parts of northern Lake County and administered by the U.S. Naval Air Station in
41 Jacksonville, Florida. Airspace contained within the Range consists of the Palatka 1 and Palatka 2 Military
42 Operations Areas and Restricted Areas 2906, 2907A, 2907B, 2910, 2910 A, and 2910B. Lake County
43 shall protect the mission and the long-term viability of this military installation through the management of
44 underlying future land uses.

1 **Policy I-6.4.1 Land Use Compatibility with the MOA**

2 The County shall ensure that future development within areas underlying the MOA will not negatively
3 impact the current and long-term viability and use of this installation and will protect the public health,
4 safety and welfare by ensuring land use activities are compatible with the testing and training mission of
5 the U.S. Armed Forces by allowing only compatible land uses within this area.

6 **Policy I-6.4.2 Area of Influence**

7 The County hereby establishes those portions of Lake County underlying the Range including areas within
8 the Ocala National Forest, as an Overlay District in the Future Land Use Map Series. The Pinecastle MOA
9 Overlay District (Pinecastle MOA) shall be depicted in the Future Land Use Map Series. The Pinecastle
10 MOA is the area of the County within which review comments on proposed Comprehensive Plan
11 amendments, proposed Land Development Regulations changes, development orders and permits will be
12 sought from the Military. Within the Pinecastle MOA, the County will apply growth management policies
13 and regulatory techniques to guide land use activities and construction in a manner compatible with the
14 long-term viability of the facility and the protection of public health and safety.

15 **Policy I-6.4.3 Residential Density Increases**

16 The County finds that existing development density and intensity is compatible with the testing and training
17 mission of the Range and MOA. Increases in residential development within the MOA bombing ranges and
18 approach zones shall be considered incompatible with the mission of the Range unless determined to be
19 compatible by the representative of the Range.

20 **Policy I-6.4.4 Building Heights**

21 Within the Pinecastle MOA, building heights shall not exceed 35 feet above ground level.

22 **Policy I-6.4.5 Cell Towers**

23 Within the Pine Castle MOA, cell towers shall be limited to self-supporting towers. Applications for cell
24 tower approval shall include written evidence from the Range that the location, height and operation of
25 the tower does not adversely affect the operations and mission of the Range prior to application to Lake
26 County. A cell tower shall not be approved by the County if the Range certifies that the tower would
27 constitute an unacceptable encroachment and interference with safe operations related to the mission of
28 the facility.

29 **Policy I-6.4.6 Lighting Standards**

30 Within the Pinecastle MOA, all artificial lighting equipment, including but not limited to flood lights and
31 searchlights, whether temporary or permanent installations, shall comply with the lighting standards of the
32 Land Development Regulations. Lights shall be fully shielded with positive optical control so that all light
33 emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected below a
34 horizontal plane extending from the bottom of the light fixture. No building permit shall be granted within
35 the Pinecastle MOA unless this requirement is met. In addition, lights or illumination used in conjunction with
36 street, parking, signs or use of land and structures shall be arranged and operated in such a manner that it
37 is not misleading or dangerous to aircraft operating within the MOA or under operational control of the
38 Range. The purpose of these lighting standards is to reduce distractions to training pilots.

39 **Policy I-6.4.7 Real Estate Disclosure**

40 A Military Influence Area Notice Acknowledgement (MIANA) disclosing the fact that a parcel is located
41 within the Pinecastle MOA shall be affixed to all subdivision plats, planned unit developments and other
42 zoning and subdivision actions and recorded in the Public Records of Lake County.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41

GOAL I-7 IMPLEMENTATION

The County shall ensure that the Future Land Use Element is implemented and adopt Land Development Regulations as necessary to achieve this goal.

OBJECTIVE I-7.1 NONCONFORMITIES AND VESTED RIGHTS

The County shall reduce or eliminate existing nonconforming land uses and structures to the greatest reasonable and practical extent without intruding on the constitutional rights of the affected land owners.

Policy I-7.1.1 Nonconforming Uses and Antiquated Plats

Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations to reduce the number of uses that are inconsistent with community character, reduce non-conforming uses, eliminate nonconforming zonings, and resolve issues related to antiquated plats.

Within certain parts of the County, especially inside of Rural Protection Areas, Wekiva River Protection Area (WRPA), Wekiva Study Area, and Green Swamp Area of Critical State Concern, it is recognized that pre-existing recognized subdivisions or lots of record occur at a higher density or intensity than allowed for new subdivisions or lots within the Future Land Use Category. FLUM assignments in these areas reflect the vision of the County and overall pattern of land use planned. In these areas, the policies of this objective are intended to ensure that recognized subdivisions and lots of record are treated as conforming as specified herein.

Specific regulations shall be adopted that allow for the continuation or reestablishment of nonconforming uses previously existing on a site, including the type, size and intensity of such uses, unless:

- The use is abandoned or discontinued for a period of 18 months; or
- Is determined to be inconsistent with the character of the surrounding community to such an extent as to cause an adverse impact to the public interest.

Minor expansions may be allowed to accommodate compliance with regulatory requirements up to 10% of the nonconforming use existing as of the effective date of this Comprehensive Plan.

Policy I-7.1.2 Vested Rights Provisions

Within 12 months of the effective date of the Comprehensive Plan, 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 Comprehensive 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.

- 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.
- 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.

1 **Policy I-7.1.3 Existing Lot Exception for Density**

2 There shall be an exception to the density requirements established by this Comprehensive Plan for lots
3 that were legally created prior to the adoption of this Comprehensive Plan. If the requirements specified
4 below are met, the lot will be considered a buildable lot subject to all other requirements of this plan. This
5 exception relates to density only. Development undertaken pursuant to this policy shall be consistent with
6 and subject to all other provisions of the Comprehensive Plan, including, but not limited to, concurrency and
7 protection of natural resources. Within twelve (12) months of the effective date of this Comprehensive
8 Plan, Lake County shall adopt Land Development Regulations to implement this policy.

9 If a lot, or combination of lots, meets one of the five (5) criteria listed below, an exception to the densities
10 established by this Comprehensive Plan shall be granted:

- 11 A. There shall be an exception to the density requirements for lots which were legally created by
12 a deed dated and recorded in the Public Records of Lake County, Florida on or before May
13 20, 1981. A dwelling unit and accessory uses thereto, may be permitted on the lot, or
14 combination of lots, provided that each of the following requirements are met:
- 15 1. The lot shall front on a publicly maintained road, or an easement. If the lot fronts on an
16 easement, the easement must connect to a publicly maintained road, and the lot shall be
17 within 1,320 feet of the publicly maintained road;
 - 18 2. The lot shall be accessible by public safety and other public (i.e. sanitation) agencies;
 - 19 3. The lot shall have a minimum frontage of forty (40) feet; and
 - 20 4. The lot shall contain a minimum of 12,500 square feet (excluding open water bodies),
21 unless the lot is served by central water and wastewater utility service;

22 Contiguous lots may be combined into one or more lots in order to meet the criteria set forth in this
23 section.

24 If the lot fronts on an easement that is within 1,320 feet from a publicly maintained road as
25 described above, the property owner(s) shall execute a legal document wherein the property
26 owner(s) agrees to be subject to a special assessment for road improvements. Lake County shall
27 record said document in the public records of Lake County, at the owner's cost.

- 28 B. There shall be an exception to the density requirements of this Comprehensive Plan for a lot or
29 combination of lots created through a subdivision approved by the Board of County
30 Commissioners and recorded in the Public Records of Lake County in Plat Books 1 through 22
31 or lots created through one of the following Recognized Unrecorded Subdivisions.

- 32
- Astor Forest Campsites
 - Banning Beach
 - Belmont Heights Unit 2
 - Blue Creek Point
 - Deerhaven
 - Forest Acres
 - Forest Park
 - Forest Ridge
 - Grovewood
 - H.O. Peters and Associates
 - Oak Ridge
 - Pittman
 - Ravenswood
 - River Road Acres
 - Robbins Heights

- St. Johns Waterfront Est. 1st Add.
- Sunnyside Shores
- Villa City
- Villa City Shores
- Western Shores

1 A dwelling unit and accessory uses thereto, may be permitted on the lot, or combination of lots,
2 provided that each of the following requirements are met:

- 3 1. The lot shall front on a publicly maintained road, or an easement. If the lot fronts on an
4 easement, the easement must connect to a publicly maintained road, and the lot shall be
5 within 1320 feet of a publicly maintained road;
- 6 2. The lot shall be accessible by public safety and other public (i.e. sanitation) agencies;
- 7 3. The lot shall have a minimum frontage of forty (40) feet; and
- 8 4. The lot shall contain a minimum of 12,500 square feet (excluding open water bodies),
9 unless the lot will be served by central water and wastewater utility service.

10 Contiguous lots may be combined into one or more lots in order to meet the criteria set forth in this
11 section.

12 If the lot fronts on an easement that is within 1320 feet from a publicly maintained road as
13 described above, the property owner(s) shall execute a legal document wherein the property
14 owner(s) agrees to be subject to a special assessment for road improvements. Lake County shall
15 record said document in the public records of Lake County, at the owner's cost.

16 C. There shall be an exception to the density requirements of this Comprehensive Plan for lots or
17 combination of lots described in Paragraphs A or B above but that do not meet the
18 requirements contained therein. A dwelling unit and accessory uses thereto, may be permitted
19 on the lot, or combination of lots, if one of the following criteria is met:

- 20 • The owner demonstrates that on March 2, 1993 such lot was owned by the owner or their
21 predecessor in title and no contiguous lots were owned by the owner or their predecessor
22 in title on that date;
- 23 • Contiguous lots owned by the owner or predecessor in title on March 2, 1993 have been
24 aggregated so that the aggregated lots meet the minimum density of the Future Land Use
25 Category or a minimum of five (5) acres (excluding open water bodies), whichever creates
26 the least density; or
- 27 • All contiguous lots owned by the owner or their predecessor in title on March 2, 1993
28 have been aggregated.

29 D. There shall be an exception to the density requirements of this Comprehensive Plan for a lot
30 within any plat beginning with Plat Book 23, that have met all requirements at the time it was
31 approved by the Board of County Commissioners and recorded in the Public Records of Lake
32 County. A dwelling unit and accessory uses thereto may be permitted on the lot.

33 E. There shall be an exception to the density requirements to this Comprehensive Plan for any lot
34 for which a final Lot of Record determination was completed and approved by Lake County,
35 in accordance with terms and conditions of such approval in place prior to the adoption of this
36 plan. A dwelling unit and accessory uses thereto may be permitted on the lot.

37 **Policy I-7.1.4 Lots and Subdivisions Nonconforming to Open Space and Clustering**

38 Lots of Record and Subdivisions meeting the conditions of the previous policy and existing on the effective
39 date of this Comprehensive Plan shall be exempt from open space and clustering requirements, provided
40 that said lots are not further subdivided.

1 **OBJECTIVE I-7.2 PROTECTION OF NEIGHBORHOODS**

2 The County shall protect the long-term viability of residential neighborhoods by regulating existing and
3 future development to ensure quality design and provide for compatibility with surrounding land uses.

4 **Policy I-7.2.1 Enforcement of Regulatory Standards on All Development**

5 The County shall protect the viability of established and future residential neighborhoods by enforcing
6 Land Development Regulations relating, but not limited to:

- 7 • Development within flood-prone areas;
- 8 • Building setbacks and heights;
- 9 • Roadway buffers and buffers between land uses;
- 10 • Landscaping;
- 11 • Tree preservation;
- 12 • Signage;
- 13 • On-site traffic circulation and parking;
- 14 • Drainage and stormwater management;
- 15 • Fences, walls and entrance features;
- 16 • Maintenance and use of common open space areas;
- 17 • Interconnection of neighborhoods and pedestrian accessibility;
- 18 • Lighting; and
- 19 • Transportation corridors and access.

20 **Policy I-7.2.2 Minimization of Active Recreation Use Impacts on Residential Areas**

21 Within 24 months of the effective date of the Comprehensive Plan, the County shall adopt Land
22 Development Regulations to minimize adverse impacts of active recreational uses on residential areas.
23 These standards may include, but are not limited to, landscape buffering, fencing, parking and loading,
24 garbage disposal, signage, lighting, and storage areas.

25 **Policy I-7.2.3 Home Occupations**

26 Within 24 months of the effective date of this Comprehensive Plan, Lake County shall adopt Land
27 Development Regulations for home occupations. Home occupations shall be permitted within all Future
28 Land Use Categories allowing residential uses subject to a special approval process established within the
29 Land Development Regulations containing criteria to limit impacts on the community.

30 The Land Development Regulations shall address, but may not be limited to, scale, parking, hours of
31 operation and usage of accessory structures.

32 **Policy I-7.2.4 Affordable Housing**

33 The County shall implement programs to promote quality affordable housing for existing and future
34 residents to support affordable housing needs and ensure the continued viability of affordable housing by
35 encouraging de-concentration of low income neighborhoods.

36 Within three (3) years of the effective date of the Comprehensive Plan, the County shall establish
37 provisions and programs relating to affordable housing within the Urban Future Land Use Series that
38 include the following:

- 39 • Encouraging duplex, zero-lot line, multi-family and smaller structure housing;

- 1 • Providing standards to ensure the integration of housing to prevent the undue concentration of
- 2 lower income dwellings within a development site;
- 3 • Requiring long term binding affordability agreements to ensure dwellings are priced as
- 4 affordable housing for owners and renters;
- 5 • Coordinating with the municipalities to provide affordable housing in urban areas;
- 6 • Encouraging the revitalization of existing housing and neighborhoods; and
- 7 • Providing for inclusionary zoning where appropriate.

8 **Policy I-7.2.5 Roadway Compatibility**

9 Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land
10 Development Regulations that encourage the viability of residential neighborhoods by:

- 11 • Requiring additional setbacks and buffers for residential development adjacent to future major
- 12 collector and arterial roadways to minimize the impacts of future roadway improvements;
- 13 • Requiring minimum setbacks and vegetated buffers between new roads and the property line of
- 14 existing residential development;
- 15 • Requiring development plans to transition residential and nonresidential land use intensities at
- 16 roadway intersections and along corridors to maximize compatibility with residential
- 17 neighborhoods;
- 18 • Discouraging through traffic on local residential roadways;
- 19 • Requiring pedestrian, bicycle and vehicular linkages between abutting residential areas to
- 20 provide convenient access to recreation, schools, libraries, and shopping. Vehicular connections
- 21 between subdivisions shall be designed to serve local residents and discourage through traffic;
- 22 • Designing of transportation infrastructure in such a manner that calms speed on local roads through
- 23 the use of speed tables, roundabouts, narrow streetscapes, and other appropriate features; and
- 24 • Incorporating professionally recognized practices related to Transit Oriented Design (TOD).

25 **Policy I-7.2.6 Communication Towers within Residential Areas**

26 The County shall regulate the location and construction of communication towers to protect existing and
27 future residential neighborhoods from potential adverse impacts resulting from these facilities. Siting
28 criteria and design requirements shall be defined within the Land Development Regulations within 12
29 months of the effective date of the Comprehensive Plan.

30 **Policy I-7.2.7 Location of Higher Density Residential and Age Restricted Communities**

31 The County shall encourage higher density (Urban Future Land Use Series) and age restricted housing near
32 commercial centers, bus transit routes, and community facilities.

33 **Policy I-7.2.8 Provision of Transitional Land Uses**

34 The County shall evaluate Future Land Use Map amendments and zoning requests to ensure that
35 transitional land uses are provided as a buffer between residential and nonresidential uses, between
36 residential uses of varying densities, and in managing redevelopment of areas no longer appropriate as
37 viable residential areas.

38 **Policy I-7.2.9 Conversion of Residential Structures**

39 The County shall allow conversion of existing residential structures to professional office and restricted
40 commercial neighborhood uses only where:

- 1 • The character of the area has undergone a significant change due to roadway improvements or
- 2 development trends;
- 3 • Adequate access and parking for redeveloped parcels can be maintained;
- 4 • Buffers can be provided to effectively maintain the viability of adjacent residential uses;
- 5 • It serves the needs of residents within the surrounding area; and
- 6 • The building floor area shall not to exceed 5,000 square feet.

7 **Policy I-7.2.10 Industrial Uses near Residential Areas**

8 The County shall ensure that new industrial uses adjacent to or in close proximity to residential areas shall
9 be limited to light industrial uses to protect residences from adverse impacts. Expansion of existing
10 industrial uses may be allowed through a conditional use process.

11 **Policy I-7.2.11 Support Art in Public and Private Spaces**

12 The County shall consider and support, as appropriate, innovative regulations, techniques and programs
13 that promote the provision of art in public and private projects.
14

15 **OBJECTIVE I-7.3: MINIMIZE HAZARDS.**

16 Lake County shall minimize the danger to life and property occasioned by natural disasters.

17 **Policy I-7.3.1: Implement a Local Hazard Mitigation Strategy and Post Disaster** 18 **Redevelopment Program.**

19
20 Within 24 months of the effective date of the Comprehensive Plan, the County shall adopt and implement
21 a Local Mitigation Strategy for hazard mitigation and within four years shall adopt a Post Disaster
22 Redevelopment Plan to increase public safety and reduce damages and public expenditures.

23 **OBJECTIVE I-7.4 PROTECTION OF RURAL LIFESTYLES**

24 The County shall institute policies and programs designed to preserve and reinforce the positive qualities
25 of the rural lifestyle enjoyed by residents living in rural areas. The following policies apply to the Rural
26 Future Land Use Series, Wekiva River Protection Area and Green Swamp Area of Critical State Concern.

27 **Policy I-7.4.1 Recognition of Rural Areas**

28 The County shall, through Comprehensive Plan policies and Land Development Regulations, recognize those
29 parts of the County within the Rural Future Land Use Series, Wekiva River Protection Area and Green
30 Swamp Area of Critical State Concern as areas with specific rural character where established rural
31 development patterns shall be retained. These areas require special protection from the intrusion of urban
32 uses, densities and intensities. It shall be the policy of the County that properties within these areas require
33 approaches to land use intensities and densities, rural roadway corridor protection, the provision of
34 services, environmental protection and Land Development Regulation enforcement consistent with the rural
35 character of such areas.

36 **Policy I-7.4.2 Rural Conservation Subdivision**

37 Within 12 months of the effective date of the Comprehensive Plan, Land Development Regulations shall be
38 adopted to provide design criteria and guidelines for the development of Conservation Subdivisions in the
39 Rural Future Land Use Series, Wekiva River Protection Area, Wekiva Study Area, and Green Swamp Area
40 of Critical State Concern. These design criteria and guidelines shall adhere to the following principles:

- 41 • Cluster development to create large contiguous tracts of common open space; to protect
42 environmentally sensitive areas, including but not limited to habitat, wildlife, and wildlife corridors;

- 1 to maximize buffering to adjacent conservation land; to protect aquifer recharge and karst
2 features; and to create opportunities for passive recreation;
- 3 • Maintain, enhance, and protect corridors for wildlife movement in coordination with adjacent
4 properties;
- 5 • Minimize site disturbance and alteration of terrain, through use of design techniques that protect
6 native vegetation and minimize earth movement such as reduced lane widths, stem-wall
7 construction, and swales;
- 8 • Protect common open space, wetlands, and other natural features in perpetuity by conservation
9 easement or similar recorded and legally binding instrument, to the extent allowed by law;
- 10 • Protect natural amenity areas for passive recreation;
- 11 • Protect dark skies through a dark sky lighting ordinance;
- 12 • Retain all stormwater on site or located in the same area of recharge. Stormwater management
13 systems shall be designed using Low Impact Development principles and practices;
- 14 • Ensure that development along roadway corridors improves or protects the rural character of the
15 corridor;
- 16 • Require the use of Best Management Practices for native landscaping and “right plant-right place”
17 landscaping techniques to provide compatibility with the natural environment and minimize the use
18 of chemicals, pesticides, and water for irrigation;
- 19 • Implement water conservation techniques including the limitation of overhead irrigation, with the
20 exception of low-volume irrigation such as drip or micro-irrigation systems, and areas used for
21 vegetable gardens; and
- 22 • Enhance the rural character of the project and surrounding area.

23 The conservation subdivision regulations are intended to affect the location of the number of dwelling units
24 authorized by the Future Land Use Categories and not to serve as a vehicle for increasing the lot yield
25 above the number of units authorized by the designated Rural Future Land Use Category.

26 **Policy I-7.4.3 Non-Residential Rural Design Standards**

27 Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt design
28 standards within the Land Development Regulations for non-residential development located within and
29 adjacent to the Rural Future Land Use Series, Wekiva River Protection Area and Green Swamp Area of
30 Critical State Concern. Such standards are intended to ensure the protection of rural character, and may
31 include but are not limited to building size, location, architecture, parking, lighting, and landscaping.

32 **Policy I-7.4.4 Protection of Rural Viewscapes**

33 Within 12 months of the effective date of the Comprehensive Plan, Lake County shall adopt Land
34 Development Regulations that protect forested areas, native vegetation, and natural topography within
35 the Rural Future Land Use Series, Wekiva River Protection Area and Green Swamp Area of Critical State
36 Concern in order to maintain and protect the integrity of natural vistas and scenic viewscapes. The County
37 shall enforce such regulations to the extent feasible, recognizing the rights of bona fide agricultural
38 activities established in statute.

39 **Policy I-7.4.5 Rural Roadways**

40 In order to prevent urban sprawl and maintain rural character, the County shall discourage the expansion
41 of roadways within the Rural Future Land Use Series, Wekiva River Protection Area and Green Swamp
42 Area of Critical State Concern. As defined within the Transportation Element, certain roads shall be
43 designated as rural Scenic Roadways, and shall be constrained by policy to remain as two (2) travel lanes.
44 Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land

1 Development Regulations relating to access, land use, building size and setbacks, landscaping, lighting and
2 other factors associated with protecting the rural character of these corridors.

3 **Policy I-7.4.6 Protection of Natural Resources**

4 Within the Rural Future Land Use Series, the County shall encourage and as appropriate require the use of
5 Rural Conservation Subdivision and Low Impact Development techniques at rural densities in order to
6 enhance the protection of common open space, rural views, and wildlife corridors. The County shall
7 protect water resources by permitting rural residential development that minimizes water consumption and
8 maximizes aquifer recharge; relying on small individual residential wells that disperse the potentially
9 adverse effects of groundwater draw-down; and relying on properly installed and maintained septic
10 systems as the primary system of wastewater disposal.

11 **Policy I-7.4.7 Rural Lighting Standards**

12 In order to preserve the rural character and values attributed to the Rural Future Land Use Series, Wekiva
13 River Protection Area and Green Swamp Area of Critical State Concern, the County shall amend the Land
14 Development Regulations within 12 months of the effective date of the Comprehensive Plan to regulate
15 lighting in these areas. These regulations shall include rural lighting standards that address artificial
16 outdoor illumination and limit the emission of undesirable light into the night sky, glare to on-coming traffic,
17 light intrusion onto adjacent properties, and light pollution in general which may have a detrimental effect
18 on communities, wildlife, and rural ambiance.

19 **OBJECTIVE I-7.5 COORDINATION OF LAND USE WITH ENVIRONMENTAL** 20 **PROTECTION**

21 The County shall ensure that natural resources are protected for the enjoyment of all citizens through
22 provisions of this Comprehensive Plan and the Land Development Regulations.

23 **Policy I-7.5.1 Designation of Conservation and Recreation Future Land Use**

24 The County shall ensure the long-term preservation of environmentally sensitive areas and ecosystems and
25 provide opportunities for passive recreation through the assignment of land to the Conservation and
26 Recreation Future Land Use Categories.

27 **Policy I-7.5.2 Open Space Protection**

28 Lake County shall assure the provision of open space within the county by requiring minimum open space
29 standards for new development, through public land acquisition and through designation of Conservation
30 and Recreation land use categories on the Future Land Use Map.

31 Lake County shall, through the Land Development Regulations, provide a mechanism to protect, acquire or
32 otherwise set aside natural areas and environmentally sensitive lands as open space for permanent
33 preservation or passive recreation. Protection can be accomplished by the donation of land or
34 establishment of a permanent conservation easement held by the County, conservation agency, or
35 appropriate non-profit conservation entity. The protection and acquisition of these lands shall be consistent
36 with the Future Land Use Element and Conservation Element.

37 **Policy I-7.5.3 Consistency with Conservation Element**

38 The County shall require that proposals for a change in the use of land or development of property
39 conform to all applicable goals, objectives, and policies of the Conservation Element before such proposal
40 can be considered to be consistent with the Future Land Use Element. Prior to obtaining approval for a
41 change in the use of land or development of property, the location and significance of all environmental
42 features and constraints shall be identified, including but not limited to topography, wetlands, vegetation,
43 wildlife, habitat, flood hazards, the 100-year floodplain, soils, springsheds, karst features, and adjacent

1 conservation lands and environmentally sensitive lands. The County shall require that all such features and
2 constraints be included within applications and site plans submitted as part of the development review
3 process.

4 **Policy I-7.5.4 Protection of Floodplains**

5 Within 12 months of the effective date of the Comprehensive Plan the County shall adopt Land
6 Development Regulations that protect floodplains, as identified by the Federal Emergency Management
7 Agency as amended, or as identified by Lake County, through Land Development Regulations that
8 accomplish the following:

- 9 • Restrict uses which are dangerous to health, safety and property and minimize public and private
10 losses due to flood conditions;
- 11 • Prohibit land filling and grade changes where such activity will cause erosion or inhibit flood
12 waters;
- 13 • Require development to comply with the requirements and rules of the National Flood Insurance
14 Program and Florida Department of Health;
- 15 • Require all subdivisions and site plans to maintain pre-development run off characteristics, provide
16 compensating storage, comply with wetland regulations, and dedicate post-development flood
17 prone and wetland areas to the County or appropriate state agency as a conservation easement,
18 as allowed by law; and
- 19 • Designate environmentally sensitive floodplains and establish criteria to limit development or
20 development impacts therein.

21 **Policy I-7.5.5 Protection of Wetlands and Wetland Assessment Program**

22 Within 24 months of the effective date of this Comprehensive Plan, the County shall implement a wetlands
23 assessment program and adopt Land Development Regulations that accomplish the following:

- 24 • Regulate development activities according to wetland significance;
- 25 • Require the identification of wetland type, land use, extent, significance, development
26 compatibility, and applicable performance standards prior to County review and approval of
27 development activities;
- 28 • Require, at a minimum, compliance with all performance standards set forth in the Land
29 Development Regulations of Lake County, which standards and guidelines are accepted herein
30 verbatim by this reference; and
- 31 • Depending on wetland significance provide for development flexibility through
32 mitigation/compensation measures where more beneficial environmental results may be achieved.

33 The County shall require dedication of a conservation easement to the County or other agency of all post-
34 development wetlands, to the extent allowed by law. This conservation easement shall require that the
35 wetlands and wetland buffers be maintained in their natural and unaltered state. If such wetlands and
36 buffer areas are not in a natural state due to the presence of invasive species, changes in hydrology, or
37 the removal of natural vegetation, such wetlands and buffers shall be restored by the removal of all
38 invasive species, replacement/revegetation with suitable native species, and, to the greatest extent
39 possible, restoration of natural hydrology. The entity accepting a conservation easement shall enforce its
40 provisions.

41 **Policy I-7.5.6 Platting of Wetlands and Water Bodies**

42 Except as provided below, wetlands and water bodies shall not be included as part of any platted lot,
43 except as provided herein. Wetlands and water bodies shall be shown on the plat as a common area,
44 which shall be deeded to the homeowners' association, the County, a conservation agency, or non-profit

1 conservation organization for ownership and maintenance. A portion of wetlands between an upland lot
2 and a water body may be included in the lot to allow the lot owner access to the water. Wetlands and
3 water bodies may be included in the platted lots for subdivisions which do not have a homeowners'
4 association and which contain ten (10) lots or less. Wetlands between an upland lot and a water body
5 may be included in the lot to allow the lot owner access to the water. Any isolated wetland, or water
6 body, of less than one acre may be included in a platted lot.

7 **Policy I-7.5.7 Ground Water Protection**

8 Lake County shall regulate uses and activities consistent with the Conservation Element and other policies of
9 this plan in order to protect ground water resources, including but not limited to aquifer recharge,
10 springsheds, karst features and areas of aquifer vulnerability.

11 **Policy I-7.5.8 Preservation of Wildlife and Habitat**

12 Lake County shall regulate uses and activities consistent with the Conservation Element and other policies of
13 this plan in order to protect wildlife, habitat and wildlife corridors.

14 **Policy I-7.5.9 Required Use of Conservation Easements**

15 In order to protect the following areas from any future encroachment or development, the County shall
16 require conservation easements as allowed by law consistent with Chapter 704, Florida Statutes, or
17 similarly recorded and binding legal instrument (including plat restrictions), or fee-simple dedication to a
18 public agency:

- 19 • Post-development flood prone areas;
- 20 • Wetlands and buffer areas;
- 21 • Environmentally sensitive areas including, but not limited to, xeric uplands and scrub habitats;
- 22 • wildlife corridors and buffers;
- 23 • Karst features and buffers;
- 24 • Aquifer recharge areas;
- 25 • Natural or engineered drainage features which qualify as open space;
- 26 • "Preservation" or "conservation" areas which are part of a development project; and
- 27 • Common open space in clustered subdivisions.

28 The Land Development Regulations will specify additional criteria to preserve required open space, which
29 may include standards based upon size thresholds and type of open space, to limit future encroachment or
30 development of required open space, drainage areas, recreation areas, and other areas set aside as
31 requirement for development approval.

32 **Policy I-7.5.10 Natural Resource Extraction**

33 Lake County shall regulate uses that extract or deplete natural resources of the County, to the extent
34 allowed by federal and state law. In addition to requiring compliance with all other provisions of the
35 Comprehensive Plan and Land Development Regulations, these uses including but not limited to mining and
36 bottling operations shall require a conditional use permit approved by the Board of County Commissioners.
37 The approval, or existence, of a mine or other extractive use shall not be construed as the basis for a
38 future land use change.

1 **Policy I-7.5.11 Protection from Incompatible Land Uses**

2 The Land Development Regulations shall require through the site plan and development review process the
3 protection of conservation, recreation, and open space areas from incompatible adjacent land uses and
4 activities.

5 Land uses adjacent to conservation, recreation, and open space areas shall be required to use
6 appropriate screening and ample vegetated buffers to limit off-site impacts. Land uses adjacent to and
7 near resource-based conservation and recreation sites shall be of a low density and intensity as defined in
8 the Future Land Use Element.

9 Additional Land Development Regulations shall be established within 24 months of the effective date of
10 the Comprehensive Plan to limit the undesirable intrusion of noise, light, access, and other impacts onto
11 conservation and recreation lands from adjacent property.

12 **OBJECTIVE I-7.6 GREENHOUSE GAS REDUCTION**

13 The County shall seek to reduce Greenhouse Gases (GHG) produced in the County by requiring compact
14 land-use planning and by developing strategies to reduce GHG emissions in the transportation,
15 construction, and industrial sectors. Innovative approaches to implementing energy-efficiency measures in
16 public and commercial buildings will be implemented wherever feasible.

17 **Policy I-7.6.1 Encouragement of Trip-Capturing Development**

18 Within the Urban Future Land Use Series, Lake County shall encourage mixed use, self-contained projects
19 and development patterns that promote shorter trip lengths and reduce Vehicle Miles Travelled (VMT).

20 **Policy I-7.6.2 Reduction of Emissions from the Transportation Sector**

21 The County shall reduce or stabilize vehicular emissions using, but not limited to the following strategies:

- 22 • Require efficient land use patterns which decrease Vehicle Miles Travelled (VMT);
- 23 • Use access management standards to reduce VMT;
- 24 • Allow innovative site designs and roadway configurations to minimize the number of lane-miles
25 needed while maximizing access;
- 26 • Require roads, access, and parking areas be designed to minimize turning movements, stopping,
27 and other conflict points;
- 28 • Increase the number of roadway interconnections and intersections, where appropriate;
- 29 • Prohibit gated communities which prevent existing or future roadway interconnections;
- 30 • Require development along transit corridors and routes to accommodate mass transit and provide
31 for park-n-ride areas, sheltered bus/rail stops, and bus turnouts, as appropriate;
- 32 • Discourage the use of single-occupancy vehicles by adopting reduced parking requirements and
33 by limiting roadway capacity on key roads, as appropriate, as a disincentive to automobile
34 travel;
- 35 • Encourage Transit-Oriented Development and development which takes advantage of existing
36 and potential passenger rail;
- 37 • Protect existing railroad corridors, encourage and facilitate the location of industrial and
38 commercial employment centers along those corridors, and encourage increased use of rail
39 transport by industrial and commercial enterprises; and
- 40 • Require bikeways, trails, and pedestrian paths, wherever practical and appropriate, to provide
41 alternatives to motor vehicles.

1 **Policy I-7.6.3 New Design of County Facilities**

2 All new facilities constructed by the County shall be designed and built according to the principles and
3 practices promoted by the Leadership in Energy and Environmental Design (LEED), Energy Star, and Water
4 Star programs, as appropriate and financially feasible.

5 **Policy I-7.6.4 Energy Audits of County Facilities**

6 Energy efficiency is a priority, therefore, the County shall conduct audits of every County facility at least
7 once every five years to determine electric power usage and the potential for energy and cost savings in,
8 but not limited to, lighting, heating and cooling of air and water, equipment power usage, and potential
9 alternative/renewable electric power generation sources. The County may create a central database, or
10 other appropriate system, to track electric and other utility costs.

11 **Policy I-7.6.5 Greenhouse Gas Reduction Program**

12 The County shall consider instituting a Greenhouse Gas (GHG) Reduction Program. Methodologies and
13 tools have been developed and technical assistance is available through the International Council for Local
14 Environmental Initiatives Cities for Climate Protection program. The GHG Reduction Program evaluation
15 shall consider the costs and benefits of the following:

- 16 • An inventory and forecast of community and County greenhouse gas emissions;
- 17 • Establishment of specific GHG emission reduction goals; and
- 18 • Development of a Greenhouse Gas Reduction Strategy Plan specifying the measures to be taken
19 to achieve the emission reduction goal with a monitoring system to assess progress.

20 If the County establishes a formal GHG reduction program, it will consider membership in the Cities for
21 Climate Protection program which is a performance-oriented campaign that offers a framework for local
22 governments to reduce greenhouse gas emissions, improve air quality, and enhance livability within their
23 communities.

24 **OBJECTIVE I-7.7 RETENTION OF AGRICULTURAL LANDS**

25 Lake County shall become proactive in developing partnerships with the agriculture industry, property
26 owners, and local, regional and state organizations for the purpose of developing a better understanding
27 of how local government can ensure the continued viability of agriculture as a key component of the local
28 economy.

29 **Policy I-7.7.1 Agricultural Primacy**

30 The County shall encourage the continuation of agriculture within the Rural Future Land Use Series, Wekiva
31 River Protection Area, and Green Swamp Area of Critical State Concern. Agricultural uses on lands that
32 have an agricultural exemption from the Lake County Property Appraiser shall have primacy. For the
33 purpose of this policy, primacy shall mean that conflicts between such agricultural lands and other non-
34 agricultural uses, all other factors being equal, will be resolved in favor of the agricultural interests.
35 Agricultural operations shall utilize Best Management Practices to reduce conflicts to the greatest extent
36 possible.

37 **Policy I-7.7.2 Agricultural Land Retention Study**

38 Within 36 months of the effective date of the Comprehensive Plan, Lake County shall initiate an
39 Agricultural Lands Retention Study to identify agricultural lands suitable for protection and conservation.
40 The study shall also identify property owner incentives for the conservation of identified lands; methods to
41 maintain viable agricultural economies; potential barriers to the conduct of agricultural activities; and
42 scenarios that describe the types and characteristics of agricultural uses and practices for Lake County in
43 the future.

1 **Policy I-7.7.3 Implement Strategies for Agricultural Land Retention**

2 Lake County shall consider the findings of the Agricultural Lands Retention Study and facilitate the
3 implementation of strategies identified in the study that are determined to be appropriate by the County.
4 Lake County may adopt amendments to the Comprehensive Plan and Land Development Regulations as
5 appropriate and may consider incentives to protect agricultural lands from conversion to other uses such as
6 through the voluntary elimination or transfer of development rights.

7 **Policy I-7.7.4 Agricultural Easements**

8 Lake County shall consider the use of agricultural easements and less-than-fee acquisition as means of
9 conserving agricultural lands.

10 **Policy I-7.7.5 Agricultural Buffers**

11 Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land
12 Development Regulations that require adequate buffering and setbacks between properties designated as
13 agricultural and new development, particularly residential, in order to protect agricultural uses from
14 adverse impacts associated with encroachment of development or a nuisance perception created by the
15 proximity of and encroachment upon agricultural operations. Buffers shall be used to minimize or eliminate
16 incompatibility between agricultural and other uses so that the long-term continuance of both is not
17 threatened by one or the other. Buffers shall be provided to screen each land use from intrusions relating
18 to the application of fertilizers, pesticides, noise, glare, odor, dust, trespassing, pets, vehicles and smoke.
19 Agricultural buffers shall be a minimum of fifty (50) feet wide and utilize natural material to the greatest
20 extent possible. The establishment and maintenance of required buffers shall be the responsibility of the
21 new development. Agricultural operations which expand onto new land, not formerly designated for
22 agriculture, adjacent to existing development shall be required to use best management practices to
23 minimize potential impacts for the existing development.

24 **OBJECTIVE I-7.8 PLANNED UNIT DEVELOPMENTS**

25 The County shall adopt Regulations affecting the design and time frame of Planned Unit Developments.

26 **Policy I-7.8.1 Requirements for Planned Unit Developments**

27 Within 24 months of effective date of this Comprehensive Plan, the County shall adopt Land Development
28 Regulations for new development that utilizes Planned Unit Development zoning, subject to the following:

- 29 • The density and intensity of a PUD shall not exceed the density and intensity of the underlying
30 Future Land Use Categories and may be further restricted in the Land Development Regulations.
- 31 • A PUD shall be developed as an integrated unit containing one or more land uses, and shall
32 ensure compatibility with existing and allowed uses on neighboring properties.
- 33 • A PUD shall be required to include provisions for the protection of open space and for the
34 conservation and protection of significant natural resources that may be located within the
35 development site, consistent with this Comprehensive Plan. Clustering, flexible lot design, or other
36 innovative strategy to preserve large areas of contiguous open space and protect significant
37 natural resources shall be required.
- 38 • Within urban areas, Planned Unit Developments shall provide for innovative planning concepts of
39 site development, such as Traditional Neighborhood Design or Transit Oriented Development, to
40 create aesthetically pleasing living, shopping, and working environments on properties of
41 adequate size and location, consistent with other policies of this Comprehensive Plan.
- 42 • The application for a PUD shall be accompanied by a conceptual site plan depicting important
43 features including but not limited to the location of major roads, structures, and required open

1 space. Approval of a PUD shall require that development occur substantially as depicted on the
2 proposed conceptual site plan.

- 3 • A Planned Unit Development shall be required for any application seeking to increase the existing
4 density with the potential of fifty (50) or more dwelling units.

5 **Policy I-7.8.2 Time frame of Planned Unit Developments**

6 Within twelve (12) months of the effective date of this Comprehensive Plan, the County shall establish a
7 process within the Land Development Regulations for application, implementation, and reconsideration of
8 development utilizing a Planned Unit Development. The following criteria shall apply to Planned Unit
9 Developments constructed after the effective date of this Comprehensive Plan:

- 10 • Physical construction of infrastructure must begin within three (3) years of the effective date of the
11 PUD ordinance. During this time frame the PUD shall be considered active.
- 12 • If a phased development is proposed, a time frame shall be established for commencement and
13 completion of each phase of the development in the ordinance.
- 14 • Prior to expiration of the three-year time frame, the Board of County Commissioners may grant,
15 via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a
16 showing that reasonable efforts have been made towards securing the required approvals and
17 commencement of work. The applicant shall be required to demonstrate that the proposed
18 development meets all concurrency requirements prior to granting of a time extension.
- 19 • If the above time frames expire, then the PUD shall become inactive and no further development
20 shall be permitted until a public hearing on the ordinance occurs to consider a change in zoning. A
21 time certain shall be established within the Land Development Regulations within which a
22 mandatory public hearing shall occur to consider and adopt an appropriate zoning assignment for
23 the subject property.
- 24 • PUD approval shall be contingent upon the ability to provide, concurrent with the impacts of the
25 development, the adopted Level of Service for public services and facilities.

26 **OBJECTIVE I-7.9 DEVELOPMENTS OF REGIONAL IMPACT**

27 The County recognizes that, by definition, Developments of Regional Impact (DRIs) constitute a size and
28 intensity of land use that require special attention to growth management, the protection of natural
29 resources, and the provision of infrastructure and services necessary in order to preserve the quality of life
30 within Lake County. The following policies shall apply to DRIs.

31 **Policy I-7.9.1 Location of DRIs**

32 In order to prevent urban sprawl, provide for growth in proximity to existing infrastructure and services,
33 and ensure the long-term protection of rural areas, the County shall guide new DRIs to municipalities and to
34 the Urban Future Land Use Series as designated within the Future Land Use Element. Due to the inherent
35 scale and intensity of a DRI, a proposal for a DRI within an area assigned to the Rural Future Land Use
36 Series shall be inconsistent with the goals, objectives, and policies of this Comprehensive Plan relative to
37 the protection of rural areas and the prevention of urban sprawl. The burden of proof shall rest upon the
38 applicant to overcome said presumptions and demonstrate a compelling need for the proposed DRI and
39 any associated future land use change.

40 **Policy I-7.9.2 Integration of the DRI Process with Local Comprehensive Planning**

41 Notifications of any Development of Regional Impact received by the County Manager or designee, made
42 pursuant to Chapter 380.06 F.S. shall be forwarded to the Local Planning Agency for their information.

1 **OBJECTIVE I-7.10 COMMUNITY ENHANCEMENT AREAS**

2 The County shall guide and assist unincorporated communities to develop action plans to improve their
3 quality of life through the Community Enhancement Area (CEA) Partnership Program.

4 County resources shall be combined with federal and state funds and neighborhood resources to
5 implement Community Enhancement Area Action Plans. Implementation will be jointly overseen by the
6 County and the subject Community Enhancement Area governing body. All agencies committing resources
7 during the strategic planning phase for a Community Enhancement Area will be expected to fully
8 cooperate during the implementation phase. Community Enhancement Area Action Plan implementation
9 shall occur consistent with the Land Development Regulations.

10 **Policy I-7.10.1 Action Plan Guiding Principles**

11 The County shall assist each designated Community Enhancement Area to develop a partnership-based
12 improvement strategy built upon identified assets within the community. Community Enhancement Area
13 Action Plans may include strategies to address factors including, but not limited to infrastructure, housing,
14 community appearance and amenities, human services, and financing mechanisms.

15 Community Enhancement Area Plans shall reflect the following guiding principles:

- 16 • A holistic, neighborhood-based approach that addresses the socioeconomic environment as well as
17 the physical environment, including the protection of natural resources;
- 18 • Identified assets within the community to build improvement strategies;
- 19 • Partnerships that could include neighborhood groups and associations, the business community,
20 outside organizations and County government; and
- 21 • Provision of community services when there is community involvement and need.

22 **Policy I-7.10.2 Community Enhancement Area Designation Process**

23 Community Enhancement Areas shall be designated through a competitive process from a list of potential
24 Community Enhancement Areas, as explained in the "Community Enhancement Area Partnership Program
25 Application". The list of potential CEAs shall be updated by the County periodically as information
26 becomes available.

27 **Policy I-7.10.3 Neighborhood Revitalization Strategy Area**

28 When appropriate, the County shall apply for Neighborhood Revitalization Strategy Area (NRSA)
29 designation for CEAs through the federal Housing and Urban Development (HUD) program. In order to be
30 designated as a NRSA, a CEA must meet location criteria and other requirements outlined in Appendix 1
31 of the HUD publication "Home and Neighborhoods: A Guide to Comprehensive Revitalization Techniques."

32 **OBJECTIVE I-7.11 PUBLIC FACILITIES AND SERVICES**

33 The County shall require that all development be consistent with the Capital Improvements Element and the
34 approved facility and service plans in order to discourage urban sprawl, meet adopted level of service
35 standards, and thereby minimize associated public costs.

36 **Policy I-7.11.1 Concurrency Requirements**

37 The County shall ensure that public services and facilities are available concurrent with new development.
38 All development orders, permits, and agreements shall be subject to the adopted Concurrency
39 Management System consistent with the Concurrency Management Element of this Comprehensive Plan.

1 **Policy I-7.11.2 Phasing of Large-Scale Residential Development**

2 Within 12 months of the effective date of the Comprehensive Plan, the County shall establish Land
3 Development Regulations for the phasing of large-scale residential development to ensure the coordination
4 of community needs including but not limited to infrastructure, education, jobs and housing.

5 **Policy I-7.11.3 Cumulative Traffic Analysis**

6 The Land Development Regulations shall require a cumulative traffic analysis be conducted for any
7 proposed Future Land Use Map (FLUM) amendment or zoning change which could substantially increase
8 traffic on the transportation network, and must also consider the cumulative impacts of all applications
9 under review by County staff.

10 **Policy I-7.11.4 Private Investment for Infrastructure**

11 The County shall require private investment in infrastructure improvements or impact fees, where a rational
12 nexus demonstrates that the improvements are needed to accommodate the development and to minimize
13 attendant public costs associated with growth.

14 **OBJECTIVE I-7.12 UTILITIES**

15 Utilities needed to support adopted Future Land Uses and zoning in the unincorporated area shall be
16 provided.

17 **Policy I-7.12.1 Provision of Utilities**

18 Private or public utilities needed to support adopted Future Land Use and zoning may be permitted in all
19 land use designations, except as expressly prohibited or restricted elsewhere within the Comprehensive
20 Plan.

21
22 ***1-7.12.1.1 Provisions for Electric Utilities***

23 Small-scale, site-specific, or off-grid electrical generation systems serving single users or less than four (4)
24 homes and which use alternative energy sources shall generally be permitted and allowed in all future
25 land use categories. Such alternative systems shall be encouraged to connect to an available electrical
26 energy distribution system to sell excess power to an electric utility provider. All substations adjacent to
27 neighborhoods or visible from a public roadway shall be reviewed by the County and required to provide
28 landscaping and buffering to minimize visual and noise impacts. The County shall promote energy-efficient
29 land use patterns, accounting for existing and future electric power generation and transmission systems.

30 **Policy I-7.12.2 Provision of Potable Water, Sanitary Sewer and Reclaimed Water**
31 **Utilities**

32 Potable water, sanitary sewer, and reclaimed water public utilities needed to support approved
33 development may be permitted in all Urban Future Land Use Categories.

34 **Policy I-7.12.3 Provision of Central Water and Sewer Services**

35 The County shall encourage compact development and ensure that future urban development occurs in a
36 contiguous fashion through the detailed requirements of policies within the Potable Water and Sanitary
37 Sewer Sub-Elements. Within rural areas, the County shall rely primarily on individual on-site wastewater
38 treatment and disposal systems as the method of wastewater disposal and shall rely primarily on
39 individual wells for potable water.

40 Central water and sewer services are not intended nor required for areas within the Rural Future Land Use
41 Series; however, property within the Rural Transition Future Land Use Category adjacent to urban areas
42 shall be encouraged to connect to central services if available. Otherwise, central services shall only be

1 provided within the Rural Future Land Use Series if the absence of such facilities would result in a threat to
2 public health or the environment. The provision of central utilities shall not be used as sole justification for a
3 future land use amendment.

4 **Policy I-7.12.4 Methods of Collecting and Disposing of Solid Wastes**

5 Consistent with the provision of services and facilities, the County shall use the solid and hazardous waste
6 collection and disposal systems provided throughout the County.

7 **Policy I-7.12.5 Methods of Managing Stormwater**

8 Consistent with the provision of services and facilities, the County shall:

- 9 • Regulate stormwater management consistent with Countywide regulations with the objective of
10 minimizing site impacts and changes in hydrology, maximizing water-quality treatment, maximizing
11 aquifer recharge, minimizing flooding, and protecting wetland systems;
- 12 • Incorporate and promote Low Impact Development principles and practices in stormwater
13 management; and
- 14 • Utilize Municipal Service Benefit Units and other mechanisms to fund drainage improvements when
15 appropriate.

16 **OBJECTIVE I-7.13 COMPREHENSIVE PLAN AMENDMENT STANDARDS OF REVIEW**

17 Lake County shall adopt standards of review for proposed amendments to the Comprehensive Plan.

18 **Policy I-7.13.1 Framework for Review**

19 All applications for a Comprehensive Plan amendment, including but not limited to site specific changes in
20 future land use designations, are presumed to involve a legislative function of local government which, if
21 approved, would be by legislative act of the County and shall, therefore, be evaluated based upon the
22 numerous generally acceptable planning, compatibility, and public facility considerations described or
23 referenced in the policies of the Comprehensive Plan. Any application for an amendment to the
24 Comprehensive Plan shall also be reviewed to assess any Countywide or area-wide impacts, including but
25 not limited to the effect of the change on either the internal consistency or fiscal health of the
26 Comprehensive Plan.

27 Nothing herein or within the Land Development Regulations shall be construed as a guaranteed right or
28 entitlement that a request for a future land use change shall be granted. In addition to reviewing
29 proposed FLUM amendments for compliance with all requirements of the Comprehensive Plan, the County
30 shall consider whether or not the proposed amendment protects the character and quality of life in the
31 County, and serves the public interest. Nothing herein shall be interpreted to restrict the authority of the
32 Board of County Commissioners to exercise its discretion in denying any proposed amendment to the
33 Comprehensive Plan.

34 The Land Development Regulations shall contain provisions that establish an amendment application and
35 review process, consistent with the requirements of the Florida Statutes and this Comprehensive Plan, which
36 shall at a minimum require:

- 37 • A standardized application and report format for all Future Land Use Map amendments, including
38 delivery of a staff report with recommendation to the Local Planning Agency (LPA) a minimum of
39 seven (7) days prior to the public hearing on the application. If a substantive change to the
40 amendment request is made by the applicant following the LPA public hearing, then said change
41 shall require reconsideration by the LPA prior to consideration by the Board of County
42 Commissioners;
- 43 • Compliance with all policies of the Comprehensive Plan;

- 1 • Evaluation of the application to be governed by the general regulatory guidelines and policies of
2 the Comprehensive Plan; and
3 • Provisions for intergovernmental coordination.

4 **Policy I-7.13.2 Mandatory Consistency with the Comprehensive Plan**

5 Any proposed amendment to the Future Land Use Map or Comprehensive Plan must undergo an
6 assessment of consistency with all applicable goals, objectives and policies of this Comprehensive Plan. The
7 Land-Use Conflict Identification Strategy (LUCIS) Model may be considered when reviewing future
8 amendments to the Comprehensive Plan or Future Land Use Map. The above standards shall be evaluated
9 by means of the preparation of a needs-analysis, transportation system capacity analysis, environmental
10 impact evaluation and land use compatibility analyses. If an amendment to the Future Land Use Map or
11 Comprehensive Plan is adopted, the above referenced documentation shall be submitted as supporting
12 information for compliance review.

13 **Policy I-7.13.3 Services and Facilities/Concurrency**

14 Minimum facilities needed to support a Comprehensive Plan amendment shall be those defined in the
15 Capital Improvements Element and shall be subject to the Concurrency Management Standards and
16 provisions contained in the Concurrency Management Element of this Plan. Future Land Use amendments
17 that impact facilities shall require amendments to the appropriate Element, including the Capital
18 Improvements Element to ensure adequate facilities can be provided.

19 **Policy I-7.13.4 Alternative Future Land Use Designation**

20 The Board of County Commissioners may determine that a Future Land Use Category other than the
21 designation requested by the applicant is appropriate, provided that the approved Future Land Use
22 Category does not exceed the density or intensity of the Future Land Use Category or use that was
23 publicly advertised for consideration.

24 **Policy I-7.13.5 Standards of Review for Amending the Future Land Use Map**

25 The County shall include within its Land Development Regulations provisions for the review of amendments
26 to the Future Land Use Map consistent with this Comprehensive Plan. At a minimum, the Land Development
27 Regulations shall include the following standards of review:

- 28 • Demonstration by signed affidavit that, if requested by a private individual or entity, the
29 proposed Future Land Use Map (FLUM) amendment is sought or supported by the landowner(s)
30 subject to the amendment;
- 31 • Demonstration that additional lands for residential use are needed to accommodate population
32 projections consistent with the Comprehensive Plan if the FLUM amendment involves a potential
33 increase in residential density, and that lands subject to the proposed amendment are in the most
34 appropriate location with respect to the efficient use of public facilities and services for this
35 increase in density, and with respect to all other policies of this Comprehensive Plan;
- 36 • Demonstration of need for non-residential and commercial lands based upon population and
37 employment within the service area, vacancy rates for similar uses, and ability to reduce overall
38 future transportation demands on the road network (reduction in Vehicle Miles Travelled – VMT);
- 39 • Demonstration of purpose for the proposed FLUM amendment and explanation of desired use,
40 including submission of a conceptual site plan depicting important features including but not limited
41 to the location of major roads, structures, significant limitations (e.g. wetlands, karst features, steep
42 slopes) and environmentally sensitive areas, and required open space;
- 43 • Demonstration that facilities and services are or will be available within the levels of service
44 adopted throughout the Comprehensive Plan (or the levels of service adopted by the municipality)

- 1 in whose utility area the proposed amendment is located and as adopted in the Capital
2 Improvements element or by joint agreement with the County), including but not limited to water
3 supplies (including permitted quantities) and facilities, sewer services, transportation, parks and
4 recreational facilities, and schools;
- 5 • Demonstration that the amendment will not fiscally burden County services;
 - 6 • Demonstration that the amendment would not cause unnecessary and unmitigated negative impacts
7 on natural resources, including but not limited to wetlands, uplands, habitat, wildlife corridors,
8 wildlife, groundwater and surface water, recharge, and karst features, and further demonstration
9 that the integrity of interconnected ecosystems of local, state, regional, and federal significance
10 will be preserved;
 - 11 • Demonstration that historic and cultural resources will not be affected by unnecessary and
12 unmitigated negative impacts;
 - 13 • Demonstration that any proposed Future Land Use Map amendment to an Urban Future Land Use
14 Category from the Rural Future Land Use Category is contiguous to existing urban development in
15 the Urban Future Land Use Series so as to discourage urban sprawl; and
 - 16 • Demonstration that the proposed Future Land Use Map amendment provides an appropriate
17 transition of land uses adjacent to the rural area, and that the amendment shall create a final
18 area of transition between the rural area and existing urban development to constrain future
19 intrusion into the rural area. Adequate transition shall be required to maintain compatibility with
20 adjacent, existing communities and may require flexible lot sizes, provision of open space or
21 variable buffers.

22 **Policy I-7.13.6 Notice of Applications**

23 Lake County shall, when an application for a Comprehensive Plan change, rezoning, a variance or
24 conditional use, is determined to be sufficient for review, make all information pertinent to the application
25 readily available to the public at large. In particular, electronic copies of applications, backup materials
26 and additional material provided by the applicant, in addition to staff recommendations and reports
27 should be made available and easily accessible.

28 **Policy I-7.13.7 Precedence of 2030 Comprehensive Plan**

29 During the interim period when the provisions of the most recently adopted Comprehensive Plan, or
30 element or portion thereof, and the Land Development Regulations are inconsistent, the provisions of the
31 most recently adopted Comprehensive Plan, or element or portion thereof, shall govern any action taken in
32 regard to an application for a development order.

1

2

3

4

5

CHAPTER II: CAPITAL IMPROVEMENTS ELEMENT

6

7

8

PLANNING HORIZON 2030

9

1

Capital Improvements Element

The purpose of the Capital Improvements Element is to demonstrate the fiscal feasibility of Lake County's Comprehensive Plan. This objective is accomplished by estimating costs of improvements, analysis of the County's fiscal capability to finance and construct improvements, and adoption of financial policies to guide funding. The Element must include a five-year schedule of capital improvements, concurrency management program, and Goals, Objectives, and Policies.

The Capital Improvements Plan is proposed to identify public facilities that will be required to accommodate the County's projected population during the next five or more years, including the cost of the facilities, and the sources of revenue that will be used to fund the facilities. The Lake County Capital Improvements Element will be completed when all Elements of the Comprehensive Plan are finalized and consistent.

GOAL II-1 PROVIDE CAPITAL FACILITIES

Lake County will ensure that needed public facilities are provided within the County in a manner that protects investments in and maximizes use of existing facilities, maintains adopted level of service standards, and promotes a balanced government budget and sound use of public money.

OBJECTIVE II-1.1 PROVIDE PUBLIC FACILITIES

Public facilities shall be provided for the purpose of correcting existing deficiencies, accommodating 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 II-1.1.1 Define Public Facilities

For the purpose of this Comprehensive Plan, public facilities shall be construed to include the following capital improvements:

- Arterial and collector roads;
- Mass transit;
- Potable water;
- Sanitary sewer;
- Parks and recreation;
- Solid waste disposal;
- Stormwater management;
- Public buildings accommodating public services provided through the following facilities: courthouse, jail, administrative, health, education, libraries, environmental services, fire protection, and law enforcement.

In determining the capital costs of capital improvements, the County shall include the cost of land acquisition, project and site design, permitting, equipment, and construction costs.

Policy II-1.1.2 Apply Level of Service Categories to Public Facilities

Lake County shall apply level of service standards to public facilities according to the following categories:

- 1 • **Category A (Concurrency)** - Public facilities for which a level of service must be established for
2 concurrency determination, as mandated by Chapter 163, F.S. These facilities include roadways,
3 sanitary sewer, stormwater, potable water, solid waste, public schools, and parks and recreation
4 facilities within Lake County's unincorporated jurisdictional area, and in municipal (unincorporated)
5 areas served by certain facilities provided by Lake County. The County shall ensure that potable
6 water and sanitary sewer services provided in unincorporated Lake County by providers other
7 than the County meet the appropriate level of service. All Category A Facilities shall be
8 inventoried and analyzed within mandatory elements of the Comprehensive Plan supporting
9 document titled Data Inventory & Analysis.
- 10 • **Category B (Non-Concurrency)** - Public facilities and services not subject to concurrency under
11 Ch. 163.3180 F.S. and 9J-5.0055 F.A.C. but which are incorporated into the Comprehensive Plan
12 under a mandatory element. These facilities include aviation and rails.
- 13 • **Category C (Non-Mandatory)** - Public facilities and services not required by Chapter 163 F.S.,
14 and 9J-5, F.A.C., to be inventoried and analyzed within an element of the Comprehensive Plan,
15 but whose cost or implementation may affect the financial feasibility of a Category A or B facility.
16 All other County governmental facilities and services not included under Category A or B represent
17 Category C facilities. These facilities include, but are not limited to, fire protection, law
18 enforcement, public buildings, library services, emergency medical service, mosquito control, mass
19 transit, and jail facilities.

20 **Policy II-1.1.3 Ensure Concurrency with Impacts of New Development**

21 For Category A facilities, public facilities and services, consistent with adopted level of service standards,
22 must be available concurrent with the impacts of new development or expansion of service areas,
23 consistent with Chapter 163.3180(2), F.S. These facilities and services, as defined and detailed in the
24 County's Concurrency Management Ordinance, shall be scheduled within the first one (1) to three (3) years
25 of the Five-Year Schedule of Capital Improvements (depending upon the type of facility); or guaranteed
26 in a binding, enforceable development agreement; or via execution of a Proportionate Share Agreement.

27 **Policy II-1.1.4 Establish Solid Waste Level of Service**

28 The County's adopted level of service for its solid waste disposal facilities, as per the Solid Waste Sub-
29 element, shall be as follows:

30 The base level of service is 1-1: one (1) day per week garbage pickup and one day per week recycling
31 pickup.

32 **Policy II-1.1.5 Establish Recreation Levels of Service**

33 The level of service standard for recreation per Policy VII-1.4.3 (Level of Service) shall be four (4) acres
34 per 1,000 residents.

35 **Policy II-1.1.6 Stormwater Levels of Service**

36 Lake County shall maintain a level of service standard, for new and existing development, based on the
37 following stormwater quantity and quality criteria:

Table CAP 1- Lake County Stormwater Quantity and Quality Criteria

FACILITY	FREQUENCY & DURATION
Bridges (not located on principal arterials or evacuation routes)	50 years, 24 hours
Principal arterial bridges and evacuation routes	100 years, 24 hours

Table CAP 1- Lake County Stormwater Quantity and Quality Criteria

FACILITY	FREQUENCY & DURATION
Canals, ditches, swales or culverts for drainage external to the development	25 years, 24 hours
Canals, ditches, swales or culverts for drainage internal to the development	10 years, 24 hours
Detention and retention basins contributory to land-locked areas with no positive outlet	25 years, 96 hours
Detention/retention structures with a positive outlet	25 years, 24 hours Mean Annual Storm
Habitable structures first floor elevation must be, at a minimum, 18 inches above the 100-year flood elevation	100 years, 24 hours
Storm sewers	10-year storm

- 1 • Design storm based on 24 hour minimum.
- 2 • Pollution abatement shall be accomplished by requiring stormwater management systems to retain
- 3 or detain with filtration, the first one-half inch of run-off from developed sites, or the run-off
- 4 generated from the first inch of rainfall on developed sites, whichever is greater.
- 5 • Lake County shall require a retention/detention system that limits peak discharge of a developed
- 6 site to the discharge from the site in an undeveloped condition during a 24 hour/25 year
- 7 frequency storm event.
- 8 • Lake County shall require, prior to development approval that projects receive appropriate
- 9 permits from State agencies to comply with the rules and regulations for stormwater facility
- 10 design, performance and discharge.
- 11 • Discharged stormwater run-off shall not degrade receiving surface water bodies below the
- 12 minimum conditions as established by State water quality standards (17-302 and 17-40.420,
- 13 F.A.C.).

14 Policy II-1.1.7 Maintain Transportation Levels of Service

15 The County shall maintain the following levels of service, as defined in the Transportation Element, Policy
16 VII-1.1.2, Urbanized Areas Minimum Operating Level of Service Standards:

17 **Table CAP 2 – Rural Areas Minimum Operating Level of Service Standards.**

ROAD CLASSIFICATION	PEAK HOUR MINIMUM LEVEL OF SERVICE	
Strategic Intermodal System (SIS) / Florida Intrastate Highway System (FIHS)	B	
Transportation Regional Incentive Program (TRIP)	Other Multilane	B
	Two-Lane	C
County Arterials	C	
State Arterials	C	
Collectors	C	
Local	C	

18 **Table CAP 3 - Transitioning Urbanized Areas Minimum Operating Level of Service Standards.**

ROAD CLASSIFICATION	PEAK HOUR
---------------------	-----------

		MINIMUM LEVEL OF SERVICE
Strategic Intermodal System (SIS) / Florida Intrastate Highway System (FIHS)		C
Transportation Regional Incentive Program (TRIP)	Other Multilane	C
	Two-Lane Other Multilane	C
County Arterials		D
State Arterials		D
Collectors		D
Locals		D

1 **Table CAP 4 - Urbanized Areas Minimum Operating Level of Service Standards.**

ROAD CLASSIFICATION		PEAK HOUR MINIMUM LEVEL OF SERVICE
Strategic Intermodal System (SIS) / Florida Intrastate Highway System (FIHS)		C
Transportation Regional Incentive Program (TRIP)	Other Multilane	D
	Two-Lane Other Multilane	D
County Arterials		D
State Arterials		D
Collectors		D
Locals		D

2 **Policy II-1.1.8 Potable Water Levels of Service**

3 The level of service for potable water supplied by a municipality in Lake County to unincorporated Lake
4 County shall be the same as the level of service within the municipality.

5 The level of service for potable water supplied by a private provider in unincorporated Lake County shall
6 be the minimum design and operating standards as established by the authorized federal, state, regional,
7 water management district, and local regulatory agencies.

8 **Policy II-1.1.9 Sanitary Sewer Levels of Service**

9 The level of service for sanitary sewer supplied by a municipality in Lake County to unincorporated Lake
10 County shall be the same as the level of service within the municipality.

11 The level of service for sanitary sewer supplied by a private provider in unincorporated Lake County shall
12 be the minimum design and operating standards as established by the authorized federal, state, regional,
13 water management district, and local regulatory agencies.

14 **Policy II-1.1.10 Public Schools Level of Service**

15 The Level of Service (LOS) is defined as school enrollment as a percentage of school student capacity
16 based upon the Florida Inventory of School Houses (FISH). The LOS standard is the maximum level of
17 school utilization that will be permitted in the Lake County School District. The LOS shall be established for
18 all school types within the Lake County School District as: 100% of permanent FISH capacity. If core dining
19 capacity is available in excess of FISH capacity, the school capacity shall be increased up to 125% of
20 FISH capacity by adding seats located in temporary student stations so long as the total capacity does not
21 exceed core dining capacity.

1 **Policy II-1.1.11 Conduct Annual Level of Service Review**

2 Lake County shall annually review appropriateness of the adopted level of service standards.

3
4 **GOAL II-2 TIMING AND PROVISION OF PUBLIC FACILITIES**

5 Lake County shall plan for and manage the provisioning of public facilities and services within a balanced
6 budget that reflects the sound use of public funds in a responsible manner to adequately serve existing
7 and new residents while continuing to provide a quality environment for all residents of the County.

8 **OBJECTIVE II-2.1 SCHEDULE AND PROVIDE CAPITAL IMPROVEMENTS**

9 Lake County shall schedule and provide capital improvements to meet existing deficiencies, to
10 accommodate desired future growth, and to replace obsolete or worn-out facilities.

11 **Policy II-2.1.1 Schedule of Capital Improvements**

12 Lake County shall prepare annually a Five Year Schedule of Capital Improvements for County
13 departments, and those authorities and special districts that depend on funds allocated by the Board of
14 County Commissioners to guide the timing and location of capital expenditures.

15 The Five-Year Schedule of Capital Improvements shall include school facilities. Lake County hereby
16 incorporates, by reference, the Lake County Public Schools Five-Year Facilities Master Plan, Fiscal Years
17 2010 through 2014, as adopted by the Lake County School Board on September 14, 2009, the School
18 Board's Financially Feasible Capital Improvement Program that includes school capacity sufficient to meet
19 anticipated student demands projected by the County, in consultation with the School Board's projections of
20 student enrollment, based on the adopted LOS standards for public schools.

21 **Policy II-2.1.2 Capital Improvements Defined**

22 Physical improvements to public facilities, including land acquisition, buildings, structures, facilities, and
23 infrastructure with a unit cost exceeding \$50,000 and a useful life of at least five years shall be
24 considered capital improvements. For purposes of the Schedule of Capital Improvements, public facilities
25 are defined as those facilities that maintain or improve adopted levels of service for traffic circulation,
26 potable water, sanitary sewer, solid waste, public schools, parks and stormwater management.

27 **Policy II-2.1.3 Consistency in the Schedule of Capital Improvement.**

28 The Schedule of Capital Improvements shall be consistent with and act as a means of implementing the
29 County's Comprehensive Plan. County capital improvements shall be made in accordance with the
30 adopted Schedule of Capital Improvements, including amendments, as outlined in the Comprehensive Plan.

31 **Policy II-2.1.4 Evaluating and Prioritizing the Schedule of Capital Improvement**

32 Projects submitted for inclusion in the Schedule of Capital Improvements will be compiled annually by staff
33 from the appropriate County departments. Projects will be evaluated and prioritized by the Board of
34 County Commissioners based on the following criteria:

- 35 • Elimination of a public hazard;
- 36 • Consistency with the Comprehensive Plan;
- 37 • Elimination of an existing deficiency;
- 38 • Required by legislative mandate;
- 39 • Needed to maintain level of service standard;
- 40 • Financial feasibility;

- 1 • Public safety;
- 2 • Local priorities;
- 3 • Consistency with plans of surrounding jurisdictions and agencies, state agencies, and the Water
- 4 Management Districts;
- 5 • Local budget impacts;
- 6 • Locational needs based on planned growth patterns; and
- 7 • Accommodation of new development and redevelopment facility needs.

8 **Policy II-2.1.5 Annual Review and Update**

9 The County shall review the Schedule of Capital Improvements on an annual basis. Future capital
10 improvement expenditures necessitated by changes in population, changes in real estate development, or
11 changes in the economic base will be calculated and included in capital improvements budget projections.

12 Lake County, in coordination with the School Board and municipalities, shall annually update this Element to
13 reflect the School Board's financially feasible Capital Improvement Program as presented in the Lake
14 County Schools Five-Year Facilities Master Plan, beginning with Fiscal Years 2010 through 2014, as
15 adopted by the Lake County School Board on September 14, 2009, to ensure maintenance of a
16 financially feasible capital improvements program, and to ensure that LOS standards will continue to be
17 achieved and maintained during the five-year planning period.

18 Annual plan amendments shall include the addition of a new fifth year to the Five-Year Schedule of
19 Capital Improvements, updating of the financially feasible public schools capital facilities program,
20 coordinating the program with the five-year district facilities work plan, the plans for other local
21 governments, and, as necessary, updates to the school concurrency service area map. The annual plan
22 amendments shall ensure that the capital improvements program continues to be financially feasible and
23 that the level of service standards will continue to be achieved and maintained.

24

25 **Policy II-2.1.6 Future Operating Costs**

26 The County shall coordinate development of the Capital Improvements budget with development of the
27 operating budget. Future operating costs associated with new capital improvements will be projected and
28 included in operating budget forecasts.

29 **Policy II-2.1.7 Adequate Asset Level**

30 The County shall maintain all its assets at a level adequate to protect the County's capital investment, and
31 to minimize future maintenance and replacement costs.

32 **Policy II-2.1.8 Maintenance and Replacement Schedule**

33 The County shall project its equipment replacement and maintenance needs for the next several years and
34 will update this projection each year. From this projection, a maintenance and replacement schedule will
35 be developed and followed.

36 **Policy II-2.1.9 Funding Sources**

37 The County shall identify the estimated costs and potential funding sources for each capital project
38 proposal before it is submitted for approval.

39 **Policy II-2.1.10 Adoption by BCC**

40 The Board of County Commissioners concurrent with approval of the annual budget shall adopt the Lake
41 County Five Year Schedule of Capital Improvements. The Capital Improvements budget will be adopted

1 and incorporated into the annual Lake County budget. Deviations from the adopted Capital Improvements
2 budget or Schedule of Capital Improvements will require approval by the Board of County Commissioners.
3 Also, deviations involving concurrency related projects, with the exceptions noted in Section 163.3177(4)
4 (b), F.S., shall require a comp plan amendment based on the BCC approval.

5 **Policy II-2.1.11 Service Commitments**

6 Public facility and service commitments established in development agreements shall be annually
7 incorporated into the Schedule of Capital Improvements.

8 **OBJECTIVE II-2.2 MAINTAIN DEBT MANAGEMENT STRATEGY**

9 Lake County shall maintain a comprehensive and viable debt management strategy, which recognizes the
10 capital improvements needs of the County as well as the taxpayer's or ratepayer's ability to pay,
11 accounting for existing legal, economic, financial and debt market considerations.

12 **Policy II-2.2.1 Cost of Financing**

13 The County shall identify and pursue the least costly financing method for all new projects.

14 **Policy II-2.2.2 Financing Enterprise Fund Operations**

15 Capital improvements related to enterprise funds operations (e.g., refuse disposal systems, etc.) shall be
16 financed solely by debt to be repaid from user fees and charges generated from the respective enterprise
17 funds operation, when practicable.

18 **Policy II-2.2.3 Financing Non-enterprise Fund Operations**

19 Capital improvements not related to enterprise funds operations (e.g., roads, parks, public buildings, etc.)
20 may be financed by debt to be repaid from available revenue sources (including ad valorem taxes)
21 pledgeable for same, when practical.

22 **Policy II-2.2.4 Use of Cash Surpluses**

23 Cash surpluses, to the extent available and appropriate, shall be considered to finance scheduled capital
24 improvements.

25 **Policy II-2.2.5 Issuance of Debt**

26 The County shall issue debt only for the purposes of constructing or acquiring capital improvements (more
27 specifically, the approved schedule of capital improvements), making major renovations to existing capital
28 improvements, and purchase of environmentally-sensitive lands. The only exception to the above would
29 involve entering into long-term leases for the acquisition of major equipment when it is cost justifiable to do
30 so.

31 **Policy II-2.2.6 Duration of Financing**

32 All capital improvements financed through the issuance of debt shall be financed for a period not to
33 exceed the useful life of the improvements.

34 **Policy II-2.2.7 Funding Prerequisite**

35 The County shall not construct or acquire a public facility if it is unable to adequately provide for the
36 subsequent annual operation and maintenance costs of the facility.

1 **Policy II-2.2.8 Credit Rating**

2 The County shall at all times manage its debt and sustain its financial position in order to seek and maintain
3 the highest credit rating possible.

4 **Policy II-2.2.9 Checks and Balances**

5 The County shall ensure that an adequate system of internal control exists (e.g., audits, etc.) to provide
6 reasonable assurance as to compliance with appropriate laws, rules, regulations and covenants associated
7 with outstanding debt.

8 **Policy II-2.2.10 Pledging of Revenue Streams**

9 Revenue sources shall only be pledged for debt when legally available and, in those situations where they
10 have previously been used for operation and maintenance expenses/general operating expenditures,
11 they will only be pledged for debt when other sufficient revenue sources are available to replace same to
12 meet operation and maintenance expenses/general operating expenditures.

13 **Policy II-2.2.11 Marketing of Debt**

14 The County shall market its debt through the use of competitive bid whenever deemed feasible, cost
15 effective and advantageous to do so. However, it is recognized that, in some situations, certain
16 complexities and intricacies of a particular debt issue are such that it may be advantageous to market the
17 debt via negotiated sale.

18 **Policy II-2.2.12 Early Debt Retirement**

19 The County shall continually monitor its outstanding debt in relation to existing conditions in the debt market
20 and will retire any outstanding debt when sufficient cost savings can be realized.

21 **Policy II-2.2.13 Usage of Credit Enhancements**

22 Credit enhancements (insurance, letters of credit, etc.) shall be used only in those instances where the
23 anticipated present value savings in terms of reduced interest expense equals or exceeds the cost of the
24 credit enhancement.

25 **Policy II-2.2.14 Stabilize Debt Service Payments**

26 In order to maintain a stable debt service burden, the County will attempt to issue debt that carries a fixed
27 interest rate. However, it is recognized that certain circumstances may warrant the issuances of variable
28 rate debt. In those instances, the County shall attempt to stabilize debt service payments through the use
29 of an appropriate stabilization arrangement.

30 **OBJECTIVE II-2.3 REVENUE SOURCES**

31 Lake County shall investigate and identify new sources of revenue and promote the adoption of non-ad
32 valorem based revenue sources.

33 **Policy II-2.3.1 Impact Fees**

34 Lake County shall impose impact fees as a means of establishing and paying for future development's
35 proportional cost of capital improvements.

1 **Policy II-2.3.2 User Pay Public Improvements**

2 To the maximum extent feasible, the "user pays" philosophy shall be incorporated into the revenue
3 structure of all major public improvements and infrastructure systems that do not provide substantially
4 equal benefit to all County residents on a Countywide basis.

5 **Policy II-2.3.3 Fee Structure**

6 The fee structure of all County enterprise funded infrastructure systems shall be set equal to the financial
7 requirements for the operation, maintenance, capital improvements programs and debt service of the
8 respective system.

9 **Policy II-2.3.4 Examine Fee Structure**

10 Lake County periodically shall examine existing fee structures to determine the adequacy of the fees to
11 offset capital and administrative impacts associated with the various land development activities.

12 **Policy II-2.3.5 Federal and State Funding**

13 Lake County shall aggressively seek Federal and State funding for appropriate improvements and
14 activities to reduce reliance on the County's ad valorem tax base.

15 **Policy II-2.3.6 Funding for Transportation Improvements**

16 Lake County will strongly lobby for the inclusion of appropriate projects on the Metropolitan Planning
17 Organization Road Improvements List and the Florida Department of Transportation Work Program to
18 ensure that the appropriate and equitable amount of money is expended on State road projects within the
19 County. The County also shall pursue additional funding sources for transportation improvements consistent
20 with Transportation Policy 4.1.1.

21 **Policy II-2.3.7 Investigate New Sources of Revenue**

22 When and if new revenue sources are needed, Lake County shall investigate the feasibility of adopting
23 new sources of revenue. These sources may include, but are not limited to, franchise fees, special taxing
24 and benefit units, user fees, and other taxes and fees, as appropriate, to ensure the financial feasibility of
25 the Comprehensive Policy Plan and the maintenance of adopted levels of service over the planning
26 horizon.

27 **Policy II-2.3.8 Monitor Revenue and Expenditures**

28 Lake County shall monitor the relationship of revenues and expenditures in an effort to identify and rectify
29 possible fiscal problems. A status report shall periodically be provided to the BCC.

30 **Policy II-2.3.9 Community Development Districts**

31 On a project by project basis, Lake County shall consider the feasibility and suitability of Community
32 Development Districts (Chapter 190, F.S.) to serve as an alternative financing technique for the provision of
33 infrastructure and public services.

34 **OBJECTIVE II-2.4 SCHEDULE OF CAPITAL IMPROVEMENTS**

35 Lake County shall coordinate the approval of new development with the Schedule of Capital
36 Improvements. The schedule shall include the maintenance of adopted level of service standards and shall
37 include the existing and future facility needs of Lake County.

1 **Policy II-2.4.1 Capital Improvement Consistency**

2 Capital improvements proposed in the Five-Year Capital Improvements Schedule shall include those
3 required due to concurrency requirements in the Comprehensive Plan. Capital improvements not required
4 due to concurrency shall be included in the Capital Improvements Element at the discretion of the County.

5 **Policy II-2.4.2 Public Facility Consistency**

6 The Five-Year Capital Improvements Schedule shall be consistent with public facility needs demanded by
7 new development resulting from amendments to the Comprehensive Plan. The County shall evaluate the
8 Capital Improvements Element simultaneously with the adoption of a plan amendment.

9 **Policy II-2.4.3 Development Order Stipulations**

10 Development orders shall not be approved if funding sources are not identified for the scheduled financing
11 of capital improvements, or where necessary facilities are not guaranteed by the developer in an
12 enforceable development agreement pursuant to Section 163.3220, F.S., or to Chapter 380, F.S. The
13 agreement must guarantee that the necessary facilities and services will be in place when the impacts of
14 the development occur. This policy shall apply to all Category A public facilities.

15 **Policy II-2.4.4 Availability of Public Facilities**

16 Consistent with the Future Land Use Element, Lake County shall prioritize the availability of service
17 capacities for concurrency facilities within the Urban Future Land Use Series. The provision of central water
18 or sewer within the Rural Future Land Use Series is prohibited except when it is clearly and convincingly
19 demonstrated by the proponents of the system expansion that a health problem exists in a built but
20 underserved area for which there is no other feasible solution. At such time Lake County has sufficient
21 information and studies to document rural type development demands for public facilities and services,
22 different levels of service shall be established for the rural areas of the County.

23 **OBJECTIVE II-2.5 FAIR SHARE COSTS**

24 Future development shall bear its fair share cost for facility improvements necessary to provide services
25 demanded by new growth and development. The term "fair share" is defined as new growth paying the
26 incremental capital costs for all facilities and services, as defined by documentation for existing and future
27 impact fees and other funding mechanisms, necessary to accommodate the impacts created by new growth
28 in order to maintain the adopted level of service. Fair share costs shall be assessed through the use of
29 impact fees or Proportionate Share Agreements.

30 **Policy II-2.5.1 New Development**

31 Lake County shall assess impact fees on new development to cover a fair share of the capital cost to
32 provide those services to new growth.

33 **Policy II-2.5.2 Capital Facility Needs**

34 Impact fees shall be used to fund capital facility needs resulting from new development and shall not be
35 used to fund existing deficiencies.

36 **Policy II-2.5.3 Public Facility Needs**

37 Impact fees shall be maintained for as many public facilities as feasible, but with consideration to the
38 economic impact on affordable housing and the local construction industry.

39

40

1 **Table CAP 5 - 2009-2010 Summary of the Schedule of Capital Improvements by Fund**

Summary of Capital Improvements by Fund FY 2009-10		
Fund/Division		Total
	Countywide Funds	
General		2,000,000
County Transportation		505,165
Total Countywide Funds		2,505,165
	Special Revenue Funds	
Parks Impact Fee Trust - Central District		7,410
Parks Impact Fee Trust - North District		17,385
Parks Impact Fee Trust - South District		12,825
Road Impact Fees - District 1		1,940,000
Road Impact Fees - District 2		9,378,223
Road Impact Fees - District 3		9,162,000
Road Impact Fees - District 4		1,209,284
Road Impact Fees - District 5		1,446,002
Road Impact Fees - District 6		4,090,000
MSTU - Stormwater Section		1,005,000
MSTU - Parks Section		288,379
MSTU - Roads Section		1,656,189
Federal/State Grants		8,391,660
Restricted Local Programs		115,000
Fire Services Impact Fee Trust		200,000
Total Special Revenue Funds		38,919,357
	Grant Funds	
Community Development Block Grant		175,000
Total Grant Funds		175,000
	Enterprise Funds	
S W Closures and L T Care		262,886
Total Enterprise Funds		262,886
Total Operating Budget		41,862,408
	Capital Projects Funds	
Parks Capital Projects		849,038
Renewal Sales Tax Capital Projects		7,917,919
Public Lands Capital Projects		1,000,000
Facilities Expansion Capital		43,402,500
Total Capital Projects Funds		53,169,457
Total Non-operating Budget		53,169,457
Total Capital Improvement Program		95,031,865

Summary of Policies, Programs & Capital Improvements with Cost Impacts

Five Year Capital Improvements Schedule for Transportation Facilities

Lake County is located within the LSMPO boundary. Therefore, the County is required by the State to adopt a Transportation Element in lieu of three separate sub-elements: traffic circulation, mass transit, and aviation and rail. The purpose of the Transportation Element is to plan for a multi-modal transportation system that emphasizes accessibility. The Lake County transportation planning process is a collaborative effort among various federal, state, regional, county, and municipal agencies working in close concert with the LSMPO. The LSMPO ensures that highways and roads, public transit, pedestrian, bicycle, and other transportation facilities are coordinated and planned with consistency.

Lake County adopted the Lake County 2025 Long Range Transportation Plan (LRTP) on December 14, 2005; it was completed for Lake County by Tyndale-Oliver and Associates. This plan contains an extensive analysis of roadway, bicycle, and pedestrian transportation issues, as well as land use and other factors that determine existing and future needs. The result of the plan is a comprehensive schedule of roadway, bicycle, transit, and pedestrian projects designed to meet as much as possible the existing and future needs of Lake County. Much of the information provided in that report is included in the Transportation Element.

The LSMPO wrote the 2025 LRTP based on population and employment projections, and the projected development pattern out to 2025. Based on these projections, the LSMPO and Lake County can enact the strategies and projects needed to ensure that Lake County will meet its transportation goals for the next twenty years. The LSMPO and Lake County have worked closely so that there is consistency between the Transportation Element and the 2025 Long Range Transportation Plan. Currently, the 2025 LRTP is being updated to a 2035 planning period.

Table CAP 6 – Five-Year Capital Improvements Schedule of Transportation Projects

TRANSPORTATION Project Name	Scope of Work	Funding Source	2009-10	2010-11	2011-12	2012-13	2013-14	Five-Year Total
42 From Marion County Road to Maggie Jones Road C-8190	Construct paved shoulders, FM #416988	Federal/State Grants	\$ 1,350,000 DSN CST					\$1,350,000
44 Intersection with C-19A	Construct turn lanes, FM #422419	Federal/State Grants	\$ 347,000 CST					\$ 347,000
Mount Homer Road C-4956 Intersection with David Walker Drive C-4756	Construct westbound left turn lane and install signal, FM #423967	Federal/State Grants	\$ 260,000 CST					\$ 260,000

TRANSPORTATION								
Project Name	Scope of Work	Funding Source	2009-10	2010-11	2011-12	2012-13	2013-14	Five-Year Total
South Lake Trail, Section 1 from Clermont Trail to Groveland Park	Construct 15 foot multi-use trail, FM #422570	Federal/State Grants	\$ 1,000,000 - ROW					\$1,000,000
19A from Dodson Cutoff C-4460 to Azalea Drive C-4461B	Mill and resurface, FM #426312	Federal/State Grants	\$ 19,000 CST					\$ 19,000
42 from Holmes View Drive to West Fourth Street	Mill and resurface, FM #426314	Federal/State Grants	\$ 783,000 CST					\$ 783,000
448 from Lake Industrial Blvd C-3349 to Grand Oak Lane	Resurface, FM #426313	Federal/State Grants	\$ 265,000 CST					\$ 265,000
455 from SR-19 to CR-561	Mill and resurface, FM #426261	Federal/State Grants	\$ 429,000 CST					\$ 429,000
466A (Miller Street) from Cutoff Road C-5704 to US-27/441	Resurface and sidewalk improvements, FM #426302	Federal/State Grants	\$ 178,000 CST					\$ 178,000
474 from SR-33 to US-27	Mill and resurface, FM #426262	Federal/State Grants	\$ 2,867,000 CST					\$2,867,000
Eagles Nest Road C-6611 from Grays Airport Road C-7310 to Ridge Road C-6511C	Mill and resurface, FM #426315	Federal/State Grants	\$ 242,000 CST					\$ 242,000

TRANSPORTATION Project Name	Scope of Work	Funding Source	2009-10	2010-11	2011-12	2012-13	2013-14	Five-Year Total
Goose Prairie Road C-6737 from Emerald Island Road C-7528 to CR-452	Resurface, FM #426316	Federal/State Grants	\$ 205,000 CST					\$ 205,000
Lake Griffin Road C-7611 from Lemon Street C-7405 to Grays Airport Road C-7310	Mill and resurface, FM #426259	Federal/State Grants	\$ 267,000 CST					\$ 267,000
Lakeshore Drive C-1040 from Preston Cove Road C-0938C to King Fisher Drive	Mill and resurface, FM #426300	Federal/State Grants	\$ 20,000 CST					\$ 20,000
42 Intersection with SR-19	Realign Intersection and signalize	Road Impact Fees Benefit District 1	\$ 1,940,000 ROW CST					\$1,940,000
437 Intersection with Wolf Branch Road C-4583	Improve intersection and signalize	Road Impact Fees Benefit District 2	\$ 967,000 DSN ROW CST					\$ 967,000
441 Old (Alfred Street) from SR-19 to Dora Ave. C-4554 (C-19A)	Results of PD&E (completed in 2008)	Road Impact Fees Benefit District 2	\$ 1,000,000 DSN ROW	\$ 2,800,000 CST				\$3,800,000
441 Old (Helm Road) from Bay road C-4260 to North McDonald Street	Results of PD&E (completed in 2008)	Road Impact Fees Benefit District 2			\$ 500,000 DSN			\$ 500,000

TRANSPORTATION								
Project Name	Scope of Work	Funding Source	2009-10	2010-11	2011-12	2012-13	2013-14	Five-Year Total
441 Old Intersection with C-46	Improve Intersection	Road Impact Fees Benefit District 2	\$ 450,000 DSN ROW CST					\$ 450,000
441 Old Intersection with Lakeshore Drive C-452	Improve Intersection	Road Impact Fees Benefit District 2			\$ 60,000 ROW			\$ 60,000
448 Intersection with Lois Drive C-3259	Construct turn lanes, improve railroad crossing, add guardrail	Road Impact Fees Benefit District 2	\$ 700,000 CST					\$ 700,000
Britt Road C-4981 from Wolf Branch Road C-4583 to SR-44	Rebuild to curb & gutter urban design, landscaping	Road Impact Fees Benefit District 2	\$ 400,000 ROW	\$ 350,000 ROW	\$ 350,000 ROW			\$1,100,000
Buck hill Road, North C-2739 from Lakeshore Blvd to Bald Eagle Drive	Pave	Road Impact Fees Benefit District 2	\$ 100,000 CST					\$ 100,000
Round Lake Road C-4183 Extension from Wolf Branch Road C-4583 to SR-44	Project Development & Environment Study to construct new road	Road Impact Fees Benefit District 2			\$ 350,000 PD&E			\$ 350,000
SR-19 Corridor Study	Corridor Study of SR-19 intersections (CR-450E, CR-450W, CR-450A, Mills Street C-7264)	Road Impact Fees Benefit District 2		\$ 100,000 DSN				\$ 100,000

TRANSPORTATION Project Name	Scope of Work	Funding Source	2009-10	2010-11	2011-12	2012-13	2013-14	Five-Year Total
SR-44 (formerly C-44B) from US-441 to C-44 (Orange Ave. C-6068)	County participation with FDOT to construct 4-lane road	Road Impact Fees Benefit District 2					\$ 2,000,000 CST	\$2,000,000
25A (Dixie Ave) from Fruitland Street to Miller Street/C-466A	Improve drainage, construct sidewalk, install signal at Beckman Street	Road Impact Fees Benefit District 3				\$ 250,000 ROW		\$ 250,000
25A (Dixie Ave) from C-466A to US-441	Widen to 24' construct sidewalk, and intersection improvements	Road Impact Fees Benefit District 3				\$ 250,000 ROW		\$ 250,000
44 Intersection with C-44 (Leg A)	Realign, construct turn lanes on C-44, C-44 (Leg A) & Shady Acres Road C-5124	Road Impact Fees Benefit District 3	\$ 600,000 DSN CST					\$ 600,000
466A (Miller Street) from Sumter County to US-27/441	Widen to 4-lane with paved shoulders and improve intersection	Road Impact Fees Benefit District 3	\$ 3,000,000 ROW	\$ 2,500,000 ROW	\$ 500,000 ROW			\$6,000,000
470 from Sumter County to C-33/C-48	Widen to 4-lane	Road Impact Fees Benefit District 3	\$ 250,000 ROW	\$ 150,000 ROW				\$ 400,000

TRANSPORTATION								
Project Name	Scope of Work	Funding Source	2009-10	2010-11	2011-12	2012-13	2013-14	Five-Year Total
473 from 5-lane section to C-44	Project Development & Environment Study	Road Impact Fees Benefit District 3				\$ 200,000 PD&E		\$ 200,000
473 Intersection with Treadway School Road C-5335	Improve intersection	Road Impact Fees Benefit District 3	\$ 550,000 CST					\$ 550,000
Edwards Road C-7009 from US-27/441 to Gray's Airport Road C-7310	Extend and pave	Road Impact Fees Benefit District 3					\$ 75,000 ROW	\$ 75,000
Lake Ella Road C-6604 from April Hills Blvd. to US-27/441	Realign & improve intersection, add turn lanes, and signalize at US-27	Road Impact Fees Benefit District 3	\$ 300,000 ROW					\$ 300,000
Northwest Lake County Corridor	Corridor Study for a north-south roadway west side of Fruitland Park, Lady Lake & Leesburg	Road Impact Fees Benefit District 3					\$ 500,000 COR	\$ 500,000
Radio Road C-5433 from Treadway School Road C-5335 to Jackson Road C-5432	Widen to 2-lane divided, sidewalk, and signal at Treadway School Road	Road Impact Fees Benefit District 3	\$ 400,000 ROW	\$ 600,000 CST				\$1,000,000

TRANSPORTATION								
Project Name	Scope of Work	Funding Source	2009-10	2010-11	2011-12	2012-13	2013-14	Five-Year Total
Radio Road C-5433 from US-441 to Treadway School Road C-5335	Widen to 2-lane divided	Road Impact Fees Benefit District 3	\$1,100,000 ROW					\$1,100,000
470 from Sumter County to C-33/C- 48	Widen to 4-lane	Road Impact Fees Benefit District 4	\$ 250,000 ROW	\$ 150,000 ROW				\$ 400,000
48 (Part) from C-470/C-33/C-48 to 1,320' E of US-27	Widen to 4-lane	Road Impact Fees Benefit District 4	\$ 250,000 ROW	\$ 150,000 ROW				\$ 400,000
561 Intersection with US-27	Construct right and dual left turn lanes	Road Impact Fees Benefit District 4			\$ 150,000 DSN ROW			\$ 150,000
Buckhill Road, North C-2739 from Lakeshore Blvd to Bald Eagle Drive	Pave	Road Impact Fees Benefit District 4	\$ 100,000 CST					\$ 100,000
Number Two Road C-3024 from CR-48 to SR-19	Widen and resurface	Road Impact Fees Benefit District 4	\$ 200,000 PE DSN					\$ 200,000
Revels Road, East C-2837 & Lakeshore Blvd from SR-19 to Central Ave	Widen and resurface, int. improvements at E Revels Road	Road Impact Fees Benefit District 4	\$ 100,000 DSN					\$ 100,000

TRANSPORTATION Project Name	Scope of Work	Funding Source	2009-10	2010-11	2011-12	2012-13	2013-14	Five-Year Total
455 Ext (Hartle Road C-1362) from Hartwood Marsh Rd C-0854 to SR-50	Construct new 2-lane road, acquire ROW for 4-lane	Road Impact Fees Benefit District 5					\$ 585,000 DSN	\$ 585,000
455 Intersection with Ridgewood Avenue C-1864	Construct round-a-bout per PD&E Study	Road Impact Fees Benefit District 5		\$ 150,000 DSN ROW				\$ 150,000
50 Intersection with C-455	Improve intersection	Road Impact Fees Benefit District 5			\$ 100,000 DSN			\$ 100,000
50 intersection with Winter Road C-1464	Construct turn lane	Road Impact Fees Benefit District 5			\$ 170,000 DSN CST			\$ 170,000
561 Intersection with US-27	Construct right and dual left turn lanes	Road Impact Fees Benefit District 5			\$ 150,000 DSN ROW			\$ 150,000
Citrus Tower Blvd C-1350 Intersection with Steves Road C-1248	Signalize	Road Impact Fees Benefit District 5	\$ 120,000 CST					\$ 120,000
Hancock Road C-1254 from Hartwood Marsh Road C-0854 to SR-50	Project Development and Environmental Study	Road Impact Fees Benefit District 5					\$ 100,000 PD&E	\$ 100,000

TRANSPORTATION								
Project Name	Scope of Work	Funding Source	2009-10	2010-11	2011-12	2012-13	2013-14	Five-Year Total
Hancock Road C-1254 Ext from US-27/Lake Louisa Rd C-0847 to Hartwood Marsh Rd C-0854	Construct new 2-lane road	Road Impact Fees Benefit District 5				\$ 750,000 ROW		\$ 750,000
Hancock Road, North C-1354 Extension from C-50 to Fosgate Road	Construct new 4-lane road, install signal at C-50 & Turkey Farm Road C-1750	Road Impact Fees Benefit District 5	\$ 310,000 DSN ROW "part"	\$ 500,000 ROW "part"				\$ 810,000
Hartwood Marsh Road C-0854 Ph. I from US-27 to Hancock Road C-1254	Widen to 4-lane, improve intersection at US-27	Road Impact Fees Benefit District 5	\$ 150,000 ROW					\$ 150,000
Hartwood Marsh Road C-0854 Ph. II from Hancock Road C-1254 to Orange County	Widen to 4-lane	Road Impact Fees Benefit District 5					\$ 50,000 ROW	\$ 50,000
Hooks Street C-1346 Extension Phase IV Seg B from Phase IV Seg A to Sandhill Blvd	Construct new 4-lane road	Funding needed						
Hooks Street Ext. Ph. V from Hancock Road C-1254 to Jahna Road	Construct new 4-lane urban section, sidewalks and bike lanes	Road Impact Fees Benefit District 5					\$ 50,000 CST "part"	\$ 50,000

TRANSPORTATION								
Project Name	Scope of Work	Funding Source	2009-10	2010-11	2011-12	2012-13	2013-14	Five-Year Total
Hooks Street Ext. Ph. VI from Jahna Road to Hartle Road C-1362	Construct new 4-lane urban section, sidewalks and bike lanes	Road Impact Fees Benefit District 5					\$ 50,000 CST "part"	\$ 50,000
Oswalt Road C-0840 from Lakeshore Drive C-1040 to Reagan's Run subdivision	Widen to 24' resurface, traffic calming devices	Road Impact Fees Benefit District 5			\$ 50,000 DSN			\$ 50,000
SR-50 Reverse Frontage Road from CR-455 to Auto Plex Road	Corridor Study	Road Impact Fees Benefit District 5					\$ 50,000 COR	\$ 50,000
478 (Cherry Lake Road C-1829) from SR-19 to E. Apsawa Road C-2038 & Jalarmy Road C-1838	Widen and resurface, improve intersection & drainage, construct sidewalk "part"	Road Impact Fees Benefit District 6				\$ 400,000 DSN		\$ 400,000
565 (Villa City Road C-2215) from Bible Camp Road C-1615 to Simon Brown Road C-2013	Widen to 30' resurface	Road Impact Fees Benefit District 6	\$ 100,000 DSN					\$ 100,000
565A from SR-50 to Lake Minneola Shores C-1733 (C-561)	Widen to 30' resurface	Road Impact Fees Benefit District 6	\$ 100,000 DSN ROW	\$ 1,350,000 CST				\$1,450,000

TRANSPORTATION								
Project Name	Scope of Work	Funding Source	2009-10	2010-11	2011-12	2012-13	2013-14	Five-Year Total
565A (Montevista Road C-1225) from C-565B (Pine Island Road C-0926) to SR-50	Widen to 30' resurface	Road Impact Fees Benefit District 6		\$ 150,000 DSN				\$ 150,000
Aphsawa Road, East C-2038 from Cherry Lake Road C-1829 to US-27	Widen to 30', curb & gutter "part", resurface, realign int. at US-27 signalize	Road Impact Fees Benefit District 6				\$ 650,000 ROW		\$ 650,000
Bible Camp Road C-1615 from CR-565 to SR-19	Widen to 24', resurface, construct turn lanes at CR-565 and SR-19	Road Impact Fees Benefit District 6	\$ 250,000 ROW	\$ 927,000 CST				\$1,177,000
Mascotte-Empire Road C-1310 from Mt. Pleasant Road C-1412 to Pearl Street	Widen to 24', resurface	Road Impact Fees Benefit District 6	\$ 200,000 DSN	\$ 566,000 CST				\$ 766,000
Mt. Pleasant Road C-1412 from Mascotte-Empire Road C-1310 to SR-50	Widen to 30', resurface	Road Impact Fees Benefit District 6	\$ 250,000 DSN					\$ 250,000
SR-50 from CR-565 to SR-33	Corridor Study through the City of Groveland	Road Impact Fees Benefit District 6	\$ 900,000 COR					\$ 900,000

TRANSPORTATION								
Project Name	Scope of Work	Funding Source	2009-10	2010-11	2011-12	2012-13	2013-14	Five-Year Total
Sunset Avenue and South Sunset Avenue from Mascotte city limit to C-33 (Mascotte)	Widen and resurface	Road Impact Fees Benefit District 6	\$ 1,000,000 CST					\$1,000,000
439 from SR-44 to C-44A	Widen to 30' resurface	Renewal Sales Tax Capital Projects – Roads			\$ 250,000 PE			\$ 250,000
445 Bridge #114047	Rehabilitate bridge	Renewal Sales Tax Capital Projects – Roads			\$ 50,000 FE	\$ 250,000 CST		\$ 300,000
448 from C-561 to Apopka Beauclair Canal Bridge #114087	Construct 3' paved shoulder	Renewal Sales Tax Capital Projects – Roads	\$ 400,000 CST					\$ 400,000
455 Howey Heights Curve	Realign	Renewal Sales Tax Capital Projects- Roads		\$ 530,000 ROW CST				\$ 530,000
Lakeshore Drive C-1040 Bridge #114077	Widen, replace bridge, reconstruct bridge approaches	Funding needed						
Picciola Bridge #114004	Replacement	Renewal Sales Tax Capital Projects-Roads	\$ 20,000 ROW	\$ 1,740,000 CST	\$1,260,000 CST			\$3,020,000
Countywide Resurfacing Program	Resurface roads throughout Lake County	Renewal Sales Tax Capital Projects – Roads	\$ 2,252,000 RSF	\$ 2,275,000 RSF	\$2,297,000 RSF	\$2,320,000 RSF	\$2,343,000 RSF	\$11,487,000

TRANSPORTATION								
Project Name	Scope of Work	Funding Source	2009-10	2010-11	2011-12	2012-13	2013-14	Five-Year Total
Countywide Sidewalk and Trail Program	Construct sidewalk and trails throughout Lake County	Renewal Sales Tax Capital Projects – Roads	\$ 1,651,000 CST	\$ 465,000 CST	\$ 460,000 CST	\$ 506,000 CST	\$ 557,000 CST	\$3,639,000
Total all Projects			\$28,592,000	\$15,453,000	\$6,697,000	\$5,576,000	\$6,360,000	\$62,678,000

Five-Year Capital Improvements Schedule for Stormwater

The following information is presented as an overview of the Stormwater Program which provides for continuing basin evaluations, capital improvements, initiation of water quality studies, and compliance with State and Federal regulations. The Capital Improvements Element schedule of specific basin evaluations, studies, improvement projects, and equipment needs that are listed on the following pages represent the five year capital projects program. One of the primary goals of this program is to reduce system drainage deficiencies over time as allowed by funding. Level of service standards for Stormwater have been adopted for various types of road and development facilities which insure that no further deficiencies are created with new development.

Table CAP 7 – Five-Year Capital Improvements Schedule for Stormwater

STORMWATER								
PROJECT NAME AND DESCRIPTION	Project #	Funding Source	2009-10	2010-11	2011-12	2012-13	2013-14	Five Year Total
Astor Flood Study: Flood study and water quality improvements	37000	MSTU-Stormwater 1230	100,000	100,000	250,000	0	0	450,000
Countywide Aerials: aerial survey	38000	1230	0	150,000	0	0	0	150,000
East Road: Drainage improvement	34001	1230	0	0	0	50,000	100,000	150,000
Harbor Oaks: Water quality retrofit.	30009	1230	100,000		0	0	0	100,000
Hooks Street		1230	5,000	200,000	395,000			600,000
Lake Eustis/Lakeshore Drive Retrofit: drainage and water quality improvements	34002	1230	300,000	0	0	0	0	300,000

STORMWATER PROJECT NAME AND DESCRIPTION	Project #	Funding Source	2009-10	2010-11	2011-12	2012-13	2013-14	Five Year Total
Lake Eustis/Trout Lake Basin: basin study	30003	1230	0	200,000	200,000	200,000		600,000
Lake Saunders (Lake Dora Basin): flood study	30002	1230	0	200,000	200,000	200,000		600,000
Lake Yale Basin Study: Basin Study for drainage and water quality improvements.	30008	1230	0	100,000	100,000	300,000		500,000
Lower Palatlakaha Basin Study: Basin study from Minneola Outfall to Lake Harris.	30006	1230	300,000	300,000	0	300,000		900,000
Royal Trails Flood Study: Flood study and water quality improvements study.	37003	1230	100,000	200,000	200,000	0	0	500,000
Wolfbanch Road Retrofit: Drainage and water quality improvements.	34004	1230	100,000	200,000		0	0	300,000
Zone A BFE Determination		1230	0	200,000	0	0	0	200,000
Total All Projects			1,005,000	1,850,000	1,345,000	1,050,000	100,000	5,350,000

Five-Year Capital Improvements Schedule for Solid Waste

The following section addresses the County's Solid Waste Capital Improvements Program. Proper management of solid and hazardous waste is essential to the quality of life enjoyed by Lake County residents. The Capital Improvements Program for solid waste facilities is primarily concerned with the closure of inactive landfills and monitoring requirements.

The Central Phase III Landfill Cells Phase 1 became available for use in the beginning of 2009 and was designed to hold 1.5 million cubic yards of waste. Assuming an average density of 1,200 lbs./cubic yard, this will provide Lake County with 900,000 tons of MSW disposal capacity. The Central Phase III Ash Cell was designed to hold 247,000 cubic yards of ash residue. Assuming an average density of 2,500 lbs./cubic yard, this will provide Lake County with 308,750 tons of incinerator ash disposal capacity. Together, these two initial Central Phase III Landfill Cells will provide a combined disposal capacity of 1,747,000 million cubic yards (or 1,208,750 tons) of waste. Additional land is available and permitted through a Florida Department of Environmental Protection Environmental Resource Permit. The completed build out of the Central Phase III will eventually provide Lake County with a total of 11,500,000 cubic yards of waste disposal capacity. The Central Phase III Landfill Facility design target was for disposal capacity through 2025.

Table CAP 8 - Five-Year Capital Improvements Schedule for Solid Waste

SOLID WASTE Project Name and Description	Project #	Funding Source	2009-10	2010-11	2011-12	2012-13	2013-14	Five-Year Total
Astatula IIB Closure: This landfill opened in 1991, and has a design life of 19 years. The major portion of the closure costs have already been recognized (\$1,941,517), and the remaining funds will be collected over the next three years		Solid Waste Closures and Long Term Care (4220)	144,414	111,342	114,991	80,263	83,247	534,437
Astatula Post Closure: Post closure costs for the long-term care of the Astatula landfill. This landfill was opened in 1972, and post closure care costs should be fully recognized in FY 2026-27.		4220	53,966	52,317	52,394	52,476	52,563	263,716
C and D Landfill Closure: Closure costs for the C and D landfill. This landfill is used for discarded construction and demolition materials generally considered to be not water-soluble and nonhazardous in nature. Closure costs should be fully recognized in FY 2010-11.		4220	10,533	10,862	14,573	22,042	44,636	102,646
Lady Lake Post Closure: Post closure costs for the long-term care of the Lady Lake landfill. This landfill closed in 2000, and the long-term care costs began in 2001. These costs should be fully recognized in FY 2020-21.		4220	22,055	20,768	20,816	20,868	20,926	105,433
Loghouse Post Closure: Post Closure costs for the long-term care of the Loghouse landfill. Long-term care costs should be fully recognized in FY 2012-13.		4220	16,247	12,591	12,696	12,855	13,176	67,565
Umatilla Post Closure: Post closure costs for the long-term care of the Umatilla landfill. The long-term care costs for this landfill began in 1995, and should be fully recognized in FY 2015-16.		4220	15,671	13,824	13,882	13,951	14,038	71,366
Total All Projects			262,886	221,704	229,352	202,455	228,766	1,145,163

Five-Year Capital Improvements Schedule for Parks and Recreation Facilities

Lake County has thirty-eight (38) parks and recreation facilities totaling approximately 926 acres, more than a third of which is contained in the 318-acre P.E.A.R. (Palatlahaha Environmental and Agricultural Reserve) Park. Recently, 196 acres was purchased for the Ferndale Preserve as well as 96 acres for the North Lake Community Park and 49 acres for East Lake Community Park. The majority of the parks owned and operated by Lake County are resource-based with limited development. The County currently has about 368 acres of developed active and passive parks and about 558 acres of undeveloped parks.

Table CAP 9 - Five-Year Capital Improvements Schedule for Parks and Recreation Facilities

PARKS & RECREATION Project Name & Description	Project #	Funding Source	2009-10	2010-11	2011-12	2012-13	2013-14	Five-Year Total
Arnold Brothers Boat Ramp Repair and Maintenance, Trash Receptacles, Signage, Benches, Tables, Fencing, Boat Ramp repair and amenities		Boating Improvement (1310) Fish Conservation (1190)	0	0	0	0	0	0
Astor Lions Club Park Installation of Ball Field Lights, Play Equipment, Volleyball Court, Batting Cages, Pavilion, Signage & other park amenities.	40008	MSTU-Parks Section (1231); Parks Capital Projects (3020) Grants	0	50,000	50,000	50,000	50,000	200,000
East Lake Community Park Construction of Recreational Park with Athletic Fields, Playgrounds, Pavilions, Paths, Facilities, and other Park Amenities	40018	MSTU-Parks (1231); Parks Cap. Proj. (3020) Grants	500,000	500,000	500,000	500,000	500,000	2,500,000
Ferndale Preserve Installation of Pavilions, Canoe Launch, Fishing Pier, Observation Towers, Road Network, Hiking, Equestrian and Paved Multipurpose Trails, Landscape, Picnic Tables, Trash Receptacles & other amenities. Also includes Prescribed Burns, Wetland Restoration, Exotic Invasive removal, Fire Line Trail maintenance, and Native Species planting.	40004	Fish Cons. (1190); MSTU-Parks (1231); Parks Impact Fee South District (1083) Grants	50,000	200,000	250,000	300,000	350,000	1,150,000

Capital Improvements Element
Goals, Objectives & Policies

PARKS & RECREATION		Project #	Funding Source	2009-10	2010-11	2011-12	2012-13	2013-14	Five-Year Total
Project Name & Description									
Ferndale Preserve (Stewardship funds) Public Lands stewardship funds.		40004	General Fund (0010)	0	0	0	0	0	0
Hancock and South Lake Trails Installation of Landscape, Pre-Fab Restrooms, Rest Areas, Signage, Trash receptacles, Benches, Kiosk, Bike Racks, Concrete/asphalt pavement, Exotic Invasive removal and other amenities		40017	Parks Impact Fee South District (1083)	0	10,000	10,000	20,000	30,000	70,000
Haynes Creek Park Installation of Parking Lot, Hiking Trail, Fencing, Landscape, Signage, Kiosk, Picnic Tables, Benches, Grills & Trash Receptacles. Invasive Exotic removal, Fire Line Trail maintenance, Native Species planting and Wetland Restoration.		40010	MSTU-Parks (1231); Parks Cap. Proj. (3020)	0	10,000	10,000	10,000	10,000	40,000
Lake Idamere Park Installation of Pavilions, Multipurpose paved trails, Hiking Trails, Picnic Tables, Benches Grills, Trash Receptacles, Lighting, Miracle Ball field, Softball Field, Exotic Invasive Removal, Prescribed Burns, Fire Line Trail maintenance, and Native Species planting.		40011	Fish Cons. (1190); MSTU-Parks (1231); Parks Cap. Proj. (3020) Grants	100,000	100,000	100,000	100,000	100,000	500,000
Lake Jem Park and Boat Ramp Hiking Trails, Installation of Pre-Fab Restrooms, Pavilions, Landscape, Picnic Tables, Benches, Grills & Trash Receptacles, Exotic Invasive Removal, Wetland Restoration, Fire Line Trail maintenance and Native Species planting.		40005	Fish Cons. (1190); MSTU-Parks (1231); Parks Cap. Proj. (3020) Boating Improvement (1310)	67,750	10,000	20,000	20,000	20,000	137,750

Capital Improvements Element
Goals, Objectives & Policies

PARKS & RECREATION								
Project Name & Description	Project #	Funding Source	2009-10	2010-11	2011-12	2012-13	2013-14	Five-Year Total
<u>Marsh Park and Boat Ramp</u> Improvements to Parking Lot, Installation of Pre-fab restrooms, Boardwalk/Fishing Pier, Play Equipment, Pavilion, Landscape, Signage, Picnic Tables, Benches, Grills, Trash receptacles & other park amenities. Also includes Wetland Restoration, Exotic Invasive Removal, Fire Line Trail maintenance and Native Species planting.	40013	Fish Cons. (1190); Gen. Fund (0010); Parks Cap. Proj. (3020) Boating Improvement (1310) Grants	67,750	50,000	50,000	50,000	50,000	267,750
<u>North Lake Community Park</u> Construction of Recreational Park with Athletic Fields and Associated Buildings/Facilities, Playground, signage, trash receptacles, benches and other amenities	40002	MSTU-Parks (1231); Parks Cap. Proj. (3020); Parks Impact Fee North District (1082) Grants	483,794	150,000	150,000	150,000	250,000	1,183,794
<u>P.E.A.R. Park (Palatka Environmental and Agricultural Reserve)</u> Construction of Road Network, Multi-Purpose Paved Trail, Hiking Trail, Pickleball, Tennis Courts, Pavilions, Landscape, Picnic Tables, Boardwalk, Benches, Grills & other amenities. Also includes Prescribed Burns, Invasive Exotic Plant removal, Fire Line Trail maintenance, Native Species removal and Wetland Restoration.	40006	MSTU-Parks (1231); Parks Cap. Proj. (3020); Parks Impact Fee Central Dist. (1081) Grants	50,000	150,000	200,000	250,000	300,000	950,000
<u>Paisley Park</u> Installation of Dugouts, Pre-Fab Restrooms, Softball Field, Basketball Courts, Landscape, Pavilions, Signage, Picnic Tables, Benches, Trash Receptacles & other amenities	40014	MSTU-Parks (1231); Parks Cap. Proj. (3020)	0	20,000	20,000	25,000	25,000	90,000

Capital Improvements Element
Goals, Objectives & Policies

PARKS & RECREATION								
Project Name & Description	Project #	Funding Source	2009-10	2010-11	2011-12	2012-13	2013-14	Five-Year Total
<u>Palatlahaha River Park and Boat Ramp</u> Improvements to Parking lot, Installation of Pre-Fab Restroom, Hiking Trails, Benches, Picnic Tables, Signage, Fencing, Pavilion, Playground. Trash Receptacles & other amenities, Prescribe Burns, Invasive Exotic Removal, Fire Line Trail maintenance and Native Species planting.	40019	MSTU-Parks (1231); Parks Cap. Proj. (3020) Boating Improvement (1310)	10,000	75,000	30,000	40,000	50,000	205,000
<u>Pine Forest Park</u> Construction of Parking Lot, Hiking Trails, Landscape, Prescribed burn, Signage, Picnic Tables, Benches, Trash Receptacles & other park amenities, Ball field, Invasive Exotic Removal, Fire Line Trail maintenance and Native Species planting.	40015	MSTU-Parks (1231); Parks Cap. Proj. (3020)	10,000	30,000	30,000	30,000	30,000	130,000
<u>Public Lands Program</u> Program designed for the acquisition and management of environmental and recreational lands. The lands purchased must fit three main areas of concern: enhancing water resources, protecting environmentally sensitive lands and providing potential recreational lands. Site improvements and amenities are eligible expenses under this program; however recurring operating and maintenance costs are excluded.	10001	Public Lands Capital Program (3710)	187,000	0	0	0	0	187,000
<u>Sorrento Park</u> Renovation of Existing Buildings, Installation of Basketball Court, Paved Paths, Security Lighting, Playground, Picnic Tables, Benches, Trash Receptacles, Signage, Parking Lot, and other amenities.	40016	Parks Capital Projects (3020)	35,000	10,000	10,000	10,000	10,000	75,000
Total All Projects			1,561,294	1,365,000	1,430,000	1,555,000	1,775,000	7,686,294

Five-Year Capital Improvements Schedule for Public School Facilities

The Lake County Public Schools 5-Year Work Plan has been developed in accordance with the requirements of Florida Department of Education Guidelines. The Work Plan integrates the facilities planning program with the annual capital budgeting and the District’s educational programming strategies. Since the mid-1990s, Lake County, its municipalities, and the Lake County School Board have seen many changes in population growth, student demographics, financing structures, and regulations affecting both education and facilities planning. The dramatic population growth between 2000 and 2006, and the resulting rapid escalation in housing prices has been matched by an equally dramatic downturn in the local and national economy in 2007 and 2008 which is expected to continue well into 2010. The student population grew rapidly until 2008, and only leveled off in the 2008-2009 school year, putting stress on the Lake County School District’s facilities and causing overcrowding that the District continues working to relieve. In conjunction with general population growth, the Hispanic population grew to 17% of the school population, from just over 5% in 2000, changing the educational face of the District, as did an increase in students from lower socioeconomic backgrounds.

Through 2006, the revenue from property value increases and impact fees from new housing assisted the District in keeping up with the growth in population, and the District was able to open eleven new schools since 1999. However, with the downturn of 2007-2008, and the property tax structure changes approved by Florida voters in 2008, the District’s revenue projections have decreased significantly, making it difficult to maintain the level of construction needed to relieve continued overcrowding at some District schools and also to replace aging facilities as they become substandard. The FY2009-13 Facilities Work Plan includes construction of one new high school, renovations adding capacity at one middle school, one new elementary school, and many additions at existing schools during the next five (5) years to address some of the existing and future space needs. Because of the lower growth projections and severe capital constraints, the projected need for new schools has changed from the 2008-2012 plan, which called for two new high schools, two middle schools and eight elementary schools. In this atmosphere of change and uncertainty, the District still holds firm to its commitment to provide the facilities required to maintain the level of service required by both the class size reduction and school concurrency legislation passed by Florida voters and the Florida Legislature, respectively.

Table CAP 10 - Five-Year Capital Improvements Schedule for Public School Facilities FY 2010 - 2014

SCHOOL FACILITIES Project Name	Total	Prior to 2010	FY 2010 -FY 2014	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
Renovations/Additions/Replacements								
Cecil Gray MS Replacement	39,000,000	38,206,800	793,200	793,200		0	0	0
Classroom Additions	7,000,000	0	7,000,000	0	0	0	3,500,000	3,500,000
Clermont ES Cafeteria/Addition	8,230,196	0	8,230,196	0	0	1,534,562	6,695,634	
Eustis ES	100,000	100,000		0	0	0		
Eustis Heights Ren/Addition	9,216,114	0	9,216,114	0	0	1,900,000	7,316,114	
Mount Dora MS Addition	8,020,592	0	8,020,592	0	0	1,419,282	6,601,310	

Capital Improvements Element
Goals, Objectives & Policies

SCHOOL FACILITIES Project Name	Total	Prior to 2010	FY 2010 -FY 2014	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
Treadway Addition	7,546,612	0	7,546,612	0	1,397,960	6,148,652		0
Umatilla HS Addition - 9th Grade Center	7,436,939	0	7,436,919	0	0	0	1,000,000	6,436,939
Umatilla MS Ren/Addition	5,786,951	0	5,786,951	0	0	0	5,786,951	
Windy Hill Addition	7,600,000	0	7,600,000	0	0	0	0	7,600,000
Subtotal Renovations/Additions/Replacements	105,363,024		67,056,224	793,200	1,397,960	11,002,496	30,900,009	22,962,559
Site Acquisition								
Land Acquisition	10,000,000	5,000,000	5,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Subtotal Site Acquisition	10,000,000		5,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
New Schools								
Community Coll Partnership HS (DDD) Labs	3,000,000	3,000,000		0	0	0		0
Community College Partnership HS (DDD)	0	0	0	0	0	0	0	0
High School (BBB)	72,475,546	68,400,616	4,074,930	4,074,930	0	0	0	0
Leesburg Relief ES (N)	2,000,000	0	2,000,000	0	0	0	0	2,000,000
Lost Lake Relief ES (L)	2,000,000	0	2,000,000	0	0	0	0	2,000,000
Mount Dora Area ES (J)	28,699,541	28,699,541		0	0	0	0	0
New Groveland Relief ES (Q)	2,000,000	0	2,000,000	0	0	0	0	2,000,000
Treadway Relief ES (P)	2,000,000	0	2,000,000	0	0	0	0	2,000,000
Villages Relief ES (O)	2,000,000	0	2,000,000	0	0	0	0	2,000,000
Subtotal New Schools	114,175,087	0	14,074,930	4,074,930	0	0	0	10,000,000
Portables								
Portable Lease	8,000,000	0	8,000,000	2,000,000	1,900,000	1,700,000	1,200,000	1,200,000
Subtotal Portables	8,000,000	0	8,000,000	2,000,000	1,900,000	1,700,000	1,200,000	1,200,000
Maintenance and Equipment								
Capital School Equipment	1,885,6445	1,350,000	535,645	535,645	0	0	0	0

Capital Improvements Element
Goals, Objectives & Policies

SCHOOL FACILITIES Project Name	Total	Prior to 2010	FY 2010 -FY 2014	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
Computer Lease Program	4,400,000	0	4,400,000	1,600,000	1,000,000	600,000	600,000	600,000
Environmental Projects	750,000	0	750,000	150,000	150,000	150,000	150,000	150,000
Maintenance Projects	16,450,858	3,500,000	12,950,858	1,250,000	1,732,569	2,276,992	3,940,262	3,751,035
School Buses	9,300,000	2,300,000		1,500,000		1,500,000	1,500,000	2,500,000
Subtotal Maintenance and Equipment	32,786,503	0	25,636,503	5,035,645	2,882,569	4,526,992	6,190,262	7,001,035
Debt Service, Operations and Ancillary Facilities								
Ancillary Use Eustis Lake Hills	250,000	250,000	0	0	0	0	0	0
Ancillary Use Eustis Mascotte	193,800	193,800	0	0	0	0	0	0
Ancillary Use Minneola	150,000	150,000	0	0	0	0	0	0
Debt Service	156,932,500	2,000,000	154,932,500	28,196,500	30,674,500	31,160,500	31,679,000	33,222,000
Facilities Condition Assessment	25,000		25,000	25,000				
Increase to Debt Payment	0	0	0	0	0	0	0	0
Maintenance Transfer to General	15,000,000	0	15,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Subtotal Debt Service, Operations & Ancillary Facilities	172,551,300	0	169,957,500	31,221,500	33,674,500	34,160,500	34,679,000	36,222,000
Subtotal	213,337,803		203,594,003	38,257,145	38,457,069	40,387,492	42,069,262	44,423,035
TOTAL PROJECTS	442,875,914		289,725,157	44,125,275	40,855,029	52,389,988	73,969,271	78,385,594

SOURCE: Lake County Schools Five-Year Facilities Master Plan, FY 2010-2014 CAPITAL IMPROVEMENT PROGRAM, September 14, 2009

1

Table CAP 11 - Summary of Debt Obligations

Principal and interest payments next five years:	2009	2010	2011	2012	2013
General Obligation Bonds					
Limited General Obligation Bonds, Series 2007	<u>2,704,388</u>	<u>2,705,588</u>	<u>2,704,788</u>	<u>2,701,987</u>	<u>2,702,188</u>
Amount of Issue:	\$ 34,720,000				
Amount Outstanding at 9/30/2008:	\$ 32,310,000				
Final Maturity:	4/1/2026				
Pledged Revenue: Ad Valorem Taxes, .33 mills voter approved					
Special Obligation Bonds					
Pari-Mutuel Revenues Replacement Bonds	<u>294,373</u>	<u>294,979</u>	<u>295,354</u>	<u>295,366</u>	<u>295,141</u>
Series 2000					
Amount of Issue:	\$ 4,400,000				
Amount Outstanding at 9/30/2008:	\$ 3,740,000				
Final Maturity:	10/1/2030				
Pledged Revenue: Sales Tax Replacement Revenues					
Capital Improvement Revenue Bonds	<u>5,192,944</u>	<u>5,737,345</u>	<u>5,738,345</u>	<u>5,738,405</u>	<u>5,740,780</u>
Series 2007					
Amount of Issue:	\$ 87,455,000				
Amount Outstanding at 9/30/2008:	\$ 87,355,000				
Final Maturity:	6/1/2037				
Pledged Revenue: Half Cent Sales Tax					
Commercial Loan:					
Hancock Bank of Florida, Note Payable	<u>1,208,398</u>	<u>1,208,397</u>	<u>1,208,398</u>	<u>1,208,397</u>	<u>1,208,397</u>
Amount of Issue:	\$ 10,000,000				
Amount Outstanding at 9/30/2008:	\$ 9,503,826				
Final Maturity:	6/1/2017				
Pledged Revenue: Infrastructure Sales Tax					
Total Principal and Interest Payments	-	-	-	-	-
Next Five Years:	<u>9,400,103</u>	<u>9,946,309</u>	<u>9,946,885</u>	<u>9,944,155</u>	<u>9,946,506</u>

2

3 **GOAL II-3 CONCURRENCY MANAGEMENT**

4 Lake County shall assure that adequate public facilities and services are available concurrent with the
5 impacts of development.

6 **OBJECTIVE II-3.1 MAINTAIN CONCURRENCY MANAGEMENT SYSTEM**

7 Lake County will maintain its Concurrency Management System and Land Development Regulations to
8 manage its fiscal resources and land development process in such a manner as to provide or require the
9 provision of needed capital improvements for future development and for needs created by previously
10 issued development orders.

1 **Policy II-3.1.1 Concurrency Management System Monitoring Program**

2 The Concurrency Management System shall maintain a monitoring program to enable the County to
3 determine whether it is adhering to the adopted level of service standards and its schedule of capital
4 improvements. Policy II-3.1.2 Precedence of 2030 Comprehensive Plan

5 During the interim period when the provisions of the most recently adopted Comprehensive Plan, or
6 element or portion thereof, and the Land Development Regulations are inconsistent, the provisions of the
7 most recently adopted Comprehensive Plan, or element or portion thereof, shall govern any action taken in
8 regard to an application for a development order.

9 **Policy II-3.1.3 Capital Improvements Needed to Address Deficiencies**

10 Capital improvements that are needed to improve deficient facilities due to vested project development
11 will receive priority funding in the next annual update of the Schedule of Capital Improvements if the
12 needed improvement was not required as a part of the vested project's development order.

13 **Policy II-3.1.4 Schedule of Roadway Improvements**

14 Lake County shall use the LSMPO's Long Range Transportation Plan, consistent with the Transportation
15 Element, as a twenty (20)-year schedule of roadway improvements.

16 **Policy II-3.1.5 Long Range Transportation Concurrency Management System**

17 Lake County will explore the feasibility of implementing a long-term Transportation Concurrency
18 Management System consistent with the Transportation Element.

19 **Policy II-3.1.6 Concurrency Requirements**

20 Lake County finds that it is necessary to address the impacts of development on public facilities occurring
21 concurrent with development authorized by a final development order. Therefore, capacity for Category
22 A facilities and services shall be available concurrent with the impacts of development. The County shall
23 determine, prior to the issuance of development orders, whether or not there is sufficient capacity of
24 Category A public facilities to meet the standards for levels of service for existing population and
25 development and the proposed development concurrent with the impacts of the proposed development.
26 For the purpose of this policy, "concurrent with" shall be defined as follows:

27 No final development order shall be issued by the County unless there shall be sufficient capacity of
28 Category A public facilities to meet the standards for levels of service for the existing population and for
29 proposed development according to the following deadlines:

- 30 1. Potable Water, Sanitary Sewer, Solid Waste, and Stormwater Management. To satisfy
31 concurrency requirements, the County shall issue no development orders or development permits
32 without first consulting with the appropriate water supplier to determine whether adequate water
33 supplies to serve the development will be available no later than the anticipated date of issuance
34 by the County of a certificate of occupancy or its functional equivalent. Consumptive Use Permit
35 allocations (supply) and treatment capacities for water, and facilities for water, sewer, solid
36 waste, and stormwater management must comply with adopted level of service standards (or the
37 level of service adopted by the municipality agreement in whose utility area the proposed
38 amendment is located), according to one of the following timeframes established during the
39 concurrency determination stage of the development review process:

- 40 a. Facilities and services are in place and available to serve the new development prior
41 to the issuance of a certificate of occupancy or its functional equivalent.
- 42 b. A development permit is issued subject to the condition that the necessary facilities
43 and services will be in place at the time the impacts of the development occur. Such
44 conditions shall be stipulated within an enforceable development agreement or a

- 1 binding contract that guarantees the completion of construction prior to the issuance of
2 a certificate of occupancy or its functional equivalent. A development shall place no
3 impact on facility capacity until such a certification is issued.
- 4 2. Roads. For road facilities the concurrency requirement shall be satisfied through one of the
5 following actions approved by Lake County during the development review process:
- 6 a. Satisfy one of the two criteria stipulated in Subsection (1) of this policy; or
7
8 b. Prior to the issuance of a development permit, necessary improvements are programmed
9 within the first three (3) years of the current Five-Year Schedule of Capital Improvements
10 provided that each of the following conditions is met:
- 11 c. The Five-Year Schedule of Capital Improvements and the Capital Improvements Element of the
12 Lake County Comprehensive Plan are financially feasible. In addition to projects funded by
13 Lake County, the Schedule of Capital Improvements will include
- 14 d. Transportation projects included in the LSMPO transportation improvement program to the
15 extent that such improvements are relied upon to ensure concurrency and financial feasibility,
16 and
- 17 e. Privately funded projects for which the County has no fiscal responsibility, and which are
18 necessary to ensure that adopted level of service standards are achieved and maintained.
19 Such projects shall be enforceable consistent with Ch 163.3180(3)(a)5., F.S.
- 20 f. The Five-Year Schedule of Capital Improvements includes improvements necessary to correct
21 any identified facility deficiencies and maintain adopted levels of service for existing and
22 permitted development.
- 23 g. The Five-Year Schedule of Capital Improvements identifies whether funding is for design,
24 engineering, consultant fees, or construction and indicates, by fiscal year, how the funding will
25 be allocated.
- 26 h. Lake County shall review and revise, as appropriate, its Proportionate Fair-Share Program
27 regulations, which establish a methodology for assessing proportionate fair-share mitigation
28 options for transportation impacts, pursuant to Ch 163.3180(16), F.S.
- 29 i. A Plan amendment will be required in order to eliminate, defer or delay construction of any
30 roadway which is needed to maintain the adopted level of service standard in this Plan.
- 31 j. Land Development Regulations shall ensure that development orders and permits will only be
32 issued when public facilities and services at adopted levels of service are available concurrent
33 with the impacts of development.
- 34 k. Lake County shall establish a monitoring system to determine whether impacts of development
35 have been managed in accordance with adopted level of service standards and whether
36 improvements are implemented consistent with the Five-Year Schedule of Capital
37 Improvements. Such a monitoring system shall utilize on-going computer-oriented programs
38 and standard accounting practices to evaluate and record the most recent condition of levels
39 of service, available capacities, reservation of capacities, and timing of capital improvements.
- 40 l. The Capital Improvements Element identifies those areas in which facilities and services will be
41 provided by the County through the use of public funds in accordance with the adopted Five-
42 Year Schedule of Capital Improvements.
- 43 3. Parks and Recreation. For park and recreation facilities and services, the concurrency requirement
44 shall be satisfied through one of the following actions approved by Lake County during the
45 development review process:
- a. Satisfy one of the two (2) requirements stipulated in Subsection (1) of this policy; or

1 b. Prior to the issuance of a building permit, recreation facilities and services are the subject of a
2 binding executed contract or guaranteed in an enforceable development agreement which
3 provides for the commencement of the actual construction of the required recreation facilities
4 or provision of services within one year of the issuance of a building permit. Such a contract or
5 agreement shall stipulate that facilities or services shall be available for active use within one
6 year after construction commences.

7 4. Public School Facilities. For public school facilities, the concurrency requirement shall be satisfied
8 through the following:

9 a. Evaluating School Capacity. The County shall recognize school capacity assessments
10 conducted by the School District. The School Board shall determine whether adequate school
11 capacity exists for a proposed development, based on LOS standards, Concurrency Service
12 Areas (CSAs), and other standards stipulated in the “First Amended Interlocal Agreement
13 between Lake County and Lake County School Board and Municipalities for School Facilities
14 Planning and Siting.”

15 b. Concurrency Determination. School District staff shall conduct a concurrency review that
16 includes findings and recommendations of whether there is adequate school capacity to
17 accommodate the proposed development for each type of school within the affected CSA
18 consistent with the LOS standard. The School District shall issue a concurrency determination
19 based on the findings and recommendations of this review, which the County shall consider in
20 evaluating development proposals.

21 c. Level of Service Availability. The County shall not deny a subdivision plat or site plan (or
22 functional equivalent) based solely on the failure to achieve and maintain the adopted level
23 of service for public school capacity where:

- 24 i. Adequate school facilities will be in place or under actual construction within three (3)
25 years after the issuance of the subdivision plat or site plan (or functional equivalent);
- 26 ii. Adequate school facilities are available in an adjacent CSA and the capacity impacts
27 of development can be shifted to that area through, for example, redistricting; or,
- 28 iii. The developer executes a legally binding commitment to provide mitigation
29 proportionate to the demand for public school facilities to be created by the actual
30 development of the property subject to the final plat or site plan (or functional
31 equivalent).

32 d. Timing of Project’s Impact. If the School District determines that adequate capacity will not be
33 in place or under actual construction within three (3) years after the issuance of final
34 subdivision or site plan approval and mitigation is not an acceptable alternative, the School
35 District shall not issue a School Concurrency Determination and the County will not accept or
36 process a development application. If the School District determines that adequate capacity
37 does not exist, but mitigation, through proportionate share is appropriate and feasible, and
38 the County finds that the proposed development is consistent with Comprehensive Plan and
39 FLUM, then the Board of County Commissioners may determine that the proposed
40 development is active pending the conclusion of the mitigation negotiation, pursuant to clause
41 5.5.2 (5) of the “First Amended Interlocal Agreement between Lake County and Lake County
42 School Board and Municipalities for School Facilities Planning and Siting.”

43 e. Offsetting Development Impacts. In the event the School District determines mitigation is an
44 acceptable alternative to offset the impacts of a proposed development, where the adopted
45 LOS standards would otherwise be exceeded, the following options for implementing
46 mitigation shall apply:

- 47 i. The donation, construction, or funding of school facilities created by the proposed
48 development.
- 49 ii. The creation of mitigation banking based on the construction of a public school facility
50 in exchange for the right to sell capacity credits.

51 f. Mitigation for Permanent Capacity. Proposed mitigation shall be directed toward a
52 permanent capacity improvement identified in the School Board’s financially feasible 5-Year
53 Capital Improvement Program. Consideration may be given by the School Board to place an

- 1 additional improvement required for mitigation on its Capital Improvement Program. The
2 proposed mitigation must satisfy the demand created by the proposed development consistent
3 with the adopted LOS standards or identified as an amendment to the adopted Capital
4 Improvement Program. Portable classrooms will not be accepted as mitigation.
- 5 g. Contiguous Concurrency Service Areas. Mitigation shall not be required when the adopted
6 LOS cannot be met in a particular CSA, if the School District determines that the needed
7 capacity for the development is available in one or more contiguous CSA(s) and the impacts of
8 the development on school capacity can be shifted to that CSA.
- 9 h. Amount of Required Mitigation. The applicant's total proportionate-share mitigation
10 obligation to resolve a capacity deficiency shall be based on the formula provided in the
11 Public School Facilities Sub-Element, of the Public Facilities Element, of this Lake County
12 Comprehensive Plan.
- 13 i. Development Agreements. Mitigation shall be directed to projects on the School Board's
14 financially feasible Capital Improvement Program that the School Board agrees will satisfy
15 the demand created by that development approval, and shall be assured by a legally
16 binding development agreement between the School Board, the relevant local government(s),
17 and the applicant executed prior to the issuance of the subdivision plat, site plan, or functional
18 equivalent. If the School Board accepts the mitigation plan, the School Board shall add the
19 improvement required for mitigation to its Capital Improvement Program. This development
20 agreement shall include developer/landowner's commitment to continuing renewal of the
21 development agreement upon its expiration.

22 **Policy II-3.1.7 Determination of Capacity for Preliminary Development Orders.**

23 The capacity of public facilities shall be determined for preliminary development orders at the time an
24 applicant of a development order requests a determination of such capacity as part of the review and
25 approval of the preliminary development order provided that:

26 The determination that such capacity is available shall apply only to specific uses, densities and
27 intensities based on information provided by the applicant and included in the development order;
28 and

29 The determination that such capacity is available shall be valid for the same period of time as the
30 underlying development order, including any extension of the underlying development order. If
31 the underlying development order does not have an expiration date, the capacity shall be valid
32 for a period:

- 33 • not to exceed four (4) years; or
- 34 • any period of time acceptable to the County and the applicant, provided that the period
35 of time is explicitly set forth in an enforceable development agreement as authorized by
36 Florida Statutes.

37 The determination that such capacity is available shall be binding on the County at such time as the
38 applicant provides assurances, acceptable to the County in form and amount, to guarantee to the
39 County the applicant's pro rata share of the County's financial obligation for public facilities which
40 are constructed by the County for the benefit of the subject property:

- 41 1. The assurances to be provided by the applicant may include one or more of the following:
- 42 • prepayment of impact fees;
- 43 • prepayment of capacity connection charges; or
- 44 • establishment of special assessment districts.
- 45 2. Whenever an applicant's pro rata share of a public facility is less than the full cost of the
46 facility, the County shall do one of the following:

- 1 • contract with the applicant for the full cost of the facility, including terms regarding
2 reimbursement to the applicant for costs in excess of the applicant's pro rata share; or
3 • obtain assurances similar to those in subsection (1) from other sources; or
4 • amend this Comprehensive Plan to modify the adopted standard for the level of
5 service so as to reduce the required facility to equal the applicant's needs. Such an
6 amendment shall be consistent with procedures defined in Chapter 163.3187, F.S.,
7 and must be supported by data and analysis prepared within the Comprehensive
8 Plan supporting documents. Level of service standards not compatible with state
9 standards established for state roads must be coordinated with the Florida
10 Department of Transportation and shall remain consistent with Florida Department of
11 Transportation standards to the maximum extent allowed under the Florida Highway
12 System Plan, Section 187.201 (State Comprehensive Plan), F.S., Chapter 163, F.S.,
13 and Chapter 9J-5, F.A.C. In the event the adopted level of service is not compatible
14 with the level of service standards established by the Florida Department of
15 Transportation, Lake County shall provide a justification in the data inventory and
16 analysis document that supports its Comprehensive Plan.
- 17 3. Public facilities which serve less than all of Lake County shall achieve and maintain the
18 standard for levels of service within their assigned service area. No development order shall
19 be issued in an assigned service area if the standard for levels of service are not achieved
20 and maintained throughout the assigned service area for the following public facilities and
21 assigned service areas:
- 22 • Arterial and Collector Roads. All roads and road segments affected by the proposed
23 development, according to the number of trips generated by the proposed
24 development;
 - 25 • Stormwater Management Systems: Site Specific;
 - 26 • Potable Water Systems: Water Facility Service Area; or
 - 27 • Sanitary Sewer Systems: Sewer Facility Service Area.

28 **Policy II-3.1.8 Determination of Capacity for Final Development Orders**

29 The County may consider a program to allow the deferral of the concurrency test until a final development
30 order review.

31 **OBJECTIVE II-3.2 PROGRAMS TO ENSURE IMPLEMENTATION**

32 The following programs shall be implemented to ensure that the goals, objectives and policies established
33 in the Capital Improvements Element will be achieved or exceeded. Each implementation program will be
34 adopted by ordinance or resolution, as appropriate for each implementation program.

35 **Policy II-3.2.1 Review of Applications for Development Orders**

36 The County shall amend its Land Development Regulations to provide for a system of review of various
37 applications for development orders which, if granted, would impact the levels of service of Category A
38 public facilities. Such system of review shall assure that no final development order shall be issued which
39 results in a reduction in the levels of service below the standards adopted in the Comprehensive Plan for
40 Category A facilities. The Land Development Regulations shall include, at a minimum, the provision of
41 Levels of Service as provided for in this Plan in determining whether a development order can be issued.

42 The Land Development Regulations shall also address the circumstances under which public facilities may
43 be provided by applicants for development orders. Applicants for development orders may offer to
44 provide public facilities at the applicant's own expense in order to ensure sufficient capacity of Category
45 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
2 of the public facilities and mechanisms for monitoring to insure that the public facilities are
3 completed concurrent with the impacts of the development, or the development will not be allowed
4 to proceed;

5 Roadway facilities are contained in the Schedule of Capital Improvements of the Comprehensive
6 Plan, or a plan amendment occurs in accordance to Chapter 163.3187, F.S., to revise data and
7 analysis and update the Five-Year Schedule of Capital Improvements; and

8 The development agreement is construed to be enforceable according to Sections 163.3220-
9 163.3243, F.S.

10 **Policy II-3.2.2 Concurrency Implementation and Monitoring System**

11 The County shall establish and maintain Concurrency Implementation and Monitoring Systems. The systems
12 shall consist of the following components:

13 1. Annual Report. The County will prepare an annual report on the capacity and levels of
14 service of public facilities compared to the standards for levels of service adopted in the
15 Comprehensive Plan for Category A facilities. The report shall summarize the actual capacity
16 of public facilities, and forecast the capacity of public facilities for each of the five succeeding
17 fiscal years.

18 2. Public Facility Capacity Review. The County shall use the procedures specified herein.
19 Records shall be maintained during each fiscal year to indicate the cumulative impacts of all
20 development orders approved during the fiscal year-to-date or the capacity of public
21 facilities as set forth in the most recent annual report on capacity and levels of service of
22 public facilities. The Land Development Regulations of the County shall provide that
23 applications for development orders that are solely denied because of insufficient capacity of
24 public facilities may be resubmitted for a capacity determination without prejudice in the
25 future. Land Development Regulations shall require that development commence within a
26 specified time after a development order is issued, or the determination of capacity shall
27 expire, subject to reasonable extensions of time based on criteria included in the regulations.

28 3. Review of Changes in Planned Capacity of Public Facilities. The County shall review each
29 amendment to the Capital Improvements Element, in particular any changes in standards for
30 levels of service and changes in the Schedule of Capital Improvements, in order to revise the
31 amount of capacity that is available as reported in the annual report.

32 4. Concurrency Implementation Strategies. The County shall annually review the concurrency
33 implementation strategies that are incorporated in the Comprehensive Plan:

- 34 • For compliance with the standards set forth herein.
- 35 • Standards for levels of service may be phased to reflect the County's financial ability to
36 increase public facility capacity, and resulting levels of service, from year to year.
37 Standards for levels of service may be phased to specific fiscal years in order to provide
38 clear, unambiguous standards for issuance of development orders. Such phased levels of
39 service are not "self-amending" because they are adopted with specific implementation
40 and expiration dates as part of the adopted Comprehensive Plan.

41 5. Capacity of Public Facilities for Development Orders Issued Prior to Adoption of the Plan. For
42 the purpose of determining the available capacity of public facilities including available
43 capacity for new development, the County will "reserve" capacity of public facilities for
44 development orders on property that were issued by the County prior to the adoption of this
45 Comprehensive Plan provided that such property meets the County criteria for an affirmative
46 determination of vested rights:

- 47 • The County intends to develop and pursue programs that will give persons with legitimate
48 vested rights an opportunity to proceed with their plans.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39

- The County will "reserve" capacity of public facilities for previously issued development orders that do have vested rights, and which do continue development in good faith, consistent with Section 163.3167(8), F.S.

6. Certificate of Concurrency. An applicant of a development order, which has met concurrency requirements herein, 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 are available to comply with standards for levels of service.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36

1

2

3

4

5

CHAPTER III: CONSERVATION ELEMENT

6

7

8

PLANNING HORIZON 2030

1

Conservation Element

1

2 This Element provides goals, objectives and policies relating to natural resources by four broad categories:
3 Air, Water, Land and Environmental Systems. The conservation goals provide a vision of what the County
4 seeks to accomplish during the planning time frame.

5 The Conservation Element is intended to provide a framework for the ongoing monitoring, management
6 and use of the County's natural resources. This element addresses the environment and provides goals,
7 objectives and policies as they relate to the preservation, management and enhancement of the natural
8 environment in Lake County. Because of the holistic nature of the natural environment, it is necessary for
9 this element to have strong interrelationships with other elements in the Comprehensive Plan, most notably
10 Future Land Use, Recreation and Open Space, Intergovernmental Coordination and Transportation.

11 The Future Land Use Element is dependent upon the Conservation Element to provide information and
12 guidelines regarding the suitability of lands for development, particularly those lands containing or
13 influencing significant or sensitive natural resources. In addition, this element supports and strengthens the
14 recommendations for Land Development Regulations.

15 The Recreation and Open Space Element is dependent upon the Conservation Element to provide
16 guidelines for the establishment of open space corridors, to assist in the nature education programs, to
17 encourage compatible land uses adjacent to managed natural areas, and in giving indications of which
18 environmentally sensitive areas are suitable for acquisition and development for recreational and open
19 space purposes.

20 The Intergovernmental Coordination Element establishes policies for cooperation between various
21 governmental entities having jurisdiction in Lake County. The Conservation Element incorporates the
22 policies and regulations of these entities to ensure the coordination of effort among all levels of
23 government in Lake County.

24 The Transportation Element is dependent upon the Conservation Element to identify areas where roadways
25 may be constructed so as to minimize impacts upon significant natural resources and to maintain
26 acceptable air quality standards for citizens. It is also necessary to recognize the relationship between
27 transportation and conservation in order to effectively implement the policies of the Wekiva Parkway and
28 Protection Act.

29

30 **GOAL III-1 PRESERVATION OF NATURAL RESOURCES**

31 The County shall strive to preserve, properly manage and, where possible, enhance the quantity, quality
32 and function of its natural resources and natural environment for existing and future generations. These
33 goals shall include, but not be limited to, the following natural resources: air, groundwater, lakes and
34 surface waters, springs and springsheds, soils, minerals, wetlands, native vegetation and wildlife habitats,
35 floodplains, endangered species, threatened species, species of special concern, open spaces, ecological
36 landscapes, karst features, aquifer recharge areas, and historical and archaeological resources.

37 **OBJECTIVE III-1.1 AIR QUALITY**

38 The County shall implement state and federal guidelines to improve and protect air quality and ensure
39 that the County meet or exceed all applicable air quality standards.

40 **Policy III-1.1.1 Assess Air Quality**

41 The County shall require compliance with state and federal ambient air requirements through the air
42 quality programs established by federal, state, regional and local agencies in the County.

1 **Policy III-1.1.2 Reduce Point-source Air Pollution Emissions**

2 The County shall facilitate reduction in total air emissions by all current sources listed for the County on the
3 Florida Department of Environmental Protection Air Resource Management System (ARMS) database or its
4 successor by supporting the enforcement of applicable federal, state, regional, and local regulations.

5 The County shall require facilities found to be chronically non-compliant with these standards to utilize the
6 best available control technologies prior to re-issuance of their operating permits. The County will follow
7 up on complaints and notify the appropriate state and federal agencies.

8 The County will adopt Land Development Regulations (LDRs) to require a safe buffer distance from nearby
9 uses, including but not limited to schools, hospitals, or residential neighborhoods.

10 The County shall cooperate with the State in the monitoring of hazardous materials users and hazardous
11 waste generators. The County will provide support to the State in their effort to ensure that contamination
12 of the air by volatile pollutants released in the clean up, use, or disposal of hazardous materials shall not
13 exceed levels that may cause significant harm to human health or the environment. This policy shall be
14 incorporated within the hazardous materials management program under the Lake County Department of
15 Environmental Services. The County will follow up on complaints and the appropriate state and federal
16 agencies will be notified.

17 **Policy III-1.1.3 Reduce Fugitive Particle Emissions**

18 Land Development Regulations shall require compliance with any federal or state requirements and Best
19 Management Practices (BMPs) regarding fugitive dust and particulate emissions caused by activities
20 including, but not limited to, concrete batch plants, manufacturing and industrial activities, mining,
21 inappropriate land use management practices, and development activities such as highway construction,
22 road maintenance, site development, and building construction.

23 **Policy III-1.1.4 Encourage Alternative Modes of Transportation**

24 In order to reduce vehicular emissions, the County shall encourage programs that improve automotive
25 traffic flow and shall encourage the use/development of private/public mass transit, multiple ridership in
26 automobiles, telecommuting and the development and safe use of bikeways.

27 **Policy III-1.1.5 Reduce Vehicular Pollutant Emission Levels**

28 The County shall reduce or stabilize vehicular emission levels by requiring an air quality impact analyses
29 be performed on all significant traffic-generating development proposals. Projects which are predicted to
30 violate air quality standards shall be required to pursue the implementation of traffic mitigation techniques
31 to achieve compliance standards as a condition for approval in all development orders. Within 36 months
32 of the effective date of the Comprehensive Plan, Land Development Regulations shall be adopted to
33 provide standards to identify and regulate significant traffic-generating development and establish
34 appropriate criteria for air quality analysis.

35 **Policy III-1.1.6 Indoor Air Quality Education Program**

36 The County shall establish an education program regarding potential indoor air problems.

37

38 **GOAL III-2 WATER**

39 The County shall conserve, protect, and enhance the County's surface water, groundwater,
40 springsheds, floodplains, and wetlands to ensure that these resources are preserved for the
41 benefit of present and future generations.

1 **OBJECTIVE III-2.1 GROUNDWATER**

2 The County, in coordination with federal, state, regional, and local agencies, shall protect the quantity and
3 quality of groundwater resources, recharge areas, and prevent excessive groundwater draw-down caused
4 by withdrawal for consumptive uses.

5 **Policy III-2.1.1 Develop Comprehensive Surface and Groundwater Basin Management**
6 **Plans**

7 The County shall cooperate with the appropriate agencies in developing and implementing comprehensive
8 surface water and groundwater basin management plans. These plans shall assess the impacts of existing
9 and anticipated future pollution sources on the quality of surface waters and ground water, and shall
10 develop strategies to abate those impacts.

11 **Policy III-2.1.2 Participate in Long Range Water Conservation Planning**

12 The County shall participate in the development of long-range water conservation plans that are created
13 as part of the water supply planning process of the Water Management Districts. The County shall
14 participate in working groups and advisory groups on supply planning, minimum flows and levels, Total
15 Maximum Daily Loads (TMDLs) including the Florida Water Quality Monitoring Council and other water
16 quality monitoring. The County shall facilitate input from stakeholder groups.

17 **Policy III-2.1.3 Plan for Safe Withdrawal Rates of Water**

18 The County, shall continue to work with local municipalities and other public supply providers in
19 cooperation with the Water Management Districts on water supply plans that provide for water supply
20 needs and the basis for emergency conservation measures in the event of drought conditions or water
21 shortages, while encouraging and participating in efforts to comply with federal, state, regional, and local
22 standards, and rules for protection of ground water and ground water dependent natural resources.

23 **Policy III-2.1.4 Conserve Potable Water Supplies**

24 The County shall implement plans and procedures to conserve its potable water supplies to the maximum
25 extent practicable through the implementation of water conservation techniques, programs, and
26 cooperative arrangements with local water utilities. Such techniques, methods, and programs may include,
27 but are not limited to:

- 28 • Requiring installation of water conserving plumbing fixtures in new and renovated buildings which
29 are, at minimum, consistent with the requirements of the federal, state, regional, and local
30 agencies;
- 31 • Promoting water reuse and reclamation, where appropriate, for landscape, golf courses and farm
32 irrigation, industrial use, and other appropriate applications;
- 33 • Supporting the implementation of leak detection programs by the owners/operators of public
34 water supply systems in order to discover and curtail wasteful losses of potable water from public
35 water supply and water delivery networks;
- 36 • A cooperative plugging program for uncapped artesian wells with the St. Johns River Water
37 Management District and the Southwest Florida Water Management District, and the local
38 Department of Health;
- 39 • Encouraging the implementation of water and sewer revenue mechanisms which encourage the
40 economical/conservational use of potable water supplies;
- 41 • Implementation of irrigation policies and practices according to federal, state, regional and local
42 agency guidelines;

- 1 • Prescribe water wise “Florida-Friendly Landscaping” guidelines for all County facilities and new
2 development;
- 3 • Distribute educational materials, which describe sources of water consumption and opportunities
4 for conservation, to the general public; and
- 5 • Require the installation of dual-water lines and meters in all new developments served by a
6 central water system to distribute reuse water even if reuse water is not yet available.

7 **Policy III-2.1.5 Water Conserving Plumbing Fixtures**

8 The County shall require the use of water conserving plumbing fixtures in all new development.

9 **Policy III-2.1.6 Adopt Water Conservation Measures**

10 The County shall adopt provisions for water conservation which further implement the water conservation
11 plans and programs of the federal, state, regional, and local agencies. The County shall also establish
12 incentives to conserve water, as economically feasible.

13 **Policy III-2.1.7 Irrigation Rain Sensors or Soil Moisture Sensors**

14 The County shall require irrigation rain sensors or soil moisture sensors with automatic cut-offs on all new
15 irrigation systems in accordance with the Florida Standard Building Code and Water Management District
16 rules.

17 **Policy III-2.1.8 Monitor Consumptive Use Permitting**

18 The County shall track the consumptive use permitting activities of the St. Johns River Water Management
19 District and the Southwest Florida Water Management District. The County shall monitor the Consumptive
20 Use Permits issued by the Water Management Districts for potential surface water and groundwater
21 impacts and compliance with Land Development Regulations. The County shall take appropriate land use
22 regulatory actions to assist the federal, state, regional, and local agencies in ensuring an adequate water
23 supply for existing and future needs, including the protection of water dependent natural resources.

24 **Policy III-2.1.9 Ensure Supply of Safe Potable Water**

25 The County shall review regulatory data and information related to the supply of safe potable water to its
26 residents. The County shall coordinate and cooperate with federal, state, and regional agencies including
27 the Water Management Districts, on Countywide water monitoring, especially in those areas of existing,
28 suspected, or potential ground and surface water contamination.

29 **Policy III-2.1.10 Emergency Water Shortage Plan**

30 Lake County shall cooperate with the St. Johns River Water Management District and Southwest Florida
31 Water Management District in the enforcement of provisions of the Water Management Districts
32 emergency water shortage plans.

33 **Policy III-2.1.11 Impact of Land Use on Groundwater**

34 Lake County shall prohibit land uses which are known to pose a severe threat to the availability of
35 groundwater resources or whose practices are known to pose a severe threat to the quality of
36 groundwater. Land use planning and development approvals shall reflect the limitations and vulnerability
37 of groundwater supplies, including groundwater basin inventories conducted by the Water Management
38 Districts.

1 **Policy III-2.1.12 Water Use by Golf Courses**

2 New and Redeveloped golf courses, shall comply with the Land Development Regulations with respect to
3 water conservation, reuse and drought management in order to limit the impact of golf courses on ground
4 water resources.

5 **Policy III-2.1.13 Conformance with State Requirements**

6 Lake County shall ensure that all land use planning and development approval decisions are consistent
7 with state agency rules and permits, and shall require compliance with all state agency rules and permits
8 relative to the protection of groundwater.

9 **Policy III-2.1.14 Identify Aquifer Protection Zones/Conservation Measures**

10 The County shall identify critical areas and land uses within the County that may impact the County's
11 ground water resources. In consultation with state and federal resource management agencies, the County
12 shall establish aquifer protection zones. Land Development Regulations shall be established to protect
13 these areas from a reduction of the volume of recharge, to minimize the impact of development on the
14 quality of surface and ground waters, to sustain the rate of flow from springs, and reduce the vulnerability
15 of ground water from contamination.

16 Consistent with the intent of this policy:

- 17 • The County shall require for proposed rezoning or development of a parcel within protected
18 recharge areas, most effective recharge areas, areas more vulnerable to contamination or
19 springsheds, that a site specific hydrogeologic and geotechnical report be submitted to determine
20 the hydrogeologic character of a site. This report shall be prepared by a qualified Professional
21 Geologist or Engineer and shall identify all surface and sub-surface features that could be
22 potential pathways for contamination of the aquifer. At a minimum, this report shall address waste
23 water disposal, recharge, water supply, and potential locations of stormwater management
24 facilities. Borings shall be performed at potential locations of waste water disposal areas and
25 stormwater management facilities. These borings shall be sufficiently deep to characterize the
26 subsurface and confining unit. The overburden material shall be characterized (grain size, percent
27 organic matter) to determine its permeability, filtering capacity, and ability to bind pollutants.
28 Size threshold requirements for the hydrogeologic survey shall be established in the LDRs and
29 based on the size of the project.
- 30 • The information contained in the hydrogeologic survey shall establish setbacks, the location of karst
31 features, buffers, open space, and other best practices to protect such features and minimize
32 development impacts. Site stormwater and effluent disposal systems will only be allowed in
33 locations with the greatest depth of overburden and the least potential for contaminants entering
34 the aquifer.
- 35 • The County shall require the capability for the onsite retention of and infiltration into Type A soils
36 of the first three (3) inches of runoff from directly connected impervious areas that shall be
37 designed and based on the storm events and durations established within the Stormwater
38 Management Element goals, objectives and policies.
- 39 • Impervious surface ratios shall be calculated and be site specific for development projects and
40 shall be based upon recommendations of the site-specific hydrogeological report.
- 41 • Net retention and infiltration of pre-development recharge to the aquifer (system) must be
42 maintained as determined from calculations presented in the site-specific hydrogeological and
43 geotechnical reports.
- 44 • The County shall, through its LDRs, prohibit large quantity hazardous waste generators (> 1000 kg
45 per month) in designated areas and aquifer protection zones.

1 **Policy III-2.1.15 Groundwater Recharge**

2 The County shall protect groundwater recharge areas through land use strategies including but not limited
3 to reduction of land use densities in critical areas, mandatory open space, protection of pervious surface
4 areas, drought-tolerant landscaping, and the use of reclaimed water, stormwater or other non-potable
5 water sources for irrigation. An aquifer recharge overlay shall be developed that sets standards to
6 protect the infiltration functions of protected and most effective aquifer recharge areas.

7 **Policy III-2.1.16 Areas More Vulnerable to Contamination/Conservation Measures**

8 Within 24 months of the effective date of the Comprehensive Plan, the County will adopt Land
9 Development Regulations and land use strategies, including but not limited to a reduction of land use
10 density and intensity and restrictions on land use, to protect areas where the Floridan aquifer is more
11 vulnerable to contamination.

12 **Policy III-2.1.17 Restrict Landscape Irrigation**

13 In order to conserve supplies of potable water, the County shall discourage the use of potable water for
14 landscape irrigation and require the use of Florida-Friendly Landscaping to the greatest extent
15 practicable. Native or drought-resistant plants include, but are not limited to, those in *A Guide to Florida-
16 Friendly Landscaping - Florida Yards and Neighborhoods Handbook*, the Florida Native Plant Society's
17 *Native Plants for Landscaping in Florida*, or comparable guidelines prepared by the Florida Department of
18 Agriculture and Consumer Services, the Florida Fish and Wildlife Conservation Commission, the Florida
19 Department of Environmental Protection, Regional Planning Council, or the Water Management Districts].
20 These planting guidelines shall be incorporated within the County Land Development Regulations within 12
21 months of the effective date of this Comprehensive Plan.

22 **Policy III-2.1.18 Landscaping at County Facilities**

23 The County shall establish guidelines for managing existing and future land and landscapes at County
24 facilities using the educational guidelines contained in the *A Guide to Florida-Friendly Landscaping - Florida
25 Yards and Neighborhoods Handbook*, University of Florida Extension's Florida Yards and Neighborhoods
26 Program, Environmental Landscape Management (ELM) principles and Best Management Practices. Such
27 guidelines shall include practices that are designed to reduce nitrate infiltration and pollutants into ground
28 and surface waters.

29 **Policy III-2.1.19 Protect Aquifers from Saline Ground Water**

30 The County, through restrictions on density, intensity and the Future Land Use Map, shall protect areas and
31 aquifers within Lake County identified by the U. S. Geological Survey and Water Management Districts
32 where the movement of saline ground water into a fresh water aquifer has occurred or is likely to occur.
33 The County shall cooperate with the federal, state, regional, and local agencies in determining the safety
34 of the siting of wells, especially in areas located along the Wekiva and St. Johns Rivers where saline
35 ground water may be present.

36 **Policy III-2.1.20 Springsheds/Conservation Measures**

37 Within 24 months of the effective date of the Comprehensive Plan, the County will adopt Land
38 Development Regulations and land use strategies, including but not limited to a reduction of land use
39 density and intensity within springsheds, to protect the water quality and discharge volume from springs.

40 **Policy III-2.1.21 Monitor Ground Water Impacts**

41 The County shall monitor and evaluate regularly published data and reports for areas within established
42 aquifer protection zones to determine whether the use of septic systems, wastewater treatment plants,
43 water reuse systems, and public water supplies are having negative impacts on groundwater quality and

1 quantity and, as appropriate, recommend the development and adoption of additional regulations
2 governing their use.

3 **Policy III-2.1.22 Regulate and Monitor Septic Tanks**

4 The County shall develop and implement guidelines and standards in the Land Development Regulations to
5 regulate the location and use of septic tank systems in accordance with the Sanitary Sewer Sub-Element. If
6 approved for use by the County, septic tanks and drain fields shall be located away from the most
7 environmentally-sensitive portions of the site, including wetlands, floodplains, and karst features. Except for
8 existing platted lots, the County shall not approve the use of septic systems for new development in excess
9 of one unit per net buildable acre. In Rural Clustered Subdivisions where there is a demonstration that the
10 associated sanitary systems will cause no degradation of surface water or groundwater quality, as
11 determined by the Lake County Health Department, private septic may be allowed on lots as small as ½
12 acre.

13 The County, in cooperation with the local Department of Health, shall work toward the development of a
14 state inspection, maintenance and repair program for all septic tanks within the County.

15 **Policy III-2.1.23 Meet Non-Potable Water Use Demand**

16 The County shall coordinate with federal, state, regional, and local agencies to implement programs and
17 policies that require that non-potable water use demands be met using water of the lowest quality supply,
18 which is both available and acceptable for the intended application.

19 The County shall require new central wastewater facilities to provide treatment levels that enable water
20 reuse, or reclamation, to reduce groundwater or surface water withdrawals for applications which do not
21 require potable water.

22 **Policy III-2.1.25 Protection of Sinkholes and Surface Water Basins with Internal** 23 **Drainage**

24 The County with the assistance of other federal, state, regional, and local agencies shall identify karst
25 features using the Florida Aquifer Vulnerability Assessment (FAVA), Wekiva Aquifer Vulnerability
26 Assessment (WAVA), and other professionally acceptable methodologies. Within areas containing sensitive
27 karst features, the County shall at a minimum require storm water treatment to protect the Floridan Aquifer
28 from contamination consistent with guidelines contained in the document *Protecting Florida's Springs—Land*
29 *Use Strategies and Best Management Practices* by the Florida Departments of Community Affairs and
30 Environmental Protection dated November 2002, or its successor documents. Land uses within these basins
31 shall be tightly regulated so as to restrict activities with the potential to cause adverse impacts on the
32 quality of water in the Floridan Aquifer. The use of karst features having an aquifer connection for
33 stormwater or wastewater disposal shall be prohibited.

34 **Policy III-2.1.26 Comply with Wastewater Treatment and Reuse**

35 The County shall require that the disposal of effluents from all wastewater treatment plants comply with
36 federal, state, Water Management District and local regulations. The County shall cooperate with
37 municipal and private utilities in preparing a grey water treatment and reuse program and shall address
38 the needs of this program within the Land Development Regulations. All new private central wastewater
39 systems, required for approval of development at densities requiring such central systems, shall be
40 designed and built as advanced wastewater treatment systems and shall provide reclaimed water
41 throughout the development to which service is provided. Should additional quantities of reclaimed water
42 be available above the demand generated by the approved development, such water shall be made
43 available outside of the development to adjacent or nearby properties with such costs to extend service
44 beyond the approved development boundaries borne by the end users. The County may require adjacent
45 or nearby new development to use such excess reclaimed water as a condition of development approval.

1 **Policy III-2.1.27 Program for Establishment of Public Well Fields**

2 The County shall participate with federal, state, regional, and local agencies in the mapping and
3 identification of areas within the County or zones within the Floridan Aquifer where ground water quality is
4 good, the potential for groundwater contamination is low, sinkhole potential is slight, and where potential
5 negative impacts to spring flow, groundwater volume, and wetlands are low. Once these areas are
6 determined, the County will encourage the use of these areas for regional and sub-regional water supplies
7 to implement measures to protect these areas for future well field use.

8 **Policy III-2.1.28 Adopt Well field Overlay Zones**

9 The County shall update the well field protection program and siting criteria contained in the Land
10 Development Regulations. A map of all well fields and protected wellheads shall be maintained to ensure
11 that incompatible uses are not permitted within the setbacks from protected wells or well fields. The
12 County shall pursue the establishment of interlocal agreements to ensure the protection of well-fields and
13 well-field protection zones.

14 **OBJECTIVE III-2.2 SURFACE WATER**

15 The County shall identify and evaluate sources of surface water pollution within the County and coordinate
16 the development and implementation of pollution abatement methods and programs with local
17 governments, state, and federal agencies.

18 **Policy III-2.2.1 Assessment Procedure**

19 The County shall identify water bodies including lakes, rivers, streams, springs and spring runs, and
20 develop and maintain levels of sampling that will describe existing conditions that will be essential to
21 monitor short and long term changes. The County shall partner with and use the expertise of the United
22 States Geological Survey, Florida Department of Environmental Protection, and the water management
23 districts to accomplish these investigations. The design, parameters, and protocols including the need for
24 more intense sampling shall be evaluated on a periodic basis to insure that high quality information is
25 acquired.

26 **Policy III-2.2.2 Water Quality Improvement**

27 The County shall implement a program to identify and improve surface water quality associated with
28 stormwater runoff within receiving waters that are below established standards.

29 **Policy III-2.2.3 Surface Water Quality Restoration**

30 The County shall continue to participate in surface water restoration programs in cooperation and
31 coordination with the state and other agencies for programs such as, but not limited to the plans and
32 programs of the Lake County Water Authority; the St. Johns River Water Management District's Surface
33 Water Improvement and Management (SWIM) plans for the Lake Apopka Basin; the Middle St. John's
34 River Basin (Wekiva River-Planning Unit 4E); the Upper Ocklawaha River Basin; Total Maximum Daily
35 Load Reduction Basin Management Action Plan (UORB-BMAP); and programs in the Lake George Basin of
36 the Middle St. John's River.

37 **Policy III-2.2.4 Stormwater Management Systems**

38 Stormwater management systems shall employ the most cost-effective pollutant control techniques
39 available that are consistent with sound environmental management, and which provide the greatest
40 efficiency in stormwater runoff pollutant removal. Stormwater management systems shall be designed
41 using Low Impact Development principles and practices over conventional systems, whenever feasible, to
42 minimize site impacts, maximize water quality treatment, and better maintain natural, pre-development
43 hydrological conditions.

1 **Policy III-2.2.5 Stormwater Management Requirements**

2 The County shall require that all new developments utilize stormwater management systems that are
3 designed to meet the adopted level of service as found within the Stormwater Sub-element Goals,
4 Objectives and Policies for the specified design storm. Stormwater management systems shall be designed
5 using Low Impact Development principles and practices over conventional systems, whenever feasible, to
6 better maintain natural, pre-development hydrological conditions.

7 **Policy III-2.2.6 Surface Water Quality and Land Use Guidelines**

8 The County shall continue to promote land use decisions which limit the density of lakefront and stream
9 shoreline development. Maximum densities and shoreline buffers shall be established in the Future Land
10 Use Element and Land Development Regulations based on the provision of centralized water and
11 wastewater facilities. Where the provisions of centralized services are required, densities shall conform to
12 that which is compatible with the protection of shoreline values and the surrounding area.

13 **Policy III-2.2.7 Protection of Shorelines**

14 To protect natural water bodies, canals, and wetland areas from the encroachment of development, the
15 County shall implement the following shoreline protection standards, incorporated within the Land
16 Development Regulations:

17 The County shall establish a minimum setback of 50 feet from the mean high water line except for
18 water-dependent development such as docks and pile-supported walkways. Should an existing
19 lot of record not be able to meet this requirement due to inadequate width and depth, a variance
20 may be requested for a primary residence only. No variance shall be allowed for any accessory
21 structure, porch addition, expansion of a residence, or swimming pool within 50 feet of the mean
22 high water line, however, additions which match existing rear and side setbacks may be allowed
23 to “square off” a residence.

24
25 The County shall require a 100-foot setback, from the mean high water line of lakes and wetlands
26 for the installation of septic tanks and drain fields. Should an existing lot of record not be able to
27 meet this requirement due to inadequate width or depth, a variance may be requested, however,
28 any on-site wastewater system approved with such a variance shall be an advanced treatment
29 system or alternative system designed to remove nutrients from the effluent.

30 The County shall require compliance with State regulations in Chapters 68F-20 and 18-20, F.A.C.
31 or their successors, regarding removal of shoreline vegetation. The County may establish more
32 stringent regulations and standards regarding the protection of shoreline and littoral zone
33 vegetation. The County shall extend the provisions of Chapter 68F-20, F.A.C. to all waters of the
34 County. The extension of this policy shall be implemented in a manner so as to not unreasonably
35 infringe upon the common law or statutory riparian rights of the upland riparian property owners.

36 In addition to the state vegetation removal regulations referenced above, the following restrictions
37 shall apply to all lakeshores and water bodies greater than ten (10) acres in size and to all rivers,
38 streams, and springs.

- 39
 - 40 • Clearing of native shoreline vegetation above the mean high water line (MHWL) shall be
41 limited to 20% or 30 feet of the total linear shoreline (whichever is more). The remainder
42 of the shoreline must remain vegetated. No wetland trees greater than four inches (4”) in
43 caliper DBH or any endangered plants may be removed from the shoreline, however,
44 limited tree removal and relocation of endangered plants may be permitted for dock and
access walkway construction, when no other option exists.
 - 45 • Clearance of nuisance or invasive plants along shorelines outside the exempt area
46 (described above) is required for all new development and redevelopment. Such clearing
47 shall be subject to state permitting criteria.

- 1 • All use of herbicides is subject to Chapter 68F-20, F.A.C, or its successors.
- 2 • It is permissible to have an access corridor for swimming and boating within the littoral
- 3 zone up to 30 feet in width. This corridor can be kept free of aquatic vegetation below
- 4 the MHWL if done by hand.
- 5 • The placement of sand along shorelines to create beaches is prohibited unless such sand is
- 6 contained so that it cannot enter into the water body.

7 Water bodies less than 10 acres in size shall be subject to these regulations if hydrologically
8 connected to Outstanding Florida Waters, navigable water bodies, or other special waters.

9
10 No new seawalls shall be allowed along the shoreline of any spring, lake, canal, river, or stream;
11 however, existing seawalls may be repaired. Planting of shoreline and aquatic vegetation is the
12 preferred method of protecting shorelines from erosion. Should shoreline hardening be required
13 to protect property from erosion by adjacent waters, only rip-rap, vegetated open-cell block,
14 geo-textile tubing, or similar, non-vertical systems shall be used. Gabions (rock-filled wire mesh)
15 may be used in canals where insufficient upland area exists to install other shoreline protection
16 measures. Erosion from upland runoff shall be controlled by shoreline vegetation or berm and
17 swale systems, if appropriate.

18
19 The County shall prohibit the disposal of yard and other wastes along the shoreline and in
20 wetlands.

21
22 In order to protect the quality and quantity of surface water and provide habitat for semi-aquatic
23 or water-dependent terrestrial species of wildlife, upland buffer zones shall be established for
24 vegetation occurring within the 100-year floodplain. The use of fertilizers, pesticides, or herbicides
25 is strictly prohibited within upland buffer zones. All management activities within upland buffers
26 shall be done by hand.

27 **Policy III-2.2.8 Mosquito and Aquatic Plant Control Guidelines**

28 The chemical control of aquatic plants, mosquitoes, animal pests, or undesirable fish shall be performed in
29 a manner that will minimize the degradation of ecological functions and surface water quality. The most
30 current Best Management Practices and activities shall be applied, as appropriate within environmentally
31 sensitive areas, including Outstanding Florida Waters.

32 **Policy III-2.2.9 Wastewater Treatment Plant Effluent Discharge**

33 The County shall prohibit the discharge of wastewater treatment plant effluent and reuse water into the
34 surface waters of the County. Mines which release reuse water into on-site pits as part of their permitted
35 mining operations are exempt from this prohibition; however, such reuse water shall not be allowed to
36 enter into any off-site surface waters.

37 **Policy III-2.2.10 Waterless Toilets and Grey Water Systems**

38 In cooperation with the local Department of Health office, the County shall encourage the use of waterless
39 toilets and the use of home-based grey water systems in accordance with state regulations.

40 **Policy III-2.2.11 Other Point Source Pollution Discharges**

41 The County shall continue to follow and enforce its rules relating to all pollution sources. The County shall
42 require all point source discharges to recycle or treat wastewaters and pollutants onsite in conformance
43 with state and federal rules and regulations.

1 **Policy III-2.2.12 First Flush Diversion for Stormwater Management Systems**

2 The County shall, through the Land Development Regulations, require that new or redesigned stormwater
3 management systems that use wetlands or wet detention systems direct the first flush of stormwater to
4 separate detention or retention facilities, or effectively similar Best Management Practices, designed
5 according to Low Impact Development principles and practices.

6 **Policy III-2.2.13 Best Management Practices**

7 The County shall participate in initiatives that support water conservation, water reuse, and Best
8 Management Practices to minimize the impact of agricultural, horticultural, silvicultural, construction, and
9 landscape practices to surface water quantity and quality, wetland and floodplain areas.

10 **Policy III-2.2.14 Best Management Practices for the Control of Erosion and**
11 **Sedimentation**

12 Best Management Practices for the control of soil erosion and sedimentation shall be employed for all
13 road construction, development, and agricultural activities in order to protect natural water bodies,
14 watercourses, and wetlands from siltation. Any site alteration shall adhere to Low Impact Development
15 principles and practices and shall minimize site disturbance, clearing of natural vegetation, and soil
16 compaction. BMPs shall also be employed, as necessary, to protect the function of stormwater
17 management systems (e.g., exfiltration systems) from excess sediment loads. Erosion and sediment control
18 BMPs include those of the Natural Resources Conservation Service, the Florida Department of
19 Transportation, the Florida Department of Environmental Protection, The Florida Department of Agriculture
20 and Consumer Services, the Florida Cooperative Extension Service/Institute of Food and Agricultural
21 Sciences, or other agencies.

22 IMPLEMENTATION MECHANISMS:

- 23 • Require the Land Development Regulations to incorporate the Best Management Practices for the
24 following activities: urban land uses, construction, agriculture, silviculture, urban stormwater design,
25 onsite wastewater disposal, hydrologic modification, and activities in forested wetlands.
- 26 • Cooperate with Florida Department of Agriculture and Consumer Services (FDACS), the Lake
27 County Extension and Natural Resources Conservation Service (NRCS) Offices to develop
28 conservation management plans and incentives for agricultural operations.

29 **Policy III-2.2.15 Marina and Boating Guidelines**

30 Marinas which service boats with on-board sewage facilities shall be required to provide sewage pump
31 out and treatment facilities and to provide for appropriate effluent disposal methods.

32 **Policy III-2.2.16 Protect Waters and Watersheds**

33 The County shall participate in programs at the local, regional, state, and federal levels to afford
34 protection and management of land in watersheds and in water areas given special protection status by
35 law, rule or ordinance. These areas shall include but not be limited to the Green Swamp Area of Critical
36 State Concern, Wekiva River Protection Area, Wekiva Study Area, the Wekiva-Ocala Greenway, the
37 Wekiva River and its tributaries, the Ocklawaha River, the St. Johns River, Outstanding Florida Waters,
38 and Outstanding Lake County Waters. Within 24 months of adoption of this Plan, the County will develop
39 Land Development Regulations for development within the 100-year floodplain that will require, above a
40 given development threshold, an evaluation of impacts and demonstration that water quality and
41 floodplain functions and values shall not be adversely affected.

1 **Policy III-2.2.17 Outstanding Lake Water Program**

2 The County shall implement an Outstanding Lake County Waters (OLW) program that will identify those
3 water bodies that possess exceptional water quality or habitat for aquatic, terrestrial, and avian wildlife,
4 including designated species habitat, or possess strong hydrogeological connection with the Floridan
5 aquifer. Water quality standards, nutrient loading capacities, and use criteria shall be established for
6 these OLWs to ensure their conservation. Activities in areas surrounding and on these water bodies will be
7 regulated to prohibit further degradation of the environment; consideration will be given to noise levels,
8 light levels, water quality, and significant adverse impacts. Lake County shall amend the Comprehensive
9 Plan and Land Development Regulations as appropriate to identify OLWs and implement policies for their
10 protection.

11 **Policy III-2.2.18 Map Outstanding Florida Waters**

12 Waters designated as “Outstanding Florida Waters” or “Outstanding Lake Waters” shall be included on
13 maps and Geographical Information Systems (GIS) coverage prepared for use in regulatory decisions by
14 the County.

15 **OBJECTIVE III-2.3 SPRINGSHEDS**

16 The County shall protect, to the maximum extent possible, sensitive areas within and adjacent to all
17 springsheds, including springs, seeps, recharge areas, sinkholes, caves, and other karst features. As
18 opportunities for restoration present themselves, the County will participate, to the maximum extent
19 practicable. The following policies shall apply within springsheds, including but not limited to those in the
20 Wekiva Study Area.

21 **Policy III-2.3.1 Identification and Protection of Springshed Resources**

22 The County, in cooperation with federal, state, regional, and local agencies, shall use the Floridan Aquifer
23 Vulnerability Assessment, the Wekiva Aquifer Vulnerability Assessment, ground water models, and other
24 tools as appropriate, to identify and map springs and springsheds, and to designate Springshed Protection
25 Zones to protect the springshed and spring systems resources and designate appropriate land uses in these
26 zones.

27 In and around critical springshed resources and sensitive springshed areas, low density and intensity land
28 uses will be designated, including conservation lands, silviculture, parks and recreation areas, and pastures.

29 Primary Springshed Protection Zones: Preferred land uses will be rural low density or low intensity uses
30 including preservation, conservation, recreation and open space. In addition, long-crop rotation silviculture
31 and unimproved rangeland uses are appropriate within the primary zone.

32 Secondary Springshed Protection Zones: Preferred land uses will be rural transitional density or low
33 intensity uses including conservation, recreation and open space, silviculture, and rangeland.

34 **Policy III-2.3.2 Avoid Inappropriate Uses in Springshed Protection Zones**

35 Within the primary and secondary springshed protection zones, avoid mining, industrial and heavy
36 commercial land uses, golf courses, and urban uses with extensive impervious surfaces. Agriculture shall
37 implement Best Management Practices to protect primary and secondary protection zones.

38 **Policy III-2.3.3 Acquire Land in Springshed Protection Zones**

39 The County shall seek to protect primary springshed protection zones through the acquisition of land for
40 conservation or through the purchase of easements in these areas. Karst features with the potential to
41 impact ground and surface water quality shall be given priority consideration for acquisition by the
42 County.

1 **Policy III-2.3.4 Development Practices in Springsheds**

2 In addition to providing for consistency with all provisions of the Future Land Use Element, new
3 development and the expansion of existing development within springsheds shall be required to employ
4 Low Impact Development (LID) and Best Management Practices identified in the Florida Department of
5 Environmental Protection/Florida Department of Community Affairs publication “Protecting Florida’s
6 Springs—Land Use Planning Strategies and Best Management Practices”, or its successor documents.
7 Existing development shall be required to employ Low Impact Development practices and Best
8 Management Practices, to the greatest extent possible. Land Development Regulations shall be adopted to
9 specify the required practices.

10 **Policy III-2.3.5 Protect Springsheds and Karst Features Through Purchase**

11 The County may use revenues and monies that may become available to match or leverage funds for
12 private or public acquisition programs including but not limited to the Florida Forever Program, the Florida
13 Community Trust, and the Lake County Land Acquisition Program and any other existing or newly
14 implemented program to acquire fee simple ownership or less than fee ownership through conservation
15 easements. Karst features directly impacting or showing the potential to impact ground and surface water
16 quality shall be considered for acquisition by the County with priority given to those areas where
17 acquisition would protect the health and welfare of the citizens and environment.

18 **Policy III-2.3.6 Create Open Areas within Springsheds**

19 The County may identify other approaches to create open areas within the springsheds such as connecting
20 existing dedicated open space areas, trails, pedestrian pathways, and, where appropriate, utility
21 corridors to form a greenway system.

22 **Policy III-2.3.7 Water Quality Monitoring Within Springsheds**

23 The County shall continue its springs sampling program on a quarterly basis. Regular spring flow
24 measurements shall also be included as a part of this monitoring program. This program shall also provide
25 for periodic sampling and testing of the surface and ground water quality within springsheds and
26 springshed protection zones. Monitoring programs shall be coordinated with sampling and testing
27 programs of the U. S. Geological Survey, Florida Department of Environmental Protection, the Water
28 Management Districts and other federal, state, regional and local agencies. Funding sources shall be
29 sought to enhance the local program.

30 **Policy III-2.3.8 Environmental Education**

31 The County shall establish environmental programs to educate the public and community leaders about the
32 relevance to their community and region of springs, springsheds, springshed protection, ground water,
33 aquifers, water pollution, and karst features, and the vital hydrological system of which they are a part.
34 Environmental education programs should enhance the environmental literacy of the public and community
35 leaders with respect to water resources, natural values, and threats facing local springs and springsheds.

36 The County shall coordinate with local colleges, the school board, and individual schools to develop
37 environmental education programs for school-aged children regarding springsheds, water bodies,
38 watersheds and ground water. The educational tools of the Lake County Water Resource Atlas shall be
39 included in these programs.

40 **Policy III-2.3.9 The Use of Best Management Practices in Agricultural and Silviculture
41 Operations to Protect Springsheds.**

42 Within springsheds, agricultural and silviculture operations shall use Best Management Practices that are
43 compatible with the need to protect springsheds and conserve the water resources pursuant to Section
44 403.067, F.S. Agricultural and silviculture operations that file a Notice of Intent with the Department of

1 Agriculture and Consumer Services and implement Best Management Practices developed by the
2 Department of Agriculture and Consumer Services and adopt by rule pursuant to Section 403.067, F.S.,
3 shall be considered to meet the requirements of this policy. The County shall also encourage the use of the
4 protection practices contained in the publication “Protecting Florida’s Springs-Land Use Planning Strategies
5 and Best Management Practices” (Department of Community Affairs/Department of Environmental
6 Protection, 2002) by Agricultural and Silvicultural uses. The County shall encourage long-crop rotation
7 silviculture and unimproved pasture within the primary zone and minimum tillage farming elsewhere within
8 the springshed.

9 The County shall work with federal, state, regional, and local agencies, and existing agricultural extension
10 programs to educate, encourage and assist farmers and the agricultural industry within springsheds to use
11 best management practices that minimize use of water, fertilizers, herbicides and pesticides and that
12 reduce erosion.

13 **Policy III-2.3.10 Encourage Residential and Commercial use of Best Management** 14 **Practices**

15 The County shall encourage residential and commercial land owners within springsheds to use BMPs,
16 including Florida-Friendly landscaping practices and guidelines provided by the Florida Yard and
17 Neighbors program to reduce the use of water, fertilizer, herbicides, and pesticides.

18 **Policy III-2.3.11 Encourage Use of Florida-Friendly Landscaping**

19 The County shall encourage the use and application of Florida-Friendly Landscaping and Florida-Friendly
20 Yard practices to improve water quality and reduce the consumptive use of water. The County shall
21 evaluate and adopt Florida-Friendly Landscaping regulations which, at a minimum, set standards for the
22 use of native and drought tolerant species, removal of exotic plants, vegetative clearing and efficient
23 irrigation to maximize conservation of water resources. The evaluation process shall consider the existing
24 arbor and landscaping requirements of the Land Development Regulations.

25 **Policy III-2.3.12 Regulate Land Use Activities**

26 Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land
27 Development Regulations that regulate land use activities that have potential to adversely impact
28 springsheds. The County shall prohibit inappropriate land uses from being located in karst areas with an
29 aquifer connection, springshed protection zones, protected recharge areas and most effective recharge
30 areas, unless impacts can be mitigated. Inappropriate land uses include intense animal operations, mining,
31 landfills, industrial uses with potential to contaminate the aquifer, heavy commercial, golf courses, uses with
32 extensive impervious surfaces, and uses involving hazardous chemicals or materials. The County shall
33 require the use of best management practices and performance standards to maximize open space, limit
34 impervious surfaces and turf grass areas, promote protection of natural vegetation, promote the use of
35 pervious parking areas, and treat stormwater to protect water quality.

36 **Policy III-2.3.13 Require Appropriate Stormwater Management Systems**

37 The County shall require the construction of site-appropriate stormwater management systems to minimize
38 leaching or discharge of nutrients and to ensure that post-development recharge rates equal pre-
39 development recharge rates within protected recharge areas and most effective recharge areas.
40 Impervious surface ratios shall be calculated based upon a recommendation of the site-specific
41 hydrogeological report. Net retention and infiltration of pre-development recharge to the aquifer system
42 must be maintained as determined from calculations presented in the site-specific hydrogeological and
43 geotechnical reports. The County shall require compliance with all evaluation and design requirements
44 specified within the Public Facilities Element and Land Development Regulations for the Wekiva Study
45 Area.

1 **Policy III-2.3.14 Require Open Space and Buffers within Springsheds**

2 The County shall require a minimum percentage of dedicated open space for new development within
3 identified springsheds, consistent with the Future Land Use Element. Clustering techniques shall be used to
4 create open space for aquifer recharge and protection of karst features. Development will be clustered on
5 the least sensitive portion of the development site and will establish undisturbed buffer areas of at least
6 100 feet from karst features with an aquifer connection. Setback and buffer standards established within
7 the Future Land Use Element shall apply within the WSA.

8 **Policy III-2.3.15 Guide Development Away from Areas of Aquifer Vulnerability and**
9 **Springshed Protection Zones**

10 The County shall guide development away from areas of aquifer vulnerability and springshed protection
11 zones identified by the Florida Aquifer Vulnerability Assessment, the Wekiva Aquifer Vulnerability
12 Assessment, or other acceptable methodology approved by the County. A variety of approaches may be
13 used including designation of land use type and density restrictions, buffer requirements, land acquisition
14 and conservation easements.

15 **Policy III-2.3.16 Identify Karst Features within Proposals for New Development**

16 Karst features shall be accurately identified within development proposals. The County shall require
17 strategies for protecting these features during construction and after development, which promote the
18 following:

- 19 • Inclusion of karst features into pervious open space areas;
- 20 • Use of landscape design principles to incorporate karst features as aesthetic elements;
- 21 • Pretreatment of stormwater runoff, in accordance with applicable federal, state, regional and
22 local regulations, prior to discharge to karst features, and prohibition of stormwater discharge to
23 karst features determined to have an aquifer connection;
- 24 • Prohibition of discharge of wastewater effluent to karst features; and
- 25 • Perimeter buffering around features to maintain natural function, edge vegetation, and structural
26 protection.

27 **Policy III-2.3.17 Establish a Water Quality Protection Strategy for Springsheds**

28 The County shall adopt design criteria for stormwater management practices that:

- 29 • Minimize the leaching or discharge of nutrients and pollutants;
- 30 • Use karst area requirements similar to those required by the St. Johns River Water Management
31 District;
- 32 • Consider funding of the Florida Yards and Neighborhoods Program to educate the public about
33 proper lawn and landscaped area fertilization and irrigation;
- 34 • Incorporate the principles of the Florida Yards and Neighborhoods Program into local landscaping
35 ordinances;
- 36 • Adopt water conservation programs;
- 37 • Educate the public about the proper operation and maintenance of septic tanks;
- 38 • Coordinate with the Florida Department of Health to develop a septic management program to
39 assure that these systems are regularly inspected, pumped out, or brought up to current standards
40 if the system fails;

- 1 • Promote a local stewardship “adopt a spring” type program and other incentive and volunteer
2 springshed awareness and protection programs;
- 3 • Ensure any site alteration adheres to Low Impact Development principles and practices, minimizing
4 site disturbance, clearing of natural vegetation, and soil compaction; and,
- 5 • Require stormwater management systems to be designed according to Low Impact
6 Development principles and practices over conventional systems to the greatest extent
7 practicable.

8 **Policy III-2.3.18 Golf Courses within Springsheds**

9 The County shall require that all golf course siting, design, construction, management, and monitoring
10 practices within springshed areas in the County, implement golf course practices described in the
11 “Protecting Florida’s Springs Manual-Land Use Planning Strategies and Best Management Practices”
12 (Florida Department of Community Affairs and Florida Department of Environmental Protection, 2002), or
13 its successor documents. In addition, the County shall implement Land Development Regulations to further
14 govern the development and management of golf courses within springsheds and aquifer protection zones.

15 **Policy III-2.3.19 Landscaping within the Wekiva Study Area**

16 Within the Wekiva Study Area, the County shall require that all new development and redevelopment
17 implement landscaping best management practices described by the principles and practices of Florida
18 Friendly Landscaping and the Florida Yards and Neighborhoods Program established by the University of
19 Florida. At a minimum, Florida Friendly landscaping shall be required and appropriate native vegetation
20 encouraged.

21 **Policy III-2.3.20 Landscape and Lawn Care Education**

22 The County shall establish an education program for homeowners and landscape and lawn-care
23 professionals regarding responsible practices that limit water use, fertilizers and pesticides such as those
24 produced by the Water Management Districts. This program shall be applicable county-wide.

25 **Policy III-2.3.21 Wastewater Treatment Systems within Environmentally Sensitive 26 Areas**

27 The County shall support and require compliance with all federal, state, regional and local agency
28 regulations relating to the location and operation of central wastewater treatment facilities, including
29 advanced standards for Advanced Wastewater Treatment (AWT) facilities within springsheds and the
30 Wekiva Study Area adopted pursuant to Florida Department of Environmental Protection rules. The County
31 shall coordinate with the Florida Department of Health, and other regulatory agencies having jurisdiction,
32 regarding the development and implementation of rules and regulations relating to septic systems and
33 onsite sewage treatment and disposal systems that may be required within environmentally-sensitive areas,
34 such as springsheds and the Wekiva Study Area. The County shall cooperate and work with the
35 Department of Health toward the establishment of a mandatory pump-out program for septic systems
36 within the Wekiva Study Area, similar to the five-year pump out program utilized within the Green Swamp
37 Area of Critical State Concern.

38 **Policy III-2.3.22 Incorporate Best Management Practices**

39 Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land
40 Development Regulations for springshed protection and incorporate Best Management Practices contained
41 in the document “Protecting Florida’s Springs Land Use Planning Strategies and BMPs” (Fl. Dept. of
42 Community Affairs and Fl. Dept. of Environmental Protection, 2002). These LDRs shall include but not be
43 limited to standards for the use of native and drought tolerant species, clearing of vegetation, landscaping

1 and arbor requirements, aquifer recharge, use of septic systems, creation of open space and efficient
2 irrigation to maximize conservation of water.

3 **OBJECTIVE III-2.4 FLOODPLAINS**

4 The County shall protect the 100-year floodplain areas so that natural hydrological functions are
5 maintained to the greatest extent practical.

6 **Policy III-2.4.1 Protect Floodplains**

7 The County shall establish Land Development Regulations pertaining to floodplains that accomplish the
8 following:

- 9 • Restrict uses which are dangerous to health, safety, and property, and minimize public and private
10 losses due to flood conditions;
- 11 • Prohibit land filling and grade changes where such activity will cause erosion, inhibit flood waters,
12 or contribute to additional flood heights or increase the flooding conditions of the surrounding
13 areas;
- 14 • Require development to comply with the requirements and rules of the National Flood Insurance
15 Program and Florida Department of Health; and
- 16 • Require all subdivisions and site plans to maintain pre-development run-off characteristics, provide
17 compensating storage, comply with wetland regulations, and dedicate post-development flood
18 prone and wetland areas to the County, state agency or other appropriate conservation entity as
19 a conservation easement, as allowed by law.

20 **Policy III-2.4.2 Minimizing Impact to Floodplains**

21 The County shall maintain or improve the quality and function of drainage systems, ground and surface
22 waterways, recharge areas and associated natural resources through an emphasis on non-structural
23 approaches to floodplain management. Compensating storage shall be required for development in
24 floodplains.

25 **Policy III-2.4.3 Floodplain Management Program**

26 The County shall develop a strict floodplain management program designed to maintain natural
27 hydrologic functions and preserve wetlands and other natural floodplain features. The County shall
28 cooperate with appropriate state or federal agencies to identify significant floodplains for hydrologic and
29 habitat restoration.

30 **Policy III-2.4.4 Flood Information Updates**

31 The County shall cooperate with Federal Emergency Management Agency (FEMA) and other appropriate
32 agencies to keep flood information up to date, evaluate the flood-handling capacities of natural drainage
33 systems and develop flood prevention management guidelines.

34 **Policy III-2.4.5 Preserve Flood Storage Capacity**

35 The County shall amend the Land Development Regulations as necessary to prohibit new development from
36 causing a net loss of flood storage capacity.

37 **Policy III-2.4.6 Protect Natural Fluctuation of Surface Waters**

38 The County shall require that the natural hydrological character of surface waters be maintained, and
39 promote protection and restoration of natural water systems in lieu of structural alternatives and modified
40 systems. Natural surface water flows, including sheet flow, shall be maintained. Surface water shall be

1 allowed to fluctuate on a seasonal basis. The County shall cooperate with federal, state, regional and
2 local agencies to develop a natural lake level fluctuation plan for lakes currently regulated by water
3 control structures, as feasible.

4 **Policy III-2.4.7 Permitted Use of Floodplains**

5 The 100-year floodplain as designated by FEMA, the County or other federal, state, regional or local
6 agencies may be utilized for development that meets FEMA criteria, storage of floodwater, passive
7 recreation, conservation, and water dependent activities.

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

- 9 • Compensating storage shall be required;
- 10 • The natural hydrological character and flow regime of surface waters shall be maintained;
- 11 • Natural surface water flows, particularly, sheet flows, shall be maintained;
- 12 • Surface water quality and quantity shall be maintained; and
- 13 • Finished Floor Elevations shall be raised eighteen inches (18”) above the 100-year flood elevation.

14 **OBJECTIVE III-2.5 WETLANDS**

15 The County shall protect wetlands and the functions provided by wetlands. These functions may vary
16 depending upon the type, location, and classification. The County shall continue to adopt regulations that
17 protect and conserve wetlands, including criteria for identifying the significance of wetlands.

18 **Policy III-2.5.1 Wetland Mapping**

19 Lake County shall work with federal, state, regional and local agencies to maintain up to date aerial
20 photography, accurate wetland maps and GIS layer information using the best available data and
21 technology. The actual extent of wetlands on a parcel of land proposed for development shall be
22 determined by a site-specific delineation, based on the State approved methodology adopted by Rule,
23 subject to confirmation by the County or other appropriate agencies.

24 **Policy III-2.5.2 Assessment of Wetland Significance**

25 Consistent with the Future Land Use Element, Lake County shall work with federal, state and local agencies
26 to establish criteria for assessing the significance of wetlands based on factors including but not limited to
27 size, location, vegetation, and functional integrity. Once this activity is complete, the County shall update
28 this Comprehensive Plan and the Land Development Regulations as appropriate to include policies
29 regarding protection, mitigation, or restoration of wetlands based on wetland assessments. The County
30 shall develop criteria for protection, mitigation, or restoration according to a wetland’s significance within
31 36 months of the effective date of the Comprehensive Plan.

32 **Policy III-2.5.3 Protection of Wetlands**

33 The County shall adopt Land Development Regulations within 24 months of the effective date of this
34 Comprehensive Plan to protect and preserve wetlands and other environmentally sensitive areas for
35 natural water management and hydrologic functions; for use by aquatic and wetland dependent wildlife;
36 as habitat for endangered, threatened or species of special concern; and for passive recreation. Within
37 the Wekiva River Protection Area, the Wekiva Study Area, Wekiva-Ocala Greenway and the Green
38 Swamp Area of Critical State Concern, wetland impacts, including the placing or depositing of fill within
39 wetlands, shall be prohibited, to the maximum extent allowed by law, except as necessary to provide for
40 legal ingress or egress to developable upland areas. In such circumstances, enhancements shall be required
41 to maintain wetland connectivity and natural flow regimes.

1 **Policy III-2.5.4 Encourage Protection of Isolated and Ephemeral Wetlands**

2 The County shall adopt Land Development Regulations within 24 months of the effective date of this
3 Comprehensive Plan to protect and preserve isolated and ephemeral wetlands, and the unique functions
4 such wetlands provide, such as habitat for upland amphibians that require a wet environment for part of
5 their life cycle.

6 **Policy III-2.5.5 Require Conservation Easements/Dedications**

7 The County shall require conservation easements to an appropriate management agency or recognized
8 mitigation bank as a tool for preserving floodplains, flood prone areas, springsheds, wetlands and other
9 ecologically significant communities to the extent allowed by law.

10 **Policy III-2.5.6 Enforce Wetland Regulations**

11 The County shall continue to enforce and apply all special federal, state, regional and local regulations
12 that relate to protection of wetlands and their functions.

13 **Policy III-2.5.7 Assign Future Land Use Designations**

14 The County shall assign Future Land Use Designations contained within this Comprehensive Plan as
15 appropriate to direct incompatible uses such as higher densities and intensities of development away from
16 wetlands. Special planning techniques and overlay districts shall also be used to cluster development away
17 from wetlands.

18 **Policy III-2.5.8 Wetland Survey and Delineation**

19 If any wetlands are present on a property proposed for development, the County shall require that a
20 wetland survey and delineation be conducted according to State-approved methodology adopted by
21 Rule and submitted to the County as part of the development applications. The wetland survey and
22 delineation is subject to verification and approval by the agency exercising jurisdiction or the County.

23 **Policy III-2.5.9 Wetland Requirements for Site Plans**

24 The County shall require site plans for all proposed development, to include the following information
25 pertaining to wetlands:

- 26 • Identification of the location and extent of wetlands on the property to be developed. Wetland
27 delineations shall be determined by a qualified person acceptable to the County, according to the
28 State-approved methodology adopted by Rule, and which shall be subject to field verification
29 and approval by the agency exercising jurisdiction or the County, if necessary. This cost shall be
30 the responsibility of the applicant;
- 31 • Assurances that grading and drainage plans will maintain the normal flow regime and quality of
32 the historic hydroperiod to the maximum extent possible after development;
- 33 • Demonstration that development proposed on site shall be clustered away from wetland areas;
- 34 • Appropriate use of upland buffers, consistent with the policies of this Comprehensive Plan; and
- 35 • Provision for residential development credit applied to the upland portion of the site, at a rate not
36 to exceed one (1) dwelling unit per five (5) acres of wetland.

37 **Policy III-2.5.10 Minimize the use and impact to wetlands**

38 Except for water dependent activities and access, there shall be no dredge or fill activities in wetlands. In
39 those instances where dredge or fill activities are authorized, the applicant must demonstrate that (a) there
40 is no other reasonable, practical or economical alternative, (b) without the dredge or fill activity the

1 property owner will be deprived of all reasonable uses of the property, and (c) the developer can
2 adequately mitigate for the dredge or fill activity.

3 Development shall be directed away from the wetlands and conducted in a manner to protect the
4 vegetation, habitat and the water storage, water quantity, water quality, and recharge functions of the
5 wetlands to the maximum extent allowed by law.

6 **Policy III-2.5.11 Wetland Dedication**

7 To the extent practicable and allowed by law, wetlands within a project shall remain undeveloped and
8 protected in perpetuity through the use of conservation easement, or similar recorded and legally binding
9 instrument (including plat restrictions), that run with the land and establish the conditions and restrictions on
10 the use. The easement shall be dedicated to one or a combination of the following, which shall be
11 designated prior to development:

- 12 • Conservation agency such as Florida Department of Environmental Protection or St. Johns
13 River Water Management District;
- 14 • Non-profit conservation organization or land trust; or
- 15 • Lake County, subject to County approval.

16 The easement shall require that wetlands and wetland buffers be maintained in perpetuity in their natural
17 and unaltered state. To the extent practicable, wetlands shall not be included as part of any platted lot,
18 other than a lot platted as a common area, which shall be dedicated for preservation or passive
19 recreational use.

20 **Policy III-2.5.12 Establish Minimum Buffer Requirements**

21 Upland buffers adjacent to wetlands provide habitat for wetland dependent species, and assist in
22 minimizing the deleterious effects of development adjacent to the wetland. The County shall require that
23 all developments provide natural upland buffers adjacent to wetlands. These buffers shall be of such size
24 to ensure that the quality and quantity of surface waters and the habitat for aquatic and wetland-
25 dependent species of wildlife are not adversely affected by the proposed development.

26 Buffers shall be determined to start landward from the mean high water line or wetland jurisdictional line,
27 whichever is further landward; the wetland jurisdictional line shall be determined by a qualified person
28 acceptable to the County, according to the State-approved methodology adopted by Rule, and which
29 shall be subject to field verification and approval by the agency exercising jurisdiction or the County, if
30 necessary. The following minimum buffer requirements shall apply to isolated wetlands, non-isolated
31 wetlands and rivers and streams:

32

33 **Table CON 1 – Wetland Minimum Buffer Requirements**

WETLAND SYSTEM	MINIMUM WIDTH
isolated	15 feet
non-isolated	25 feet
rivers and streams	50 feet

34

35 In situations where more extensive buffering is necessary, the County may alternatively allow for the use of
36 a variable natural upland buffer adjacent to wetlands. The purpose of a variable buffer is to provide
37 additional protection to areas that are considered more environmentally sensitive than others, provided
38 that the aggregate buffer area is not less than that required pursuant to the previous standard. Buffers
39 shall be determined to start landward from the mean high water line or wetland jurisdictional line,

1 whichever is further landward; the wetland jurisdictional line shall be determined by a qualified person
2 acceptable to the County, according to the State-approved methodology adopted by Rule, and which
3 shall be subject to field verification and approval by the agency with exercising jurisdiction or the County,
4 if necessary. The following standards shall apply to variable buffers:

5 **Table CON 2 – Variable Wetland Buffer Requirements**

WETLAND SYSTEM	AVERAGE WIDTH	MINIMUM WIDTH
isolated	25 feet	10 feet
non-isolated	50 feet	15 feet
rivers and streams	100 feet	35 feet

6
7 Uses allowed in buffers are limited to: fishing piers, docks, walkways, passive recreation activities, and
8 limited stormwater facilities. Buffers without native vegetation shall be re-vegetated with indigenous
9 habitat to protect the quality of the adjacent isolated wetland, wetland system, river or stream. A buffer
10 of native upland edge vegetation shall be provided or preserved on new development sites.

11 To the extent that federal, state or regional requirements exceed the minimum wetland buffers established
12 here, the County shall require compliance with the stricter standard. The County shall require compliance
13 with all riparian and wetland buffer requirements for the Wekiva River System and other Outstanding
14 Florida Waters.

15 **Policy III-2.5.13 Wetland Impacts and Mitigation**

16 In the consideration of development proposals, the County shall prefer solutions that preserve or restore
17 the natural structure and connectivity of wetlands and that minimize adverse impacts to wetlands, over
18 development alternatives that result in the loss or degradation of wetland systems. The County shall, on a
19 case by case basis, reserve the right to require the protection of wetlands on site and may deny a
20 proposal to destroy or alter wetlands. If wetland mitigation is allowed, the County shall require
21 compliance with all federal and state regulations. If wetlands are impacted, mitigation shall be performed
22 within the same drainage basin where the loss occurred in order to ensure no net loss of wetland
23 functionality.

24 **Policy III-2.5.14 Wetland Best Management Practices**

25 Lake County shall encourage, and as appropriate require, the use of Best Management Practices for
26 wetlands based on the most current available publications. All agricultural and silvicultural activities within
27 wetlands shall comply with applicable BMPs established by the appropriate state agencies including all
28 criteria and setbacks for stream and wetland management zones.

29 **Policy III-2.5.15 Surface and Groundwater Withdrawal Impacts on Wetlands**

30 Lake County shall coordinate with the water management districts to limit groundwater and surface water
31 withdrawals which may cause adverse impacts upon natural water bodies, wetlands, and wetland-
32 dependent ecosystems.

33
34 **GOAL III-3 LAND**

35 The County shall conserve, protect, and enhance the County's habitat and wildlife, natural upland
36 communities, wetlands and soils to ensure that these resources are preserved for the benefit of present and
37 future generations.

1 **OBJECTIVE III-3.1 AREAS OF ECOLOGICAL SIGNIFICANCE**

2 The County shall protect and conserve areas of ecological significance. The County shall continue to adopt
3 regulations that protect and conserve these areas.

4 **Policy III-3.1.1 Green Swamp Area of Critical State Concern**

5 The County shall preserve the integrity of the Green Swamp as an intact ecosystem of statewide
6 significance by protecting its natural resources including but not limited to hydrologic regimes, wetland and
7 upland communities, floodplain, ecologic connectivity, wildlife, and aquifer recharge.

8 **Policy III-3.1.2 Wekiva-Ocala Area**

9 The County shall preserve the integrity of the Wekiva-Ocala Area consisting of the Wekiva River
10 Protection Area, Wekiva Study Area, and Wekiva-Ocala Protection Area as an intact ecosystem of
11 statewide significance by protecting its natural resources including but not limited to its springs,
12 springsheds, river system, karst features, wetland and upland communities, floodplain, ecological
13 connectivity, and wildlife. This shall also include the Wekiva-Ocala Greenway that links the Ocala
14 National Forest and lands within the Wekiva River Basin.

15 **Policy III-3.1.3 Emeralda Marsh Protection Area**

16 Lake County shall preserve the environmental integrity of the Emeralda Marsh Protection Area as an intact
17 ecosystem with linkage to the Ocala National Forest by protecting its natural resources including but not
18 limited to hydrologic regimes, wetland and upland communities, floodplain, ecologic connectivity, and
19 wildlife. This area also includes the Emeralda Marsh that is designated as a National Natural Landmark
20 and bird rookery.

21 **Policy III-3.1.4 Lake Apopka Restoration Area**

22 Lake County shall preserve the environmental integrity of the Lake Apopka Restoration Area as an intact
23 ecosystem and important bird rookery by protecting its natural resources including, but not limited to,
24 hydrologic regimes, waters, wetlands, floodplain, and wildlife.

25 **Policy III-3.1.5 Lake Wales Ridge**

26 Lake County shall establish a program to secure the protection of rare and native upland communities
27 unique to the Lake Wales Ridge.

28 **OBJECTIVE III-3.2 HABITAT AND WILDLIFE PRESERVATION**

29 Lake County shall conserve habitat and wildlife populations in order to maintain the health of natural
30 ecosystems and maintain biodiversity. In addition, the County shall cooperate with federal, state, and local
31 agencies to protect and maintain viable habitat for species designated as endangered, threatened, or
32 species of special concern.

33 **Policy III-3.2.1 General Wildlife Habitat and Populations**

34 Wildlife in existing natural areas such as surface waters and their perimeters, wetlands, floodplains, and
35 native uplands shall be conserved and enhanced by management techniques which encourage the
36 improvement of biological diversity and wildlife resources. Lake County, through implementation of this
37 Plan and the Land Development Regulations, shall maintain species diversity and viable populations of
38 non-listed wildlife species through the provision of open space and public conservation land.

1 **Policy III-3.2.2 Neighborhood Wildlife Management Programs**

2 Wildlife habitat within developed areas shall be enhanced through a County neighborhood wildlife
3 management program encouraging such techniques as urban forestry, scenic road preservation, wildflower
4 planting, bird sanctuary areas, wildlife-friendly stormwater systems, and native landscaping.

5 **Policy III-3.2.3 Freshwater Habitat and Wildlife**

6 The County shall seek and utilize management plans developed by the Florida Fish and Wildlife
7 Conservation Commission, Lake County Water Authority, Florida Department of Environmental Protection,
8 and U. S. Fish and Wildlife Service, and other relevant agencies in developing strategies for the protection
9 and restoration of significant aquatic habitat and aquatic species, including but not limited to species listed
10 as endangered, threatened, or species of special concern.

11 **Policy III-3.2.4 Native Vegetation, Habitat, and Wildlife within Development Projects**

12 The County shall require that vegetative communities and wildlife habitats be protected from adverse
13 effects associated with development. The Land Development Regulations shall include provisions to require
14 that development preserve wetlands and portions of developable uplands containing designated species
15 or rare upland habitats. The County shall evaluate its LDRs and code of ordinances, and revise said
16 ordinances and regulations as appropriate to ensure the protection of trees and native vegetation with a
17 target of protecting 50% of trees onsite. As appropriate, a tree replacement ratio may be implemented
18 based on type and caliper. Special consideration shall be given to rare upland habitats and designated
19 species within Ecologically Significant Areas identified herein. Pursuant to this Comprehensive Plan and
20 LDRs, the development review process shall determine the extent to which preservation of vegetative
21 communities and wildlife habitats shall be protected and incorporated into protected open space on a
22 development site.

23 **Policy III-3.2.5 Development adjacent to Conservation Areas**

24 The County shall protect conservation areas from degradation by new development or redevelopment and
25 may require impact assessments as part of the development review process. All new development or
26 redevelopment within 1000 feet of a federal, state, County, or approved privately managed conservation
27 area may be required to evaluate impacts including but not limited to hydrology, water quality, air
28 quality, ambient noise, wildlife populations, natural ecosystems and aesthetics. All such development or
29 redevelopment shall be consistent with, and shall not interfere with the conservation area's land
30 management plans which may include habitat restoration, hydrological restoration, and fire management.
31 All impacts to the conservation area shall be mitigated, to the greatest extent possible, and such mitigation
32 shall be approved by both the County and the owner/manager of the conservation area.

33 **Policy III-3.2.6 Florida Natural Areas Inventory**

34 Land use planning, development approvals and assignments of priorities for environmental
35 preservation/acquisition and protection programs shall require consideration of the Florida Natural Areas
36 Inventory (FNAI) status of rare or endangered ecosystems.

37 **Policy III-3.2.7 Impact of Land Use on Wildlife and Habitat Corridors**

38 The County shall regulate the use of land within or adjacent to wildlife and habitat corridors in a manner
39 consistent with the continued function of those corridors. The County shall require that land use or
40 development proposals demonstrate that wildlife and habitat corridors will not be adversely impacted by
41 a proposed use or activity. In addition to requiring the preservation of corridors, the County shall regulate
42 the density and intensity of adjacent uses, permitted activities, landscaping, lighting, and other factors that
43 may contribute to the function or viability of identified corridors.

1 **Policy III-3.2.8 Riparian Habitat Protection Zones**

2 The County shall require compliance with all statutory requirements and regulations pertaining to Riparian
3 Habitat Protection Zones established by state or federal agencies.

4 **Policy III-3.2.9 Public Conservation Land Priority**

5 Public conservation land acquisition programs shall consider conservation needs before recreation needs
6 when lands that appear on lists or inventories of rare or endangered ecosystems are selected, to protect
7 designated species and their habitats.

8 **Policy III-3.2.10 Identification of Conservation Programs**

9 The County shall identify public and private conservation programs within the County's boundaries.

10 **Policy III.3.2.11 Predevelopment Survey for Designated Species and Protection from**
11 **Development**

12 All development proposals shall be compared to Florida Natural Areas Inventory maps and data to
13 determine if the area is known to contain designated species. Activities that require the alteration or
14 clearing of habitat of designated species shall be surveyed for occurrences of designated species by a
15 qualified biologist prior to the issuance of a development permit. Development activities that have
16 adverse effect upon a designated species shall require mitigation or shall not be permitted. Where viable
17 habitat for designated species occurs on a site, and evidence of individuals is present, a management plan
18 protecting these species shall be submitted by the applicant. The management plan shall depict areas to
19 be preserved and describe management activities to provide for viability of the species, utilizing
20 management protocols and guidelines accepted by the Florida Fish and Wildlife Conservation Commission
21 and U.S. Fish and Wildlife Service. The plan must be approved by the County in consultation with Florida
22 Fish and Wildlife Conservation Commission before development is authorized.

23 **Policy III-3.2.12 Clustering Development Away from Designated Species**

24 All development proposals shall be compared to FNAI maps and data to determine if the area is known to
25 contain designated species. If site surveys determine that designated plant or animal species or habitat
26 are present on site, development shall be clustered away from those species and their habitat, according
27 to guidelines established by Florida Fish and Wildlife Conservation Commission and the U.S. Fish and
28 Wildlife Service.

29 **Policy III-3.2.13 Mitigation for Designated Species**

30 Mitigation for species, including relocations, shall be permitted in Lake County only if consistent with
31 applicable State and Federal regulations. If species mitigation is permitted, the County shall require
32 written proof that onsite or offsite mitigation activities have occurred or are scheduled prior to site
33 development. The County reserves the right to perform compliance inspections.

34 **Policy III-3.2.14 Management of Private Lands**

35 The County shall encourage proper management of natural communities and designated species on private
36 lands.

37 **Policy III-3.2.15 Explore a Land Banking Program for Habitat Mitigation**

38 Lake County, in cooperation with the Lake County Water Authority, and other state and regional
39 regulatory and land use management agencies, shall investigate the feasibility of establishing an off-site
40 "land banking" or land trust program as an option for the mitigation of the unavoidable loss of protected

1 rare or endangered lands, natural upland communities, and wetlands. The monies generated from this
2 program shall be dedicated to the purchase of significant environmentally sensitive lands for preservation.

3 **Policy III-3.2.16 Wildlife Consideration within Development Projects**

4 The County shall require the following methodology regarding the development of property potentially
5 containing species designated as endangered, threatened, or species of special concern:

6 As a condition for development approval, the developer/applicant shall be required to complete a site
7 survey of plants and animals including listed species, utilizing the most current wildlife methodology
8 guidelines published by Florida Fish and Wildlife Conservation Commission and current information from
9 FNAI. Development shall be clustered in such a way as to avoid sensitive habitat.

10 Protection of listed species shall be accomplished either through onsite preservation or relocation within the
11 designated area in accordance with a plan acceptable to, and permitted by FFWCC, U.S. Fish and
12 Wildlife Service, or other agency having jurisdiction. Incidental taking of listed species shall be prohibited
13 unless the jurisdictional agency determines that a particular group of animals on the site can not benefit
14 from either onsite preservation or relocation. To the extent possible, commensal species shall also be
15 relocated with the designated species.

16 If an incidental take permit, or similar permit is issued, the County may limit the developable area of a site
17 and require, as a condition of approval, preservation of the species on-site providing:

- 18 • that sufficient habitat would still be available to maintain a viable population of the species; and
- 19 • that the proposed development could be clustered or otherwise redesigned.

20 If a listed species is determined to exist on a site within Areas of Ecological Significance identified herein,
21 the following shall apply in the given order of priority:

- 22 • The developer/applicant must accomplish development in such a fashion as to avoid the habitat of
23 the listed species; or
- 24 • The developer/applicant must demonstrate to the County that it is not possible to avoid the
25 habitat of said species with the approved use, and then relocate the species on site to an equally
26 suitable area consistent with guidelines published by FFWCC; or
- 27 • The developer/applicant must demonstrate to the County via site analysis that development with
28 the approved use cannot be accomplished through onsite relocation and that a conservation
29 benefit can be achieved for the species and natural community through off-site relocation.
30 Relocation must take place within the Area of Ecological Significance preference given to
31 properties adjacent or close to the donor site. To the extent possible, commensal species shall also
32 be relocated with the designated species.

33 Whether the designated species is protected in place or relocated on or off site, the developer/applicant
34 must assure that the habitat to be occupied by the species will continue to be compatible with survival of
35 that species. The developer/applicant shall be required, to the extent allowed by law, to dedicate
36 associated habitat to the County, a conservation agency or conservation entity, or shall ensure that a
37 conservation easement or similar recorded and legally binding instrument is established over the
38 associated habitat on or off site. A site-specific management plan shall be required for the designated
39 species and associated funding provided as necessary by the developer/applicant.

40 **Policy III-3.2.17 Removal of Invasive Exotic Vegetation**

41 A list of invasive exotic vegetation shall be developed by Lake County based on the Florida Exotic Pest
42 Plant Council recommendations. Removal of invasive exotic vegetation shall be required as a condition of
43 development based on the provisions in the Land Development Regulations and when property is acquired
44 for conservation.

1 **OBJECTIVE III-3.3 CONSERVATION OF NATURAL UPLANDS**

2 Lake County shall conserve natural uplands in cooperation with federal and state conservation agencies,
3 and shall regulate the development of land to ensure the preservation of natural upland communities.

4 **Policy III-3.3.1 Conservation of Natural Upland Plant Communities**

5 The County shall regulate, and as appropriate, require restoration and preservation of natural upland
6 communities through provisions of the Land Development Regulations. The following upland plant
7 communities shall be protected from the impacts of development: pine flatwoods, longleaf pine/xeric oak,
8 sand hill, sand pine scrub, upland mixed coniferous hardwood, and mesic flatwoods/dry prairie.

9 **Policy III-3.3.2 Survey and Protection of Natural Upland Plant Communities**

10 The County shall require development proposals to provide an inventory of the type and extent of natural
11 upland vegetative communities if they occur on the development site. The survey shall be completed by a
12 qualified biologist and also include a survey of plant and wildlife populations, and indicate the presence
13 of any designated species. The species survey shall utilize a professionally accepted methodology
14 approved by the County in consultation with the appropriate agency having jurisdiction. Within 24 months
15 of the effective date of this comprehensive plan, the county shall adopt land development regulations
16 specifying thresholds for the level of survey that will be required. Development projects of 40 acres or
17 more shall require the most intense survey, as shall development projects of 2 acres or more within the
18 Wekiva Study Area (WSA) and Green Swamp Area of Critical State Concern (GSACSC).

19 In addition, the survey shall inventory corridors important for wildlife movement. If a protected upland
20 plant community identified in the previous policy is identified on site, then those communities shall be
21 preserved for up to 50% of the subject site, to the extent as allowed by law. Within a clustered
22 development, natural upland communities shall be incorporated as common open space. Connectivity shall
23 be maintained among protected upland areas to the greatest extent possible. The County shall have the
24 authority to accept alternatives to onsite conservation that provide for the long-term protection and
25 management of upland communities of equal or greater value elsewhere. The County shall adopt and
26 maintain maps identifying natural resources within the Wekiva Study Area, including but not limited to
27 natural upland communities. These maps are for reference purposes and not intended to substitute for
28 professional site surveys and studies required pursuant to this Comprehensive Plan or the Land
29 Development Regulations.

30

31 **Policy III-3.3.3 Reestablishment of Natural Upland Communities**

32 The County shall seek public and private assistance in propagating natural upland vegetation, especially
33 designated species, from nursery stock in order to reestablish natural upland communities within the County.

34 **Policy III-3.3.4 Funding for Conservation of Native Uplands**

35 Lake County shall investigate appropriate means to provide mitigation or funding for environmentally
36 sensitive native upland habitats, especially Longleaf Pine, Sandhill, Sand Pine Scrub, and Xeric Oak Scrub.

37 **Policy III-3.3.5 Protection of Sensitive Natural Habitat within the Wekiva Study Area**

38 The County shall protect sensitive natural habitat identified by the Wekiva Parkway and Protection Act
39 within the Wekiva Study Area, including Longleaf Pine/Sandhill, Sand Pine Scrub, and Xeric Oak Scrub
40 communities, through land acquisition and regulation.

41 ***III-3.3.5.1 Acquisition of Sensitive Natural Habitat***

1 The County shall strive to protect sensitive natural habitat within the Wekiva Study Area through land
2 acquisition and the establishment of conservation easements. The County shall utilize funds from the Lake
3 County Public Land Acquisition Program and partner with federal, state and local governments and
4 agencies, and with non-profit conservation organizations, to the greatest extent possible.

5 ***III-3.3.5.2 Protection of Sensitive Natural Habitat on Development Sites***

6 For new development within the Wekiva Study Area, a site analysis shall be performed during the
7 development review process to identify sensitive natural habitats. If any such habitat is determined to
8 exist on site, proposed development shall be required to avoid and protect such areas where they exist as
9 follows:

- 10 • Design shall be accomplished to maintain sensitive natural habitat in functional, clustered and
11 contiguous configurations that maximizes use by wildlife and maintains the long-term viability of
12 natural communities. This includes linkages to habitat corridors and greenways where possible.
- 13 • If the sensitive natural habitat identified on site is determined to be of minimal ecological value,
14 the County may accept alternatives to onsite conservation that provide for the long-term protection
15 and management of sensitive natural habitat of equal or greater value elsewhere within the WSA
16 that is not otherwise protected. Such alternatives may include the off-site preservation of sensitive
17 natural upland habitat through fee-simple purchase of conservation easement.
- 18 • The Land Development Regulations shall establish criteria for determining which projects warrant
19 the use of alternatives to onsite conservation. Criteria may include but are not limited to size,
20 quality, connectivity, management opportunities, and adjacent uses.
- 21 • Sensitive natural habitats protected onsite shall require a permanent conservation easement, to the
22 extent allowed by law. Within a clustered development, sensitive natural habitat shall be
23 incorporated as common open space.

24 ***III-3.3.5.3 Management Plan for Sensitive Natural Habitat***

25 Within the Wekiva Study Area, the County shall require the development and implementation of a
26 management plan for any sensitive natural habitat occupying more than two (2) acres that is to be
27 protected on or off-site as a result of a development project. This management plan shall be prepared at
28 the expense of the applicant by a qualified professional biologist and provide for the following:

- 29 • Removal of invasive vegetation, and replanting with native vegetation as necessary;
- 30 • Maintenance of biodiversity, with special emphasis on protection of listed plant and animal
31 species;
- 32 • Removal of debris, articles, and structures not permitted by the management plan;
- 33 • Limit uses to passive recreation; and
- 34 • Any additional measures determined necessary to protect and maintain the functions and values of
35 the habitat area while ensuring protection from wildfire.

36 **OBJECTIVE III-3.4 SOIL CONSERVATION**

37 Lake County shall support efforts and activities that conserve soils.

38 **Policy III-3.4.1 Support the Lake Soil and Water Conservation District**

39 The County shall support the Lake Soil and Water Conservation District with its ongoing Countywide
40 programs that conserve water, prevent soil erosion, improve irrigation systems, and provide conservation
41 technical assistance and conservation education to the public and to landowners.

1 **Policy III-3.4.2 Coordinate Land Use with Soil Data**

2 The County shall use the most recent “Soil Survey of Lake County and Soil Supplement” as the source of soil
3 interpretation information for countywide land use planning and development review and approval. Land
4 use activities, including densities and intensities, shall be compatible to soil types whose properties are
5 capable of supporting proposed structures, parking, ancillary uses, and facilities, while ensuring public
6 health and safety and protection of the environment, including groundwater resources. The County shall
7 adopt Land Development Regulations that stipulate and define performance standards for land use
8 activities proposed to occur on soil types whose development potential is limited in some form or manner.

9 **Policy III-3.4.3 Best Management Practices**

10 The County, in cooperation with the University of Florida’s Institute of Food and Agriculture Science (IFAS),
11 the Florida Department of Agriculture and Consumer Services, and other relevant agencies, shall require
12 adherence to Best Management Practices for agriculture and silviculture operations to prevent soil erosion,
13 and to protect the biological diversity and health of soils. Best Management Practices shall be followed
14 during construction to prevent soil erosion.

15 **Policy III-3.4.4 Slope and Land Use**

16 Future land use and zoning shall be assigned with consideration to topography. The County shall prescribe
17 land use development limitations for slopes to minimize the impacts of development. The County Land
18 Development Regulations shall limit septic tanks on Astatula (AtF) and Lake (LaE) soil types where steep
19 slopes are present. Conservation easements or dedication shall be required, to the extent allowed by law,
20 where steep slopes are located adjacent to surface waters to minimize erosion consistent with stream bank
21 and lakeshore stabilization objectives. Steep or severe slopes shall be defined as having a gradient
22 exceeding 10%. The alteration of slopes to reduce relief to gradients that can accommodate development
23 must be approved by the County prior to land preparation activity.

24 Limitations shall be placed on septic systems upslope of groundwater seepage slopes and shall not be
25 permitted where the density is greater than one dwelling unit per acre.

26 **OBJECTIVE III-3.5 MINING AND BORROW PITS**

27 The County shall regulate mining extraction activities for mineral commodities including sand, clay, peat
28 and rock to minimize adverse impacts to air quality, surface waters, groundwater, springsheds, wetlands,
29 and other natural resources.

30 **Policy III-3.5.1 Evaluate Mining and Borrow Pit Operations**

31 The County shall continue to evaluate and enforce its Land Development Regulations relative to mining and
32 borrow pit operations, including criteria of submitted restoration, reclamation and mitigation plans.

33 **Policy III-3.5.3 Prohibitions on Mining in Environmentally Sensitive Areas**

34 Mining in the environmentally sensitive areas of the County which cannot be reclaimed shall be prohibited.
35 Areas which fall into this category include the limestone deposits within the Green Swamp Wildlife
36 Management Area and the Okahumpka Swamp and the phosphate deposits on the west side of Lake
37 George. All new mines are prohibited within the Wekiva River Protection Area, Wekiva Study Area, and
38 Wekiva-Ocala Rural Protection. New phosphate and peat mining operations shall be prohibited in most
39 effective recharge areas and protected recharge areas.

40 Expansion of existing mining activities within environmentally sensitive areas of the County shall be subject
41 to the provisions of the Lake County Code and the approval of the Board of County Commissioners.

42 The excavation of borrow pits within the environmentally sensitive areas of the County may be permitted
43 only after approval by the Board of County Commissioners. It is the intent herein to limit the excavation of

1 borrow pits to those necessary for the construction of or improvement to highways or other public works
2 projects within or near those environmentally sensitive areas of the County.

3 **Policy III-3.5.4 Mining in Aquifer Protection Zones**

4 Within aquifer protection zones, mining must be performed in a manner that would not negatively impact
5 recharge or water quality. Prior to approval of mining in these areas, the County shall require the
6 applicant to provide a hydrogeologic report as described under Objective III-2.1 Groundwater. The
7 information contained in the hydrogeologic survey shall establish site specific standards and best practices
8 for the mine to minimize mining impacts that include, but are not limited to aquifer and springshed
9 protection, depth of mining, setbacks, buffering, open space and wetland protection.

10 **Policy III-3.5.5 Mining Reclamation Plans**

11 The County shall continue to require within its mining ordinance that no mining activities shall be permitted
12 until the operator demonstrates a practical and environmentally sound reclamation plan, as required by
13 Lake County Land Development Regulations or the Florida Department of Environmental Protection,
14 whichever is more stringent. The County shall encourage owners of existing mines presently exempted
15 from reclamation requirements to carry out environmentally sound reclamation practices.

16 **Policy III-3.5.6 Preservation of Surface and Ground Water Resources at Mining, 17 Excavation and Recontouring Sites**

18 The County shall implement policies and land development regulations to minimize the effects of
19 recontouring the land surface, resource excavation and mining on ground and surface waters.

20 **Policy III-3.5.7 Wetland Reclamation Procedures**

21 The County shall establish provisions within the Land Development Regulations for appropriate standards
22 for establishing or restoring the natural functions of mined areas, with respect to hydrology, vegetation,
23 created wetlands and water bodies, and the control of exotic or noxious plant species. The County shall
24 inventory improperly closed mining sites and develop a strategy for restoration of these areas.

25 **OBJECTIVE III-3.6 SILVICULTURE**

26 The County shall require that silviculture activities be conducted in a manner compatible with the need to
27 protect, conserve and appropriately use natural resources associated with karst features, wetlands and
28 surface waters.

29 **Policy III-3.6.1 Follow Best Management Practices for Silviculture**

30 Silviculture, conducted as an agricultural operation as defined by Section 570.02 F.S. and more
31 specifically in 193.461 F.S. as a bona fide agricultural operation, is recognized as a legitimate and
32 productive use of lands within the County. All silviculture activities, including harvesting plans, shall comply
33 with Best Management Practices developed by the U.S. Department of Agriculture Natural Resources
34 Conservation Service, the Florida Department of Agriculture and Consumer Services, the Institute of Food
35 and Agriculture Sciences/Florida Cooperative Extension Services, and other appropriate BMPs. Long crop
36 rotation shall be encouraged when land within Primary Springshed Zones is used for silviculture.

37 **Policy III-3.6.2 Monitoring of Special Management Zones**

38 The County shall consider monitoring of special management zones to ensure that such zones provide
39 buffering between forestry operations and sinkholes or other karst features in order to reduce or eliminate
40 non-point pollutants such as sediment, nutrients, logging debris, chemicals, and water temperature
41 fluctuations and to protect natural in stream or near-stream habitat functions. In addition, the County shall
42 require compliance with the following Best-Management Practices or their successors:

- 1 • “Best Management Practices for Silviculture (2003)”, Florida Department of Agriculture and
2 Consumer Services, Division of Forestry, (Chapter 5I-6. FAC);
3 • Protecting Florida’s Springs-Land Use Planning Strategies and Best Management Practices (Dept.
4 of Community Affairs/Dept. of Environmental Protection, 2002);
5 • Florida Agricultural Water Conservation Best Management Practices, 2006 Edition, Florida
6 Department of Agriculture and Consumer Services, Office of Agricultural Water Policy;
7 • Best Management Practices for Agrichemical Handling and Farm Equipment Maintenance, FDACS
8 and FDEP, May 1998; and
9 • Agrichemical Handling Facility, Interim Conservation Practice Standard (No.) Code 703, Natural
10 Resources Conservation Service.

11 **OBJECTIVE III-3.7 ENVIRONMENTAL LAND ACQUISITION AND MANAGEMENT**

12 The County shall continue a program to acquire and manage environmentally sensitive lands.

13 **Policy III-3.7.1 Acquire Land for Conservation**

14 The County may issue additional revenue bonds from the County Land Acquisition program and partner to
15 the greatest extent possible with federal, state, and local agencies, as well as with private conservation
16 entities as appropriate to acquire environmentally-sensitive land for permanent preservation.

17 **Policy III-3.7.2 Management of Conservation Lands**

18 The County shall coordinate with federal, state, and local agencies regarding the management of public
19 and private conservation land and shall consult with agencies regarding the potential impact of adjacent
20 uses on the health and management of federal, state, and local conservation land and environmentally-
21 sensitive lands. The County shall encourage Best Management Practices associated with native habitats,
22 such as controlled burning, and shall coordinate with the federal, state, and local agencies regarding
23 management programs and policy.

24 **Policy III-3.7.3 Delineate and Manage Conservation Lands**

25 The County shall develop a management plan for the protection of the conservation lands and greenway
26 networks. The management plan will address natural resource and habitat protection, public access,
27 recreation, and education. The County shall maintain a land acquisition priority list.

28 **Policy III-3.7.4 Investigate conducting an ecological resources plan**

29 The County shall investigate the feasibility of conducting an ecological resources plan as part of an overall
30 long-range planning effort to provide the County with an approach for sound and sensitive urban and
31 rural development that is interwoven with the community’s goals for maintaining and enhancing the
32 ecological and economic benefits of the natural environment.

33

34 **GOAL III-4 HUMAN SYSTEMS**

35 The County shall promote a sustainable future with respect to conserving energy and limiting the impact of
36 development on both the human and natural environment.

37 **OBJECTIVE III-4.1 GREEN BUILDING**

38 The County shall support the use of sustainable building rating and certification systems, such as the Master
39 Builder Association’s Built Green system and the U.S. Green Building Council’s LEED system by the public
40 and private-sector.

1 **Policy III-4.1.1 Encourage Green Building**

2 The County shall encourage the public and private-sector to use sustainable building rating and
3 certification systems, such as the Master Builder Association's BuiltGreen system and the U.S. Green Building
4 Council's LEED system.

5 **OBJECTIVE III-4.2 ENERGY CONSERVATION**

6 The County shall promote the use of renewable energy sources and energy conservation practices.

7 **Policy III-4.2.1 State and Federal Incentives**

8 The County shall support incentives by the state and federal governments to promote energy efficiency
9 and conservation and the use of solar and other clean alternative energy sources.

10 **Policy III-4.2.2 Coordinated Energy Conservation**

11 The County shall coordinate with the municipalities to promote energy conservation and education.

12 **Policy III-4.2.3 Alternative Energy Sources**

13 The County shall encourage the development of power generating facilities that use energy efficient
14 technologies, use diverse fuel sources, and take advantage of clean energy resources.

15 **Policy III-4.2.4 Energy Programs**

16 The County shall encourage participation in the following programs or their successors, as well as others
17 that may apply:

- 18 • United States Environmental Protection Areas (USEPA's) Energy Star Buildings and Green Lights
19 Program to increase energy efficiency through lighting upgrades in buildings;
- 20 • Rebuild America;
- 21 • Building for the 21st Century;
- 22 • Million Solar Roofs;
- 23 • Energy Smart Schools;
- 24 • National Industrial Competitiveness through Energy; and
- 25 • U.S. Department of Environmental Protection's Pollution Prevention (P2) Program.

26 **Policy III-4.2.5 Promote Energy Efficiency in Government**

27 The County shall promote energy efficiency in government operations and facilities. "Green Building"
28 techniques shall be employed in the construction or renovation of government facilities, and consideration
29 given to renewable energy demonstration projects such as solar collectors on schools or other government
30 buildings. The County shall evaluate the transitioning of its fleet of government vehicles to energy efficient
31 technology.

32 **Policy III-4.2.6 Reduce Architectural Consumption of Energy**

33 The County shall promote the reduction of architectural energy consumption by encouraging the
34 incorporation of energy efficient site design techniques into all new developments. These guidelines shall
35 include landscaping, green roofing, solar orientation and solar access provisions that promote the
36 conservation of energy used for the thermal conditioning of buildings.

1 **Policy III-4.2.7 Promote Renewable Energy Resources**

2 The County shall promote renewable energy applications by providing educational materials to the
3 general public.

4 **Policy III-4.2.8 Promote Energy Consumption for Transportation**

5 The County shall implement through the Future Land Use Element efficient urban developments that
6 minimize transportation demand. The County shall identify and implement transportation strategies that
7 will lead to reduced per capita consumption of non-renewable energies.

8 **OBJECTIVE III-4.3 NOISE POLLUTION**

9 The County recognizes the potential for noise pollution from various commercial and domestic sources and
10 shall establish qualitative limits for noise generated by certain activities.

11 **Policy III-4.3.1 Consider Noise Pollution in Land Use Decisions**

12 The County shall consider the impacts of noise pollution in reviewing proposals for land use, zoning, or
13 permitted activities.

14 **Policy III-4.3.2 Adopt Noise Ordinance and Land Development Regulations**

15 The County shall adopt a noise ordinance and Land Development Regulations as appropriate to regulate
16 the quality and duration of noise generated by certain activities.

17 **OBJECTIVE III-4.4 LIGHT POLLUTION**

18 The County recognizes the potential for light pollution from various commercial and domestic sources and
19 shall establish standards regarding the intensity, type, and position of light sources.

20 **Policy III-4.4.1 Consider Light Pollution in Land Use Decisions**

21 The County shall consider the impact of light pollution in reviewing proposals for land use, zoning, or
22 permitted activities.

23 **Policy III-4.4.2 Adopt Lighting Ordinance and Land Development Regulations**

24 The County shall adopt an exterior lighting ordinance and Land Development Regulations as appropriate
25 to regulate the intensity, duration, direction and the area of illumination produced from artificial sources
26 within urban and rural residential areas. The lighting ordinance shall also protect dark skies, and shall be
27 based on principles such as those promulgated by the International Dark Sky Association.

28 **OBJECTIVE III-4.5 HISTORICAL AND ARCHAEOLOGICAL RESOURCES**

29 The County recognizes the importance and value of protecting historical and archaeological resources.

30 **Policy III-4.5.1 Identify and Preserve Historical and Archaeological Resources**

31 The County shall cooperate with state and federal agencies and local archaeological and historical groups
32 to identify and preserve archaeological and historical resources within the County. Land Development
33 Regulations shall take into consideration historic sites and properties to insure appropriate maintenance
34 and preservation.

1 **Policy III-4.5.2 Prevent Destruction of Archaeological Resources**

2 Development shall cease construction activities on a development site when unidentifiable artifacts are
3 uncovered during either land preparation or construction. The developer shall notify the County of such
4 potential discovery, and the County or the developer shall inform the Florida Department of State of such
5 discovery. Construction shall not begin until the state has determined the archaeological significance of the
6 discovery and restrictions that will be placed on development. Development may continue in areas that
7 will not impact the discovery site.

8

1

2

3

4

5

6

7

8

9

10

11

12

1

2

3

4

5

CHAPTER IV: ECONOMIC ELEMENT

6

7

PLANNING HORIZON 2030

1

Economic Element

Lake County has emerged as Greater Orlando’s new suburban frontier. With growth comes a demand for public investment in infrastructure to support housing and higher traffic volumes. Since Lake County has not positioned itself as a major employment center, it lacks the commercial tax base to fund needed improvements. In order to achieve economic sustainability, it is essential that Lake County shift the burden of property taxes from the homeowner to one that is balanced by contributions from business and corporate enterprises.

Recognizing these challenges, Lake County hired T.I.P. Strategies to assist in crafting an appropriate response, which resulted in an economic development strategic plan entitled, “Building Bridges for Development in Lake County.” In February 2008, the Lake County Board of County Commissioners adopted this plan and its vision for Lake County: “Lake County will strengthen its position as a business center for Central Florida by aggressively pursuing opportunities and building collaborative relations with regional allies.” This Economic Element is based on that strategic plan which encourages organization and collaboration while focusing on three key areas: Industry/Innovation, Talent, and Quality of Place with the overarching goal of attaining a diversified, stable and sustainable economy for Lake County.

GOAL IV-1 SUSTAINED EFFORTS FOR ECONOMIC DEVELOPMENT SUCCESS

Lake County’s economic development success hinges on sustained efforts leading to long-term opportunities that will diversify Lake County’s tax base and encourage high-wage employment opportunities in the area. Understanding that many of the policies needed to support a strong business climate are not within the realm of traditional economic development, Lake County will strive to garner the support of the public and private sector to guarantee overall success.

OBJECTIVE IV-1.1 ECONOMIC DEVELOPMENT PARTNERSHIP

Lake County shall implement and enforce policies which require development of partnerships with public and private sectors in an effort to bring economic development and employment opportunities to Lake County.

Policy IV-1.1.1 Economic Development Partnership

Lake County shall establish an Economic Development Advisory Council to undertake a prolonged effort to ensure a Countywide vision and common voice pertaining to economic development policy formation and implementation. The economic development advisory council shall:

- Be comprised of representatives from regional economic development partners, Lake County’s municipal governments, educational institutions, chamber organizations and target industry sectors;
- Develop a coordinated and collaborative approach to economic development policy and program formation and implementation; and,
- Recommend economic development policies, programs and projects to governmental entities.

OBJECTIVE IV-1.2 ECONOMIC DEVELOPMENT PROGRAMS

Lake County shall develop programs designed to promote economic development.

1 **Policy IV-1.2.1 Resources for Economic Development**

2 Lake County shall continuously evaluate the resources available to ensure that its mission to
3 promote and provide for economic development is adequately supported.

4
5 **Policy IV-1.2.2 Economic Development Incentive Programs**

6 Lake County shall develop and adopt clear, consistent and competitive incentive programs for targeted
7 industry sectors that yield a net benefit to area tax payers. County staff shall continually evaluate the
8 appropriateness of County sponsored incentive programs and recommend modifications to the Lake
9 County Board of County Commissioners when necessary.

10
11 **OBJECTIVE IV-1.3 LEADERSHIP, EDUCATION AND INVOLVEMENT**

12 Given the awareness that support of community leaders, partners and citizenry is necessary to adopt or
13 alter policies and undertake key initiatives, Lake County shall take an active role in cultivating leadership
14 and participation related to economic development.

15
16 **Policy IV-1.3.1 Leadership**

17 Lake County shall pursue and maintain partnerships with Lake County municipalities, local and regional
18 leadership organizations and educational institutions.

19
20 **Policy IV-1.3.2 Education**

21 The County shall use networking opportunities, newsletters and publications regarding general economic
22 development techniques, current and proposed policies and initiatives, and significant opportunities and
23 challenges to educate and garner support of community leaders, the business community and citizens.

24
25 **Policy IV-1.3.3 Involvement**

26 Lake County shall support leadership programs and business networking opportunities to identify current
27 and future community leaders and encourage their involvement in enhancing employment opportunities,
28 economic prosperity and quality of life in Lake County.

29
30 **OBJECTIVE IV-1.4 ECONOMIC DEVELOPMENT VALUES**

31 The County shall pursue its economic vision to support high quality of life and diverse economic vitality.

32
33 **Policy IV-1.4.1 Guiding Principles**

34 Guiding principles establish the framework within which the County will pursue its vision. They also
35 encompass the values that represent the area and its plan for economic development. Lake County will use
36 the following guiding principles while undertaking actions to execute this Economic Element:

- 37
- Aggressively promote economic vitality and tax base diversification;

38

 - Support environmentally sound, quality economic development;

39

 - Primarily encourage site locations near and within incorporated communities;

40

 - Endorse economic development that supports high quality of life and sense of place;

41

 - Promote the construction and maintenance of adequate infrastructure;

- Partner with other local organizations and regional associations; and
- Commit to developing and maintaining talent by advocating excellence in education.

GOAL IV-2 DIVERSIFY THE ECONOMY AND TAX BASE THROUGH INNOVATION, INDUSTRY ATTRACTION AND BUSINESS DEVELOPMENT

Lake County shall enhance employment opportunities, economic prosperity and quality of life for all of its citizens by reserving and promoting parcels for employment centers, celebrating and promoting entrepreneurship and retention and expansion of existing businesses, and aggressively pursuing establishment of target industry sectors.

OBJECTIVE IV-2.1 PLAN FOR ADEQUATE SITES AND INFRASTRUCTURE

Lake County shall utilize planning and marketing techniques to ensure that future growth does not result in shortage of business sites, strains on infrastructure and the loss of green space/natural resources.

Policy IV-2.1.1 Sites, Land Use and Utilities

To guarantee adequate sites for economic development, Lake County shall work with its partners to identify opportunities and establish a land use, transportation and utility plan that leverages development potential and is responsive to target industry sector needs.

Policy IV-2.1.2 Site Inventory System

Lake County shall act as an information and site location clearinghouse for new and expanding businesses. In order to remain competitive in the site selection process, Lake County shall develop an internet based mapping and site inventory system that displays available economic development sites in the municipalities and unincorporated areas.

OBJECTIVE IV-2.2 BUSINESS RETENTION AND EXPANSION

Lake County shall be responsive to existing employers by working with them to ensure continued prosperity and survival.

Policy IV-2.2.1 Business Retention and Expansion Program

Within 24 months of adoption of this Comprehensive Plan, Lake County shall formalize a business retention and expansion program. This program shall provide for regular contact with existing businesses to gain an understanding of their challenges, discover opportunities for expansion and raise awareness of business assistance, incentive and workforce development programs.

OBJECTIVE IV-2.3 ENTREPRENEURSHIP

As entrepreneurs are typically deeply rooted in their communities, they have great potential for economic growth and to promote economic diversification. Lake County's location and the presence of higher education and research institutions in the Central Florida region are unique assets for fostering and enhancing a culture of entrepreneurship. Lake County shall leverage the innovation, knowledge, research, finances, and business and social networks and match those resources with opportunities for entrepreneurial startup activity.

1 **Policy IV-2.3.1 Entrepreneurship Program**

2 Lake County shall work with its partners to establish a target industry focused entrepreneurship program to
3 assist business startups with business plans, raising capital and managing growth.

4
5 **Policy IV-2.3.2 Financing**

6 Lake County shall work with its partners to investigate and support financing options, including an “angel
7 investor” network, to assist fledgling and expanding entrepreneurs.

8
9 **OBJECTIVE IV-2.4 TARGET INDUSTRY SECTORS**

10 To encourage high-wage employment opportunities and diversify the tax base, Lake County shall develop
11 an aggressive business attraction strategy aimed at its target industry sectors, including Agri-Tech, Arts,
12 Recreation and Leisure, Business Services, Clean Tech, Health and Wellness, Manufacturing and
13 Warehouse/Distribution.

14
15 **Policy IV-2.4.1 Build Awareness**

16 Lake County shall work with the Metro Orlando EDC to build awareness among site selectors, decision
17 makers in targeted industry sectors and throughout Central Florida by acting on the following strategies:

18 Lake County shall work with the Metro Orlando EDC or other regionally based marketing organizations to
19 build awareness among site selectors, decision makers in targeted industry sectors and throughout Central
20 Florida by acting on the following strategies:

- 21
- 22 • Develop a marketing theme linking the target industry sectors with Lake County assets;
 - 23 • Implement a public relations campaign;
 - 24 • Participate in industry sector trade events; and
 - 25 • Initiate and maintain contacts with key industry associations and site selection consultants.

26 **Policy IV-2.4.2 Stimulate Target Industry Sectors**

27 Lake County shall develop and adopt policies and programs designed to stimulate a local demand market
28 for targeted industry sectors. County staff shall continually evaluate the appropriateness of County
29 policies and programs and recommend modifications to the Lake County Board of County Commissioners
30 when necessary.

31
32 **GOAL IV-3 ENHANCE AND PROMOTE QUALITY OF PLACE**

33 Recognizing the importance of quality of life to the site selection process and to the existing population,
34 Lake County shall strive to enhance and promote its many cultural and recreational amenities.

35
36 **OBJECTIVE IV-3.1 REDEVELOPMENT AND REVITALIZATION**

37 Lake County’s downtowns are distinctive and unique quality of place assets that serve economic
38 development purposes and combat sprawl in rural areas by providing locations for higher density of
39 development. In addition to downtowns, many areas along major urban transportation corridors are ripe
40 for redevelopment and revitalization.

1 **Policy IV-3.1.1 Mixed Use and Public Places**

2 Lake County shall work with its partners to advance public and private investment in the downtowns to
3 create attractive live, work and play options for current and future residents.

4

5 **Policy IV-3.1.2 Site Prioritization**

6 In concert with the infill policies of this Comprehensive Plan, Lake County shall work to improve the
7 aesthetics and attractiveness of its major transportation corridors by prioritizing redevelopment and
8 revitalization of suitable sites.

9

10 **OBJECTIVE IV-3.2 ARTS AND ENTERTAINMENT**

11 Cultural, entertainment and recreational activities serve to attract the interest of professionals of all ages
12 and provide opportunities for tourism activity. The County shall include these amenities as part of the
13 economic development marketing strategy.

14

15 **Policy IV-3.2.1 Coordination with Municipalities**

16 Lake County shall encourage and assist its municipalities with the establishment of downtown entertainment
17 districts and shall support local artists through sponsored events.

18

19 **OBJECTIVE IV-3.3 AGRICULTURE, EQUINE AND TOURISM INDUSTRIES**

20 In recognizing the cultural, economic, historical and recreational value of agriculture, equine, eco-tourism
21 and tourism industries, Lake County will continue to develop and maintain programs for sustainable pursuits
22 in these areas.

23

24 **Policy IV-3.3.1 Agriculture**

25 In partnership with the agricultural industries, Lake County shall:

- 26 • Research programs and incentives that will help maintain viability of agricultural businesses,
27 including agri-technology; and
- 28 • Promote the economic value of agriculture through education and marketing endeavors.

29 **Policy IV-3.3.2 Equine Enterprises**

30 The County, in partnership with equine interests, shall:

- 31 • Promote the economic, recreational, and cultural value of the equine industry and related
32 activities; and
- 33 • Support and promote equestrian activities and special events within the County as a means of
34 generating public interest and promoting tourism.

35 **Policy IV-3.3.3 Tourism**

36 Lake County shall actively promote itself as a destination for tourism activities in Central Florida, continue
37 to promote eco-tourism businesses and opportunities, and continue to use the Tourist Development Tax to
38 promote tourism in Lake County.

39

40

41

1 **GOALS IV-4 DEVELOP, RETAIN AND ATTRACT TALENT**

2 National demographic trends suggest that the demand for talented and skilled workers may soon outstrip
3 supply; competition for labor is expected to increase among companies and communities. Lake County is
4 therefore committed to focusing on development, attraction and retention of talent as a vital component of
5 economic development advancement.

6
7 **OBJECTIVE IV-4.1 HIGHER EDUCATION**

8 The importance of higher education and workforce training in economic development cannot be
9 overstated. Employers must be assured access to skilled workers recognizing that talent is drawn to
10 locations that offer educational opportunities. Lake County shall be mindful of this impact to economic
11 development and shall support all levels of education and workforce training.

12
13 **Policy IV-4.1.1 Lake-Sumter Community College (LSCC)**

14 Lake County shall partner with LSCC to help establish new programs supporting targeted industry sectors
15 and shall encourage the addition of a campus in northeastern Lake County.

16
17 **Policy IV-4.1.2 University of Central Florida (UCF)**

18 Lake County shall explore the potential for and garner support for the expansion of UCF in Lake County.

19
20 **OBJECTIVE IV-4.2 PUBLIC SCHOOLS**

21 Public schools are crucial to local economic development. Employers need to be assured of access to
22 trainable workers and corporate executives insist on an excellent education for their children. Recognizing
23 this fundamental relationship, Lake County shall remain supportive of Lake County Schools and leverage
24 this resource as a means for providing a positive image of the County.

25
26 **Policy IV-4.2.1 Enhance Economic Development and Public School Relationship**

27 Lake County shall collaborate with its partners in researching approaches to enhancing linkages between
28 the public school curriculum and the needs of existing businesses and target sector industries.

29
30 **OBJECTIVE IV-4.3 WORKFORCE DEVELOPMENT**

31 As the availability of skilled workers has become a significant factor in the development of industry
32 clusters, Lake County shall work to align workforce resources supporting target industry sectors to enhance
33 its competitive advantage.

34
35 **Policy IV-4.3.1 Link Workforce Development with Target Industry Sectors**

36 Lake County shall maintain and solidify relationships between Workforce Central Florida, Lake-Sumter
37 Community College, Lake-Tech, Lake County Schools and the business community and work in partnership
38 to ensure that training programs match the needs of existing businesses and target industry sectors.

1

2

3

4

5

CHAPTER V: HOUSING ELEMENT

6

7

PLANNING HORIZON 2030

1

Housing Element

1

2 The purpose of the Housing Element is to guide Lake County in developing appropriate goals, objectives
3 and policies that demonstrate the County's commitment to meet the identified needs of all of our residents.
4 In addition, this element intends to develop alternative housing policies and strategies for coordinating a
5 wide range of public and private sector programs to meet the County's current and future housing needs.

6

7 **GOAL V-1 HOUSING**

8 Lake County will adopt standards, plans and principles, and participate in partnerships that will provide
9 energy efficient, decent, safe, and sanitary housing for all current and anticipated future residents
10 regardless of income. In addition to the minimum standards of the Florida Building Code, the County shall
11 encourage the use of the Green Building Standards developed by the Florida Green Building Coalition,
12 the U.S. Green Building Council, the Green Building Initiative, or the National Association of Home Builders.

13 **OBJECTIVE V-1.1 PRIVATE SECTOR HOUSING DELIVERY**

14 The County shall ensure that adequate land is available to provide affordable, decent, safe and sanitary
15 housing for all existing and future residents, including households with special needs, regardless of income.

16 **Policy V-1.1.1 Adequate residential land area**

17 The Future Land Use Map shall designate sufficient acreage that will support the construction of housing to
18 serve the varied and special needs of the current and future residents of Lake County. Acreage shall be
19 designated on the Future Land Use Map to accommodate housing demands and needs anticipated to the
20 year 2030.

21 ***V-1.1.1.1 Adequate sites***

22 The County, in cooperation with housing providers, shall assure that adequate sites are available for the
23 construction of housing—both single family and multi-family homes—for all income groups and particularly
24 the very low, low, and moderate income residents of Lake County.

25 **Policy V-1.1.2 Definition of income limits**

26 As defined by the federal Department of Housing & Urban Development (HUD), moderate income is
27 earnings that do not exceed 120 percent of the Area Median Income (AMI); low income is earnings that do
28 not exceed 80 percent of the AMI; and very low income is earnings that do not exceed 50 percent of the
29 AMI. In each income category, additional adjustments are made dependent on the total number of
30 household members.

31 **Policy V-1.1.3 Planned development tracking**

32 The County shall create and maintain an accurate Development Database reflective of available data for
33 approved and permitted housing developments. The Development Database shall be updated
34 continuously and made available to the public in the form of an interactive GIS application which displays
35 subdivisions in all stages of development ranging from those currently platted to those at any phase of
36 development beyond the preliminary plat stage. Likewise, this application shall display or provide access
37 to building permits including projects having been issued a Final Certificate of Occupancy.

1 **Policy V-1.1.4 Parcel location assistance**

2 The County shall assist housing providers (and especially providers of housing affordable to low income
3 households) in locating in-fill parcels for housing development through the use of the Future Land Use Map,
4 the Planned Development Database Map, and the Developable Lands Map.

5
6 **Policy V-1.1.5 Energy Efficient Housing Construction.**

7 The County shall provide opportunities for private and non-profit construction of energy efficient housing
8 by establishing Land Development Regulations which encourage innovative and cost effective building
9 techniques that minimize builders' and occupants' carbon footprints, minimize site disturbance, minimize
10 water consumption, optimize the use of natural light and shade, and maintain affordability. The County
11 encourages all new residential development to be built according to Leadership in Energy and
12 Environmental Design, Energy Star, and Water Star certification criteria.

13
14 **Policy V-1.1.6 Renewable Resources.**

15 The County shall encourage the use of renewable resources and recycled materials to provide housing
16 constructed with innovative, cost effective, and energy efficient building and site development techniques.

17
18 **Policy V-1.1.7 Alternative/Renewable Energy Sources.**

19 The County shall allow and encourage the use of alternative and renewable energy sources in the
20 construction or renovation of housing throughout the County. Such alternative energy systems include, but
21 are not limited to, solar water heaters, photovoltaic arrays, wind turbines, and other technologies that can
22 allow a property to be self-reliant or otherwise reduce dependence on traditional fossil fuels.

23 **OBJECTIVE V-1.2 AFFORDABLE HOUSING STOCK PRESERVATION**

24 The County shall take direct action and shall partner with civic organizations, nonprofit and for-profit
25 organizations and other interested parties to ensure the improvement and continued viability of existing
26 neighborhoods through preservation of the existing affordable housing stock.

27 **Policy V-1.2.1 Promote maintenance of housing**

28 The County shall enforce all applicable codes and regulations in an effort to assure the continued viability
29 of the existing housing stock in Lake County. A searchable database will be created as a result of any
30 violations noted. Violations will be monitored for instances of repeat offenders, substandard housing,
31 owner neglect or abandonment and to identify housing units in need of repair. County staff will assist
32 property owners—to the best of their abilities—in identifying innovative, cost effective solutions that will
33 reduce the time between issuance of citation and abatement of violation(s).

34 **Policy V-1.2.2 Repairs to existing structures**

35 County staff will partner with public and private organizations to establish and maintain programs and
36 subsidies that will aid in the preservation and rehabilitation of the existing housing stock.

37 **OBJECTIVE V-1.3 AFFORDABLE HOUSING**

38 The County shall adopt and implement policies, programs and regulations that will result in development of
39 decent, safe and sanitary housing for very low and low income households, the elderly, disabled, rural and
40 farm worker households and other households with special needs.

1 **Policy V-1.3.1 Promote diversity in housing types and sizes**

2 The County shall promote an appropriate mix of housing types and sizes to accommodate housing needs
3 for all household incomes, particularly for very low, and low incomes and persons with special housing
4 needs, through the following actions:

5 ***V-1.3.1.1 Diverse land use categories***

6 The Future Land Use Map shall include a diverse range of residential land use categories of varying
7 densities to accommodate broad demands in housing design and neighborhood characteristics.

8 ***V-1.3.1.2 Floor area and lot size***

9 The Land Development Regulations shall establish lot size and floor area requirements that encourage low
10 and moderate income housing developments to locate in the Urban Future Land Use Series.

11 ***V-1.3.1.3 Structural and architectural design***

12 Provisions in the Land Development Regulations controlling structural and architectural construction of
13 residential development shall be drafted with consideration of affordable housing needs for very low, low
14 and moderate income housing.

15 **Policy V-1.3.2 Utilize federal and state housing subsidy programs**

16 Lake County shall utilize federal and state subsidy programs to assist very low, and low income households
17 to secure rental homes or home ownership. Community Development Block Grant Funds or other grant
18 sources shall be pursued to assist financing the improvement of redevelopment areas identified in the
19 Future Land Use Element at that time such action is taken.

20 **OBJECTIVE V-1.4 HISTORIC HOUSING**

21 The County shall inventory, identify and evaluate historically significant properties including non-residential
22 structures, and shall adopt policies, procedures and regulations that will ensure their preservation.

23 **Policy V-1.4.1 Master site file update**

24 The County shall periodically update the County's portion of the Florida Master Site File by continuing to
25 assist the Department of State Division of Historical Resources' efforts in this regard.

26 **Policy V-1.4.2 Promote the conservation of historically significant housing**

27 The County shall assist property owners of historically significant housing by supporting applications
28 seeking standing on the Florida Department of State Master Site File and the National Register of Historic
29 Places. The County shall promote adaptive re-use and rehabilitation of historically significant structures
30 through assistance with grant functions and coordination with State technical services available for such
31 activities.

32 **Policy V-1.4.3 Conservation and rehabilitation of historic sites**

33 Lake County shall maintain an accurate record of all significant historic sites. Alteration of such sites shall
34 be discouraged by including alteration restrictions within the Lake County Land Development Regulations.
35 Prior to alteration, demolition, or relocation of a historic structure listed on the National Register of Historic
36 Places or the State Master Site File of Historic Sites, a Certificate of Historical Importance must be issued
37 by Lake County. Criteria for issuing a certificate under intentions to rehabilitate or relocate a designated
38 historic structure shall follow the U.S. Secretary of the Interior's "Standards for Rehabilitation and
39 Guidelines for Rehabilitating Historic Buildings" and visual compatibility standards set forth in the Land
40 Development Regulations. Additional criteria for issuing a certificate under intentions to relocate, demolish,
41 or rehabilitate a historic structure shall be guided by provisions within the Land Development Regulations,
42 which stipulate the following factors:

- 1 • How the historic character and aesthetic interest of the building, structure, or object contributes to
2 its present setting;
- 3 • Whether there are definite plans for the area to be vacated and the effect of those plans on the
4 character of the surrounding neighborhood;
- 5 • Whether the building, structure, or object can be moved without significant and irreversible
6 damage to its physical integrity;
- 7 • Whether the building, structure, or object represents the last remaining example of its kind in the
8 neighborhood, County, or region;
- 9 • Whether definite plans exist to reuse the subject property if a proposed demolition is carried out,
10 and the effect of those plans on the character of the surrounding area;
- 11 • Whether reasonable measures can be taken to save the building, structure, or object to a level
12 safe for occupation; and
- 13 • Whether the building, structure, or object is capable of earning reasonable economic return on its
14 value.

15 **OBJECTIVE V-1.5 MANUFACTURED HOUSING & MOBILE HOMES**

16 The County shall allow manufactured housing and mobile homes meeting current HUD standards in all
17 residential land use categories.

18 **Policy V-1.5.1 Provision for temporary housing for care of the infirm or disabled**

19 The County shall include provisions in the Land Development Regulations that consider the temporary
20 housings needs of the infirmed or disabled or those who provide care to them.

21 **Policy V-1.5.2 Placement of mobile homes**

22 Lake County shall extend to mobile and manufactured homes the same location considerations accorded to
23 conventional single-family dwelling units.

24 **OBJECTIVE V-1.6 DISPLACEMENT/RELOCATION**

25 The County shall develop criteria for the placement of public facilities which will maximize the preservation
26 of the existing housing stock, and which will minimize the relocation of residents and demolition of housing.

27 **Policy V-1.6.1 Permit system for demolition of housing**

28 To maintain accurate records on housing units, and protect the useful life of existing housing, all demolitions
29 to be performed within the County shall require a permit from the Building Department.

30 **Policy V-1.6.2 Displacement assistance**

31 Lake County shall provide relocation assistance to households displaced by public programs.

32 **OBJECTIVE V-1.7 GROUP & FOSTER HOMES**

33 The County shall allow foster and group homes in residential zoning districts.

34 **Policy V-1.7.1 Approval of group homes, community residential homes, and foster 35 care homes**

36 The Land Development Regulations shall include definitions of group homes, community residential homes,
37 and foster care homes that are consistent with those established by the Florida Department of Children

1 and Family Services. All three facilities shall only provide residential care for aged persons, physically
2 disabled persons, non-dangerous mentally ill persons, and children.

3 **OBJECTIVE V-1.8 REGULATORY IMPACTS UPON HOUSING COSTS**

4 The County shall review, and amend as deemed necessary; provisions in the Land Development Regulations
5 that segregate land uses and artificially increase the cost of producing housing.

6 **Policy V-1.8.1 Calculation of the impacts on housing costs**

7 All proposed amendments to the Comprehensive Plan and Land Development Regulations shall include an
8 analysis of the impact the modifications may have upon housing development costs. The analysis shall be
9 part of the review process for all proposed amendments of the Comprehensive Plan and Land
10 Development Regulations.

11 **OBJECTIVE V-1.9 HOUSING PROGRAMS IMPLEMENTATION**

12 The County, along with its partners in the public and private sectors, will take an active and proactive role
13 in formulating and implementing effective programs that will provide decent, safe, and sanitary housing
14 that is affordable to very-low, low and moderate income households. The programs shall include
15 strategies to motivate active private sector involvement.

16 **Policy V-1.9.1 Affordable Housing**

17 The County shall implement programs to promote quality affordable housing for existing and future
18 residents to support affordable housing needs and ensure the continued viability of affordable housing by
19 encouraging de-concentration of low income neighborhoods.

20 Within three (3) years of the effective date of the Comprehensive Plan, the County shall establish
21 provisions and programs relating to affordable housing within the Urban Future Land Use Series that
22 include the following:

- 23 • Encouraging duplex, zero-lot line, multi-family and smaller structure housing;
- 24 • Providing standards to ensure the integration of housing to prevent the undue concentration of
25 lower income dwellings within a development site;
- 26 • Requiring long term binding affordability agreements to ensure dwellings are priced as
27 affordable housing for owners and renters;
- 28 • Coordinating with the municipalities to provide affordable housing in urban areas;
- 29 • Encouraging the revitalization of existing housing and neighborhoods; and Providing for
30 inclusionary zoning

31 **Policy V-1.9.2 Housing Information Service**

32 The County shall make available land use, housing and housing agency services information to assist both
33 very low and low income households (including homeless persons and families) in finding adequate housing
34 or shelter, and to assist nonprofit developers in locating suitable development sites for both very low and
35 low income housing.

36

37 **GOAL V-2 AFFORDABLE HOUSING**

38 Lake County will provide decent, safe, and sanitary housing that is affordable to all current and future
39 very low, low, and moderate income residents.

1 **OBJECTIVE V-2.1 IMPLEMENTATION**

2 Lake County will address financing on an ongoing basis for the construction, maintenance and preservation
3 of housing units affordable to very low, low, and moderate income households through development,
4 support of, and participation in partnerships with the private sector and other public entities. Financing
5 shall be provided through federal and state funded housing subsidy programs and other local initiatives.

6 **Policy V-2.1.1 Community Renewal Trust Fund**

7 The County, in partnership with public and private, profit and not-for-profit groups, shall consider by 2011
8 a trust fund for the purpose of funding the renovation of affordable housing units for the very low and low
9 income households of Lake County.

10 **OBJECTIVE V-2.2 DE-CONCENTRATION OF HOUSING UNITS**

11 The County shall develop policies and programs to prevent the concentration of single and multi-family
12 dwelling units affordable to very-low, low and moderate-income households.

13 **Policy V-2.2.1 Planning**

14 Inclusionary zoning provisions and additional incentives to facilitate development and de-concentration of
15 housing affordable to very-low, low and moderate income households shall be incorporated into the Land
16 Development Regulations thus assuring implementation throughout the planning process.

17 **Policy V-2.2.2 Long Term Management**

18 Lake County will make every effort to prevent the creation of segregated communities specifically
19 designed for the housing and isolation of the County's very low, and low income residents. In instances
20 where this is unavoidable, the County will assure that the developer creates a long-term, fully funded,
21 client-focused facility management team prior to any unit being issued a certificate of occupancy.

22 **OBJECTIVE V-2.3 PERMITTING PROCESSES**

23 The County shall expedite and simplify the development approval process for projects including but not
24 limited to projects that produce housing affordable to very low, low, and moderate income households.

25 **Policy V-2.3.1 Expedited Affordable Housing Review**

26 To the maximum extent possible, the County shall incorporate into the Land Development Regulations
27 procedures that will shorten the duration and costs of affordable housing development reviews—from
28 platting through final certificates of occupancy.

29 **Policy V-2.3.2 One-stop Permitting Process**

30 The County Department of Growth Management will implement and improve the One-Stop Permitting
31 Process in keeping with Section 288.1093 and Section 403.973 Florida Statutes.

32 **V-2.3.2.1 Reduce gap between review and construction**

33 The County will establish a One-Stop Permitting System to lower development costs and reduce the gap
34 between project review and construction.

35 **V-2.3.2.2 Internet permitting**

36 The County will create a One-Stop Permitting system that not only allows citizens to complete the
37 development approval process in one physical location but also allows the initiation and completion (to the
38 extent possible) of their transactions via the Internet.

1 **OBJECTIVE V-2.4 SUBSTANDARD HOUSING**

2 The County shall collaborate with public and private sector organizations to identify and upgrade or
3 replace substandard housing.

4 **Policy V-2.4.1 Identification**

5 Housing rehabilitation efforts shall be focused in those geographic areas of the County with the highest
6 percentages of substandard housing units as well as areas of low income populations.

7 **Policy V-2.4.2 Displacement/Relocation**

8 The housing code shall not require displacement of persons from substandard homes where the
9 homeowner-occupant cannot afford the necessary improvements to meet the minimum housing code
10 standards, and relocation or rehabilitation resources are not available. In the case of rental units, the
11 housing code shall not require the displacement of tenants except in cases in which the code violations are
12 potentially life threatening. This policy does not absolve landlords or home owners of the responsibility to
13 maintain their unit(s) in a manner that promotes the health, safety, and welfare of the tenant.

14 **Policy V-2.4.3 Public and Private Partnerships**

15 The County will provide incentives to developers and not-for-profit groups to rehabilitate housing units that
16 will be used to provide housing for very low, and low income households. Incentives will include, but not be
17 limited to, rapid review of all proposals, and reduced permitting fees. All projects must still comply with
18 all County, state, and local building code regulations.

19 **Policy V-2.4.4 Acquired Properties**

20 The County shall make available to not-for-profit developers of affordable housing appropriate surplus
21 property, be it developable lands or habitable structures that it acquires due to code enforcement,
22 property tax forfeitures, etc., for the purpose of renovating or constructing new housing affordable to low
23 and moderate income households.

24 **OBJECTIVE V-2.5 ESTABLISHMENT OF WORKFORCE HOUSING INCENTIVES**

25 The County shall seek to partner with the financial community, the development community, and not-for-
26 profit housing providers in order to define incentives that will aid the construction of housing affordable to
27 the workforce of Lake County.

28 **Policy V-2.5.1 Eligible Workforce**

29 The Lake County Workforce shall be defined as those individuals employed by either a local government
30 entity (both county and municipal employees) or individuals employed by any other company based and
31 physically located within Lake County

32 **Policy V-2.5.2 Income Requirements**

33 Family income of participants in the Lake County Workforce Housing program cannot exceed 120% of the
34 Lake County Median Income as defined by U.S. Department of Housing & Urban Development

35 **Policy V-2.5.3 Eligible Dwelling Units**

36 The dwelling units eligible for Workforce Incentives shall be at or below 120% of the median housing
37 price as established annually by the U.S. Department of Housing & Urban Development

1 **Policy V-2.5.4 Implementation of Incentives**

2 All incentives that are to be considered for incorporation must be brought before the Lake County
3 Affordable Housing Committee and the Local Planning Agency for review and recommendation prior to
4 presenting to the Board of County Commissioners for adoption.

5

1

2

3

4

5

CHAPTER VI: INTERGOVERNMENTAL COORDINATION ELEMENT

6

7

8

PLANNING HORIZON 2030

1

Intergovernmental Coordination Element

Coordination between local, State, regional, and federal government entities is complex. In order to curtail replication of various endeavors by different levels of government and encourage cooperation and efficiency, it is essential that the lines of communication are clear. Intergovernmental cooperation is important because many local government issues cross jurisdictional boundaries and affect more than one community. Land use, roads and traffic, economic conditions, housing, crime, and effects from growth and development are all issues that spill over municipal boundaries. Increased communication technologies and personal mobility also result in people and resources moving across political boundaries.

This element reviews and contains policies to improve intergovernmental communication. Staff identified existing methods of intergovernmental coordination, and determined where communication deficiencies between Lake County, municipalities, and various organizations exist. After analyzing current trends, objectives and policies were formulated to enhance coordination between the municipalities, organizations in and around Lake County, and citizens, as well as to enhance coordination among local governments with state and regional agencies.

The County will ensure the effectiveness and efficiency of all governmental services and programs by fostering intergovernmental coordination between the county; its municipalities; LSMPO and the Lake County School Board; adjacent governments; utilities and quasi-public agencies; and regional, state and federal governments.

Lake County will coordinate its programs and Comprehensive Plan with the programs and plans of municipalities, agencies and adjacent counties to ensure effective and efficient delivery of public services. Moreover, Lake County will coordinate its Comprehensive Plan with the plans and programs of regional, state and federal agencies in order to more effectively and efficiently address cross-jurisdictional issues. Ensuring that the impacts resulting from the implementation of the Lake County Comprehensive Plan upon development in municipalities, adjacent counties, regions and the State are addressed through the effective use of the following intergovernmental coordination mechanisms is also a County priority. A tool that will be used to achieve this goal is to establish Joint Planning Area Agreements with the 14 municipalities and utilize the informal mediation process of the East Central Florida Regional Planning Council to implement the goals, objectives and policies of the Comprehensive Plan.

GOAL VI-1 INTERGOVERNMENTAL COORDINATION

The County shall ensure the effectiveness and efficiency of all governmental services and programs by fostering intergovernmental coordination between the County, its municipalities, LSMPO, Lake County School Board, adjacent governments, utilities and quasi-public agencies, and regional, state and federal governments. The County shall coordinate with other local governments and agencies to encourage consistent facility, services and land use plans, to ensure cost-effective services, to maintain compatible land uses, and to implement resource planning and management plans.

OBJECTIVE VI-1.1 COORDINATION OF THE LAKE COUNTY COMPREHENSIVE PLAN WITH ADJACENT LOCALITIES AND OTHER UNITS OF GOVERNMENT

Lake County shall coordinate its programs and Comprehensive Plan with the programs and plans of municipalities, agencies and adjacent counties to ensure effective and efficient delivery of public services, and will strive to update, maintain, or adopt new interlocal agreements within one year of the adoption of the Intergovernmental Coordination Element. Lake County shall ensure that the impacts resulting from the

1 implementation of the Comprehensive Plan upon development in municipalities, adjacent counties, regions
2 and the State are addressed through the effective use of the following intergovernmental coordination
3 mechanisms.

4 **Policy VI-1.1.1 Intergovernmental Agreements with Adjacent Jurisdictions**

5 The County shall endeavor to develop and maintain intergovernmental agreements or joint planning
6 agreements with adjacent jurisdictions to provide for the following:

- 7 • Coordination of land use density and intensity and transportation facilities along the County
8 boundary;
- 9 • Improved opportunities to review and comment on proposed Developments of Regional Impact,
10 Comprehensive Plan amendments, Planned Developments, preliminary site plans and capital
11 projects in proximity to its border;
- 12 • Sharing of planning, development, and capital improvement data;
- 13 • Exchange of plans, studies, ordinances, and Land Development Regulations that may affect either
14 government; and
- 15 • Distribution of information concerning the level of service standards for public facilities and
16 services.

17 **Policy VI-1.1.2 Joint Planning Committees**

18 The County shall form and utilize joint City/County planning committees, to ensure consistency between
19 comprehensive plan programs and issues.

20 **Policy VI-1.1.3 Adoption of Joint Planning Areas**

21 The County shall pursue Joint Planning Areas (JPAs) with each of the municipalities in Lake County and with
22 adjacent counties to address, at minimum, future annexations, provision of services and facilities and land
23 use compatibility. The County shall adhere to this Comprehensive Plan when negotiating Joint Planning
24 Areas. A summary of all Joint Planning Areas shall be included in this Comprehensive Plan. The County
25 shall evaluate the effectiveness of Joint Planning Areas and revise them as necessary.

26 **Policy VI-1.1.4 JPA with the City of Clermont**

27 The County shall enforce the adopted JPA agreement with the City of Clermont to address, at minimum,
28 future annexations, provision of services and facilities, land use compatibility, and protection of the Green
29 Swamp Area of Critical State Concern. The JPA shall also include agreement on future densities and
30 intensities of properties that it may annex and a procedure for resolution of any future conflicts or
31 disputes. It shall also include criteria for when and how to amend the Joint Planning Area Boundary.

32 **Policy VI-1.1.5 JPA with the City of Mount Dora**

33 The County shall enforce the adopted JPA agreement with the City of Mount Dora to address, at minimum,
34 future annexations, provision of services and facilities, land use compatibility and protection of the Wekiva
35 Study Area. The JPA shall also include agreement on future densities and intensities of properties that it
36 may annex and a procedure for resolution of any future conflicts or disputes. It shall also include criteria
37 for when and how to amend the joint planning area boundary.

38 **Policy VI-1.1.6 JPA with the Town of Lady Lake**

39 The County shall enforce the adopted JPA agreement with the Town of Lady Lake to address, at minimum,
40 future annexations, provision of services and facilities, and land use compatibility. The JPA shall also
41 include agreement on future densities and intensities of properties that it may annex and a procedure for

1 resolution of any future conflicts or disputes. It shall also include criteria for when and how to amend the
2 joint planning area boundary.

3 **Policy VI-1.1.7 Interlocal Agreements for Land Use**

4 The County shall develop new, update or maintain existing interlocal agreements or Joint Planning Area
5 Agreements with the Municipalities for future annexations which include procedures and criteria to
6 implement, at a minimum, the following: compatibility between adjacent future land use designations,
7 consistency between land development regulations, future annexation area, or utility service areas and
8 land use compatibility.

9 **Policy VI-1.1.8 Municipal Annexations**

10 The County shall monitor municipal annexations. If a municipality initiates action to annex property that is
11 not reasonably compact, contiguous to the present municipal corporate limits, or creates an enclave as
12 described per Florida Statute, the County shall object to the annexation and shall, when appropriate,
13 legally challenge the annexation.

14 **Policy VI-1.1.9 Annexation within Rural Areas**

15 The County shall coordinate with its municipalities to the greatest extent possible to maintain the integrity
16 of rural areas through joint planning and to ensure consistent standards for compatibility of proposed
17 development adjacent to rural lands. If a municipality annexes property located within the Rural Future
18 Land Use Series, Wekiva River Protection Area or Green Swamp Area of Critical State Concern, and takes
19 action to amend the future land use, rezone, or in any way change the allowable use of the subject
20 property in a manner that is inconsistent with the protection of rural density and character, the County shall
21 retain the right to object to said action.

22 **Policy VI-1.1.10 Direct Density to Existing Urban Centers**

23 The County shall work cooperatively with municipalities to promote urban infill and redevelopment within
24 established city limits and as appropriate within municipal enclaves in order to prevent urban sprawl and
25 the premature annexation of land.

26 **Policy VI-1.1.11 Policy Coordination**

27 The County may consider forming a Council of Local Officials pursuant to 163.02 F.S. to provide a
28 policymaker forum to coordinate growth plans and programs and to resolve interlocal disputes. The
29 Council should be comprised of representatives from the municipalities, School Board, and County to ensure
30 that there is intergovernmental coordination and communication between all entities in land use decisions.

31 **Policy VI-1.1.12 Advance Notification of Land Use Requests and Changes in Land Use 32 Regulations**

33 The County shall continue to transmit advance notification of requests for land use, zoning and
34 development approval, and changes in land use regulations to municipalities that may be affected and the
35 School Board, as required through interlocal agreements with the Municipalities and the School Board of
36 Lake County.

37 **Policy VI-1.1.13 Agency Review**

38 Proposed FLUM amendments shall be forwarded to appropriate local, state, and federal agencies for
39 review and comment if the subject property is located adjacent to or affecting public lands and easements,
40 if located within any area subject to special provisions of law or statute, or upon request of the state or
41 federal agency.

1 **Policy VI-1.1.14 Coordinated Efforts to Protect Established Residential Areas**

2 The County will work diligently with the municipalities for the protection of established residential areas,
3 through formal and informal agreements. Emphasis will be placed on protecting homes from adverse
4 impacts caused by incompatible land uses and cut-through traffic, providing transitional uses where
5 needed on border parcels, and providing adequate separation of homes from land uses that may
6 negatively impact the safety, tranquility, value, and desirability of residential areas.

7 **Policy VI-1.1.15 Coordination with Local Governments within Wekiva Study Area**

8 The County shall coordinate with other local county and municipality governments located in the Wekiva
9 Study Area to ensure a consistent approach to springs, springshed, and aquifer recharge protection.

10 **Policy VI-1.1.16 Interlocal Agreement within the Wekiva Study Area**

11 The County shall coordinate and propose an interlocal agreement relating to land development
12 regulations, stormwater management, and other matters of shared interest that impact the springs and
13 springshed within the Wekiva Study Area. The interlocal agreement, containing joint strategies for springs
14 protection, shall be implemented by local governments having development activities or development
15 review authority, and with the consent of regulatory agencies having permitting authority within the WSA.

16 **Policy VI-1.1.17 Coordination of the Lake County Comprehensive Plan with Regional,
17 State and Federal Agencies**

18 Lake County shall coordinate its Comprehensive Plan with the plans and programs of regional, State and
19 Federal agencies in order to more effectively and efficiently address cross jurisdictional issues.

20 **Policy VI-1.1.18 Compliance of State Development with Local Regulations**

21 The County shall continue to review all State and other government development activities for consistency
22 with the Comprehensive Plan and land development regulations. Such development will be considered
23 subject to local regulation unless found to be statutorily exempt, in which case the County shall rely on
24 other coordination mechanisms, including, but not limited to, informal negotiation, to ensure the
25 compatibility of the development with County land development regulations.

26 **Policy VI-1.1.19 Regional, State, and Federal Agencies**

27 Lake County shall coordinate its comprehensive planning activities with the plans and programs of
28 regional, State and Federal agencies by, at minimum, continuing to coordinate with the following agencies:
29 East Central Florida Regional Planning Council; St. Johns River Water Management District; Southwest
30 Florida Water Management District; Lake County Water Authority, LSMPO; the Florida Departments of
31 Environmental Protection, Transportation, and Community Affairs; the Florida Public Service Commission, the
32 Florida Highway Patrol; and the Federal Agencies of Housing and Urban Development, Federal Transit
33 Administration, Federal Environmental Protection Agency, Federal Emergency Management Agency, and
34 the Army Corps of Engineers. The County shall also seek legislative action by the Florida Legislature when
35 the needs of the County so require. The County shall continue to work on issues with the Florida Association
36 of Counties and shall consider working with the Florida League of Cities.

37 **Policy VI-1.1.20 Coordination with State Reclamation Program**

38 The County shall coordinate its permitting and regulation of mining and borrow pit operations with
39 activities of the Bureau of Mine Reclamation of the Florida Department of Environmental Protection.

40

1 **Policy VI-1.1.21 Planning Coordination in the Military Operations Area**

2 Lake County shall seek to achieve a high degree of intergovernmental coordination and communication to
3 ensure that planning programs work in concert to promote the continued existence of the Pinecastle
4 Military Operations Area and avoid incompatible land use activities.

5 **Policy VI-1.1.22 Planning and Zoning Board Membership for Military Operations**

6 The County shall ensure close coordination with U.S. Military and that this coordination can be fostered
7 through the inclusion of a representative of the Range as an ex-officio, non-voting member of the Local
8 Planning Agency and Zoning Board. The County shall request that the Commanding Officer, Naval Air
9 Station Jacksonville designate a representative to serve in this capacity. The designated representative
10 shall be notified of all meetings and provided with copies of agenda packages related to the Pinecastle
11 Military Operations Area, as well as any special planning studies, such as the Evaluation and Appraisal
12 Report.

13 **Policy VI-1.1.23 Review of Proposed Actions within the Military Operations Area**

14 The County shall refer to the Range representative for review and comment prior to final action by the
15 County, all proposed Comprehensive Plan amendments, proposed Land Development Regulations,
16 rezonings, waivers, exceptions, variances and similar applications which, if approved, would affect the
17 intensity, density, or use of land within the Pinecastle Military Operations Area as specified in 163.3175(3)
18 F.S., as may be amended.

19 **Policy VI-1.1.24 Recruit New Businesses and Industries**

20 Lake County shall partner with the business community, chambers of commerce, municipalities, the Metro
21 Orlando Economic Development Commission, the Lake County Industrial Development Authority, and other
22 key stakeholders in efforts to identify and recruit high wage industries while promoting a balanced,
23 diversified and sustainable economy in the County.

24 **Policy VI-1.1.25 Business-friendly Land Use Allocations**

25 Lake County will foster and encourage the creation of additional business and commerce throughout the
26 County. Therefore, in order to provide the necessary acreage and intensities to grow the County's
27 economic prosperity, Growth Management staff will, in partnership with recommendations from the
28 Department of Economic Growth & Redevelopment, the business community, chambers of commerce,
29 municipalities and other key stakeholders, recommend to the Board of County Commissioners adequate
30 areas to be designated for a higher intensity development on the Zoning Map.

31 **Policy VI-1.1.26 Coordination with Municipalities**

32 Lake County shall encourage and assist its Municipalities with the establishment of downtown entertainment
33 districts and shall support local artists through sponsored events.

34 **Policy VI-1.1.27 Conflict Resolution**

35 The County shall endeavor to prevent and resolve conflicts and inconsistencies with other governments and
36 agencies, through the use of voluntary meetings, formal and informal mandatory mediation and conflict
37 resolution techniques as established by the regional planning council.

38 **OBJECTIVE VI-1.2 COORDINATION WITH LOCAL, REGIONAL, STATE AND FEDERAL**
39 **AGENCIES FOR PROTECTION OF NATURAL AND HISTORICAL RESOURCES**

40 Lake County shall coordinate with the plans and programs of local, regional, state and federal agencies in
41 order to more effectively and efficiently protect and manage the natural and historical resources of the
42 County.

1 **Policy VI-1.2.1 Identify and Preserve Historical and Archaeological Resources**

2 The County shall cooperate with state and federal agencies and local archaeological and historical groups
3 to identify and preserve archaeological and historical resources within the County.

4 **Policy VI-1.2.2 Participation in the Preservation and Protection of Lake County's**
5 **Natural and Cultural Resources**

6 The County shall recognize and participate in programs to ensure the beautification, preservation, and
7 protection of designated federal, state, and local Scenic Highways and waterways; local, regional, state
8 or federally designated environmentally sensitive areas; and sites listed on the National Register of
9 Historic Places.

10 **Policy VI-1.2.3 Participation in State and Local Land Acquisition Programs**

11 Lake County shall partner with federal, state, and regional agencies in the purchase of environmentally-
12 sensitive lands, with emphasis on identified state projects including the Wekiva-Ocala Greenway, Wekiva
13 Study Area, Green Swamp, Emeralda Marsh, and Lake Wales Ridge. The County shall, as appropriate,
14 recommend additional property for acquisition and assist in the preparation of boundary amendments for
15 state acquisition project areas through the Acquisition and Restoration Council. Further, Lake County shall
16 pursue the acquisition of lands deemed to have local conservation, historic, or recreational value. The
17 County shall utilize funding from the voter-approved Lake County Land Acquisition Program and shall, to
18 the greatest extent possible, partner with state programs such as the Florida Communities Trust as well as
19 with private conservation organizations to maximize acquisition opportunities.

20 **Policy VI-1.2.4 Coordination with Conservation Agencies**

21 The County shall coordinate with state and local conservation agencies, including but not limited to the U.S.
22 Forestry Service, Florida Department of Environmental Protection Division of State Lands, Florida
23 Department of Agriculture and Consumer Services Division of Forestry, St. Johns River Water Management
24 District, the Southwest Florida Water Management District, the U.S Fish and Wildlife Service, the Florida
25 Fish and Wildlife Conservation Commission, the Lake Soil & Water Conservation District and Lake County
26 Water Authority, regarding natural resource issues. These efforts may involve coordination on issues
27 affecting the protection and management of wildlife, habitat, and natural communities; public access and
28 management of preserved areas; water quality and flood control; control of exotic species; silviculture
29 activities; and prescribed fire.

30 **Policy VI-1.2.5 Consistency with other Management Plans within the Green Swamp**
31 **Area of Critical State Concern**

32 Lake County shall coordinate with other local, regional, and state agencies to ensure that policies as
33 established in this Comprehensive Plan are consistent with other management plans applicable to the
34 Green Swamp Area of Critical State Concern.

35 **Policy VI-1.2.6 Coordination of Land Use with Wekiva-Ocala Greenway Project**

36 Lake County shall work cooperatively with the Department of Environmental Protection, the Florida Fish
37 and Wildlife Conservation Commission, and the University of Florida to identify ecological corridors within
38 northeast Lake County and the Florida Division of State Lands Wekiva-Ocala Greenway project area
39 necessary to establish a viable and permanent linkage between the Wekiva basin and Ocala National
40 Forest. This effort shall consider habitat connectivity, corridors for wildlife movement, and the relationship
41 between public and private lands, with the intent of developing a comprehensive land use and
42 conservation strategy for ensuring long-term protection of the greater Wekiva-Ocala ecosystem. Lake
43 County shall prioritize the acquisition of land and establishment of conservation easements to preserve
44 these ecological corridors.

1

2 **Policy VI-1.2.7 Develop and Implement Resource Management Plans**

3 The County shall coordinate with federal, state, regional, and local agencies in the development and
4 implementation of resource management plans through the following:

- 5 • Continuing participation on the Wekiva River Basin Commission and other working groups;
- 6 • Forwarding development proposals to federal and state agencies for review and comment on
7 projects located within the Wekiva River Protection Area, Wekiva Study Area, and Green Swamp
8 Area of Critical State Concern or adjacent to publicly owned lands prior to final action;
- 9 • Continuing to review the East Central Florida Regional Planning Council work programs and
10 providing assistance in the development of regional resource plans;
- 11 • Continuing to coordinate with the Water Management Districts, the Department of Environmental
12 Protection and other agencies in identifying high priority acquisition areas and providing staff and
13 financial resources; and
- 14 • Participating in and supporting the implementation of efforts associated with the Wekiva River
15 system as a Wild and Scenic River.

16 **Policy VI-1.2.8 Water Conserv II**

17 Lake County shall pursue cooperative efforts with Orange County, the City of Orlando, state agencies,
18 and private conservation organizations as appropriate, to enhance the future long term conservation value
19 of the Water Conserv II property. Such efforts may include, but are not limited to, opportunities for upland
20 restoration of the Lake Wales Ridge habitat, mitigation of threats to upland species, and protection of
21 aquifer recharge.

22 **Policy VI-1.2.9 Reduce Point-source Air Pollution Emissions**

23 The County shall cooperate with the state in the monitoring of hazardous materials users and hazardous
24 waste generators. The County will provide support to the state in their effort to ensure that contamination
25 of the air by volatile pollutants released in the clean-up, use, or disposal of hazardous materials shall not
26 exceed levels that may cause significant harm to human health or the environment. This policy shall be
27 incorporated within the hazardous materials management program under the Lake County Department of
28 Environmental Services. The County will follow up on complaints and the appropriate state and federal
29 agencies will be notified.

30 **Policy VI-1.2.10 Best Management Practices to Prevent Soil Erosion**

31 The County, in cooperation with IFAS, the Florida Department of Agriculture and Consumer Services, and
32 other relevant agencies, shall require adherence to Best Management Practices for agriculture and
33 silviculture operations to prevent soil erosion, and to protect the biological diversity and health of soils.
34 Best Management Practices shall be followed during construction to prevent soil erosion.

35 **Policy VI-1.2.11 State and Federal Incentives for Energy Conservation**

36 The County shall support incentives by the state and federal governments to promote energy efficiency
37 and conservation and the use of solar and other clean alternative energy sources.

38 **Policy VI-1.2.12 Coordinated Energy Conservation**

39 The County shall coordinate with the municipalities to promote energy conservation and education.

1 **OBJECTIVE VI-1.3 COORDINATION WITH LOCAL, REGIONAL, STATE AND FEDERAL**
2 **AGENCIES FOR PROTECTION OF WATER RESOURCES**

3 Lake County shall coordinate with the plans and programs of local, regional, state and federal agencies in
4 order to more effectively and efficiently protect and manage the water resources of the County including,
5 but not limited to, wetlands and surface waters and their quality and quantity; ground water quality and
6 quantity; and areas of aquifer recharge.

7 **Policy VI-1.3.1 Joint Strategies for Water Supplies**

8 The County shall, through its participation in the Regional Water Supply Planning Programs of the St. Johns
9 River and Southwest Florida Water Management Districts, propose joint strategies for protection of water
10 resources through water supply planning. The County shall consider incorporating the data and analyses of
11 the Water Supply Work Plans of the municipalities into future updates of its Water Supply Work Plan.

12

13 **Policy VI-1.3.2: District Water Supply Plans**

14 The County will maintain a water supply facilities work plan that is coordinated with St. Johns River Water
15 Management District's (SJRWMD's) District Water Supply Plan by updating the work plan and related
16 comprehensive plan policies within 18 months of an update to the SJRWMD's District Water Supply Plan.

17

18 **Policy VI-1.3.3: Participation with Water Management Districts' Water Supply**
19 **Planning**

20 The County will participate in the development of updates to the Southwest Florida and the St. Johns River
21 Water Management District's water supply assessment and District Water Supply Plan.

22

23 **Policy VI-1.3.4 Plan for Long-Term Water Supplies**

24 The County shall continue to work with the water management districts and municipalities on water supply
25 plans that provide for water supply needs, encourage water conservation, and protect ground and surface
26 water and water-dependent natural resources.

27 **Policy VI-1.3.5 Environmental Education**

28 The County shall establish environmental programs to educate the public and community leaders about the
29 relevance to their community and region of the springs, springsheds, springshed protection, ground water,
30 aquifers, water pollution, and karst features, and the vital hydrological system of which they are a part.
31 Environmental education programs should enhance the environmental literacy of the public and community
32 leaders with respect to water resources, natural values, and threats facing local springs and springsheds.

33 The County shall coordinate with local colleges, the school board, and individual schools to develop
34 environmental education programs for school-aged children regarding springsheds, water bodies,
35 watersheds and ground water. The educational tools of the Lake County Water Resource Atlas shall be
36 included in these programs.

37 **Policy VI-1.3.6 Coordinate with Local Communities**

38 Lake County shall coordinate with local communities to develop environmental education programs
39 regarding springsheds, water bodies, watersheds and ground water. The educational tools of the Lake
40 County Water Resource Atlas shall be included in these programs.

1 **Policy VI-1.3.7 Groundwater Protection**

2 The County, in coordination with federal, state, regional, and local agencies, shall protect the quantity and
3 quality of groundwater resources and recharge areas, and prevent excessive groundwater draw-down
4 caused by withdrawal for consumptive uses.

5 **Policy VI-1.3.8 Aquifer Monitoring Programs**

6 Lake County will cooperate with federal, state, and local governments, regional water management
7 districts, local agencies, local governments, and interest groups in the implementation of on-going aquifer-
8 monitoring programs.

9 **Policy VI-1.3.9 Intergovernmental Coordination to Protect Aquifer Recharge**

10 Lake County shall collaborate with federal, state, regional, and local agencies, including the Water
11 Management Districts in studying the surficial and Floridan aquifers, springs, karst areas and surface
12 waters as they apply, and in determining the most appropriate actions to take in order to protect these
13 resources. Approaches and measures to accomplish this shall be developed consistent with the
14 Intergovernmental Coordination Element of the comprehensive plan.

15 **Policy VI-1.3.10 Regulated and/or Hazardous Waste Disposal**

16 Lake County shall cooperate with all state and federal authorities in the regulation and disposal of
17 regulated or hazardous wastes as defined in 9J5.003 (38) F.A.C.

18 **Policy VI-1.3.11 Floridan Aquifer Vulnerability Assessment Map**

19 Lake County shall coordinate with the Florida Geological Survey, Water Management Districts and the
20 Florida Department of Environmental Protection to prepare a Floridan Aquifer Vulnerability Assessment
21 Map on a County wide scale to determine areas within the County vulnerable to contamination of the
22 Floridan aquifer, including primary, secondary and tertiary protection zones, karst features, springs and
23 sinks.

24 **Policy VI-1.3.12 Programs to Protect Special Waters and Watersheds**

25 The County shall participate in programs at the local, regional, state, and federal levels to afford
26 protection and management of land in watersheds and in water areas given special protection status by
27 law, rule or ordinance. These areas shall include but not be limited to the Green Swamp Area of Critical
28 State Concern, Wekiva River Protection Area, Wekiva Study Area, the Wekiva-Ocala Greenway, the
29 Wekiva River and its tributaries, the Ocklawaha River, the St. Johns River, Outstanding Florida Waters,
30 and Outstanding Lake County Waters.

31 **Policy VI-1.3.13 Identification and Protection of Springshed Resources**

32 The County, in cooperation with federal, state, regional, and local agencies, shall use the Floridan Aquifer
33 Vulnerability Assessment, the Wekiva Aquifer Vulnerability Assessment, ground water models, and other
34 tools as appropriate, to identify and map springs and springsheds, and to designate Springshed Protection
35 Zones to protect the springshed and spring systems resources and designate appropriate land uses in these
36 zones.

37 **Policy VI-1.3.14 Water Quality Monitoring Within Springsheds**

38 The County shall continue its springs sampling program. Regular spring flow measurements shall also be
39 included as a part of this monitoring program. This program shall also provide for periodic sampling and
40 testing of the surface and ground water quality within springsheds and springshed protection zones.
41 Monitoring programs shall be coordinated with sampling and testing programs of the U. S. Geological

1 Survey, Florida Department of Environmental Protection, the Water Management Districts and other
2 federal, state, regional and local agencies. Funding sources shall be sought to enhance the local program.

3 **Policy VI-1.3.15 Surface and Groundwater Withdrawal Impacts on Wetlands**

4 Lake County shall coordinate with the Water Management Districts to limit groundwater and surface water
5 withdrawals which may cause adverse impacts upon natural water bodies, wetlands, and wetland-
6 dependent ecosystems.

7 **Policy VI-1.3.16 Plugging Artesian Wells**

8 The County shall implement plans and procedures to conserve its potable water supplies to the maximum
9 extent practicable through a cooperative plugging program for uncapped artesian wells with the St. Johns
10 River Water Management District and the Southwest Florida Water Management District, and the local
11 Department of Health.

12 **Policy VI-1.3.17 Ensure Supply of Safe Potable Water**

13 The County shall review regulatory data and information related to the supply of safe potable water to its
14 residents. The County shall coordinate and cooperate with federal, state, and regional agencies including
15 the Water Management Districts, on countywide water monitoring, especially in those areas of existing,
16 suspected, or potential ground and surface water contamination.

17 **Policy VI-1.3.18 Emergency Water Shortage Plan**

18 Lake County shall cooperate with the St. Johns River Water Management District and Southwest Florida
19 Water Management District in the enforcement of provisions of the Water Management Districts
20 emergency water shortage plans.

21 **Policy VI-1.3.19 Protect Aquifers from Saline Ground Water**

22 The County, through restrictions on density, intensity and the Future Land Use Map, shall protect areas and
23 aquifers identified by the U. S. Geological Survey and Water Management Districts where the movement
24 of saline ground water into a fresh water aquifer has occurred or is likely to occur. The County shall
25 cooperate with the federal, state, regional, and local agencies in determining the safety of the siting of
26 wells, especially in areas located along the Wekiva and St. Johns Rivers where saline ground water may
27 be present.

28 **Policy VI-1.3.20 Program for Establishment of Public Well Fields**

29 The County shall participate with federal, state, regional, and local agencies in the mapping and
30 identification of areas within the County or zones within the Floridan aquifer where ground water quality is
31 good, the potential for groundwater contamination is low, sinkhole potential is slight, and where potential
32 negative impacts to spring flow, groundwater volume, and wetlands are low. Once these areas are
33 determined, the County will encourage the use of these areas for regional and sub-regional water supplies
34 to implement measures to protect these areas for future well field use.

35

36 **Policy VI-1.3.22 Identify Sources of Surface Water Pollution**

37 The County shall identify and evaluate sources of surface water pollution within the County and coordinate
38 the development and implementation of pollution abatement methods and programs with local
39 governments, state, and federal agencies.

1 **Policy VI-1.3.23 Surface Water Quality Assessments**

2 The County shall identify water bodies including lakes, rivers, streams, springs and spring runs, and
3 develop and maintain levels of sampling that will describe existing conditions that will be essential to
4 monitor short and long term changes. The County shall partner with and use the expertise of the United
5 States Geological Survey, Florida Department of Environmental Protection, and the water management
6 districts to accomplish these investigations. The design, parameters, and protocols including the need for
7 more intense sampling shall be evaluated on a periodic basis to insure that high quality information is
8 acquired.

9 **Policy VI-1.3.24 Surface Water Quality Restoration**

10 The County shall continue to participate in surface water restoration programs in cooperation and
11 coordination with the state and other agencies for programs such as, but not limited to, the plans and
12 programs of the Lake County Water Authority; the St. Johns River Water Management District's SWIM
13 plans for the Lake Apopka Basin; the Middle St. John's River Basin (Wekiva River-Planning Unit 4E); and
14 the Upper Ocklawaha River Basin Stormwater Management Systems; the upper Ocklawaha River Basin –
15 Total Maximum Daily Load Reduction Basin Management Action Plan (UORB-BMAP); and programs in the
16 Lake George Basin of the Middle St. John's River.

17 **Policy VI-1.3.25 Evaluate Best Management Practices to Protect Surface Water**

18 The County shall evaluate, and as appropriate require ,BMPs to protect surface waters in coordination with
19 federal, state, regional, and local agencies. The evaluation shall include a review and incorporation of
20 applicable BMPs established by the agencies identified above as well as by public-private partnerships
21 such as Clean Marina and programs created by non-profit organizations.

22 **Policy VI-1.3.26 Require Agricultural Best Management Practices for the Control of**
23 **Erosion and Sedimentation**

24 Best Management Practices for the control of soil erosion and sedimentation shall be employed for all
25 agricultural activities in order to protect natural water bodies, watercourses, and wetlands from siltation.
26 The County shall cooperate with the Florida Department of Agriculture and Consumer Services, the Institute
27 of Food and Agriculture Sciences/Florida Cooperative Extension Service, and the Natural Resources
28 Conservation Service to develop conservation management plans and incentives for agricultural
29 operations.

30 **Policy VI-1.3.27 Floodplain Restoration Program**

31 The County shall cooperate with the appropriate state and federal Agencies to identify significant
32 floodplains for hydrologic and habitat restoration.

33 **Policy VI-1.3.28 Protect Natural Fluctuation of Surface Waters**

34 The County shall cooperate with federal, state, regional and local agencies to develop a natural lake level
35 fluctuation plan for lakes currently regulated by water control structures, as feasible. The natural
36 hydrological character of surface waters shall be maintained and management plans shall promote
37 protection and restoration of natural water systems in lieu of structural alternatives and modified systems.
38 Natural surface water flows, including sheet flow, shall be maintained and surface water shall be allowed
39 to fluctuate on a seasonal basis.

40 **OBJECTIVE VI-1.4 COORDINATION WITH LOCAL, REGIONAL, STATE AND FEDERAL**
41 **AGENCIES FOR PROTECTION OF WILDLIFE AND HABITAT**

42 Lake County shall coordinate with the plans and programs of local, regional, state and federal agencies in
43 order to more effectively and efficiently protect and manage the wildlife and habitat resources of the

1 County including, but not limited to, listed species, wetlands and fresh water habitats, environmentally
2 sensitive areas, and wildlife corridors.

3 **Policy VI-1.4.1 Habitat and Wildlife Preservation**

4 The County shall cooperate with federal, state, and local agencies to protect and maintain viable habitat
5 for species designated as endangered, threatened, or species of special concern. Lake County shall
6 conserve habitat and wildlife populations in order to maintain the health of natural ecosystems and
7 maintain biodiversity.

8 **Policy VI-1.4.2 Freshwater Habitat and Wildlife**

9 The County shall seek and utilize management plans developed by the Florida Fish and Wildlife
10 Conservation Commission, Lake County Water Authority, Florida Department of Environmental Protection,
11 and U. S. Fish and Wildlife Service, and other relevant agencies in developing strategies for the
12 protection and restoration of significant aquatic habitat and aquatic species, including but not limited to
13 species listed as endangered, threatened, or species of special concern.

14 **Policy VI-1.4.3 Identification and Protection of Wildlife and Habitat Corridors**

15 Lake County shall cooperate with federal, state and local agencies and conservation organizations to
16 identify wildlife and habitat corridors that serve as biological connections between natural areas, and
17 shall implement programs that protect the viability of these corridors. These programs shall include focused
18 land acquisition initiatives, conservation easements, and appropriate regulatory measures.

19 **Policy VI-1.4.4 Identify and Protect Designated Species and Critical Habitat**

20 The County shall cooperate with state and federal agencies to determine the presence and habitat
21 distribution of designated species. The County shall cooperate with these agencies to prevent further
22 reductions in designated species populations.

23 **Policy VI-1.4.5 Predevelopment Survey for Designated Species and Protection from** 24 **Development**

25 Activities that require the alteration or clearing of habitat of designated species shall be surveyed for
26 occurrences of designated species by a qualified biologist prior to the issuance of a development permit.
27 Where viable habitat for designated species occurs on a site, and evidence of individuals are present, a
28 management plan protecting these species shall be submitted by the applicant. The plan must be
29 approved by the County in consultation with Florida Fish and Wildlife Conservation Commission before
30 development is authorized.

31 **Policy VI-1.4.6 Designated Species Management Plans**

32 The County shall adopt agreements with local governments and state and federal agencies as necessary,
33 pertaining to the protection and enhancement of designated species. The County shall continue to
34 coordinate with all public agencies listed in the Conservation Element as primary or secondary agencies,
35 whether or not they have regulatory authority over the use of the land. Lake County shall cooperate with
36 the appropriate agencies in identifying habitat ranges for designated species located within the County
37 and shall assist in the preparation of management plans, including mitigation procedures, to ensure the
38 survival of these species.

39 **Policy VI-1.4.7 Explore a Land Banking Program for Habitat Mitigation**

40 Lake County, in cooperation with the Lake County Water Authority, and other state and regional
41 regulatory and land use management agencies, shall investigate the feasibility of establishing an off-site
42 "land banking" or land trust program as an option for the mitigation of the unavoidable loss of protected

1 rare or endangered lands, natural upland communities, and wetlands. The monies generated from this
2 program shall be dedicated to the purchase of significant environmentally sensitive lands for preservation.

3 **Policy VI-1.4.8 Inventory of Natural Upland Communities**

4 The County shall cooperate with agencies and organizations, including but not limited to the Lake County
5 Water Authority, Florida Fish and Wildlife Conservation Commission, the Florida Natural Areas Inventory,
6 and Water Management Districts to map upland habitat. On-site studies and verification shall be used as
7 the primary data in determining the location of upland habitat on individual sites.

8 **Policy VI-1.4.9 Management of Conservation Lands**

9 The County shall coordinate with federal, state, and local agencies regarding the management of public
10 and private conservation land and shall consult with agencies regarding the potential impact of adjacent
11 uses on the health and management of federal, state, and local conservation land and environmentally-
12 sensitive lands.

13 **Policy VI-1.4.10 Natural Area Networks**

14 The County shall partner with federal, state and local agencies, and with private conservation entities as
15 appropriate, to identify and protect environmentally-sensitive land, through acquisition or the purchase of
16 conservation easements, in order to establish natural area networks or greenways. These networks or
17 greenways are intended to link public and private conservation areas, preserve and restore habitat and
18 wildlife corridors, maintain viable populations of listed species, maintain aquifer recharge capacity,
19 protect air quality, and provide opportunities for passive recreation.

20 **Policy VI-1.4.11 Special Protection Areas Programs**

21 The County shall participate in programs at the local, regional, state, and federal levels to afford
22 protection and management through acquisition and conservation easements within areas given special
23 protection status. These land areas shall include but not be limited to the Green Swamp Area of Critical
24 State Concern, the Lake Wales Ridge, the Emeralda Marsh, the Lake Apopka Restoration Area, the
25 Wekiva-Ocala Greenway, the Wekiva River Protection Area and the Wekiva Study Area.

26 **Policy VI-1.4.12 Joint Strategies for Land Acquisition**

27 The County shall propose joint strategies to coordinate land acquisition efforts for protection of water
28 resources, environmentally sensitive lands and open spaces.

29 **OBJECTIVE VI-1.5 COORDINATION WITH LOCAL, REGIONAL, STATE AND FEDERAL** 30 **AGENCIES FOR THE PROVISION OF HOUSING**

31 Lake County shall coordinate with the plans and programs of local, regional, state and federal agencies in
32 order to more effectively and efficiently provide housing appropriate for all its residents.

33 **Policy VI-1.5.1 Coordination to Provide Affordable Housing**

34 The County shall coordinate with the municipalities to provide affordable housing in urban areas and
35 implement programs to promote quality affordable housing for existing and future residents and ensure
36 the continued viability of affordable housing.

37 **Policy VI-1.5.2 Master site file update**

38 The County shall periodically update the County's portion of the Florida Master Site File by continuing to
39 assist the Department of State Division of Historical Resources' efforts in this regard.

1 **Policy VI-1.5.3 Promote the conservation of historically significant housing**

2 The County shall assist property owners of historically significant housing by supporting applications
3 seeking standing on the Florida Department of State Master Site File and the National Register of Historic
4 Places. The County shall promote adaptive re-use and rehabilitation of historically significant structures
5 through assistance with grant functions and coordination with state technical services available for such
6 activities.

7 **Policy VI-1.5.4 Housing Needs Assessment**

8 The County shall take a leadership role in ensuring that all municipalities and the County perform housing
9 needs assessments on a schedule that coordinates the timing of the assessments with the Evaluation and
10 Appraisal Report required by Florida Statute 163.3191. The County shall utilize, and each municipal
11 government shall be encouraged to utilize, the data and analysis from the needs assessment as one basis
12 for the housing element of its local comprehensive plan.

13 **Policy VI-1.5.5 Establishment of Workforce Housing Incentives**

14 The County shall seek to partner with the municipalities, financial community, the development community,
15 and not-for-profit housing providers in order to define incentives that will aid the construction of housing
16 affordable to the workforce of Lake County.

17 **OBJECTIVE VI-1.6 COORDINATION OF LEVEL OF SERVICE STANDARDS AND**
18 **PROVISION OF PUBLIC FACILITIES AND SERVICES**

19 The County shall maintain coordination efforts with responsible local, regional and state authorities, and
20 private utility companies, as appropriate, to provide adequate public facilities and services and ensure
21 consistency with adopted level of service standards.

22 **Policy VI-1.6.1 Multiparty Development Agreements**

23 The County shall seek multiparty agreements (e.g., City/County/developer tri-party agreements) as a
24 means to expedite facility improvements and reduce public costs.

25 **Policy VI-1.6.2 Interlocal Service Boundary Agreements**

26 The County shall adhere to this Comprehensive Plan, including but not limited to the Future Land Use Map,
27 when negotiating Interlocal Service Boundary Agreements. The County shall evaluate the effectiveness of
28 Interlocal Service Boundary Agreements and revise as necessary.

29 Interlocal Service Boundary Agreements that consider central water and sewer utilities shall include a Joint
30 Planning Area wherein the County and municipality agree upon the future land use of the lands within the
31 boundary.

32 Interlocal Service Boundary Agreements that allow a municipality to annex land in a pattern that waives
33 the statutorily described requirements of compactness and contiguity or creates an enclave shall include:

- 34 • Future Land Use assignments mutually agreed upon by the County and municipality for all lands
35 subject to such annexation or affected by the Interlocal Service Boundary Agreement; and
- 36 • Agreement by the County and municipality that subsequent changes in Future Land Use within the
37 boundary shall not be approved unless agreed upon by all parties to the Interlocal Service
38 Boundary Agreement.

39 **Policy VI-1.6.3 Coordinated Concurrency Management Systems**

40 The County shall coordinate with the Municipalities when applicable in the implementation of their
41 concurrency management system for compatible adopted levels of service.

1 **Policy VI-1.6.4 Efficient Provision of Services**

2 The County shall facilitate the most efficient provision of services for future development by establishing
3 service areas for drainage, fire protection, and other public facilities.

4 **Policy VI-1.6.5 Coordinate With Utility Providers**

5 The County shall require applicants to submit site plans and plats to the electrical, potable water, sanitary
6 sewer, reclaimed water, and all other public or private utilities at the same time plans are submitted to the
7 County for review to assist in the planning and programming of utility service.

8 **Policy VI-1.6.6 Coordinate Levels of Service**

9 The County shall, to the greatest extent feasible and when in the interest of the County, develop and
10 provide levels of service for public and private facilities compatible with adopted Levels of Service of
11 neighboring jurisdictions in and adjacent to Lake County, and appropriate state and regional authorities
12 through active intergovernmental coordination.

13 **Policy VI-1.6.7 Intergovernmental Assistance**

14 The County shall use intergovernmental assistance to finance only those capital improvements that are
15 consistent with the Capital Improvements Element and County priorities, and whose operating and
16 maintenance costs have been included in operating budget forecasts.

17 **Policy VI-1.6.8 Meet Non-Potable Water Use Demand**

18 The County shall coordinate with federal, state, regional, and local agencies to implement programs and
19 policies that require non-potable water use demands be met using water of the lowest quality supply,
20 which is both available and acceptable for the intended application.

21 The County shall require new central wastewater facilities to provide treatment levels that enable water
22 reuse or reclamation.

23 **Policy VI-1.6.9 Coordination of Potable Water Services with the Municipalities**

24 Lake County shall execute Interlocal Agreements with the municipalities that supply utilities within Lake
25 County for establishing service areas so as not to duplicate services and to provide for conditions for the
26 establishment of, and the operation within, the service area.

27 **Policy VI-1.6.10 Coordination with Other Agencies for Protecting Water Supplies**

28 Lake County shall work closely with the federal, state, regional and local agencies to ensure all possible
29 alternatives, acceptable to the County, are explored and implemented with respect to new development
30 and water conservation. This may include:

- 31 • Define expansion areas in Lake County where central water service is anticipated;
- 32 • Require the use of reuse water wherever possible including installation of dual lines in anticipation
33 of reuse water becoming available;
- 34 • Promote and facilitate Joint Planning Area Agreements between municipalities, and with the
35 County and municipalities;
- 36 • Consider exploring alternative water supply options;
- 37 • Look for opportunities to capitalize on economies of scale;
- 38 • Pursue or support grant matching funding, participation, subsidized loans, and low-cost loan
39 programs for environmental, water resource, and public welfare projects in Lake County;

- 1 • Assist entities with “seed” money grants for beneficial projects or develop another cooperative
- 2 approach;
- 3 • Facilitate regional programs for Lake County entities;
- 4 • Create Special Water Districts in cooperation with municipalities and regulatory agencies;
- 5 • Develop Water Resource Cooperation and Support Agreements through the JPA process;
- 6 • Participate in regional water supply planning with municipalities and regulatory agencies;
- 7 • Promote conservation through education, incentives, and regulation;
- 8 • Encourage phasing-out septic systems where appropriate;
- 9 • Develop incentives to connect to central water and wastewater systems; and
- 10 • Participate with the Water Management Districts in the development of District Water
- 11 Management Plans, Water Supply Assessments, and District Water Supply Plans.

12 **Policy VI-1.6.11 Coordination of Potable Water Facilities to Discourage Urban Sprawl**

13 The County shall coordinate the extension of lines or increase of facility capacity with adjacent municipal
14 and private facilities to discourage urban sprawl.

15 **Policy VI-1.6.12 Notification of Central Sewer Availability**

16 The County shall coordinate with publicly owned or investor owned central sewer providers regarding the
17 process for notification of existing owners of the availability of central sewer facilities.

18 **Policy VI-1.6.13 Coordination of Wastewater Services with the Municipalities**

19 Lake County shall execute Interlocal Agreements with municipalities providing wastewater utility services
20 within unincorporated areas of Lake County. These Interlocal Agreements will establish service area
21 boundaries so as to prevent or eliminate duplicative service areas and provide conditions for establishment
22 and operation within the service areas.

23 **Policy VI-1.6.14 Coordination of Wastewater Facilities to Discourage Urban Sprawl**

24 The County shall coordinate the extension of service or increase of facility capacity with adjacent municipal
25 and private facilities to discourage urban sprawl.

26 **Policy VI-1.6.15 Advanced and Enhanced Onsite Wastewater Treatment**

27 The County will coordinate with federal and state agencies including the Department of Health to minimize
28 the impact of onsite wastewater disposal systems within springsheds, areas of aquifer vulnerability and
29 surface waters and wetlands. The County shall require new development outside of wastewater utility
30 service areas, not on central sewer, to comply with onsite performance based treatment systems within
31 environmentally sensitive areas, including but not limited to the Wekiva Study Area, consistent with the
32 state requirements. The Florida Department of Health rule making will establish the treatment standards
33 for onsite performance based treatment systems. The County will work with agencies to evaluate various
34 onsite wastewater treatment and disposal systems to maximize nutrient removal and provide appropriate,
35 cost effective solutions for new and retrofitted onsite systems. As appropriate, the County shall adopt Land
36 Development Regulations that require advanced or enhanced onsite wastewater treatment and disposal
37 systems within the WSA and other environmentally-sensitive areas to achieve discharge limits established
38 by the Department of Health. The County shall consider incentives to encourage the use of more efficient
39 nutrient-removing technologies for onsite systems as they become available.

1 **Policy VI-1.6.16 Onsite Sewage Treatment and Disposal Systems**

2 The County shall coordinate with the County Health Department regarding the owners of onsite sewage
3 treatment and disposal systems that will be required to connect to central sewer facilities, and owners of
4 onsite sewage treatment and disposal systems that will remain, including those that require a Department
5 of Health permit or permit modification because of failing systems or systems requiring major repairs.

6 **Policy VI-1.6.17 Waterless Toilets and Grey Water Systems**

7 In cooperation with the local Department of Health office, the County shall encourage the use of waterless
8 toilets and the use of home-based grey water systems in accordance with state regulations.

9 **Policy VI-1.6.18 Wastewater Treatment Systems within Environmentally Sensitive**
10 **Areas**

11 The County shall support and require compliance with all federal, state, regional and local agency
12 regulations relating to the location and operation of central wastewater treatment facilities, including
13 advanced standards for Advanced Wastewater Treatment facilities within springsheds and the Wekiva
14 Study Area adopted pursuant to Florida Department of Environmental Protection rule. The County shall
15 coordinate with the Florida Department of Health, and other regulatory agencies having jurisdiction,
16 regarding the development and implementation of rules and regulations relating to septic systems and
17 onsite sewage treatment and disposal systems that may be required within environmentally-sensitive areas,
18 such as springsheds and the Wekiva Study Area. The County shall cooperate and work with the
19 Department of Health toward the establishment of a mandatory pump-out program for septic systems
20 within the Wekiva Study Area, similar to the five-year pump out program utilized within the Green Swamp
21 Area of Critical State Concern.

22 **Policy VI-1.6.19 Coordination of On-Site Sewer Services within the Wekiva Study**
23 **Area**

24 The County shall coordinate with the Department of Health regarding onsite sewage treatment and
25 disposal systems located in the Wekiva Study Area to ensure a coordinated approach to the provision of
26 wastewater treatment.

27 **Policy VI-1.6.20 Coordination of Wastewater Treatment within the Wekiva Study Area**
28 **to Reduce Nutrients**

29 The County shall coordinate with agencies and providers of central sewer services and onsite wastewater
30 treatment systems to jointly address ground and surface water nutrient loading from wastewater within the
31 Wekiva Study Area. Such efforts should aim to leverage limited resources and take advantage of
32 economies of scale. The County shall cooperate with the Department of Health regarding compliance with
33 rules requiring onsite performance based treatment systems to minimize ground and surface water
34 contamination.

35 **Policy VI-1.6.21 Septic Tank Provisions for the Green Swamp Area of Critical State**
36 **Concern**

37 At least once every five (5) years, except as otherwise provided herein, every lot owner with one or more
38 septic tanks in the Green Swamp Area of Critical State Concern shall have all septic tanks cleaned and
39 inspected in accordance with the requirements of the Lake County Department of Health. Lake County
40 shall coordinate with the Department of Health to require that the septic tank be cleaned, that the mound,
41 drainfield and septic tank system be in good working order and in compliance with the standards of
42 Chapter 64, F.A.C., and the standards described herein. As necessary, a fee to be paid by lot owners
43 shall be assessed to cover the costs of administering this program. The lot owner shall make all repairs
44 that are necessary to bring the septic tank system in compliance with all the requirements hereof.

1 **Policy VI-1.6.22 Coordination with Adjacent Jurisdictions for Stormwater**
2 **Management**

3 Lake County shall coordinate and consult with the municipalities, adjoining counties, and appropriate state
4 and federal agencies in the implementation of a Stormwater Management Plan. The coordination and
5 consultation shall specifically include issues regarding Total Maximum Daily Loads and any adopted TMDL
6 legislation, guidelines, implementation, and potential joint projects.

7 **Policy VI-1.6.23 Master Stormwater Management Plan for the Wekiva Study Area**

8 Lake County shall cooperate and consult with the St. Johns River Water Management District, the Florida
9 Department of Environmental Protection and adjoining local governments and municipalities in the
10 implementation of the Wekiva Study Area regional master stormwater management plan. The County will
11 incorporate findings, methods and recommendations of the WSA Master Stormwater Management Plan
12 into the Comprehensive Plan and Land Development Regulations as appropriate. Utilizing the WSA Master
13 Stormwater Management Plan as a guide, the County will revise project priorities within its 5-year
14 Stormwater Improvement Plan and the Capital Improvement Element of the Comprehensive Plan.

15 **Policy VI-1.6.24 Intergovernmental Coordination for Solid Waste**

16 The County shall support an intergovernmental approach to the problems and opportunities of waste
17 management, both within and outside the County, through the establishment of interlocal agreements and
18 coordination meetings.

19 **Policy VI-1.6.25 Environmental Monitoring of Private Solid Waste Management**
20 **Facilities**

21 Lake County shall, when appropriate, assist the Florida Department of Environmental Protection in its
22 efforts to monitor privately owned and operated solid waste management facilities including landfills,
23 resource recovery facilities, and solid waste processing facilities.

24 **Policy VI-1.6.26 Safe Operation of Privately-Owned Solid Waste Management**
25 **Facilities**

26 Upon adoption of its Comprehensive Plan, the County shall cooperate with the Florida Department of
27 Environmental Protection in their regulation of privately-owned, as well as publicly-owned, solid waste
28 management facilities to assure they are operated in a manner that will protect the public health, welfare,
29 and safety.

30 **Policy VI-1.6.27 Monitoring Impacts from Privately-Owned Solid Waste Management**
31 **Facilities**

32 The County shall cooperate with the Florida Department of Environmental Protection in their efforts to
33 monitor the impacts to air, land, ground and surface water, and wildlife habitat from privately operated
34 solid waste management facilities.

35 **OBJECTIVE VI-1.7 COORDINATION WITH LOCAL, REGIONAL, STATE AND FEDERAL**
36 **AGENCIES FOR TRANSPORTATION FACILITIES**

37 Lake County shall coordinate with the plans and programs of the LSMPO and other local, regional, state,
38 and federal agencies in order to ensure consistency with adopted level of service standards and more
39 effectively and efficiently provide transportation facilities and services.

1 **Policy VI-1.7.1 Coordination with Transportation Agencies' Improvements Programs**

2 Lake County shall directly coordinate with Florida Department of Transportation, LSMPO, and other
3 transportation agencies, as appropriate, to identify needed transportation improvement projects.

4 **Policy VI-1.7.2 Coordination and Consistency with Other Transportation Agencies**

5 Lake County shall coordinate with the Florida Department of Transportation, LSMPO and other
6 transportation agencies as appropriate to ensure the transportation system is coordinated and consistent
7 with current and future agency plans of Lake and Sumter counties, its communities, and neighbors.

8 **Policy VI-1.7.3 Collaborative Transportation Planning**

9 Lake County shall support collaborative land use and transportation planning efforts among local
10 governments that will ensure that communities can develop in an efficient and sustainable way. This shall
11 be achieved through intergovernmental coordination and joint planning.

12 **Policy VI-1.7.4 Consistent Transportation Plans**

13 Lake County shall seek to ensure consistency between the LSMPO Long-Range Transportation Plan (LRTP)
14 and the Comprehensive Plan.

15 **Policy VI-1.7.5 Funding for Transportation Improvements**

16 Lake County will strongly lobby for the inclusion of appropriate projects on the Metropolitan Planning
17 Organization Road Improvements List and the Florida Department of Transportation Work Program to
18 ensure that the appropriate and equitable amount of money is expended on State road projects within the
19 County. The County also shall pursue additional funding sources for transportation improvements consistent
20 with the Capital Improvements and Transportation Elements

21 **Policy VI-1.7.6 Use of Level of Service Maximum Volumes**

22 Lake County, in coordination with the Florida Department of Transportation (FDOT) and the LSMPO, shall
23 use generalized peak hour level of service maximum volume tables, appropriate LOS software and/or
24 direct field measurements in order to assess the most accurate level of service and available capacity for
25 SIS/FIHS, arterial, collector and local roadways.

26 **Policy VI-1.7.7 Arterial Functional Classification System**

27 Lake County, in coordination with the Florida Department of Transportation, the LSMPO, and Federal
28 Highway Administration (FHA), shall determine functionally classified arterial roadways.

29 **Policy VI-1.7.8 Collector and Local Functional Classification System**

30 Lake County, in coordination with Municipalities, the Florida Department of Transportation and the LSMPO,
31 shall maintain a functional classification system for collector and local roadways under its jurisdiction that is
32 sensitive to the local dynamics of the County. The County shall update or request updates for Federal
33 Functional Classifications for local roadways as area characteristics and facilities change over time.

34 **Policy VI-1.7.9 Transportation Concurrency Exception Areas and Management Areas**

35 The County shall, in coordination with LSMPO and the municipalities, examine the utility of transportation
36 concurrency exception areas and management areas as tools to promote compact growth and
37 development patterns that establish a clear delineation between urban and rural land uses and promote
38 economic development.

1 **Policy VI-1.7.10 Motorized and Non-Motorized Design Standards for State Roads**

2 To minimize conflicts between motorized and non-motorized transportation traffic, Lake County shall
3 coordinate with the Florida Department of Transportation to ensure that, at a minimum, paved shoulders
4 are added to all State roads within the jurisdictional limits of the County at the time that reconstruction or
5 additional capacity improvements occur, in conformance with the FDOT Plans Preparation Manual,
6 January 1, 2009, or its successor documents, as well as the Lake County Trails Master Plan, September
7 2008, or its successors.

8 **Policy VI-1.7.11 Bicycle and Recreational Trail Planning and Coordination**

9 Lake County shall coordinate with government agencies and private organizations involved in the
10 acquisition and development of a trail system utilizing abandoned railroad right-of-way where feasible.
11 Such coordination shall ensure, to the extent possible, that new trails are consistent with the design
12 standards and network adopted in the Lake County Trails Master Plan, September 2008, or its successor
13 documents. The County shall incorporate new rail trails into the Plan in future updates, as appropriate.
14 Lake County has a goal of providing a Countywide network of pedestrian, bicycle, recreational and
15 equestrian trails. The County will coordinate with the LSMPO, Florida Department of Transportation,
16 municipalities and other appropriate agencies to study and implement options for coordinated provision of
17 a bike trail network consistent with the Lake County Trails Master Plan, September 2008, or its successor
18 documents. The County will request federal, state and other local funding sources to implement this goal.

19 **Policy VI-1.7.12 Airports**

20 Lake County shall coordinate with the LSMPO, Federal Aviation Administration, U.S. Military, Florida
21 Department of Transportation Five Year Work Program, Continuing Florida Aviation System Planning
22 Process, and the various airports to ensure that the expansion of existing general aviation airports and
23 surface transportation access roads are consistent with the goals, objectives, and policies of the Lake
24 County Comprehensive Plan, and applicable Federal and State regulations; and ensure access to airports
25 and related facilities are properly integrated with other modes of surface transportation.

26 **Policy VI-1.7.13 Rail Expansion**

27 All rail expansion shall be coordinated with the Future Land Use and Conservation Elements of the Lake
28 County Comprehensive Plan. In addition, all facility expansions shall be coordinated with the provision of
29 public improvements. Lake County shall also encourage coordination of rail facilities among municipalities,
30 private owners, state and federal agencies, the LSMPO, and users of the rail lines.

31 **Policy VI-1.7.14 Establish Public Transit Zones and Fixed Route Public Transit**

32 Lake County in coordination with the LSMPO and the municipalities shall identify, analyze and help create
33 Transit Supportive Areas to implement the Lake County Transit Development Plan (Wilbur Smith Associates,
34 2008) and its successor documents. Lake County shall promote fixed route service along routes established
35 as priorities in the Lake County Transit Development Plan (Wilbur Smith Associates, 2008) and its successor
36 documents, or as determined by the Community Transportation Coordinator (CTC) and the LSMPO, and
37 shall seek to coordinate that service with other providers in the region.

38 **Policy VI-1.7.15 Promote Coordination and Public Participation for Transportation**
39 **Planning**

40 The County shall promote coordination among government agencies, LSMPO, and public and private
41 entities in order to encourage regional system-wide transportation solutions. The County shall ensure that
42 the Comprehensive Plan supports community social values through developing transportation systems that
43 are user friendly, accessible, interconnected and aesthetically appropriate.

1 The County shall also actively solicit public input from appropriate sources, including but not limited to,
2 community groups, businesses, underserved populations, and the Lake-Sumter Metropolitan Planning
3 Organization Citizens Advisory Committee (CAC) to ensure that the Comprehensive Plan supports
4 community social values through developing transportation systems that are user friendly, accessible,
5 interconnected and aesthetically appropriate.

6 **Policy VI-1.7.16 Wekiva Parkway Planning and Design**

7 Lake County shall coordinate with the various regional transportation entities during the planning, design,
8 and construction of the Wekiva Parkway and related transportation facilities, and shall ensure compliance
9 with provisions of the Wekiva Parkway and Protection Act.

10 **Policy VI-1.7.17 Transportation Network in the Mount Plymouth-Sorrento Community**

11 In order to protect the long-term integrity of the Mount Plymouth-Sorrento Community, it shall be the
12 expressed intent of the County to maintain State Road 46 within the Mount Plymouth-Sorrento Main Street
13 Future Land Use Category as a two-lane facility, herein referred to as “Main Street”, and to coordinate
14 with the Florida Department of Transportation to achieve this purpose.

15 **Policy VI-1.7.18 Coordination During Major Regional Transportation Construction** 16 **Projects**

17 The County will coordinate with the LSMPO, Florida Department of Transportation, and other jurisdictions
18 and agencies to prepare in advance for the maintenance of traffic during construction of major regional
19 transportation projects.

20 **OBJECTIVE VI-1.8 COORDINATION OF THE LAKE COUNTY COMPREHENSIVE PLAN** 21 **WITH THE LAKE COUNTY SCHOOL BOARD**

22 Lake County shall coordinate its programs and Comprehensive Plan with the programs and plans of the
23 Lake County School Board.

24 **Policy VI-1.8.1 Coordinate with the Lake County School Board**

25 Public schools are community facilities which are necessary to serve residents in Lake County. Lake County
26 shall participate in the coordination of planning for school facilities with the Lake County School Board,
27 municipalities and the State of Florida. The provision of schools shall be consistent with the First Amended
28 Interlocal Agreement between Lake County and the Lake County School Board and Municipalities for
29 School Facilities Planning and Siting.

30 **Policy VI-1.8.2 Coordinate the Development Review Process with the Lake County** 31 **School Board**

32 Lake County, through its development review process, shall consider the comments received by the School
33 Board regarding the school enrollment impacts anticipated to result from any proposed land use
34 application or development proposal and whether sufficient capacity exists or is planned.

35 **Policy VI-1.8.3 Use of School Data for Planning County Infrastructure**

36 The County shall continue to include school enrollment data in transportation planning and capital
37 programs. The County shall exchange data with the School Board for use in the respective capital planning
38 programs.

1 **Policy VI-1.8.4 Coordinate School Plans**

2 The County shall coordinate with the Lake County School Board to discuss development plans for expansion
3 of existing or new education facilities within the unincorporated County to ensure such activities are
4 consistent with growth management and development plans established within the Lake County
5 Comprehensive Plan and the procedures established in the “First Amended Interlocal Agreement Between
6 Lake County and Lake County School Board and Municipalities for Scholl Facilities Planning and Siting” or
7 its successors. Also, the County shall coordinate and address any issues concerning impacts of educational
8 facilities on adopted levels of service established for roads, water, drainage, recreation, and solid waste
9 services.

10 **Policy VI-1.8.5 Avoid Duplication of Services**

11 The County shall coordinate with the Lake County School Board and the municipalities to integrate
12 recreation facilities on school property into the recreation system for Lake County to avoid duplication of
13 services. In addition, school facilities shall continue to be available for public meetings and other public
14 uses when demand warrants the use.

15 **Policy VI-1.8.6 School Board Representation on Various County Boards**

16 The County shall continue providing a position for a School Board representative at its Development
17 Review Staff meetings, Zoning Board, and on the Local Planning Agency.

18 **Policy VI-1.8.7 Policy Coordination Between School and County Boards**

19 The County shall ensure effective coordination of the policies and programs of the School Board and
20 Board of County Commissioners.

21

22 **Policy VI-1.8.8 Collaborative Planning**

23 Lake County, the School Board, and Lake County’s municipalities will, through the procedures established in
24 the “First Amended Interlocal Agreement Between Lake County and Lake County School Board and
25 Municipalities for School Facilities Planning and Siting” or its successors, maintain a collaborative effort in
26 the joint planning process to effectively implement school concurrency using accurate and agreed upon
27 supporting data and analysis.

28

29 **Policy VI-1.8.9 Implementation of the Interlocal Agreement**

30 Lake County shall adhere to the “First Amended Interlocal Agreement Between Lake County and Lake
31 County School Board and Municipalities for School Facilities Planning and Siting,” or its successors, as
32 required by Section 1013.33, Florida Statutes, which establishes procedures for, among other things,
33 coordination and sharing of information; planning processes; school siting procedures; site design and
34 development plan review; and school concurrency implementation.

35

36 **Policy VI-1.8.10 Joint Meetings**

37 The Lake County Educational Concurrency Review Committee shall be established by the County, School
38 Board and municipalities. The committee shall be comprised of one representative from the School Board
39 and County Commission, and one representative from each municipality. Members may be elected
40 officials or citizens and shall be appointed by each appointing body. The Committee shall meet at least
41 annually but more often if needed, and will hear reports and discuss issues concerning school concurrency.

42

43 **Policy VI-1.8.11 Joint Staff Meetings**

1 The Joint Staff School Concurrency Review Group, comprised of Staff of the County, municipalities, and
2 School Board, shall meet regularly to discuss issues concerning school concurrency. These issues shall include
3 but not be limited to land use, school facilities planning (including such issues as population and student
4 projections), level of service, capacity, development trends, school needs, co-location and joint use
5 opportunities, and ancillary infrastructure improvements needed to support schools and ensure safe student
6 access.

7

8 **Policy VI-1.8.12 Coordination of Land Use Planning and School Facilities Planning**

9 Lake County, through the execution of its adopted Comprehensive Plan and a collaborative planning effort
10 with the School Board, shall notify the School Board of land use applications and development proposals
11 that may affect student enrollment, enrollment projections, or school facilities.

12

13 **Policy VI-1.8.13 School Siting**

14 Lake County will work with, and support, the School District staff in the planning and selection of school
15 sites to be brought before the School Board for consideration. Staff shall share and coordinate
16 information related to existing and planned school facilities; proposals for development, redevelopment,
17 or additional development; and infrastructure required to support the school facilities concurrent with
18 proposed development.

19

20 **Policy VI-1.8.14 Population Projections and Methodology**

21 The County will establish a collaborative effort between the County, municipalities, and School District in
22 the dissemination of data and decision making on population projections. Lake County shall provide
23 population projections to the School District and municipalities. County Staff will also continue to work with
24 the School District and the municipalities to improve the population projection methodology and enhance
25 coordination among the plans of the School District and municipalities.

26

27 **Policy VI-1.8.15 Population Projections and Development Trends**

28 The County shall provide the School District with its Comprehensive Plan, and provide updated
29 development data and population projections on an ongoing basis to facilitate development of school
30 enrollment projections. The County shall coordinate its Comprehensive Plan and the Future Land Use Map
31 Series with the School District's long range facilities maps to ensure consistency and compatibility with the
32 provisions of the Future Land Use Element, and ensure that the development of school facilities are
33 concurrent with residential development.

34 **Policy VI-1.8.16 Capacity Determination Standards**

35 The County shall cooperate with the School District in the implementation of capacity determination
36 standards.

37 **OBJECTIVE VI-1.9 COORDINATION WITH LOCAL, REGIONAL, STATE AND FEDERAL** 38 **AGENCIES FOR RECREATION FACILITIES**

39 Lake County shall coordinate with the plans and programs of local, regional, state, and federal agencies
40 in order to ensure consistency with adopted level of service standards and more effectively and efficiently
41 provide recreation facilities and services.

42 **Policy VI-1.9.1 Partnerships for Recreation Facilities**

43 Lake County shall develop and maintain partnerships with the municipalities, the Lake County School Board
44 and the Lake County Water Authority as well as not-for-profit organizations and the private sector.

1 **Policy VI-1.9.2 Coordination and Facilitation of Recreation Facilities**

2 Lake County shall coordinate the development of recreational facilities and work with federal, state,
3 regional, and local agencies to facilitate recreation programs.

4 **Policy VI-1.9.3 Co-location of Recreation Facilities**

5 Lake County and the School Board should further work to co-locate sites for new and existing schools and
6 recreation facilities where feasible. Lake County should work with the School Board to identify possible
7 joint opportunities to provide athletic and recreation opportunities for students and residents. A
8 school/park design model should be developed to be used for planning such joint facilities. Lake County
9 and the School Board should also work to identify existing school sites for possible improvements to better
10 accommodate public recreation usage.

11 **Policy VI-1.9.4 Mutual Use Agreement for Recreation Facilities**

12 Lake County should work with the School Board to develop a model 'Mutual Use Agreement' for the use of
13 school and recreation facilities for public use.

14 **Policy VI-1.9.5 Interlocal Agreements for Recreation Facilities**

15 Lake County shall coordinate with the County's municipalities and adjacent counties for the provision of
16 public parks and recreational programming through the use of interlocal agreements.

17 **Policy VI-1.9.6 Non-Profit Recreation Providers**

18 Lake County shall develop agreements with non-profit recreation providers such as the YMCA and Boys
19 and Girls Club to provide recreational programming and facilities.

20 **Policy VI-1.9.7 Joint Agency Funding of Recreation Facilities**

21 Lake County shall pursue joint agency funding for the purchase, development, and management of public
22 parks, environmental lands, and trails.

23 **Policy VI-1.9.8 Trails Program**

24 Lake County shall continue working towards expanding and improving its trails program by coordinating
25 with federal, state, regional, and local public agencies and private organizations to implement the Lake
26 County Trails Master Plan, September 2008, or its successor document.

27 **OBJECTIVE VI-1.10 EXCHANGE OF SUPPORT AND DATA**

28 The County shall increase the effectiveness and efficiency of public programs and minimize costs by
29 providing, seeking and sharing information.

30 **Policy VI-1.10.1 Internet Services**

31 Lake County will continue to provide information on its Internet webpage. This information includes the
32 agendas and minutes of the meetings of the Board of County Commissioners and many of its supporting
33 citizen and staff committees, information on the County Departments, important county documents and
34 progress statements on major work efforts, such as road construction projects.

35 **Policy VI-1.10.2 Sharing of Geographical Information Systems Data**

36 The County will continue to provide access to its GIS data via the internet webpage and an FTP site. Maps
37 produced using GIS databases maintained by the County, shall use the most complete and current data
38 available on the date of production.

1 **Policy VI-1.10.3 Review of County Plans**

2 The County shall coordinate the transmission of copies of the County's proposed Comprehensive Plan
3 updates, land development regulations, other design standards and Capital Improvements Programs for
4 City, School Board and adjacent county review and comment prior to Board action.

5 **Policy VI-1.10.4 Sharing of Resources**

6 The County will continue to provide land use data and socio-economic data to the municipalities, the School
7 Board, the LSMPO and other units of government and agencies.

8

9

10

11

12

13

14

15

16

17

18

1

**CHAPTER VII: PARKS AND
RECREATION ELEMENT**

2

3

4

PLANNING HORIZON 2030

5

1

Parks and Recreation Element

Public parks play an integral part in the quality of life in any community. They provide larger open areas for sporting activities, play, and relaxation than are available to most residential lots and constitute breaks in and relief from the built environment. They can be located within residential, business or industrial areas and may serve a neighborhood, the community at large, or the region. The Parks and Recreation Element documents the inventory of existing parks and recreation facilities and improvements, identifies standards of development, assesses needs and priorities based upon local standards and citizen input, and recommends a framework for development of an adequate parks and recreation system to meet the current and future needs of the community through the year 2030.

The primary focus of this element is to enhance existing parks, recreation, and open space opportunities for all Lake County citizens and visitors. This element is intended to identify the community's needs and priorities for the acquisition, development and long-term maintenance of an adequate parks and recreation system. The Parks and Recreation Element will serve as a guide to the general locations and types of park areas and recreation facilities needed to adequately accommodate the existing and projected future needs of the County. There are different expectations and service requirements based on the nature of the urban, suburban, or rural character of the different areas within the county. Lake County will strive to locate facilities that address these differences.

The goal of the Parks and Recreation Element is to facilitate the development and management of parks and facilities for a recreation system that includes environmental lands, trails, and other recreational opportunities that meets the diverse needs of a growing community. It is also intended to provide a balance between public demands for recreation activities and facilities and available resources. Data that included population growth, demographic characteristics, safety, historical considerations and proximity to other population centers and major recreation areas were used in the formulation of policies. The most important considerations of this Plan were public desires and funding sources available to the County.

GOAL VII-1 RECREATION

Lake County shall facilitate the development and management of parks and facilities for a recreation system that includes environmental lands, trails, and other recreational opportunities that meets the diverse needs of a growing community.

Lake County shall guide the acquisition, protection and management of lands for the development of parks, open space and recreation opportunities.

OBJECTIVE VII-1.1 PARKS AND RECREATION SYSTEM

Lake County will develop, operate, and promote a parks and recreation system that provides all residents with quality leisure opportunities.

Policy VII-1.1.1 Lake County Parks and Recreation Advisory Committee

The Lake County Parks and Recreation Advisory Board shall include citizen representatives to further the goal envisioned by this Element.

Policy VII-1.1.2 Planning Process

When developing new parks and facilities, Lake County shall include nearby residents and other interested parties in the planning process.

1 **OBJECTIVE VII-1.2 COMMUNICATION**

2 Lake County shall develop programs to communicate the recreational amenities of Lake County to residents
3 and visitors.

4 **Policy VII-1.2.1 Coordination**

5 Lake County Parks and Recreation shall coordinate with Lake County Economic Growth & Redevelopment
6 to help promote Lake County's parks, trails, cultural events, natural areas, and special events to visitors.

7 **Policy VII-1.2.2 Facility Development**

8 Lake County shall support the development of quality athletic and community facilities to attract state,
9 regional, and national tournaments and events to Lake County. Such facilities shall also be available to
10 residents of Lake County for cultural and athletic programs when not hosting special events.

11 **Policy VII-1.2.3 Promotional Program**

12 Lake County shall develop and distribute a promotional guide for parks and recreation facilities,
13 environmental lands, and trails owned and operated by the County. Such brochures and promotional
14 materials should be available at all public facilities, schools, and libraries, throughout the County.

15 **OBJECTIVE VII-1.3 FACILITY LOCATION**

16 There are different expectations and service requirements based on the nature of the urban, suburban, or
17 rural character of the different areas within the County. Lake County will strive to locate facilities that
18 address these differences.

19 **Policy VII-1.3.1 Recreation Planning Areas**

20 Recreation Planning Areas will be established based on location, growth patterns, and the individual
21 character of each particular area in order to help assure the provision of adequate recreational facilities
22 where they are needed.

23 **Policy VII-1.3.2 Partnership Plan**

24 Lake County shall work toward creating a model for a City/County/Private Partnership plan.

25 **OBJECTIVE VII-1.4 FACILITY DEVELOPMENT**

26 Lake County will facilitate the development of a well-balanced system of community and regional facilities
27 that include active and resource based recreational opportunities to meet a variety of needs for
28 individuals as well as groups.

29 **Policy VII-1.4.1 Park Classification System**

30 The park classification system in Lake County will be limited to community parks, regional parks, and
31 special facilities. Parks will be further classified as either resource-based or activity-based.

32 **Policy VII-1.4.2 Existing Parks**

33 Existing mini parks, neighborhood parks and parcels of undeveloped land less than 10 acres in size
34 currently-maintained by Lake County shall be evaluated for potential phase out. Any new parks
35 developed by Lake County shall be community parks or larger.

1 **Policy VII-1.4.3 Level of Service**

2 The adopted Level of Service shall be four (4) acres of park land (developed or undeveloped) per 1000
3 people in unincorporated Lake County.

4 **Policy VII-1.4.4 Park Facilities Inventory**

5 Lake County Parks and Recreation shall maintain an up to date inventory of all Lake County maintained
6 park facilities.

7 **Policy VII-1.4.5 Mandatory Dedication of Land for Recreation Space**

8 Lake County shall incorporate provisions within its Land Development Regulations which require new
9 residential development to provide recreation space consistent with the Concurrency Management System.
10 The provision of land for activity-based recreation shall be in addition to the area required for open
11 space.

12 **Policy VII-1.4.6 State Comprehensive Outdoor Recreation Plan**

13 Lake County will use, as a guideline, the activity standards suggested in the 'State Comprehensive Outdoor
14 Recreation Plan' for Florida, as updated on a regular basis.

15 **Policy VII-1.4.7 Outsourcing**

16 Lake County shall consider the possibility of outsourcing the maintenance of park facilities, where
17 appropriate.

18 **Policy VII-1.4.8 Phased Development and Renovation Plan**

19 Lake County will create and approve a phased development and renovation plan for the existing parks in
20 the System to determine appropriate development of new facilities or phase out of parkland that does not
21 meet the objectives of the Lake County Parks Master Plan.

22 **OBJECTIVE VII-1.5 TRAILS AND GREENWAYS**

23 Lake County shall foster the development of a comprehensive greenway, blueway, trails, equestrian and
24 bikeway system that provides for the protection of natural resources, scenic value, eco-tourism, and
25 resource-oriented recreation.

26 **Policy VII-1.5.1 Greenways and Blueways**

27 Lake County shall coordinate the establishment and maintenance of greenway and blueway trails to help
28 connect natural resources and parks to the trail system as identified in the Lake County Trails Master Plan,
29 September 2008, or its successor documents.

30 **VII-1.5.2.1 Interconnectivity**

31 The County shall strive to interconnect existing and future dedicated open space areas, pedestrian and
32 bicycle trails, hiking trails, equestrian trails, canoe runs, and where appropriate, utility corridors, into the
33 greenways and blueways network.

34 **VII-1.5.2.2 Incentives**

35 The County shall consider incentives to private landowners to encourage their participation in the creation
36 of the greenways network.

37 **VII-1.5.2.3 Greenway Land Acquisition Priority List**

1 The County shall adopt a greenway land acquisition priority list to assist in identifying and coordinating
2 the acquisition or protection of greenway elements.

3 **VII-1.5.2.4 Greenway Management Plan**

4 The County shall develop a master management plan for the greenway network and specific plans for
5 lands acquired, preserved, or otherwise included in the greenways network that address protection of
6 natural resources, public access, recreation, education, and opportunities for ecotourism that are
7 complementary to maintaining integrity of the network.

8 **Policy VII-1.5.2 Guidelines for Trail Development**

9 Lake County shall adopt as guidelines the Lake County Trails Master Plan, September 2008, or its
10 successor documents, the Florida Bicycle Facilities Planning and Design Handbook by the Florida
11 Department of Transportation and the Florida Office of Greenways and Trails Reference and Resource
12 Guide. These documents shall be used in the planning and development of trails.

13 **Policy VII-1.5.3 Maintenance and Operation Standards**

14 Maintenance and operation standards for existing and new trail design and development shall be
15 consistent with the Lake County Trails Master Plan, September 2008, or its successor documents.

16 **OBJECTIVE VII-1.6 ACCESS AND AVAILABILITY**

17 Lake County will ensure equal access and maximum availability to all facilities to the greatest extent
18 possible, consistent with the protection of natural resources.

19 **Policy VII-1.6.1 Access ways**

20 Lake County shall design, construct, and manage parks and trails with access ways that are compatible
21 with the natural features and character of the individual park site.

22 **Policy VII-1.6.2 Linkages**

23 Sidewalks, bikeways, and trails should be provided to link residential areas, community facilities, schools,
24 and other park sites where feasible.

25 **Policy VII-1.6.3 Parking**

26 Parking areas and bicycle racks, where appropriate, will be provided at recreation sites.

27 **Policy VII-1.6.4 Barrier-free Access**

28 Lake County shall ensure the provision of disabled parking spaces and barrier-free access to activity-
29 based parks and facilities, where practical and appropriate.

30 **Policy VII-1.6.5 Provision of Access to Lake County's Lakes**

31 Lake County shall provide access to lakes and waterways through maintenance and enhancement of its
32 public boat ramp parks. Additional public boat ramp parks shall be provided when the demand caused
33 by future residents warrants additional sites and facilities.

34 **OBJECTIVE VII-1.7 FINANCE**

35 Lake County shall identify and implement methods to finance the on-going operation and management of
36 its recreational facilities.

1 **Policy VII-1.7.1 Streamlining of Facilities**

2 Lake County will streamline its parks and recreation facilities and programs to focus on providing larger
3 scale facilities to supplement existing municipal and County recreation facilities, natural resource based
4 parks, and a trails system linking these facilities together.

5 **Policy VII-1.7.2 Revenue Generation**

6 Design of new facilities should consider revenue-generating opportunities (i.e. concessions, rentals, etc) that
7 could offset operational costs or enhance the recreational experience of participants as appropriate and
8 consistent with the protection of natural resources.

9 **Policy VII-1.7.3 Grant Program**

10 The County's grant programs should be refined to be consistent with the goals and objectives of the Lake
11 County Parks Master Plan and expanded to more adequately address the impact of unincorporated
12 residents on municipal recreation facilities and programs.

13 **Policy VII-1.7.4 Capital Funding Source**

14 The County shall evaluate the establishment of a reliable and consistent capital funding source for
15 recreation facilities and operations to help implement the policies contained in this Element.

16 **Policy VII-1.7.5 Fees and Charges**

17 The County shall adopt fees and charges, where appropriate, for the Parks and Recreation System that
18 are fair and equitable to residents and visitors that use County facilities.

19 **Policy VII-1.7.6 Facility Maintenance Costs**

20 New park and trail development shall address the cost to maintain each facility prior to implementation.
21 Design/maintenance techniques, materials, and procurement methods should be used that provide the most
22 cost effective measures to develop, as well as maintain the park and trail facilities.

23 **Policy VII-1.7.7 Alternative Funding Sources**

24 Lake County shall continue to investigate alternative funding sources and relationships to provide for public
25 park facilities, programs, and management.

1

2

3

4

5

6

7

8

9

10

11

12

1

2

3

4

5

CHAPTER VIII: TRANSPORTATION ELEMENT

6

7

8

PLANNING HORIZON 2030

9

10

11

12

13

1

2

1 **Table TRAN 1 - Rural Areas Minimum Operating Level of Service Standards**

ROAD CLASSIFICATION		PEAK HOUR MINIMUM LEVEL OF SERVICE
Strategic Intermodal System (SIS) / Florida Intrastate Highway System (FIHS)		B
Transportation Regional Incentive Program (TRIP)	Other Multilane	B
	Two-Lane	C
County Arterials		C
State Arterials		C
Collectors		C
Local		C

2 **Table TRAN 2 - Transitioning Urbanized Areas minimum Operating Level of Service Standards**

ROAD CLASSIFICATION		PEAK HOUR MINIMUM LEVEL OF SERVICE
Strategic Intermodal System (SIS) / Florida Intrastate Highway System (FIHS)		C
Transportation Regional Incentive Program (TRIP)	Other Multilane	C
	Two-Lane Other Multilane	C
County Arterials		D
State Arterials		D
Collectors		D
Local		D

3 **Table TRAN 3 - Urbanized Areas Minimum Operating Level of Service Standards**

ROAD CLASSIFICATION		PEAK HOUR MINIMUM LEVEL OF SERVICE
Strategic Intermodal System (SIS) / Florida Intrastate Highway System (FIHS)		C
Transportation Regional Incentive Program (TRIP)	Other Multilane	D
	Two-Lane Other Multilane	D
County Arterials		D
State Arterials		D
Collectors		D
Local		D

1 **Policy VIII-1.1.3 Use of Level of Service Maximum Volumes**

2 Lake County, in coordination with the Florida Department of Transportation and the LSMPO, shall use
3 generalized peak hour level of service maximum volume tables, appropriate LOS software or direct field
4 measurements in order to assess the most accurate Level of Service and available capacity for SIS/FIHS,
5 arterial, collector and local roadways.

6 **Policy VIII-1.1.4 Arterial Functional Classification System**

7 Lake County, in coordination with the Florida Department of Transportation, the LSMPO, and Federal
8 Highway Administration (FHA), shall determine functionally classified arterial roadways.

9 **Policy VIII-1.1.5 Collector and Local Functional Classification System**

10 Lake County, in coordination with the municipalities, Florida Department of Transportation and the Lake-
11 Sumter Metropolitan Planning Organization, shall maintain a functional classification system for collector
12 and local roadways under its jurisdiction that is sensitive to the local dynamics of the County. The County
13 will update or request updates for Federal Functional Classifications for local roadways as area
14 characteristics and facilities change over time.

15 **OBJECTIVE VIII-1.2 TRANSPORTATION DEVELOPMENT STANDARDS**

16 Lake County shall review all proposed developments for compliance and consistency with policies of the
17 Comprehensive Plan, with respect to transportation.

18 **Policy VIII-1.2.1 Traffic Concurrency for Proposed Developments**

19 Available capacity on roadways must be concurrent with the impacts of development. Lake County shall
20 review all proposed development for compliance and consistency based on the appropriate LOS software,
21 direct field measurements or the generalized LOS tables. No final development order shall be approved
22 until the requirements of the Concurrency Management System have been satisfied.

23 **Policy VIII-1.2.2 Encourage Trip-Capturing Development**

24 Lake County shall encourage the development of mixed use, self-contained projects and development
25 patterns that promote shorter trip lengths and generate fewer vehicle miles traveled. In areas of the
26 County with an imbalance of employment, commercial development, or housing, the County shall encourage
27 development which will complement the existing pattern of development and capture trips from nearby
28 areas thereby reducing overall Vehicle Miles Traveled. Such balancing shall consider both built and
29 approved but un-built projects to incorporate future conditions into the needs analysis.

30 **Policy VIII-1.2.3 Onsite Transportation Improvements**

31 Lake County shall maintain provisions that require new developments to establish safe and convenient
32 onsite traffic flow that considers circulation and parking needs.

33 **Policy VIII-1.2.4 Analysis of Traffic Noise Impacts and Abatement Measures**

34 Lake County intends to prevent negative impacts on adjacent land use due to noise from future road
35 widening or existing traffic. Within 24 months of the effective date of this Comprehensive Plan Land
36 Development Regulations shall establish standards requiring noise mitigation on collector and arterial
37 roadways. The applicant shall determine and analyze expected traffic noise impacts on the proposed
38 development and alternative noise abatement measures to mitigate these impacts, giving weight to the
39 benefits and cost of abatement, and to the overall social, economic, and environmental effects.

1 **OBJECTIVE VIII-1.3 TRANSPORTATION SYSTEM AND DEMAND MANAGEMENT**

2 Lake County shall develop, maintain and implement a transportation system utilizing Transportation
3 Systems Management strategies to provide a safe, convenient, and energy efficient multimodal
4 transportation system.

5 **Policy VIII-1.3.1 Transportation System Management**

6 Lake County shall develop a series of Transportation System Management (TSM) strategies to preserve
7 and increase traffic flow in a cost effective way, and as an alternative to traditional capacity projects.
8 TSM strategies can include, but are not limited to: Access Management, Intelligent Transportation Systems,
9 Intersection Improvements; Signalization Improvements; Ramp Metering; Freeway Bottleneck Removal;
10 Special Event Management; Parking Management; Transit Improvements; and Incident Management.

11 **Policy VIII-1.3.2 Promote Transportation Demand Management**

12 Lake County shall promote demand management strategies, including but not limited to, mixed-use
13 development, vanpooling, guaranteed ride-home, carpooling, employer-based public transit subsidies,
14 park and ride, and telecommuting programs to reduce peak hour demand and reduce vehicle miles
15 traveled.

16 **Policy VIII-1.3.3 Provision of Transportation System Management for New
17 Developments**

18 Lake County shall include provisions within the development review process that require new and
19 expanding development to consider the implementation of Transportation System Management Strategies
20 in addition to any necessary internal or off-site improvements.

21 **Policy VIII-1.3.4 Access Management for State Roads**

22 Lake County shall maintain access management standards, consistent with Rule 14-97 F.A.C., to regulate
23 and control vehicular ingress and egress to and from the State Highway System (SHS). The intent of these
24 standards is to protect public safety and the general welfare, to provide for mobility of people and
25 goods, to preserve the functional integrity of the SHS, and to minimize the number of access points to state
26 roads thereby reducing turning movements, conflict points, and other hazards. New development and
27 redevelopment along State Roads shall be required to conform with or exceed these standards. Access
28 management requirements shall include, but are not limited to, dedicated turn lanes, limited driveways and
29 curb cuts, shared access/driveways, cross access easements, frontage roads or rear access roads and
30 driveways, inter-connected parking lots, and other means to reduce the need and ability to access
31 properties from State roads and increase access from adjacent properties.

32 **Policy VIII-1.3.5 Access Management for County Maintained Roads**

33 Lake County shall maintain regulations and design standards for vehicular access to County maintained
34 roads, and require new development and redevelopment along these roads to comply with or exceed such
35 standards. Access management requirements shall include, but are not limited to, dedicated turn lanes,
36 limited driveways and curb cuts, shared access/driveways, cross access easements, frontage roads or rear
37 access roads and driveways, inter-connected parking lots, and other means to reduce the need and ability
38 to access properties from County roads and increase access from adjacent properties. The County also
39 recognizes, however, that certain county maintained roads are functionally different from state roads, and
40 may require special attention to needs of a pedestrian-friendly corridor such as traffic calming features,
41 on-site parking and reduced pavement widths.

42 **OBJECTIVE VIII-1.4 TRANSPORTATION CONCURRENCY**

43 Lake County shall work with the LSMPO and all municipalities to maintain a standardized concurrency
44 management system that ensures that transportation facilities and services needed to support new

1 development and redevelopment are available concurrent with the impacts of such development, subject to
2 state law.

3 **Policy VIII-1.4.1 Concurrency Management System**

4 Lake County, in partnership with the LSMPO shall maintain the Concurrency Management System
5 established within the Concurrency Management Element and the Lake County Land Development
6 Regulations. A development application will not be deemed complete until a final, approved Traffic
7 Impact Study is received and approved by the County. In addition, applicants should note that
8 interagency and intergovernmental coordination is necessary for projects that impact transportation
9 facilities maintained by the FDOT or adjacent/other local governments.

10 **Policy VIII-1.4.2 Defined Transportation Concurrency**

11 Within 24 months of the effective date of this Comprehensive Plan, the County shall adopt Land
12 Development Regulations that establish a concurrency management review procedure. Such procedure
13 shall be satisfied through one (1) of the following actions approved by Lake County during the
14 development review process:

- 15 • A development order or permit is issued subject to the condition that, at the time of the
16 issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and
17 services are in place and available to serve the new development; or
- 18 • At the time the development order or permit is issued, the necessary facilities and services are
19 guaranteed in an enforceable development agreement, pursuant to Chapter 163, Florida
20 Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida
21 Statutes, to be in place and available to serve new development at the time of the issuance of
22 a certificate of occupancy or its functional equivalent; or
- 23 • Necessary Improvements are programmed within the first three (3) years of the Five-Year
24 Schedule of Capital Improvements, subject to financial feasibility and other conditions; or
- 25 • Execution of a Proportionate Fair Share agreement.

26 **Policy VIII-1.4.3 Transportation Concurrency Exception Areas and Management Areas**

27 The County shall, in coordination with the LSMPO and municipalities, examine the utility of transportation
28 concurrency exception areas and management areas as tools to promote compact growth and
29 development patterns that establish a clear delineation between urban and rural land uses and promote
30 economic development.

31 **Policy VIII-1.4.4 Proportionate Share**

32 Within 12 months of the effective date of this Comprehensive Plan, Land Development Regulations shall be
33 adopted to allow an applicant who receives a capacity encumbrance denial letter for transportation
34 facilities deficiency reasons, to request the use of a proportionate fair-share contribution to satisfy
35 transportation concurrency. In such case, that application shall be reviewed and considered by the County.
36 A proportionate fair-share proposal may be approved (whether as submitted or as subsequently
37 modified) for the issuance of a capacity encumbrance letter (which capacity encumbrance letter of
38 concurrency may contain conditions for its issuance), provided that the proposed development is consistent
39 with the Comprehensive Plan.

40 **OBJECTIVE VIII-1.5 BICYCLE & PEDESTRIAN ACCESSIBILITY**

41 Lake County shall develop an efficient and coordinated bicycle and pedestrian system that will ensure the
42 safe, convenient and efficient travel of pedestrians and bicyclists.

1 **Policy VIII-1.5 .1 Enhance Bicycle and Pedestrian Mobility**

2 Lake County shall:

- 3 • Provide bicycle lanes and sidewalks on all new and rebuilt collector and arterial facilities in urban
4 areas. However, a design exception may be approved by the Board of County Commissioners as a
5 result of public input, cost feasibility, or policy restrictions.
- 6 • Evaluate the need to expand bicycle and pedestrian facilities on existing arterial and collector
7 facilities.
- 8 • Consider increasing the number of miles of off-street bicycle and pedestrian trails based on the
9 five-year sidewalk and Bike/Pedestrian Master Plan.
- 10 • Enhance and provide sidewalk and bicycle facilities when feasible to include connectivity to other
11 like facilities, schools and major trip generators.

12 **Policy VIII-1.5.2 Neighborhood Connectivity**

13 Lake County shall strive to provide connections between and within neighboring land uses in order to
14 increase pedestrian mobility and transit accessibility where opportunities and resources permit. The County
15 shall adopt land development regulations providing for interconnections in new development.

16 **Policy VIII-1.5.3 Motorized and Non-Motorized Design Standards for State Roads**

17 To minimize conflicts between motorized and non-motorized transportation traffic, Lake County shall
18 coordinate with the Florida Department of Transportation to ensure that, at a minimum, paved shoulders
19 are added to all State roads within the jurisdictional limits of the County at the time of reconstruction or
20 additional capacity improvements occur, in conformance with the FDOT Plans Preparation Manual,
21 January 1, 2009, or its successor documents, as well as the Lake County Trails Master Plan, September
22 2008, or its successors.

23 **Policy VIII-1.5.4 Motorized and Non-Motorized Design Standards for County and
24 Local Roads**

25 Lake County shall identify collector, arterial, and local roadways and include design standards for those
26 roadways. The county should follow those design standards. However, a design exception may be
27 approved by the Board of County Commissioners as a result of public input, cost feasibility, or policy
28 restrictions. Design Standards for Trails are included in the adopted 2009 Lake County Trails Master Plan.

29
30 **Policy VIII-1.5.5 Rails to Trails**

31 Lake County shall coordinate with government agencies and private organizations involved in the
32 acquisition and development of a trail system utilizing abandoned railroad right-of-way where feasible.
33 Such coordination shall ensure, to the extent possible, that new trails are consistent with the design
34 standards and network adopted in the Lake County Trails Master Plan, September 2008, or its successor
35 documents. The County shall incorporate new rail trails into the Plan in future updates, as appropriate.

36
37 **Policy VIII-1.5.6 Bicycle and Recreational Trail Planning and Coordination**

38 Lake County has a goal of providing a Countywide network of pedestrian, bicycle, recreational and
39 equestrian trails. The County will coordinate with the Lake-Sumter Metropolitan Planning Organization,
40 Florida Department of Transportation, municipalities and other appropriate agencies to study and
41 implement options for coordinated provision of a bike trail network consistent with the Lake County Trails
42 Master Plan, September 2008, or its successor documents. The County will request federal, state and other
43 local funding sources to implement this goal.

1 **Policy VIII-1.5.7 Provision of Bicycle and Pedestrian Ways for New Development**

2 Lake County shall adopt provisions in the Land Development Regulations to require that developers of new
3 development and redevelopment projects provide appropriate bicycle and pedestrian facilities based on
4 measurable criteria. Such facilities shall be consistent with the design standards included in the Lake County
5 Trails Master Plan, September 2008, or its successor documents, and shall connect to the existing or
6 proposed network wherever possible.

7 **Policy VIII-1.5.8 Bicycle Storage for Public Facilities and New Development**

8 The County shall provide bicycle storage facilities at existing county parks, and shall analyze the need to
9 provide such facilities at other public buildings. The Land Development Regulations shall incorporate
10 provisions requiring all new shopping centers, recreation areas, and other public use developments to
11 provide storage facilities for bicycles.

12 **OBJECTIVE VIII-1.6 SCENIC ROADWAYS**

13 Lake County shall establish and protect Scenic Roadways in the interest of promoting and preserving the
14 County's natural environment and the character of rural areas and rural communities.

15 **Policy VIII-1.6.1 Establishment of Scenic Roadways**

16 Lake County hereby designates the following roadways as scenic, for which the maximum through lane
17 standard shall be two (2) lanes:

- 18 • **Lakeshore Drive/County Road 452:** From the City of Tavares to the City of Mount Dora (Local
19 Designated Scenic Roadway).
- 20 • **Green Mountain Scenic By-Way:** Lake County roads 455 from CR 561 to CR Old Highway 50,
21 and CR Old Highway 50, roughly parallel to the western and southern shoreline of Lake Apopka
22 from CR 455 to the Orange County line (State Designated Scenic Roadway).
- 23 • **Lake Eustis Drive/Lakeshore Drive:** From the City of Tavares to the City of Eustis (Local
24 Designated Scenic Roadway).
- 25 • **Lakeshore Drive:** From Washington Street to the City of Minneola (Local Designated Scenic
26 Roadway).
- 27 • **Lakeshore Drive:** From Hook Street to the South Clermont Connector, Clermont (Local Designated
28 Scenic Roadway).
- 29 • **East Crooked Lake Drive:** From US 441 to Country Club Drive. (Local Designated Scenic
30 Roadway)
- 31 • **Adair Road:** From CR 437 to Dubsdread Drive (Local Designated Scenic Roadway).
- 32 • **Wolfbranch Road:** From Roundlake Road to County Road 437 (Local Designated Scenic
33 Roadway).
- 34 • **Black Bear Scenic Roadway:** SR 40 in North Lake County; SR 19 from North Lake County Lines
35 south to end of Ocala National Forest Boundary; CR 445 from SR 19 to SR 40, North Lake
36 County.

37 **Policy VIII-1.6.2 Protection of Future Scenic Roadways**

38 The County shall adopt land development regulations that establish criteria for designated Scenic
39 Roadways and development standards for the preservation of the values of Scenic Roadways. Lake
40 County shall annually update the list of scenic roadways to include roadways with scenic amenities that
41 could potentially be lost and fit the scenic roadway criteria. Scenic Roadways can be enhanced with the

1 addition of bike lanes; sidewalks; turn lanes; bike paths; median treatments; landscaping; and other
2 appealing, noninvasive improvements.

3 **OBJECTIVE VIII-1.7 AIRPORTS**

4 Lake County shall coordinate with the LSMPO, Federal Aviation Administration, U.S. Military, Florida
5 Department of Transportation Five Year Work Program, Continuing Florida Aviation System Planning
6 Process, and the various airports to ensure that the expansion of existing general aviation airports and
7 surface transportation access roads are consistent with the goals, objectives, and policies of the Lake
8 County Comprehensive Plan, and applicable Federal and State regulations; and ensure access to airports
9 and related facilities are properly integrated with other modes of surface transportation.

10 **Policy VIII-1.7.1 Airport and Related Facility Development and Expansion**

11 Lake County shall ensure that airport and related facility development and expansion will be consistent
12 with the Conservation and Future Land Use Element goals, objectives, and policies; and protect and
13 conserve natural resources within airports and related facilities.

14 **Policy VIII-1.7.2 Evaluation of Existing Airport Ordinance**

15 Lake County shall evaluate the effectiveness of its existing airport ordinance to determine if there are any
16 necessary modifications that should be made to airport regulations for the purpose of update and make
17 necessary changes deemed appropriate.

18 **Policy VIII-1.7.3 Ensure Access Routes to Airports**

19 Lake County shall encourage and promote safe and efficient access to aviation facilities using multimodal
20 approaches when such access methods are compatible with the safe and efficient movement of people,
21 goods and services. In addition, access to existing, proposed and private airports shall be improved
22 throughout the planning period through integration of existing and future transportation systems.

23 **Policy VIII-1.7.4 Determination of Need for Additional General Aviation Facility** 24 **Within Lake County**

25 Lake County shall cooperate with the Florida Department of Transportation in the update of the Five-Year
26 Plan (Central Florida Aviation System Planning Process-CFASPP) for air transportation. The County shall
27 provide technical information and assistance for use in development of the Florida Aviation System
28 Implementation Program (ASIP), which will refine the inventory of Florida's aviation capacity needs for the
29 next twenty years. Consideration will be given throughout this process to the feasibility of an additional
30 general aviation facility being located in the County.

31 **Policy VIII-1.7.5 Amendment of Land Development Regulations to Regulate Airport** 32 **Area Uses**

33 Lake County shall include utilization of runway noise contours in regulating land uses, and further establish
34 airport compatible land uses consistent with the land uses approved by the Federal Aviation
35 Administration.

36 **OBJECTIVE VIII-1.8 RAIL EXPANSION**

37 All rail expansion shall be coordinated with the Future Land Use and Conservation Elements of the Lake
38 County Comprehensive Plan. In addition, all facility expansions shall be coordinated with the provision of
39 public improvements. Lake County shall also encourage coordination of rail facilities among cities, private
40 owners, state and federal agencies, the Lake-Sumter Metropolitan Planning Organization, and users of the
41 rail lines.

1 **Policy VIII-1.8.1 Consistency with Lake County Comprehensive Plan**

2 Any development, redevelopment, or expansion of rail facilities in Lake County shall be consistent with the
3 goals, objectives and policies of the Lake County Comprehensive Plan.

4 **Policy VIII-1.8.2 Suitable Adjacent Land Use**

5 Within 24 months of the effective date of the Comprehensive Plan, the County will adopt Land
6 Development Regulations to ensure that land uses and development in proximity to rail facilities are
7 compatible with such facilities.

8 **Policy VIII-1.8.3 Encourage Rail Use**

9 Lake County shall encourage the use of rail by businesses and industry as an alternative to roadway
10 transport for the movement of freight, and examine and coordinate the possibility of commuter rail.

11 **OBJECTIVE VIII-1.9 ENVIRONMENTAL IMPACTS**

12 Lake County shall consider the primary and cumulative impacts of proposed transportation improvements
13 upon natural resources and promote the use of innovative design techniques to ensure the protection of
14 ecological systems and reduce greenhouse gas emissions from the transportation sector.

15 **Policy VIII-1.9.1 Techniques to Protect Natural Resources**

16 In the planning, design and construction of transportation improvements, Lake County shall take into
17 consideration:

- 18 • Design techniques to avoid adverse impacts on natural resources, such as underpasses and spans
19 to provide for habitat connectivity and wildlife movement, and speed management and traffic
20 calming features to reduce wildlife mortality.
- 21 • Design techniques to mitigate adverse impacts on natural resources, the quality of the environment
22 and surrounding development; and
- 23 • Design and operational techniques which complement adjacent development and enhance the
24 aesthetic and sensory quality of the transportation corridors

25 **Policy VIII-1.9.2 Prohibit Use of Roadway Improvements as Sole Justification For**
26 **Land Use Amendments**

27 Lake County shall prohibit the use of new or expanded roadway facilities as sole justification for
28 amendments to the Future Land Use Element where new or expanded development will adversely impact
29 resources, conservation areas, or neighborhoods.

30 **Policy VIII-1.9.3 Enforcement of Environmental Regulations**

31 In the planning, design and construction of new transportation facilities, the County shall enforce policies,
32 standards and regulations that provide for the protection of environmentally sensitive lands, including but
33 not limited to public conservation lands, wetland areas and rare upland habitat, by requiring documented
34 evidence of an overriding public interest and appropriate mitigation of any unavoidable disturbance of
35 the environmentally sensitive areas as required by other environmental agencies. The County shall
36 consider avoidance of impact to environmentally sensitive land a priority. Primary and cumulative effects
37 including but not limited to land use, habitat loss, wildlife impacts, noise penetration, light intrusion, or
38 impacts to the management of natural lands shall be considered in providing for the location and design of
39 new and improved transportation facilities.

1 **Policy VIII-1.9.4 Mitigation of Environmentally Sensitive Lands**

2 When environmentally sensitive lands are impacted by transportation facilities including but not limited to
3 roads, airports, and railways, Lake County shall assure that mitigation measures are provided consistent
4 with the Conservation Element goals, objectives, and policies, the wetland ordinance contained within the
5 Land Development Regulations, and rules of the St. Johns and Southwest Florida Water Management
6 Districts, the Florida Department of Environmental Protection, the U.S. Army Corps of Engineers, and the
7 U.S. Environmental Protection Agency. Disturbance of environmentally sensitive lands and subsequent
8 mitigation shall be in conformance with rules and regulations of the agency or agencies involved.

9 **Policy VIII-1.9.5 Wildlife Crossing Structures**

10 The County shall support structural modifications to roads within the Wekiva River Protection Area and
11 generally within the Wekiva-Ocala ecological corridor for wildlife movement. Lake County shall
12 coordinate with transportation and conservation agencies regarding the provision of crossing structures for
13 bear and other wildlife, including underpasses and spans, to be integrated into the design of the Wekiva
14 Parkway and appurtenant roadway facilities. Further, the County shall cooperate with and encourage the
15 Fish and Wildlife Conservation Commission and transportation agencies to study wildlife crossing structures
16 for SR 40, SR 44, and CR 42.

17 **Policy VIII-1.9.6 Support Quality of Environment**

18 Lake County shall consider public transit, para-transit and transportation demand management activities as
19 a means of supporting the County's goals, objectives and policies to conserve natural resources, reduce
20 greenhouse gas emissions from the transportation sector, maintain the quality of the environment, improve
21 the aesthetic and sensory quality of the urban community and to maintain a clear delineation between
22 urban and rural land uses.

23 **Policy VIII-1.9.7 Reduce Vehicular Pollutant Emission Levels**

24 Within 24 months of the effective date of the Comprehensive Plan, the County will adopt Land
25 Development Regulations to provide standards to identify and regulate significant traffic-generating
26 development and develop strategies to reduce greenhouse gas emissions from the transportation sector.
27 These strategies may include, but are not limited to:

- 28 • requiring air quality impact analyses be performed on all significant traffic generating
29 development proposals such that, projects predicted to violate air quality standards are
30 required to pursue the implementation of traffic mitigation techniques (or down-scaling of the
31 proposal to achieve compliance standards);
- 32 • *requiring efficient land use patterns which decrease Vehicle Miles Travelled; using access
33 management standards to reduce VMT;*
- 34 • *allowing innovative site designs and roadway configurations to minimize the number of lane-
35 miles needed while maximizing access;*
- 36 • *requiring roads, access, and parking areas be designed to minimize turning movements,
37 stopping, and other conflict points;*
- 38 • *increasing the number of roadway interconnections and intersections, where appropriate;*
- 39 • *limiting gated communities which prevent existing or future roadway interconnections;*
- 40 • *requiring development along transit corridors and routes to accommodate mass transit and
41 provide for park-n-ride areas, sheltered bus/rail stops, and bus turnouts, as appropriate;*
- 42 • *discouraging the use of single-occupancy vehicles by adopting reduced parking requirements and
43 by limiting roadway capacity on key roads, as appropriate, as a disincentive to individual travel;*
- 44 • *encouraging Transit-Oriented Development and development which takes advantage of existing
45 or future planned passenger rail;*
- 46 • *protecting existing railroad corridors, encouraging and facilitating the location of industrial and
47 commercial employment centers along those corridors, and encouraging increased use of rail
48 transport by industrial and commercial enterprises; and*

- 1 • *requiring bikeways, trails, and pedestrian paths, wherever practical and appropriate, to provide*
2 *alternatives to motor vehicles.*

3 **OBJECTIVE VIII-1.10 NEIGHBORHOOD ROADWAYS AND NEIGHBORHOOD IMPACTS**

4 Lake County shall establish and preserve neighborhood roadways in the interest of promoting and
5 preserving the neighborhood's natural environment and character.

6 **Policy VIII-1.10.1 Establishment of Neighborhood Roadways**

7 Lake County shall designate neighborhood roadway(s), for which the neighborhood's aesthetic landscape
8 shall be maintained.

9 **Policy VIII-1.10.2 Protection of Neighborhood Roadways**

10 The County shall adopt land development regulations that establish criteria for designated neighborhood
11 roadways and development standards for the preservation of the values of neighborhood roadways.
12 Lake County shall annually update the list of neighborhood roadways to include roadways with unique
13 amenities that could potentially be lost and fit the neighborhood roadway criteria. Neighborhood
14 roadways can be enhanced with the addition of new vehicle lanes; bike lanes; sidewalks; turn lanes; bike
15 paths; median treatments; landscaping; and other appealing improvements as long as they maintain the
16 designated roadway's viewshed and neighborhood characteristics.

17 **Policy VIII-1.10.3 Establish Road Standards to Protect Neighborhoods**

18 Lake County shall adopt roadway design standards that minimize the impact of noise from new or
19 expanded arterial and collector roads on adjoining land uses, where feasible. The County shall also
20 adopt standards for landscaping and other buffering techniques to maintain or enhance the visual
21 character of such roads, where appropriate.

22

23 **GOAL VIII-2 TRANSPORTATION SYSTEM**

24 To create a safe, accessible, convenient, and efficient transportation system for residents, employees and
25 visitors, in coordination with the needs of land use activities, population densities, and housing and
26 employment patterns.

27 **OBJECTIVE VIII-2.1 COORDINATION OF TRANSPORTATION PLANNING WITH**
28 **FUTURE LAND USE.**

29 Lake County shall develop a transportation system that provides the infrastructure associated with future
30 land use designations in a manner consistent with the goals of the Comprehensive Plan.

31 **Policy VIII-2.1.1 Transportation/Land Development Coordination**

32 To promote conservation of the County's natural and cultural resources, promote economic development,
33 and promote compact growth and development patterns that establish a clear delineation between urban
34 and rural land uses, the County shall support a balanced transportation system that provides for:

- 35 • A network of roads that support areas designated for economic development;
- 36 • The use of transit both within Lake County and from Lake County to major regional attractors;
- 37 • The identification and preservation of Scenic Roadways; and
- 38 • Walkable communities, alternative corridors.

1 Roadway classifications and design capacity shall be based on the land uses that they serve, consistent
2 with the Future Land Use Element.

3 **OBJECTIVE VIII-2.2 PUBLIC TRANSIT SERVICES**

4 Lake County shall strive to address the need for a public transit system that serves major trip generators
5 and attractors, and transit-dependent populations and land uses to provide a viable alternative to single-
6 occupant vehicle travel in the urbanized areas of Lake County and within the region. The County shall
7 cooperate with the LSMPO and the municipalities to implement the Lake County Transit Development Plan
8 (Wilbur Smith Associates, 2008) and its successor documents.

9 **Policy VIII-2.2.1 Transit Supportive Areas**

10 Lake County in coordination with the Lake-Sumter Metropolitan Planning Organization and the
11 municipalities, shall identify, analyze and help create Transit Supportive Areas to implement the Lake
12 County Transit Development Plan (Wilbur Smith Associates, 2008) and its successor documents.

13 **Policy VIII-2.2.2 Fixed Route Public Transit**

14 Lake County shall promote fixed route service along routes established as priorities in the Lake County
15 Transit Development Plan (Wilbur Smith Associates, 2008) and its successor documents, or as determined
16 by the Community Transportation Coordinator and the LSMPO and shall seek to coordinate that service
17 with other providers in the region.

18 **Policy VIII-2.2.3 Level of Service**

19 Within 36 months of the effective date of the Comprehensive Plan, the County shall establish a level of
20 service for transit.

21 **Policy VIII-2.2.4 Promotion of Transit Services**

22 Lake County shall promote the use of existing and future private sector transit, both fixed route and
23 demand-response, through the local media.

24 **Policy VIII-2.2.5 Para-transit System Management**

25 Lake County will work with the Lake-Sumter Metropolitan Planning Organization, CTC, and Transit Service
26 Provider to determine and help eliminate the inefficiencies in public paratransit service provided for the
27 transportation disadvantaged population and implement recommendations from the Transportation
28 Disadvantaged Service Plan that maximizes the efficient provision of access to facilities required for a
29 healthy lifestyle.

30 **Policy VIII-2.2.6 Coordination with Private Providers**

31 Lake County and the LSMPO shall evaluate retirement communities', medical and other private sector
32 transit providers that form part of the coordinated transportation system in order to determine the need to
33 expand and increase the productivity of paratransit service, and lessen the adverse environmental and
34 traffic impacts from inadequate service delivery, such as duplication of service.

35 **Policy VIII-2.2.7 Accessible Transit System**

36 To ensure the accessibility of the transit system, Lake County will strive to provide to its residents and
37 business community the ability to move from one mode of travel to another with ease using parking
38 strategies such as having available parking at transfer stations and major stops; park and ride; parking
39 garages to reduce on-street parking; and locating bus stops at existing, major parking facilities (i.e. malls,
40 shopping centers, and parking garages.). The County will establish, in the Land Development Regulations,
41 land use, site, and building guidelines and requirements for development in public transit corridors to

1 assure accessibility of new development to public transit consistent with the Lake County Transit
2 Development Plan (Wilbur Smith Associates, 2008) and its successor documents.

3 **Policy VIII-2.2.8 Local, State or National States of Emergency**

4 Lake County shall ensure that available public transit will be utilized in the event of a mandatory
5 evacuation due to local, state or federal State of Emergency.

6 **OBJECTIVE VIII-2.3 FUNDING FUTURE MASS TRANSIT**

7 Lake County and the Lake-Sumter Metropolitan Planning Organization shall establish a method for funding
8 a safe and economically viable form of public transportation, at the local level, in the event that both state
9 and federal funding assistance decrease or are found to be inadequate.

10 **Policy VIII-2.3.1 Analysis of Stable Funding**

11 An analysis shall be conducted of all stable funding mechanisms for transit and updated regularly as part
12 of the development of the Transit Development Plan for Lake County and the Lake-Sumter Metropolitan
13 Planning Organization.

14 **Policy VIII-2.3.2 Developments of Regional Impact**

15 The County shall require that Developments of Regional Impact enter into an agreement/funding
16 contribution with Lake County for transit operations that will stipulate the Developer's fair share obligation
17 with respect to providing or assisting the local share in providing transit services and certain facilities (bus
18 stops, shelters/benches) to the development.

19

20 **GOAL VIII-3 FINANCIAL FEASIBILITY**

21 To develop a financially feasible multi-modal transportation plan that meets the future needs of Lake
22 County.

23 **OBJECTIVE VIII-3.1 FUTURE FUNDING**

24 Lake County shall develop a transportation plan that is cost feasible.

25 **Policy VIII-3.1.1 Ensure Transportation Plan is Cost Effective and Affordable**

26 To ensure the Transportation Plan is cost effective and affordable within future funding levels, the County
27 shall implement the following measures:

- 28 • In cooperation with the LSMPO adopt a cost-feasible plan which directly relates to the future and
29 anticipated funding sources and levels.
- 30 • Utilize Intelligent Transportation Systems (ITS) where possible to maximize efficiency of existing
31 facilities.
- 32 • Monitor lane miles of roadway network developed by alternative funding sources like toll
33 revenues or other user fees.
- 34 • Support and promote the need to have and maintain strong strategic regional alliances and
35 partnership.
- 36 • Monitor and evaluate the annual funding allocations and rates coming to Lake County to support
37 the transportation program.

1 **OBJECTIVE VIII-3.2 TRANSPORTATION CAPITAL IMPROVEMENT PROGRAM**

2 Lake County will review annually its Schedule of Capital Improvements and the Capital Improvements
3 Element to ensure that it is responsive to the transportation demand generated by new growth and
4 development as well as provide for a safe, convenient, and efficient transportation system.

5 **Policy VIII-3.2.1 Update Transportation Construction Program**

6 Public Works shall annually update its five-year Transportation Construction Program, listing road projects
7 by type of work to be undertaken and level of funding for each phase by year.

8 **Policy VIII-3.2.2 Include Projects in the Schedule of Capital Improvements**

9 Projects in the County's five-year work program shall be included in the Schedule of Capital Improvements
10 showing projects by funding source. Projects identified as being required to maintain Levels of Service
11 shall be prioritized according to need and financial feasibility. The County may utilize the LSMPO
12 Prioritization process to schedule County-road projects in the Five-Year Schedule of Capital Improvements.

13 **Policy VIII-3.2.3 Include Five-Year Plan in the TIP**

14 Lake County shall submit its annual update of the 5-year Transportation Construction Program to the
15 LSMPO for inclusion in the Transportation Improvement Program. Lake County supports the LSMPO Long
16 Range plan for State Road improvements within unincorporated areas of the County.

17 **OBJECTIVE VIII-3.3 TRANSPORTATION CORRIDOR PROTECTION**

18 Lake County shall protect and maintain transportation corridors and acquire rights-of-way, to the extent
19 financially practical and permitted by law, in order to provide for an efficient and cost-effective
20 transportation system.

21 **Policy VIII-3.3.1 Constrained Roadway Corridors**

22 Lake County shall coordinate and cooperate with the Lake-Sumter Metropolitan Planning Organization to
23 identify constrained road corridors for state and County roads, designated collector status and above.
24 Constrained corridors shall be so designated in an effort to accomplish one or more of the following:

- 25 • To preserve rural character in areas where existing conditions and land use designations do not
26 require the need for additional capacity;
- 27 • To limit the extent to which corridors will be widened in order to prevent roadways from becoming
28 dividing factors within communities or to prevent widening projects causing the erosion of viable
29 neighborhoods or districts;
- 30 • To enhance the regional transportation network, dispense demand for transportation capacity and
31 maximize access to communities and centers;
- 32 • To promote the goal of migrating away from capacity improvements through the addition of lanes
33 and to promote the migration toward additional capacity through mass transit improvements along
34 appropriate arterial corridors; and
- 35 • To prevent a misallocation of fiscal resources toward lane-addition projects in which cost-benefit
36 ratios are low in terms of cost versus new capacity.

37 Lane constraints shall apply only to through lanes and not to turn lanes, auxiliary lanes and exclusive-
38 transit lanes.

39 **Policy VII-3.3.2 Transportation Corridor Preservation**

40 Recognizing the need to act proactively towards preserving, protecting, and acquiring transportation
41 corridors to provide for future planned growth, Lake County, in the interest of protecting the health, safety,
42 and welfare of the citizenry, shall continue to work towards the development of land use policies and land

1 development regulations to ensure that the County transportation system is adequate to meet future needs
2 and to ensure that concurrency requirements of the County for transportation are satisfied using corridor
3 preservation.

4 **Policy VIII-3.3.3 Minimum Right-of-Way Standards for Arterial Roadways**

5 Lake County shall utilize the following right-of-way standards shown in the table below as minimum right-
6 of-way standards for arterial roads (measured according to corridor width).

7 **Table TRAN 4 - Minimum Right-of-Way Standards for Arterial Roadways**

TYPE OF FACILITY	RIGHT OF WAY WIDTH (FEET)		
	FOUR (4) LANE	SIX (6) LANE	EIGHT (8) LANE
Urban Arterial	102	126	N/A
Suburban Arterial	148	160	N/A
Rural Arterial	192	200	N/A
Freeway	324	324	N/A

8 **Policy VIII-3.3.4 Rights-of-Way and Building Setback Policies, Regulations**

9 Lake County shall adopt and enforce policies, standards and regulations which specify the County's right-
10 of-way and building setback standards based on generally accepted planning principles adopted by the
11 County and the needs identified in the Lake-Sumter Metropolitan Planning Organization and County's Long
12 Range Transportation Plan.

13 **Policy VIII-3.3.5 Dedication of Rights-of-Way**

14 Lake County shall require, as set forth in the Land Development Regulations and as authorized by law, the
15 dedication of rights-of-way and appropriate building setbacks as conditions of approval for all
16 development proposals and subdivision plats.

17 **Policy VIII-3.3.6 Evaluation of Rights-of-Way and Building Setback Policies,**
18 **Regulations**

19 Lake County shall review and, as deemed necessary, revise its right-of-way and building setback policies,
20 standards and regulations to include new or additional provisions for the acquisition, reservation and
21 protection of mass transit rights-of-way and designated rail/mass transit corridors.

22 **Policy VIII-3.3.7 Designation of Future Enhanced Transit Corridors**

23 Lake County shall evaluate the feasibility of the designation of future enhanced high capacity mass transit
24 corridors.

25 **Policy VIII-3.3.8 Identification of Future Enhanced Transit Corridors**

26 Lake County shall evaluate deed reservations, rail rights-of-way, major utility corridors and undeveloped
27 platted road rights-of-way for potential use as future multi-use corridors and make a determination of
28 consistency of these corridors with other elements of the Plan.

29 **Policy VIII-3.3.9 Review of Development Proposals**

30 Lake County shall review all proposals for new or expanded land development activities for consistency
31 with planned transportation improvements in order to address rights-of-way (existing and future) and the
32 viability of the property in the post road construction state.

1 **Policy VIII-3.3.10 Review Requests to Vacate or Abandon Rights-of-Way**

2 Lake County shall review all requests to vacate or abandon rights-of-way for consistency with the
3 Comprehensive Plan and future transportation improvement needs.

4 **Policy VIII-3.3.11 Coordinate Transportation/Other Public Facilities**

5 As part of the process for the acquisition or development of land for public uses, such as, trails, parks, open
6 space, environmental protection or other public purpose, the County shall evaluate the impacts of the
7 proposed project on the future transportation system and the potential for the development of future
8 transportation corridors as a joint use.

9 **Policy VIII-3.3.12 Evaluate Rail Rights-of-Way and Utility Corridors**

10 The County shall evaluate rail rights-of-way, major utility corridors, and undeveloped platted road rights-
11 of-way for potential use as future multi-use corridors and trails. All rail right-of-way within the County
12 shall be evaluated for acquisition. In addition, Lake County shall attempt to acquire potential trail related
13 structures such as bridges, trestles, culverts, and tunnels.

CHAPTER IX: PUBLIC FACILITIES ELEMENT

PLANNING HORIZON 2030

Public Facilities Element

The purpose of the Public Facilities Element is to ensure that public facilities are available to meet the needs of Lake County. The Public Facilities Element is broken down into six sub-elements: Aquifer Recharge, Potable Water, Sanitary Sewer, Solid Waste, Stormwater, and Public School Facilities.

With the sole exception of a small water utility in Umatilla that the County is operating on an interim basis, Lake County does not own, operate, or maintain any potable water systems or wastewater systems, nor does Lake County have any water or sewer serviced areas. Municipal governments provide sanitary sewer and wastewater treatment within their jurisdictions and in adjacent areas that may be annexed as development in the County continues. Where public services are not available, private companies provide them. Septic systems and private wastewater treatment plants (package plants) treat waste in unincorporated Lake County. Potable water is provided by municipalities, private entities, or private wells.

Lake County's development and quality of life is dependent on this network of public facilities and services. Each type of service has a unique set of constraints and must adapt to growth and change differently. This element contains goals, objectives, and policies that establish the framework for the provision of public facilities in the County to meet the demand created by existing and future development.

The Florida Natural Areas Inventory has prioritized several conservation areas partially or wholly within Lake County, including, but not limited to: the Green Swamp Area of Critical State Concern, and the Wekiva/Ocala Greenway. Select ecosystems of Lake County are thus fragile and closely linked with the ecological sustainability of communities within and beyond the County's boundaries. Issues of plant and animal biodiversity and water supply are among the most important environmental considerations for the County.

The County is faced with the challenge of balancing development pressures with the preservation of the natural environment. To this end, Lake County will comply with all legislation (federal, state, regional and local) as it pertains to Lake County's environmental sensitive areas.

AQUIFER RECHARGE SUB-ELEMENT

GOAL IX-1 AQUIFER RECHARGE

To maintain an adequate quality and quantity of aquifer recharge to protect potable water supplies, and ensure the protection of natural systems.

OBJECTIVE IX-1.1 METHODOLOGY

Lake County will coordinate with federal, state, and local agencies to study and describe aquifer recharge areas, and the vulnerability of ground water resources.

Policy IX-1.1.1 Aquifer Recharge Maps

Lake County shall utilize best available aquifer recharge maps created by local, regional, state, and federal agencies. On-site geotechnical data shall also be utilized. In the event of a conflict between the maps and on-site geotechnical data, the on-site geotechnical data may be utilized.

Policy IX-1.1.2 Florida Aquifer Vulnerability Assessment Map

Lake County shall coordinate with the Florida Geological Survey, Water Management Districts and the Florida Department of Environmental Protection to prepare a Florida Aquifer Vulnerability Assessment Map on a County wide scale to determine areas within the County vulnerable to contamination of the Floridan aquifer, including primary, secondary and tertiary protection zones, karst features, springs and sinks.

Natural processes or human activities can introduce contaminants to ground water either through pollution of surface-water bodies or by infiltration through soils and sequences of sediments and rocks that overlay Florida's aquifer systems.

This map shall be prepared using technology developed by the Florida Geological Survey and designed to provide a detailed distribution of relative vulnerability based solely on natural properties of hydrogeology. The map shall not include anthropogenic factors such as land use and contaminant loading. An aquifer vulnerability model prepared using data specific to Lake County, will help determine which areas within the County are vulnerable and allow for establishment of appropriate development standards. The County will also utilize the report titled Florida Geological Survey Report on Investigation 104: Wekiva Aquifer Vulnerability Assessment.

Some of the applications of the FAVA map include wellhead protection, source-water protection, recharge protection, vulnerability indices, contaminant-specific maps, land acquisition, total maximum daily loads, surface-water/ground-water interactions, water-quality management tool, resource planning strategies and policies, prioritization of areas of critical concern, design of monitoring plans, best management practices springshed protection, watershed and ecosystem comprehensive planning, land-use planning/zoning, land conservation, and as a component of ground-water susceptibility models.

Policy IX-1.1.3 Springshed Maps

Lake County shall utilize best available springshed maps created by state, regional and federal agencies.

Lake County will contribute information and monitoring data to assist federal, state, and local agencies in studying the impacts of all land uses on hydrologic resources including but not limited to recharge areas, springs, wetlands and land surrounding Outstanding Florida Waters located in Lake County. The Lake County Comprehensive Plan shall be amended, and the Land Development Regulations updated, as necessary based on these studies and best available information from these agencies.

The position of the springshed boundary is time dependent. That is, the boundary is representative of a “snapshot” in time, rather than a permanent condition. Thus, the boundaries of springsheds are dynamic and vary as a result of a changing potentiometric surface. Should a site-specific study be performed to meet the Land Development Regulation requirements of the development within a springshed, the most conservative U. S. Geological Survey potentiometric map available shall be used.

Policy IX-1.1.4 Development of Local Regulations

Lake County shall develop local regulations for inclusion into the Land Development Regulations, including a Lake County-specific scale version of the Florida Geological Survey’s Florida Aquifer Vulnerability Assessment map, to augment state and federal regulations pertaining to the protection of the surficial and Floridan aquifers.

OBJECTIVE IX-1.2 CONSERVATION OF THE AQUIFER RESOURCE

The County shall safeguard the quality and quantity of ground water in the surficial and Floridan aquifers, to protect and enhance the capabilities of Aquifer Protection Zones for the present and future water supply of Lake County and ensure protection of natural resources. The following policies shall apply generally within Lake County.

Policy IX-1.2.1 Surface and Subsurface Hydrology

Lake County shall discourage any land use that would significantly alter surface and ground water levels, surface and ground water quality, recharge; or have an adverse effect on the environment.

Policy IX-1.2.2 Best Management Practices

Lake County shall require the use of best management practices and performance standards to maximize open space, limit impervious surfaces, promote protection of natural vegetation, buffer karst areas, maximize recharge volumes, minimize the use of potable water for non-potable uses, encourage reuse of water, and treat recharge stormwater to protect ground water quality. Such practices and standards shall be included in the Land Development Regulations.

Policy IX-1.2.3 Recharge Projects

Lake County will continue to work with federal, state, and regional agencies to evaluate potential projects that would allow for increased recharge to occur. The County shall seek to partner with federal, state, regional, and local agencies and jurisdictions for funding, technical assistance, and implementation of recharge projects. Based upon the results of analysis, the County may implement additional recharge projects in suitable locations. The County shall focus recharge enhancement projects in areas most susceptible to harm from insufficient groundwater volume, such as the Wekiva Study Area.

Policy IX-1.2.4 Educational Enhancement

Lake County, through the Public Outreach Program of Environmental Utilities, shall participate in enhancing the function and quality of the education of its citizens about: 1) the current water conservation policies, 2) fragility of the aquifer, 3) methods to reuse and conserve water, 4) well-abandonment problems and rules, 5) benefits of drought resistant plants, and 6) methods of reducing pollution and nutrient loads to waterways and aquifers through an education program that consists of, at a minimum, brochures, a speakers bureau, and slide show. The County shall also maintain, update, enhance and promote the Web-based “Lake County Water Resource Atlas.”

OBJECTIVE IX-1.3 PROTECTION OF RECHARGE AREAS, AREAS OF AQUIFER VULNERABILITY, AND SPRINGSHEDS

Lake County recognizes the need to provide special protection of recharge areas defined as protected recharge areas, most effective recharge areas, areas vulnerable to aquifer contamination, and springsheds in order to safeguard natural systems and water supplies. The following policies pertain to these areas.

Policy IX-1.3.1 Protection Strategies

The County will actively pursue the following to enhance the protection of groundwater resources:

- Institute Best Management Practices for stormwater management and use of low impact design options through design, retrofit and maintenance of stormwater management facilities;
- Heighten public education targeted to homeowners regarding proper lawn and landscaped area fertilization and irrigation and maintenance of stormwater systems;
- Emphasize use of “right plant-right place” and Florida Friendly landscaping approaches to lawn and landscape design;
- Encourage the collection of lawn and landscaping debris to reduce nutrient loading to the aquifer;
- Establish water conservation programs;
- Foster local stewardship "adopt a springs" type programs and other incentive and volunteer springsheds awareness and protection programs;
- Adopt state criteria, best management practices or equivalent for the design and construction of stormwater management systems in Aquifer Protection Zones and karst areas; and
- Pre-treat, in the form of swales, berms, ponds, or dry basins, runoff that currently discharges directly into wetlands, and in Aquifer Protection Zones and karst areas.

Policy IX-1.3.2 Emphasis on Low Intensity Use

Within Aquifer Protection Zones and karst areas, existing low intensity land uses shall be maintained as the best option for protecting the quality and quantity of groundwater resources.

Policy IX-1.3.3 Protection of Recharge Volume

In addition to requiring minimum level of service standards established by the Comprehensive Plan Stormwater Sub-Element, the County shall ensure that post-development recharge volume conditions approximate pre-development recharge volume conditions within Aquifer Protection Zones. This shall be accomplished through implementation of Land Development Regulations by requiring that the first three inches of stormwater be retained on site. As an alternative, the applicant may conduct a hydrologic survey and site analysis to demonstrate that post-development recharge is equal to or greater than pre-development recharge. The County shall require compliance with all state and water management district rules pertaining to the design of stormwater management systems in most effective recharge areas located wholly or partially within the Wekiva Study Area.

Policy IX-1.3.4 Design Strategies for Aquifer Recharge Protection

Development within an Aquifer Protection Zone shall be required to maintain pre-development net retention in a manner that protects ground and surface water quality. Exemptions may be given for agricultural activities utilizing Best Management Practices adopted by federal, state, and regional agencies that protect ground and surface water quality. The use of stormwater capture, swales, dry wells, grass parking, porous pavement, pervious concrete, turf blocks and other innovative technologies shall be encouraged as a method of protecting aquifer recharge. Porous pavement, pervious concrete and turf

blocks however shall not be used to completely fulfill this requirement because these materials tend to become impervious over time.

Policy IX-1.3.5 Secure Lands for Aquifer Protection

Where feasible, Lake County shall purchase or secure conservation easements on lands that contain Aquifer Protection Zones and property that contains unique or sensitive karst features.

Policy IX-1.3.6 Land Development Regulations

The County shall adopt Land Development Regulations for protected recharge areas, most effective recharge areas, areas vulnerable to aquifer contamination, and springsheds. The County shall utilize the publication "Protecting Florida Springs: Land Use Planning Strategies and Best Management Practices," (Dept. of Environmental Protection/Dept. of Community Affairs, 2002) to develop these land development regulations to the greatest extent possible. These land development regulations shall include but not be limited to the following:

- Requirements to minimize impervious surfaces (including foot paths) considering open space incentives, pervious parking areas, and maintenance of existing native vegetation, and use of native or water-wise plant materials suitable for onsite ecological and soil conditions;
- Requirements to utilize onsite retention of rain and storm water for active and passive irrigation where feasible and effective;
- Requirements to implement "right plant – right place" and water-wise landscaping standards;
- Minimum open space standards;
- Design standards for natural water retention areas;
- Standards to ensure water quality;
- Protection of the aquifer from saltwater intrusion;
- Regulations regarding the use of pesticides and fertilizers;
- Regulations that protect karst features with an aquifer connection such as springs and sinks as undeveloped open space with ample buffering and native vegetation; and
- Regulations regarding the use and maintenance of onsite sewage treatment and disposal systems (OSTDS).

Policy IX-1.3.7 Protection of Karst Features

The County shall require that new development be designed to avoid and protect karst features with the intent of maintaining their natural function, integrity and structure. Karst features with an aquifer connection shall be considered for potential acquisition by the County with priority given to those areas where protection would render a property undevelopable.

Policy IX-1.3.8 Setbacks from Karst Features

Development shall be set back from karst features and spring runs as specified below. The setback shall consist of a buffer that retains all natural vegetation within the setback area.

Feature	Minimum setback
Springs	300 feet
Spring runs	100 feet
Karst features	100 feet

If a lot of record existing on the effective date of this policy is too small to comply with the setback requirements above, structures and impervious surfaces shall be located at the maximum distance possible from the karst feature(s), and a swale and berm shall be built between the developed area and karst feature to direct drainage away from the feature.

Policy IX-1.3.9 Protocol for Determining Suitability

The County shall develop protocols for review in determining the suitability of a site, with respect to Aquifer Protection Zones and karst features for a proposed change in future land use, zoning, or conditional use.

Policy IX-1.3.10 Homeowner Literature

As a condition of development approval, the County shall require that when development occurs within or adjacent to environmentally sensitive areas including aquifer protection zones, a best management practices document shall be developed for the education of homeowners or property owners. This document shall include guidelines that reduce the risk of contamination or harm to groundwater resources. The developer shall prepare and provide for distribution, brochures to enhance public awareness of these resources.

Policy IX-1.3.11 Aquifer Impact Analysis

The County shall require that a report by a licensed professional geologist be submitted with a site plan or subdivision plat to provide an analysis of the site for the presence of protected recharge areas, most effective recharge areas, areas more vulnerable to contamination, springsheds, karst features, and sinkholes within Aquifer Protection Zones.

OBJECTIVE IX-1.4 PREVENTION OF CONTAMINATION OF AQUIFER SYSTEMS

The County shall evaluate commercial, industrial, business and residential land use, as well as proposed land use amendments and rezonings, to protect the County's ground water resources and prevent contamination of the aquifer.

Policy IX-1.4.1 Land Development Regulation Updates

Lake County shall amend its Comprehensive Plan and update its Land Development Regulations, using information collected by federal, state, regional water management, and local agencies during future ground water quality studies. These updates shall address but are not limited to:

- Public well field siting, per the adopted Wellhead Protection Ordinance;
- Siting of industrial land uses which use regulated substances or generate hazardous waste;
- Siting of additional household hazardous waste collection facilities for households and conditionally exempt small quantity generators of hazardous waste;
- Protection of the aquifer from saltwater intrusion; and
- Activities regarding the use of regulated substances, including but not limited to pesticides and fertilizers.

Policy IX-1.4.2 Continued Enforcement of Regulations

Lake County shall cooperate with federal, state, and local agencies in enforcing regulations pertaining to the protection of the surficial and Floridan aquifers from regulated materials and wastes including those materials governed by or equal to but receiving special exemption under, the Resource Conservation and Recovery Act (RCRA), the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA), or other federal, state, regional

water management, and local codes requiring the management of materials that may be harmful or dangerous to the environment.

Policy IX-1.4.3 Regulation of Hazardous Wastes in Protected Aquifer Recharge Areas and in an Area More Vulnerable to Contamination

Lake County shall coordinate with the Florida Department of Environmental Protection to regulate the disposal of hazardous wastes in all areas of the County. Small quantity generator (<1000 kg per month) businesses that use regulated materials or generate hazardous waste shall be regulated so as to ensure that proper handling and disposal practices are adhered to. The location of new businesses that use regulated materials or generate hazardous waste shall be restricted within Aquifer Protection Zones. Large quantity generators (>1000 kg per month) may be prohibited in Aquifer Protection Zones.

Policy IX-1.4.4 Coordinate Facilities Producing, Using, Handling and Storing Regulated Materials with Land Use

The County shall utilize the information provided by the inventory of facilities producing, using, handling and storing regulated materials in making land use decisions to avoid incompatible development in Aquifer Protection Zones.

POTABLE WATER SUB-ELEMENT

GOAL IX-2 POTABLE WATER

Coordinate with central water providers 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 IX-2.1 COORDINATE THE PROVISION OF POTABLE WATER SERVICE TO MEET THE ANTICIPATED DEMAND AND IMPLEMENT ADOPTED LEVELS OF SERVICE

Lake County shall coordinate with central water providers under the Joint Planning Areas and with private utilities to meet anticipated demand and to provide required levels of service for potable water.

Policy IX-2.1.1 Level of Service Standards

Lake County shall require, at a minimum, all potable water to be produced, treated, stored and distributed in accordance with all federal, state, regional and local requirements.

Policy IX-2.1.2 Promote Innovative Methods

Lake County, through the Land Development Regulations, will allow innovative methods, such as dual water systems that reduce and conserve potable water

Policy IX-2.1.3 Monitor the Impact of Reclaimed Water

Lake County may monitor the impact of reclaimed water on potable water demand. Development containing irrigated areas shall be required to accept reclaimed water for irrigation when such reclaimed water is available.

Policy IX-2.1.4 Monitor Impacts to Private Individual Potable Water Supply

Lake County shall monitor Consumptive Use Permit allocations and capacities to coordinate with federal, state, regional and local agencies in the preservation of sufficient potable water supply capacity and to protect private domestic self-supply wells.

Policy IX-2.1.5 Water Efficient Landscaping

Lake County will promote and as appropriate require water efficient landscaping techniques, water wise landscaping, and stormwater reuse to reduce the irrigation demand for potable water in developments and agriculture.

Policy IX-2.1.6 Water Shortages

Lake County shall, upon request, assist the Water Management Districts in the enforcement of Water Management District guidelines during declared water shortages to the extent possible.

Policy IX-2.1.7 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.

Policy IX-2.1.8 Coordination with Other Agencies

Lake County shall work closely with federal, state, regional and local agencies to ensure all possible alternatives are explored and implemented with respect to new development and water conservation. This can include:

- Define urban and rural expansion areas throughout undeveloped areas of Lake County;
- Require the use of reuse water wherever possible including installation of dual lines in anticipation of reuse water becoming available;
- Promote and facilitate Joint Planning Area Agreements between Municipalities, and with the County and Municipalities;
- Consider exploring alternative water supply options;
- Look for opportunities to capitalize on economies of scale;
- Pursue or support grant matching funding, participation, subsidized loans, and low-cost loan programs for environmental, water resource, and public welfare projects in Lake County;
- Assist entities with “seed” money grants for beneficial projects or develop another cooperative approach;
- Facilitate regional programs for Lake County entities;
- Create Special Water Districts in cooperation with municipalities and regulatory agencies;
- Develop Water Resource Cooperation and Support Agreement through the JPA process;
- Participate in regional water supply planning with municipalities and regulatory agencies;
- Promote conservation through education, incentives, and regulation;
- Encourage phasing-out septic systems where possible;
- Develop incentives to connect to central water and wastewater systems; and
- Participate with the Water Management Districts in the development of District Water Management Plans, Water Supply Assessments, and District Water Supply Plans.

Policy IX-2.1.9 Well Field Protection

The County will cooperate with the state and water management districts in protecting well fields in accordance with all state and water management district requirements.

OBJECTIVE IX-2.2 PROVISION OF CENTRAL WATER FACILITIES

Lake County shall guide the orderly growth and development of the County by coordinating water service availability with the municipalities, private enterprises and individuals. The coordination of service delivery shall be in a manner that provides maximum use of existing facilities.

Policy IX-2.2.1 Central Potable Water Service Criteria

The County shall require new development to provide central water systems consistent with the requirements contained in the Land Development Regulations, based on the size of the development, land use, density and intensity, if a regional system is not available.

Policy IX-2.2.2 Mandatory Central Water Connection

Lake County shall review and revise, as appropriate, its mandatory central water connection ordinance which, at a minimum shall require new development within the Urban Future Land Use Series to connect to and utilize a public water system, when available.

Where central systems are not available, a new development exceeding a density of one unit per net acre shall provide a central water system, unless exempted by the Board of County Commissioners via public hearing.

At a minimum, existing homes and development in any Future Land Use Category shall be required to connect to an available public potable water system, when:

1. The Board of County Commissioners determines that there is endangerment to the environment, public health, safety, or welfare; or
2. The private potable water system fails and replacement is required, and the property is within an urban area; or
3. The system is relocated and the property is within an urban area.

Upon connection to a public water supply, private wells withdrawing water from the aquifer must be abandoned and sealed in accordance with State rules.

Disconnecting from a public or investor-owned water system in favor of a private well for potable use is prohibited.

Policy IX-2.2.3 Connection of Community and Non-Community Systems

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 central 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 or special benefit assessments.

Policy IX-2.2.4 Coordination of Services with Private Enterprises

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 the ability to meet regulations and individual permit criteria, and where mandatory connection would not be required for the economic viability of a centralized system or necessary to protect public health, safety or welfare. 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.

Policy IX-2.2.5 Provision of Potable Water Services Inside of Designated Urban Areas

The County shall require that property within the Urban Future Land Use Series connect to potable water services consistent with mandatory connection policy. Independent utility providers or public-private partnerships may be considered to provide regional potable water services within the Urban Future Land Use Series where connection to a municipal system is not feasible, and if such services are both cost efficient and environmentally sound.

Policy IX-2.2.6 Provision of Potable Water Services Outside of Designated Urban Areas

The County may allow for the provision of central potable water services outside of the Urban Future Land Use series on a case specific basis if compelling information exists to demonstrate that the lack of potable water services poses a significant health or environmental problem for which there is no other feasible solution. The County shall encourage property within the Rural Transition Future Land Use Category adjacent to designated urban areas to connect to potable water services if economically feasible.

Policy IX-2.2.7 Extension of Service to New Development

Within the Urban Future Land Use Series, the County shall require new development to connect to and fund the connection of their potable water facilities to municipal or private utilities systems where possible.

Policy IX-2.2.8 Prohibit the Provision of Potable Water as Sole Justification for Land Use Amendments

Lake County shall prohibit the provision of potable water as sole justification for amendments to the Future Land Use Element where new or expanded development will adversely impact resource/conservation areas or neighborhoods or will otherwise promote urban sprawl.

Policy IX-2.2.9 Coordination of Potable Water with Land Use

Lake County shall maximize the use of existing facilities and discourage urban sprawl by encouraging the provision of central potable water services within existing and planned service areas where possible and prohibiting the extension of potable water facilities outside of existing and planned service areas as depicted on the Future Land Use Map.

SANITARY SEWER SUB-ELEMENT

GOAL IX-3 SANITARY SEWER

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 IX-3.1 PROVISION OF CENTRAL SEWER 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 IX-3.1.1 Regional Wastewater Service Criteria

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.

Developments within the Urban Future Land Use Series and the Mount Plymouth-Sorrento Main Street Future Land Use Category, the Wekiva River Protection Area, Mt. Plymouth-Sorrento Receiving Area Future Land Use Category, the Mount Plymouth-Sorrento Neighborhood Future Land Use Category, the Green Swamp Ridge Future Land Use Category, and the Public Service Facilities and Infrastructure Future Land Use Category with an expected flow of at least 100,000 gallons per day (GPD) or a density greater than one (1) unit per net acre must be connected to a regional sewer system, defined as a central sewer system with a capacity of 500,000 GPD or greater. Any new development outside the Urban Future Land Use Series, where development occurs at densities of one unit per net acre or greater and wastewater discharge of the development is equal to or greater than 100,000 gallons per day shall be required to connect to a regional sewer system. 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 Florida licensed waste water treatment plant operator in accordance with state regulation and code. These temporary facilities shall be planned, designed, and constructed so they either serve as the nucleus of a future regional system, or can act with minimal modification as a lift station when connected to a regional system, or can be abandoned when merged into a regional sewer system constructed at another location.

Regional wastewater systems shall be planned, designed, and constructed to service any sub-regional and package treatment systems within or abutting their service areas where septic systems exceed densities of one unit per net acre.

Policy IX-3.1.2 Mandatory Sewer Connection

Lake County shall review and revise, as appropriate, its existing mandatory sewer connection ordinance, which at a minimum, shall require new development within the Urban Future Land Use Series to connect to public sanitary sewer, when available.

Where a public sanitary sewer system is not available, a new development exceeding a density of one unit per net acre shall provide a regional/sub-regional sanitary sewer system, unless exempted by the Board of County Commissioners via public hearing.

At a minimum, existing homes and development in any Future Land Use Series shall be required to connect to an available public sanitary sewer when:

1. The Board of County Commissioners determines that there is endangerment to the environment, public health, safety, or welfare; or

2. The private sewer system (septic tank or drainfield) fails and replacement is required, and the property is within an urban area; or
3. The system is relocated and the property is within an urban area.

Policy IX-3.1.3 Connection of Onsite Disposal and Privately Owned Collection/Treatment Systems Where Necessary

Lake County shall require the connection of onsite 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 or special benefit assessments.

Policy IX-3.1.4 Coordination of Services with Private Enterprises

Lake County shall identify and exempt from mandatory connection those privately owned facilities where centralized wastewater services are available or planned, which have the ability to meet regulations and individual permit criteria and where mandatory connection would not be required for the economic viability of an existing centralized system or necessary to protect public health, safety or welfare. 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 where centralized utilities are needed and cannot be provided by a public utility.

Policy IX-3.1.5 Provision of Central Sewer Services Inside of Designated Urban Areas

The County shall require that property within the Urban Future Land Use Series connect to central sewer services consistent with the mandatory connection policy. Independent utility providers or public-private partnerships may be considered to provide regional central sewer services within the Urban Future Land Use Series where connection to a municipal system is not feasible, and if such services are both cost efficient and environmentally sound.

Policy IX-3.1.6 Provision of Central Sewer Services Outside of Designated Urban Areas

The County may allow for the provision of central sewer services outside of the Urban Future Land Use Series on a case specific basis if compelling information exists to demonstrate that the lack of central sewer services poses a significant health or environmental problem for which there is no other feasible solution. The County shall encourage property within the Rural Transitional Future Land Use Category adjacent to designated urban areas to connect to central sewer services if economically feasible.

OBJECTIVE IX-3.2 LEVEL OF SERVICE STANDARDS

The County hereby adopts the following level of service standards, and shall adopt Land Development Regulations that ensure existing and projected needs are met, and that development orders, which degrade the level of service standards, are not issued. These levels of service standards shall be used unless the applicant can demonstrate that the proposed use utilizes less capacity through historic records or studies of similar uses.

Policy IX-3.2.1 Detailed Methodologies

The Land Development Regulations shall contain detailed methodologies for determining available capacity and the impact upon capacity of any proposed development.

Policy IX-3.2.2 Onsite Wastewater Treatment Systems

All newly installed onsite wastewater treatment systems shall meet federal or state standards and guidance for maximum continuous level discharge and nutrient reduction, whichever is more stringent.

Policy IX-3.2.3 Industrial and Hazardous Waste

Industrial and hazardous waste water discharge must comply with Federal Environmental Protection Agency and Florida Department of Environmental Protection requirements.

Policy IX-3.2.4 Changes from Residential to Nonresidential Use

Any change from a residential use to a nonresidential use shall require an evaluation and may require upgrade or enhancement to the existing system or connection to a central system if it is determined necessary to protect public health and the environment.

Policy IX-3.2.5 Septic System Inspection Program

The County will cooperate with the Department of Health to consider the establishment of a septic system inspection, maintenance, and repair program that requires each existing system to be inspected and certified as properly functioning, and pumped out whenever a property is sold, system is modified, or at least every five (5) years.

Policy IX-3.2.6 Advanced Wastewater Treatment

All new Type II and Type III (100,000 gallons per day and greater) private central wastewater systems in Lake County shall be designed and built as advanced wastewater treatment systems and shall provide reclaimed water throughout the development(s) where service is provided. Should additional quantities of reclaimed water be available above the demand generated by the approved development(s), such water shall be made available outside of the development(s) to adjacent or nearby properties with such costs to extend service beyond the development(s)' boundaries borne by the end users. The County may require adjacent or nearby development to use such excess reclaimed water as a condition of development approval. Advanced Wastewater Treatment means treatment of Domestic Wastewater to achieve an effluent after disinfection containing not more than are 5 mg/l Biochemical Oxygen Demand (BOD), 5 mg/l of Total Suspended Solids (TSS), 3 mg/l Total Nitrogen, and 1 mg/l Total Phosphorus (per subsection 403.086(4), F.S., as may be amended in the future).

Any new Type III facilities ("package plants," flows less than 100,000 gallons per day) are required to meet Best Available Technology (BAT) standards and all Type III facilities in springshed protection areas or areas with Type A soils (areas of high recharge) must meet BAT standards by December 2012. The BAT requirements are as follows:

Table SAN 1- Best Available Technology Requirements

Parameter	Annual Average	Monthly Average	Weekly Average	Single Max.	Sample
TSS (mg/l)	10	12.5	15	20	
BOD (mg/l)	10	12.5	15	20	
Basic Disinfection (mg/l)				0.5	
Total Nitrogen mg/l)	10	12.5	15	20	
Total Phosphorus (mg/l)	1	1.25	1.50	2.0	

OBJECTIVE IX-3.3 WASTEWATER TREATMENT AND DISPOSAL WITHIN ENVIRONMENTALLY SENSITIVE AREAS

Lake County shall coordinate with the federal and state agencies regarding wastewater treatment and disposal within environmentally sensitive areas.

Policy IX-3.3.1 Coordination of Wastewater Treatment within the Wekiva Study Area

The County shall coordinate with agencies and providers of central sewer services and onsite wastewater treatment systems to jointly address ground and surface water nutrient loading from wastewater within the Wekiva Study Area. Such efforts should aim to leverage limited resources and take advantage of economies of scale. The County shall cooperate with the Department of Health regarding compliance with rules requiring onsite performance-based treatment systems to minimize ground and surface water contamination.

Policy IX-3.3.2 Replacement of High Density Septic Systems

Areas with existing high septic tank density inside the Wekiva Springshed or other environmentally-sensitive areas more vulnerable to surface or groundwater contamination shall receive priority for central sewer.

Policy IX-3.3.3 Advanced and Enhanced Onsite Wastewater Treatment

The County will coordinate with federal and state agencies including the Department of Health to minimize the impact of onsite wastewater disposal systems within springsheds, areas of aquifer vulnerability and surface waters and wetlands. The County shall require new development outside of wastewater utility service areas, not on central sewer, to comply with onsite performance-based treatment systems within environmentally sensitive areas, including but not limited to the Wekiva Study Area, consistent with the state requirements. The rule-making authority will establish the treatment standards for onsite performance-based treatment systems. The County will work with agencies to evaluate various onsite wastewater treatment and disposal systems to maximize nutrient removal and provide appropriate, cost-effective solutions for new and retrofitted onsite systems. As appropriate, the County shall adopt Land Development Regulations that require advanced or enhanced onsite wastewater treatment and disposal systems within the WSA and other environmentally-sensitive areas to achieve discharge limits established by the Department of Health. The County shall consider incentives to encourage the use of more efficient nutrient-removing technologies for onsite systems as they become available.

Policy IX-3.3.4 Onsite Wastewater System Replacement

At the time an existing onsite wastewater system fails based on a determination by the Department of Health (DOH) that a permit or permit modification is required, it shall be replaced with a performance based system pursuant to DOH rules provided that central sewer facilities are not available.

Policy IX-3.3.5 Wastewater Sludge and Septage

Lake County shall prohibit the surface spreading or depositing of wastewater sludge or septage within environmentally sensitive areas, including but not limited to the Wekiva River Protection Area, Wekiva Study Area and Green Swamp Area of Critical State Concern.

Policy IX-3.3.6 Extension of Service to New Development

In the Urban Future Land Use Series the County shall require new development to connect to and fund the connection of their wastewater facilities to municipal or private utility systems where possible.

Policy IX-3.3.7 Prohibit Provision of Sanitary Sewer as Sole Justification for Land Use Amendments

Lake County shall prohibit the provision of sanitary sewer as sole justification for amendments to the Future Land Use Element where new or expanded development will adversely impact resource/ conservation areas or neighborhoods or will otherwise promote urban sprawl.

Policy IX-3.3.8 Coordination of Sanitary Sewer with Land Use

Lake County shall maximize the use of existing facilities and discourage urban sprawl by eliminating the use of septic tanks and package plants within existing and planned service areas where possible, and prohibit the extension of sanitary sewer facilities outside of existing and planned service areas depicted on the Future Land Use Map.

SOLID WASTE SUB ELEMENT

GOAL IX-4 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 IX-4.1 INTEGRATED SOLID WASTE MANAGEMENT SYSTEM

Lake County shall plan and implement an Integrated Solid Waste Management System to responsibly manage the volume of solid waste disposed in Lake County landfills and other solid waste management facilities. 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 County and municipalities needs for safe and effective solid waste management.

Policy IX-4.1.1 Receipt of Materials at Landfills

Landfills shall be designated to receive only regulatorily-defined and acceptable items that cannot be reused, composted, recycled, incinerated, or processed for volume reduction in a technologically-feasible and economically-practical manner.

Policy IX-4.1.2 Focus on Proper Management, Conservation, and Optimization of Capacity

The Integrated Solid Waste Management System shall focus on the proper management of solid waste, conservation of resources, and responsible management of landfill capacity.

OBJECTIVE IX-4.2 ENVIRONMENTAL COMPLIANCE OF SOLID WASTE MANAGEMENT

The County shall 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 IX-4.2.1 Continuance of Universal Solid Waste Collection Service

The County shall ensure that universal collection service is provided. Universal collection of solid waste is provided for residents in the unincorporated portions of the County. Residences pay a fee for solid waste collection and disposal. The County may provide assistance, when severe economic hardship can be demonstrated.

Policy IX-4.2.2 Facility Improvements

The County shall identify, plan, and implement solid waste management facility improvements that are necessary to meet environmental performance standards and other applicable regulations.

Policy IX-4.2.3 Closure and Monitoring of Former Landfills

The County shall close and monitor the County's former landfills in compliance with standards established by federal, state, and local laws, regulations, and guidelines.

Policy IX-4.2.4 Solid Waste Management System Program

The County shall ensure the County Solid Waste Management System is maintained and operated to meet the disposal needs of the County for the duration of this Comprehensive Plan.

Policy IX-4.2.5 Location of New Transfer Stations

Lake County shall consider constructing or obtaining contractual services for the use of transfer stations within areas of the County as population densities increase and economics indicate support for such facilities.

Policy IX-4.2.6 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. Landfill site setbacks will comply with Florida Department of Environmental Protection regulation.

Policy IX-4.2.7 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.

Policy IX-4.2.8 Landfill Monitoring

The County shall continue the groundwater, leachate and landfill gas monitoring program at the County's landfills to determine offsite landfill gas migration, ground water and surface water pollutant levels, and shall expand the number of monitoring wells concurrent with any additional requirements negotiated with the Florida Department of Environmental Protection.

Policy IX-4.2.9 State Regulation Compliance

Lake County shall follow applicable federal and state regulations at all County solid waste disposal facilities to protect the water quality of the Floridan and surficial aquifers.

OBJECTIVE IX-4.3 IMPLEMENTATION OF RECYCLING PROGRAMS

Lake County shall develop programs that provide the opportunity to reuse, reduce, and recycle the waste streams generated by the residential, commercial and industrial sectors.

Policy IX-4.3.1 Commercial and Industrial Recycling Emphasis

Lake County shall encourage and promote the commercial/industrial sectors to examine their individual waste streams to determine those materials that may be reused, recycled, or composted.

Policy IX-4.3.2 Promote the Use of Recycled Products in the Commercial, Industrial and Government Sectors

Lake County shall encourage and promote programs to assist the commercial/industrial/government sectors in examining their operations and processes to identify recycled products that may be used in place of virgin materials and to identify ways to reduce their waste generation.

Policy IX-4.3.3 Implement Public Education

Lake County shall implement 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 solid waste.

Policy IX-4.3.4 Composting and Mulching Program

Lake County shall, as technologically and economically feasible, continue the program for the mulching of green yard waste (i.e. grass clippings, garden waste, hedge clippings). Lake County shall encourage backyard composting through the public education and awareness programs. The County, during the development of the mulching program, shall evaluate the establishment of composting areas at various locations around the County to facilitate the Public's access to compost and mulch.

Policy IX-4.3.5 Inclusion of Materials not Traditionally Targeted for Recycling, Reuse or Volume Reduction

Lake County shall, when technologically and economically feasible develop, improve, and expand the waste reduction, reuse, and recycling programs to include additional materials, methods, or technologies.

OBJECTIVE IX-4.4 IMPLEMENTATION OF A WASTE-TO-ENERGY TECHNOLOGY TO REDUCE THE VOLUME OF SOLID WASTE REQUIRING LAND FILLING

Lake County shall maximize the use of its existing facilities. Further waste volume reduction may be accomplished by utilizing the Lake County Resource Recovery facility, a waste-to-energy facility, to reduce the volume of solid wastes entering the landfill.

Policy IX-4.4.1 Utilization of the Waste-to-Energy Facility

The Lake County Waste-to-Energy (resource recovery) facility maintains a contract with Lake County to process waste until 2014. Continued utilization of the facility in its present or an expanded configuration shall be determined prior to the expiration of the current Waste Disposal Agreement.

Policy IX-4.4.2 Reduction in the Size of Bulky Waste

The County shall investigate methods to reduce the size of bulky waste so it may be processed through the waste-to-energy facility, recycled or disposed in the County or other permitted facilities in the most effective manner.

Policy IX-4.4.3 Monitor the Potential for Ash Residue Reuse

The County shall monitor the research and development of ash residue reuse in an effort to reduce the quantity requiring ultimate disposal.

OBJECTIVE IX-4.5 SOLID WASTE MANAGEMENT FACILITY PLANNING

Lake County shall plan new solid waste management facilities, additions, expansions, and improvements of existing facilities to meet the present needs and support the anticipated growth for a minimum of 25-years of available disposal 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 solid waste disposal capacity.

Policy IX-4.5.1 Long-range Planning Program for Solid Waste Management

The County shall establish a long-range planning program to address the available capacity of solid waste management facilities for a minimum 15-year planning period.

Policy IX-4.5.2 Annual Evaluation of Generation Rates, Disposal Rates, and Facility Capacity

Lake County shall conduct an annual review of solid waste generation, disposal rates, and facility capacity to monitor existing programs and to evaluate future needs.

Policy IX-4.5.3 Evaluation of Funding Alternatives

Lake County shall identify and evaluate funding alternatives for the continued development and operation of the integrated solid waste management system.

Policy IX-4.5.4 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 IX-4.5.5 Regulation of the Waste Stream

The County shall identify solid waste generated within and outside of Lake County, and adopt controls to direct components of the waste stream to processing facilities prior to final disposal. 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 IX-4.5.6 Solid Waste Level of Service

The County's adopted level of service for its solid waste disposal facilities shall be one (1) day per week garbage pickup and one (1) day per week recycling pickup.

OBJECTIVE IX-4.6 PROPER DISPOSAL OF SOLID WASTE

The County shall develop and implement programs to address the problems of illegal dumping of solid waste materials.

Policy IX-4.6.1 Enforcement of Regulation to Guard Against Illegal Dumping

Lake County shall assist in the enforcement of existing County ordinances, Florida Statutes, and federal laws concerned with illegal dumping.

Policy IX-4.6.2 Emphasize the Problems Associated with Illegal Dumping

Lake County shall discourage illegal dumping, through education, public awareness, and cooperation with County and Department of Code Enforcement staff in the issuance of enforcement penalties.

OBJECTIVE IX-4.7 HEALTH AND SAFETY

The County shall endeavor to protect County residents from diseases associated with solid waste, from nuisances caused by the improper management or disposal of waste materials and from adverse impact resulting from the improper management or disposal of regulated materials and hazardous waste.

Policy IX-4.7.1 Household Hazardous Waste Programs

Lake County shall maintain a Household Hazardous Waste Program and Conditionally Exempt Small-Quantity Generators' (CESQG) Program, as economically feasible, and operate a Household Hazardous Waste Collection facility at the Residential Drop-Offs and Landfill and provide for the pickup and disposal of household hazardous waste materials by appropriately-licensed hazardous waste management firms.

Policy IX-4.7.2 Compliance with State Regulations – Pollutant Storage Tank Systems

The County shall comply with Florida Administrative Code requirements for above ground facilities, below ground storage facilities, and for Florida Petroleum Liability Insurance requirements.

Policy IX-4.7.3 Lake County/Florida Department of Environmental Protection Pollutant Storage Tank Monitoring Program

The County shall 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. A coordinated inventory and inspection should occur between the two programs whenever possible. The County shall implement the state mandated program through a continuing contract.

Policy IX-4.7.4 Litter/Nuisance Control

The County shall enforce the Lake County nuisance provisions through available remedies and shall promote anti-litter practices through the Adopt-A-Roadway, Adopt-A-Lake, and Adopt-A-Park programs. The County shall cooperate with other jurisdictions and agencies in the detection and correction of littering and illegal dumping and initiate a Countywide educational effort to better inform businesses and the public about the costs, health hazards, and contamination potential of such activities. The County shall revise its regulations to increase fines for littering and dumping on waterways, shorelines, wetlands, sinkholes and other karst features, and areas of high aquifer recharge.

Policy IX-4.7.5 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, they should be disposed of in a properly permitted landfill.

Policy IX-4.7.6 Used Oil Collection Program

Lake County shall maintain the used oil collection program in order to eliminate the material from the waste stream.

Policy IX-4.7.7 New Solid Waste Facilities and Expansions of Existing Facilities Within the Wekiva Study Area

The County will evaluate the hazards posed by new solid waste facilities and expansions of existing facilities within the Wekiva Study Area. The County will study appropriate siting criteria and other issues for solid waste transfer stations, hazardous and toxic materials treatment and disposal sites, and landfills. The County may adopt regulations, as needed, to limit or exclude such facilities within portions of the WSA.

OBJECTIVE IX-4.8 COORDINATION, MAXIMIZATION, AND DEFICIENCY CORRECTION

The County shall correct any future capacity deficiencies, coordinate capacity increases and maximize the use of existing facilities.

Policy IX-4.8.1 Priority of Solid Waste Services

The County shall establish the priority of solid waste activities as follows in order of priority:

- Operation and maintenance of all facilities in accordance with applicable regulations.
- Provision of additional capacity to service new development.

Policy IX-4.8.2 Intergovernmental Coordination

The County shall support an intergovernmental approach to the problems and opportunities of waste management, both within and outside the County, through the establishment of interlocal agreements and coordination meetings.

Policy IX-4.8.3 Annual Capital Improvements Element Update

The County shall annually update the Capital Improvements Element to adequately fund activities and programs enabling the correction of any deficiencies that might arise, the replacement of equipment, the maximizing of existing facilities and facility capacity increases needed to serve future needs.

Stormwater Sub-Element

The Florida Natural Areas Inventory has prioritized several conservation areas partially or wholly within Lake County, including, but not limited to: the Green Swamp Area of Critical State Concern, and the Wekiva/Ocala Greenway. Select ecosystems of Lake County are fragile and closely linked with the ecological sustainability of communities within and beyond the county's boundaries. Issues of plant and animal biodiversity and water supply are among the most important environmental considerations for the County.

The County is faced with the challenge of balancing development pressures with the preservation of the natural environment. To this end, Lake County will comply with all legislation and regulations at the federal, state, and local level.

GOAL IX-5 STORMWATER ELEMENT

Lake County shall provide sound stormwater, surface water, and groundwater resource management to prevent flood damage, protect water quality, sustain natural systems, and ensure the safety and well-being of its residents. This shall be accomplished through a stormwater management program to systematically identify and correct existing deficiencies and meet future needs. Stormwater management systems should be designed using Low Impact Development principles and practices over conventional systems to better maintain natural, pre-development hydrological conditions and to improve treatment and removal of pollutants, nutrients, and sediments.

OBJECTIVE IX-5.1 CORRECT EXISTING DEFICIENCIES

Lake County shall correct existing stormwater deficiencies, such as decreased levels of service and degradation of surface and ground water quality. In addition, the County shall fulfill requirements of the National Pollutant Discharge Elimination System (NPDES) and Total Maximum Daily Load mandates, and shall enhance aquifer recharge through the management of stormwater where practical and without negative impact to water quality.

Policy IX-5.1.1 Implementation of Stormwater Management Program

Lake County shall assess existing information, evaluate the watersheds within the County, inventory and characterize stormwater management systems, and establish priorities based on this information to address water quality and water quantity-based stormwater problems. The County, in coordination with the appropriate federal, state and local agencies, shall seek opportunities for developing joint projects to facilitate its stormwater management program and further efforts required by the National Pollutant Discharge Elimination System and Total Maximum Daily Load mandates. The County shall amend its Comprehensive Plan and Land Development Regulations to reflect prevailing requirements of federal and state regulations, as appropriate.

Policy IX-5.1.2 Five-Year Stormwater Improvement Plan

Lake County shall establish a schedule of facility improvements in its five-year Stormwater Improvement Plan, which shall be updated annually. The Stormwater Improvement Plan, including a list of project priorities and funding, shall be incorporated into the Lake County "Schedule for Capital Improvements" and the Capital Improvements Element of the Comprehensive Plan.

Policy IX-5.1.3 Priorities for Stormwater Master Planning

A prioritized list of the approximately 252 watersheds in the County, as listed in the Data Inventory and Analysis, shall be utilized in developing a work plan for performing basin evaluations. Prioritization shall be based on criteria including but not limited to drainage problems, flooding potential, receiving water body, aquifer recharge, natural wildlife and population. Lake County shall develop corrective measures for improving stormwater quality, repairing/replacing/upgrading existing infrastructure and minimizing or eliminating identified public threats.

Policy IX-5.1.4 Stormwater Management Regulations

Lake County shall implement, update, and improve Land Development Regulations relating to construction and maintenance of stormwater management facilities to prevent degradation of water bodies and wetlands, to ensure aquifer recharge, and to provide for adequate flood protection and storage. The LDRs shall remain compatible with those of the regulatory agencies to ensure uniform application.

Policy IX-5.1.5 Funding for Stormwater Management

The County shall use the Stormwater Municipal Services Taxing Unit (MSTU) as the dedicated funding source for the continued implementation of the Stormwater Management Program.

Policy IX-5.1.6 Contour Interval Mapping

The County shall use the detailed County-wide mapping at one (1) foot contour intervals where available to improve accuracy and efficiency of basin evaluations and Base Flood Elevation determinations. The Federal Insurance Rate Map shall also be used as a tool for development review.

Policy IX-5.1.7 Coordination with Adjacent Jurisdictions

Lake County shall coordinate and consult with the municipalities, adjoining counties and appropriate state and federal agencies, in the implementation of a stormwater management plan. The coordination and consultation shall specifically include issues regarding TMDL and any adopted TMDL legislation, guidelines, implementation and potential joint projects.

OBJECTIVE IX-5.2 NEW DEVELOPMENT AND SUBSTANTIAL REDEVELOPMENT

Lake County shall manage and coordinate its stormwater review and implementation process to meet future needs and address the potential impacts of new development. Substantial redevelopment projects shall comply with the standards for stormwater management that apply to new development consistent with the Water Management District rules.

Policy IX-5.2.1 Impact Assessment During Development Review

Lake County shall require, as part of the development review process, an impact assessment that addresses the effects of new development and substantial redevelopment on existing stormwater management systems. Review shall also account for the cumulative effects of stormwater management systems within individual watersheds. This review process shall consider how the stormwater management systems will operate at build-out. Each phase of a development project shall be designed as an independent unit capable of having its surface water management needs met by the stormwater design of that phase.

Policy IX-5.2.2 Stormwater Conveyance Rights-of-Way

Lake County shall pursue, if necessary, the acquisition of stormwater rights-of-way or easements necessary for the expansion/upgrade and the operation and maintenance of the County's stormwater management system.

Policy IX-5.2.3 Design of Stormwater Management Systems

Lake County shall require that all stormwater management systems constructed be designed using Low Impact Development techniques to maintain a site's predevelopment hydrologic regime to the greatest extent feasible. Such systems shall be designed in accordance with Federal, state, regional, and local regulations. All development approval by the County shall require the applicant to submit to the County a copy of the Water Management District or Department of Environmental Protection stormwater permit and the National Pollutant Discharge Elimination System Notice of Intent to be covered by the construction generic permit prior to any land clearing.

Non-structural LID-BMPs may be grouped into four general categories:

Vegetation and Landscaping – to reduce runoff volumes and peaks through infiltration, surface storage, and evapotranspiration, provide pervious surface for groundwater recharge, and remove pollutants from stormwater. Key techniques include:

- **Preservation of Natural Areas** – preserve areas with significant hydrologic functions including forested areas, riparian corridors and soils/geology with high recharge potential;
- **Native Ground Cover** – reduce the use of non-drought tolerant grass and preserve areas that naturally minimize runoff; and
- **Vegetative Filters and Buffers** – provide native ground cover and grass areas to filter stormwater runoff from pervious areas and to provide locations for runoff to infiltrate.

Minimizing Land Disturbance – reduces runoff volume and pollutant loads and maintains existing recharge rates and other hydrologic functions. Key techniques include:

- Planning and design to fit the development to the terrain, limiting clearing and grading;
- Evaluating site conditions and constraints including soil types, geology, topography, slopes, drainage areas, wetlands, and floodplains to maintain high recharge areas and provide runoff storage areas;
- Utilizing construction techniques that limit disturbance and soil compaction; and
- Restricting the future expansion of buildings and other improvements that will adversely affect runoff volumes and rates or recharge rates.

Impervious Area Management – reduces water quality impacts, runoff volume and peak rates, runoff velocity, erosion and flooding. Key techniques include:

- **Streets** - minimum acceptable pavement widths, pervious vegetated medians, and islands with curb cuts for runoff access;
- **Sidewalks** – pervious pavement disconnected from the street drainage system;
- **Parking and Driveways** – pervious pavement wherever practical, reduced parking space requirements, shared parking in mixed uses, shared driveways, reduced parking space lengths;
- **Pervious Paving Materials** – use pervious materials in parking spaces, driveways, access roadways and sidewalks, including pavers, porous pavement and gravel;
- **Unconnected Impervious Areas** – disconnect impervious areas and runoff from the site's drainage system allowing the sheet flow to cross pervious areas through curb cuts or by eliminating curbing and using shoulders and swales; and
- **Vegetated Roofs** – install lightweight vegetative planting beds on new or existing roofs.

Time of Concentration Modification – minimize reductions to the time of concentration caused by changes in hydrologic characteristics in order to minimize the peak runoff rate. Key techniques include:

- **Surface Roughness Changes** – increase surface roughness through the use of land cover and decrease the amount of connected smooth surfaces in order to increase runoff travel time throughout the drainage area;

- **Slope Reduction** – reduce slopes in graded areas or provide terraces and reduced slope channels to increase runoff travel length and time;
- **Vegetated Conveyance** – use vegetated channels and swales to increase roughness and runoff travel time and to provide opportunities for runoff treatment and infiltration.

Structural LID-BMPs and stormwater management techniques include, but not limited to:

- Bioretention Systems;
- Constructed Stormwater Wetlands;
- Dry Wells;
- Extended Detention Basins;
- Infiltration Basins that minimize changes to topography;
- Manufactured Treatment Devices;
- Pervious Paving Systems;
- Rooftop Vegetated Covers;
- Sand Filters;
- Vegetative Filters; and
- Wet Ponds with vegetated littoral zones.

Policy IX-5.2.4 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:

- The protection and maintenance of the public's health, safety, and welfare;
- The protection and maintenance of property;
- The protection of existing public investment;
- The protection of water quality and the environment;
- The reduction of operating and maintenance costs; and
- The achievement and satisfaction of local, regional, state, and federal regulations.

Policy IX-5.2.5 Provide Effective Stormwater Treatment

Lake County, in a coordinated effort with the Water Management Districts, 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 IX-5.2.6 Non-Structural Best Management Practices

Lake County shall require that non-structural Best Management Practices be utilized in conjunction with structural BMPs to solve existing and future stormwater problems. Non-structural BMPs may include, but are not limited to:

- Acquiring conservation areas;
- Maintaining floodplain protection (capacity) through the provision of compensating storage;
- Protection of areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss;

- Minimizing impervious surfaces and breaking up or disconnecting the flow of runoff over impervious surfaces;
- Maximizing the protection of natural drainage features and vegetation;
- Minimizing land disturbance including clearing and grading;
- Minimizing soil compaction;
- Providing low maintenance landscaping that encourages retention and planting of native vegetation and minimizes the use of lawns, fertilizers, and pesticides;
- Providing vegetated open-channel conveyance systems that discharge into and through stable vegetated areas; and
- Providing preventative source controls.

The County shall support public education on the use of BMPs.

Policy IX-5.2.7 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 IX-5.2.8 Stormwater Design and Pollution Abatement Level of Service Standards

Lake County hereby adopts the following minimum level of service standards for stormwater design and pollution abatement level of service standards:

- Lake County shall require, prior to development approval that projects receive appropriate permits from state agencies to comply with the rules and regulations for stormwater facility design, performance and discharge.
- Discharged stormwater run-off shall not degrade receiving surface water bodies below the minimum conditions as established by state water quality standards (17-302 and 17-40.420, FAC), as amended.
- Compliance with Lake County Stormwater Design Standards shall be required.

Table STORM 1 – Level of Services Standards for Design Storms and Pollution Abatement

FACILITY	FREQUENCY AND DURATION
Bridges	50 Year 24 Hours
Principal arterial bridges and evacuation routes	100 Year 24 Hours
Canals, ditches, swales or culverts for drainage external to the development	25 Year 24 Hours
Canals, ditches, swales, or culverts for drainage internal to the development	10 Year 24 hour
Detention and retention basins contributory to land-locked areas with no positive outlet	25 Year 96 hours
Detention/Retention Structures with a positive outlet	25 Year 24 Hours Mean Annual Storm
Habitable structures first floor elevation must be, at a minimum, 18 inches above the 100-year flood elevation	100 years, 24 hours
Storm sewers	10-year storm

Policy IX-5.2.9 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 IX-5.2.10 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 of all arterial and collector roadways within the County. Appropriate or suitable stormwater management systems for reconstruction shall be considered by the County on a site by site basis.

Policy IX-5.2.11 Protection of Natural Hydrologic Functions

Lake County shall adopt Land Development Regulations to ensure that proposed stormwater management facilities do not adversely impact natural hydrologic features or functions, including but not limited to water bodies, wetlands, floodplain storage capacity, sinkholes and other karst features.

Policy IX-5.2.12 Protection of the Natural Hydroperiod of Water bodies

Lake County shall maintain the natural hydroperiod (timing and duration of inundation) of receiving waters when stormwater management systems are designed.

Policy IX-5.2.13 Protection of Recharge Volume

In addition to requiring minimum level of service standards established by the Comprehensive Plan Stormwater Sub-Element, the County shall ensure that post-development recharge volume conditions approximate pre-development recharge volume conditions within “protected recharge” and “most effective recharge” areas. This shall be accomplished in the Land Development Regulations by requiring that the first three inches of stormwater be retained on site within “protected recharge” and “most effective recharge” areas. As an alternative, an applicant may conduct a hydrological survey and site analysis to demonstrate that post-development recharge is equal to or greater than pre-development recharge.

Policy IX-5.2.14 Accepted Stormwater Run-Off Volume and Peak Rate Calculations

The Lake County Land Development Regulations shall include provisions for the acceptance of methods of run-off volume and peak rate calculations approved by the Water Management Districts, Florida Department of Transportation and Army Corps of Engineers (COE).

OBJECTIVE IX-5.3 MAINTAIN OR EXCEED LEVEL OF SERVICE

Lake County shall maintain or improve upon the levels of service of existing stormwater facilities. The County shall employ innovative technologies, where appropriate, if they meet or exceed adopted levels of service.

Policy IX-5.3.1 Innovative Stormwater Management

The County shall actively develop and participate in the development of innovative and alternative stormwater management systems, Best Management Practices and programs which protect and conserve the County's water resources.

Policy IX-5.3.2 Best Management Practices for Agriculture and Silviculture

Agriculture and Silviculture BMPs shall be implemented with the other policies of this Comprehensive Plan.

Policy IX-5.3.3 Best Management Practices for Construction.

Lake County shall require that Best Management Practices for construction be employed to protect the function of existing stormwater management systems and to minimize contributions of poor quality stormwater run-off to receiving water bodies. Construction activities shall require a National Pollutant Discharge Elimination System (NPDES) permit as appropriate.

Policy IX-5.3.4 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.

OBJECTIVE IX-5.4 FLOODPLAINS AND DRAINAGE WELLS

Lake County shall minimize flooding, protect floodplains and prohibit drainage wells for the purpose of stormwater management.

Policy IX-5.4.1 Minimize Flooding

Lake County shall comply with or exceed FEMA requirements and ensure that the floodplain management regulations, contained in the Land Development Regulations, minimize flooding and threats to public health and safety by approving only those developments that are consistent with them. 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 IX-5.4.2 Minimization of Threats to Life and Property

Within 24 months of the effective date of the Comprehensive Plan, Lake County shall adopt Land Development Regulations that minimize the threat to life and property from flooding.

Policy IX-5.4.3 Protection of Natural Flow Regimes and Floodplain Capacity

Lake County shall minimize the adverse impacts of development on floodplains by protecting the natural flow regime of and between drainage basins, and the storage capacity of floodplains through the maintenance of hydraulic and hydrologic characteristics of drainage basins.

Policy IX-5.4.4 Drainage and Injection Wells

Consistent with the Conservation Element, Lake County shall prohibit the use of drainage and injection wells for the purpose of stormwater management. Existing drainage and injection wells located within the County shall be filled or capped by the owner of the well or the County, if technically feasible. These drainage and injection wells, used for the purpose of stormwater management, shall be phased out if technically feasible.

OBJECTIVE IX-5.5 PROTECTION OF SURFACE AND GROUNDWATER RESOURCES

Lake County shall regulate the design and operation of stormwater management systems to protect the quantity and quality of surface waters, groundwater, recharge areas, springs, and springsheds.

Policy IX-5.5.1 Master Stormwater Management Plan for the Wekiva Study Area

Lake County shall cooperate and consult with the St. Johns River Water Management District, the Florida Department of Environmental Protection, and adjoining local governments and municipalities in the implementation of the Wekiva Study Area master stormwater management plan. The County will incorporate findings, methods and recommendations of the WSA Master Stormwater Management Plan into the Comprehensive Plan and Land Development Regulations as appropriate. Utilizing the WSA Master

Stormwater Management Plan as a guide, the County will revise project priorities within its 5-year Stormwater Improvement Plan and the Capital Improvements Element of the Comprehensive Plan.

Policy IX-5.5.2 Stormwater Management within Springsheds

Within 12 months of the effective date of this Comprehensive Plan, Lake County shall adopt Land Development Regulations that protect the quality and quantity of stormwater entering the aquifer within springsheds and springshed protection zones. These regulations shall assure adequate treatment of stormwater before it enters the aquifer, prevent the formation of solution pipe sinkholes, reduce erosion and sedimentation, and optimize stormwater retention to facilitate recharge. The County shall utilize, as appropriate, information contained within the publication "Protecting Florida Springs: Land Use Planning Strategies and Best Management Practices," (Dept. of Environmental Protection/Dept. of Community Affairs, 2002).

Policy IX-5.5.3 Stormwater Run-off

No stormwater runoff shall be allowed to drain directly through any sinkhole or other karst feature. All runoff recharging the Floridan aquifer shall be pre-treated to remove nutrients and other contaminants so that post-development water quality equals pre-development recharge water quality to the greatest extent feasible.

Policy IX-5.5.4 Drainage Retention Areas

All stormwater management and drainage systems proposed to be constructed in karst sensitive areas, areas with known sinkholes, and areas with shallow depth to limestone bedrock, shall be evaluated for the presence of sinkholes through appropriate geotechnical testing. All proposed drainage retention areas shall be tested for the presence of cavities and voids beneath them. No drainage retention areas or other stormwater facilities, excluding conveyance facilities, shall be located over unfilled voids.

Policy IX-5.5.5 Sinkholes

If there is an existing sinkhole within or adjacent to a development site, or any indication that a sinkhole may develop in the future, then a detailed geological/geotechnical investigation shall be required. This investigation must be conducted by a professional geologist or engineer experienced in geohydrology and a report submitted to the County for consideration. The geologic investigation shall be comprehensive enough that recommendations for site planning, engineering design and construction techniques may be made. The County shall approve, approve with conditions, or deny development proposals based upon the scale of the development and the hazards revealed within the investigation.

Policy IX-5.5.6 Karst Sensitive Areas

The County shall cooperate with the Water Management Districts and will adopt in the Land Development Regulations appropriate, specific requirements for stormwater structures or facilities located within karst sensitive areas. Such requirements shall include evaluations by professional geologists or professional engineers experienced in hydrogeology that there is no subsurface connection that may cause contamination or adverse impact to the groundwater. Karst features with a direct connection to the aquifer will be identified and placed in a conservation easement, to the extent allowed by law, so that they will be thereafter limited to passive recreational use.

Policy IX-5.5.7 Vegetated and Functional Littoral Zone

The County shall require establishment of a vegetated and functional littoral zone as part of any new surface water management system that consists of or is adjacent to lakes and wet detention areas greater than 0.5 acres in size.

Policy IX-5.5.8 Best Management Practices

All new development and redevelopment, except non-substantial redevelopment projects, shall utilize Best Management Practices in combination as part of a Best Management Practices treatment train to protect water quality and quantity, and minimize flooding. BMPs shall be used in the design of stormwater management facilities and systems, with particular attention to systems located in areas of “protected recharge” and “most effective recharge” and within karst sensitive areas. Such BMPs may include design standards for stormwater ponds, use of biological treatment trains for nutrient and contaminant removal, incorporation of stormwater management systems into landscaping and irrigation, and minimizing directly connected impervious surface areas. These BMPs shall be incorporated into the Land Development Regulations of Lake County.

Policy IX-5.5.9 Additional Best Management Practices within the Wekiva Study Area

In addition to Best Management Practices identified in Policy IX-5.5.8 Best Management Practices, the following BMPs shall be established within the Wekiva Study Area and incorporated into the Land Development Regulations of Lake County:

- All residential development shall use swales with swale blocks or raised driveway culverts whenever possible, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a professional engineer licensed in the State of Florida.
- Vegetated infiltration areas shall be used to provide stormwater treatment and management on all sites except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a professional engineer licensed in the State of Florida. Design of the stormwater systems for residential and commercial uses shall use bio-retention areas (below grade vegetated areas) to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake.
- Wet detention systems shall be used for stormwater treatment and management only where infiltration systems are not feasible.
- Sensitive karst features, including sinkholes with a direct connection to the aquifer and stream-to-sink features, shall not be utilized as stormwater management facilities. Prior to subdivision approval, all depressions will be investigated by a licensed professional geologist using a professionally acceptable methodology for suitability of water retention area using generally accepted geo-technical practices with an emphasis on identification of potential connections to the Floridan or intermediate aquifer. If connections are determined to exist, the depression shall not be used for stormwater retention and the area draining to this feature under pre-development conditions shall be preserved through a conservation easement, to the extent allowed by law.
- The County shall require, as part of development approval and prior to any land clearing, the applicant to submit to the County a copy of the St. Johns River Water Management District or Department of Environmental Protection stormwater permit and the National Pollutant Discharge Elimination System (NPDES) notice of intent to be covered by the construction generic permit, if applicable.
- Karst features with a direct connection to the aquifer will be identified and placed in a conservation easement, to the extent allowed by law, so they will be thereafter limited to passive recreational use subject to permitted activities in subparagraph (d) herein.
- All components of the stormwater treatment and management system shall be owned and maintained by the responsible legal entity identified in the St. Johns River Water Management District or Department of Environmental Protection stormwater permit, typically a homeowner or property owners association.

- Industrial uses that generate soluble pollutants shall be discouraged within the WSA. Projects within the WSA that are zoned for industrial activity shall be required to ensure that industrial pollutants do not enter the stormwater system or come into contact with groundwater.

Policy IX-5.5.10 Reuse

The County will continue to seek ways to expand its efforts in reusing stormwater for irrigation, aquifer recharge, and other non-potable uses. The County will evaluate and establish, as appropriate, a threshold wherein a project that generates sufficient quantities of runoff shall be required to reuse that stormwater.

Policy IX-5.5.11 Wet Detention Areas

Wet detention areas shall be designed as limnic systems, and shall maintain a vegetated littoral zone as shoreline habitat and to aid in filtering pollutants and nutrients entering the wet detention area. Appropriate measures shall be provided to protect public health, safety, and welfare.

Policy IX-5.5.12 Stormwater Management within the Green Swamp Area of Critical State Concern

Lake County shall conserve and protect natural resources of the Green Swamp Area of Critical State Concern relative to stormwater, consistent with the Principles for Guiding Development for the Green Swamp Area of Critical State Concern. The County shall revise land development regulations applicable to stormwater management within the GSACSC to meet or exceed the site alteration criteria contained within Section 28-28.008 (7), Florida Administrative Code. Stormwater shall be treated to the level for quality and quantity (Levels of Service) as established by this sub-element and in conformance with the Future Land Use Element and Conservation Element.

Public School Facilities Sub-Element

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, Municipalities, 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 Municipality. 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 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 IX-6 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 IX-6.1 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.

Policy IX-6.1.1 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 IX-6.1.2 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 IX-6.1.3 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 IX-6.1.4 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 IX-6.1.5 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 Municipalities Comprehensive Plan. The amended LOS shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed.

Policy IX-6.1.6 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 IX-6.2 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.

Policy IX-6.2.1 Adopted Concurrency Service Areas

Lake County's Concurrency Service Areas are depicted on Figure SCHOOL-1 and incorporated herein by reference. Also depicted on Figure SCHOOL-1 are all ancillary plants and public school facilities for the county.

Policy IX-6.2.2 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 Municipalities' 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 IX-6.2.3 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 IX-6.3 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.

Policy IX-6.3.1 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 IX-6.3.2 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 IX-6.3.3 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 IX-6.3.4 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 IX-6.4 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.

Policy IX-6.4.1 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 IX-6.4.2 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 IX-6.5 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.

Policy IX-6.5.1 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; and
- d) The expansion and rehabilitation of existing schools to support neighborhoods.

Policy IX-6.5.2 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 IX-6.5.3 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 IX-6.5.4 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 IX-6.5.5 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 LSMPO and Lake County Public Works. Parking and sidewalks at public schools will be provided consistent with applicable Land Development Regulations.

GOAL IX-7 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 IX-7.1 CAPACITY DETERMINATION STANDARDS

The County shall cooperate with the School District in the implementation of capacity determination standards.

Policy IX-7.1.1 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 IX-7.1.2 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 IX-7.2 AVAILABILITY STANDARDS

The County shall coordinate with the School Board to establish availability standards for school facilities.

Policy IX-7.2.1 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:

- 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);
- 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,
- 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 IX-7.2.2 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 IX-7.3 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.

Policy IX-7.3.1 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:

- The donation, construction, or funding of school facilities created by the proposed development.
- 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 IX-7.3.2 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 IX-7.3.3 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 IX-7.3.4 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 IX-7.3.5 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:

$$\begin{aligned} &\text{Number of Dwelling Units in the proposed development (by unit type)} \\ &\quad \text{MULTIPLIED BY} \\ &\quad \text{Student Generation Rate (by type of DU and by School Type)} \\ &\quad \text{EQUALS} \\ &\text{Number Student Stations needed to serve the proposed development} \end{aligned}$$

Step 2: Comparing the available capacity to the number of student stations calculated in Step 1 to assess the need for mitigation:

$$\begin{aligned} &\text{Available Capacity} \\ &\quad \text{MINUS} \\ &\quad \text{The Number of new Student Stations needed to serve the proposed development} \\ &\quad \text{EQUALS} \\ &\text{The shortfall (negative number) or surplus (positive number) of capacity to serve the development} \end{aligned}$$

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

$$\begin{aligned} &\text{Needed additional Student Stations from Step 3} \\ &\quad \text{MULTIPLIED BY} \\ &\quad \text{Average cost per Student Station} \\ &\quad \text{EQUALS} \\ &\text{Proportionate-Share Mitigation Obligation} \end{aligned}$$

Policy IX-7.3.6 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 details the currently adopted student generation rates.

Table SCHOOL-1: Student Generation Rate*

School Type	Student Generation Rate	Average Students / New School	Acres Per School Site
Elementary	0.186	950	20
Middle	0.100	1,350	40
High	0.124	2,070	60

NOTE: Student generation rate is per dwelling unit.

Figure SCHOOL 1 – Concurrency Service Areas, Schools & Ancillary Facilities

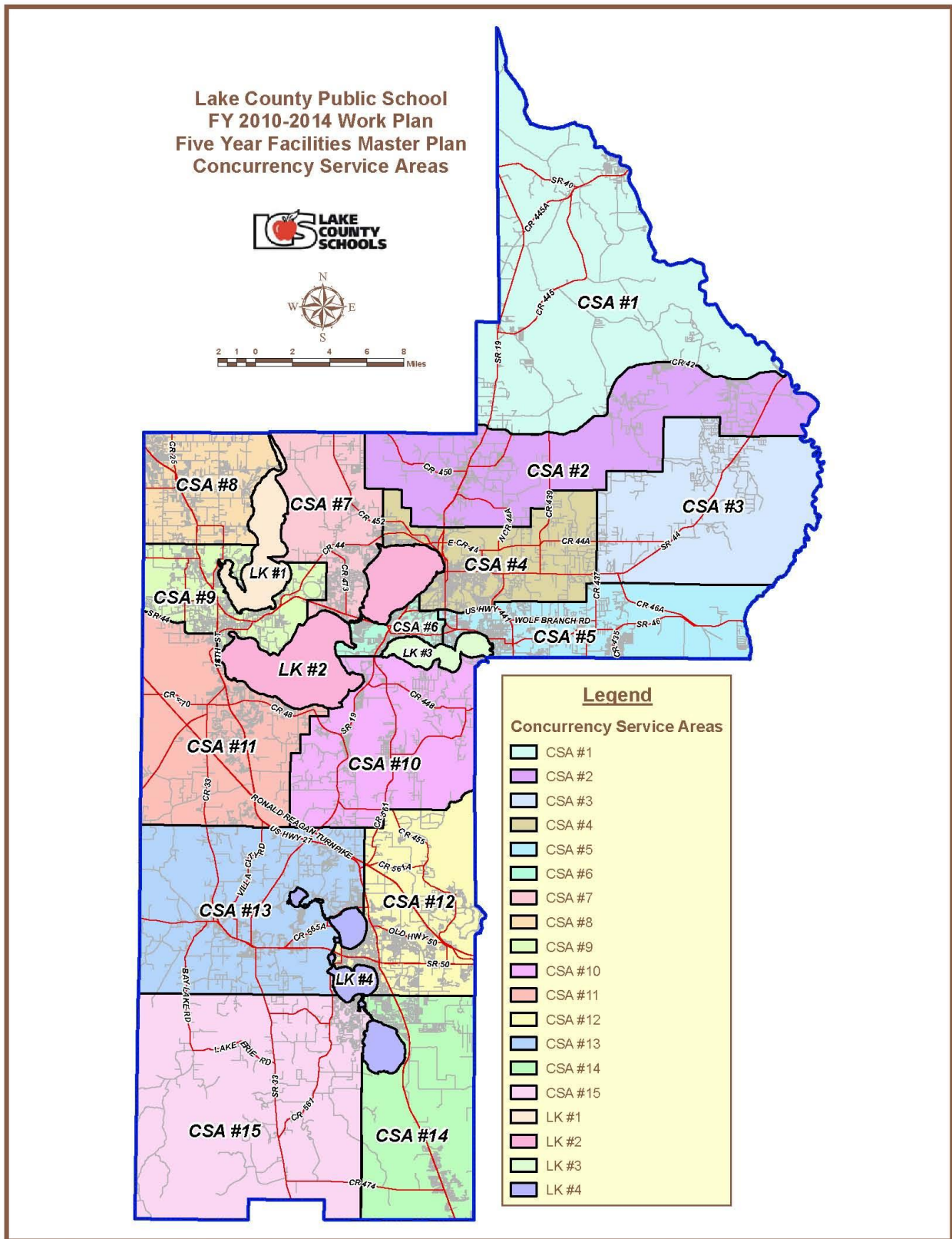


Figure SCHOOL 2 - FY 2010-2014 Work Plan for Elementary Schools

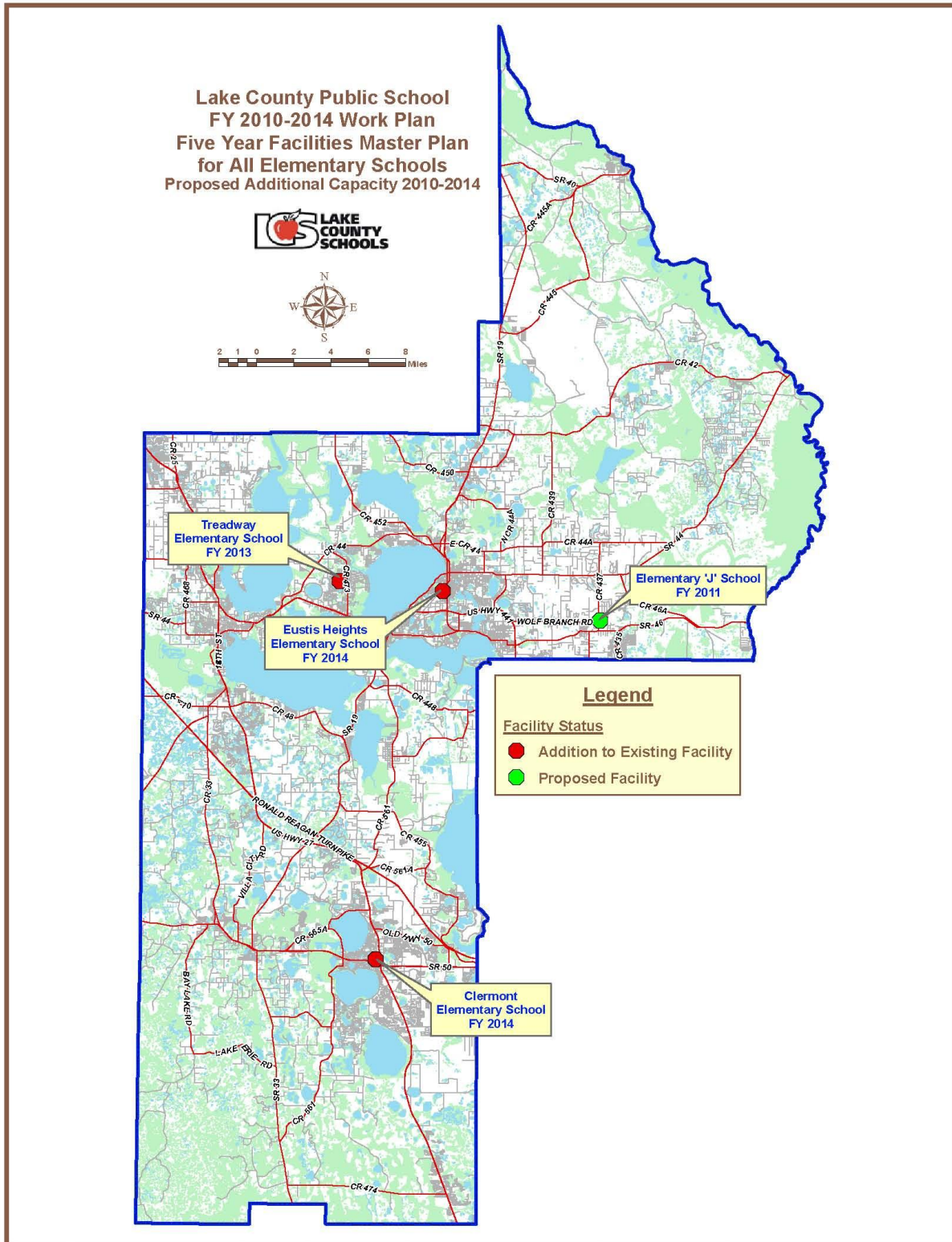


Figure SCHOOL 3 - FY 2010-2014 Work Plan Five-Year Facilities Master Plan

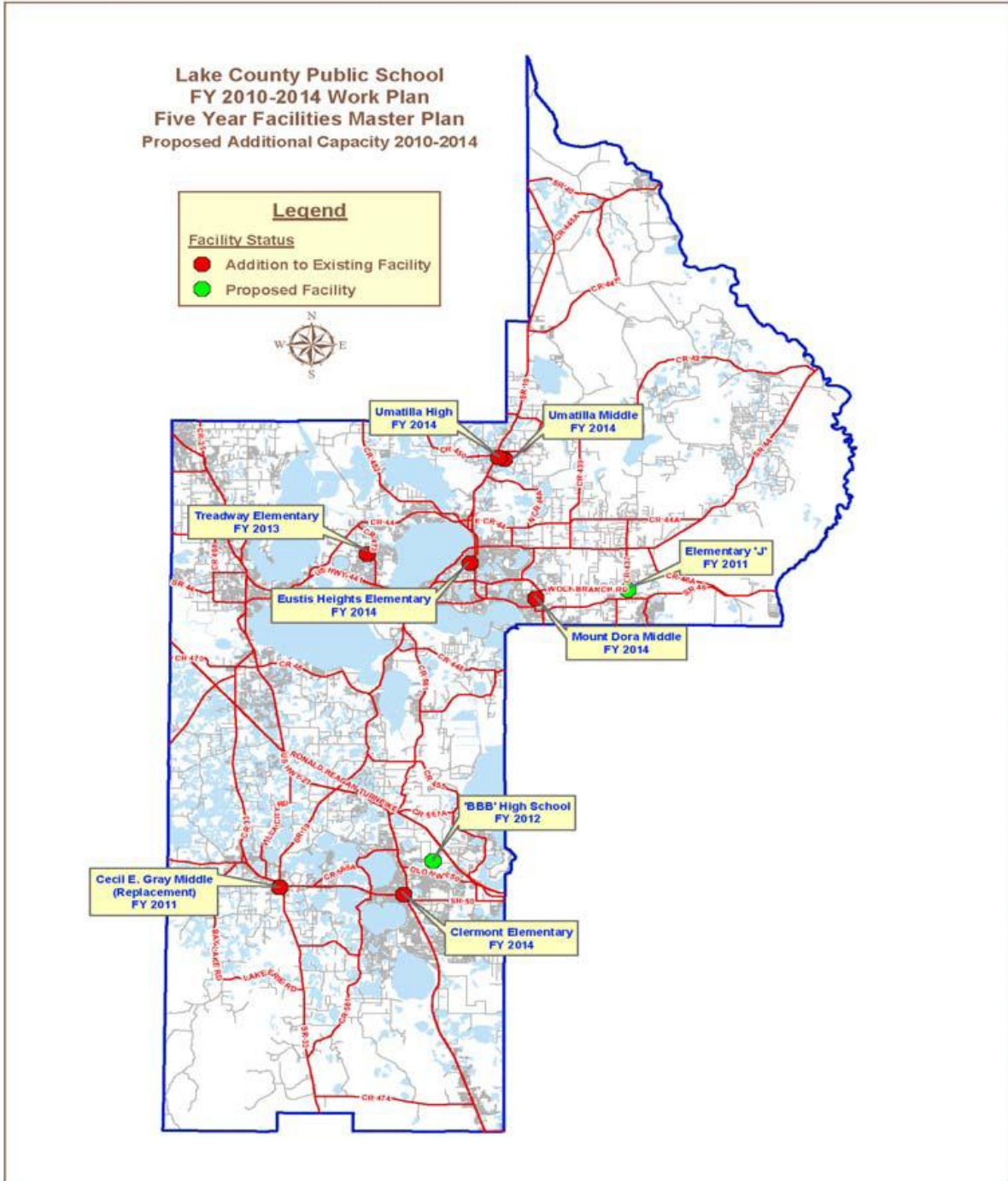


Figure SCHOOL 4 – FY 2010-2014 Work Plan for Middle Schools

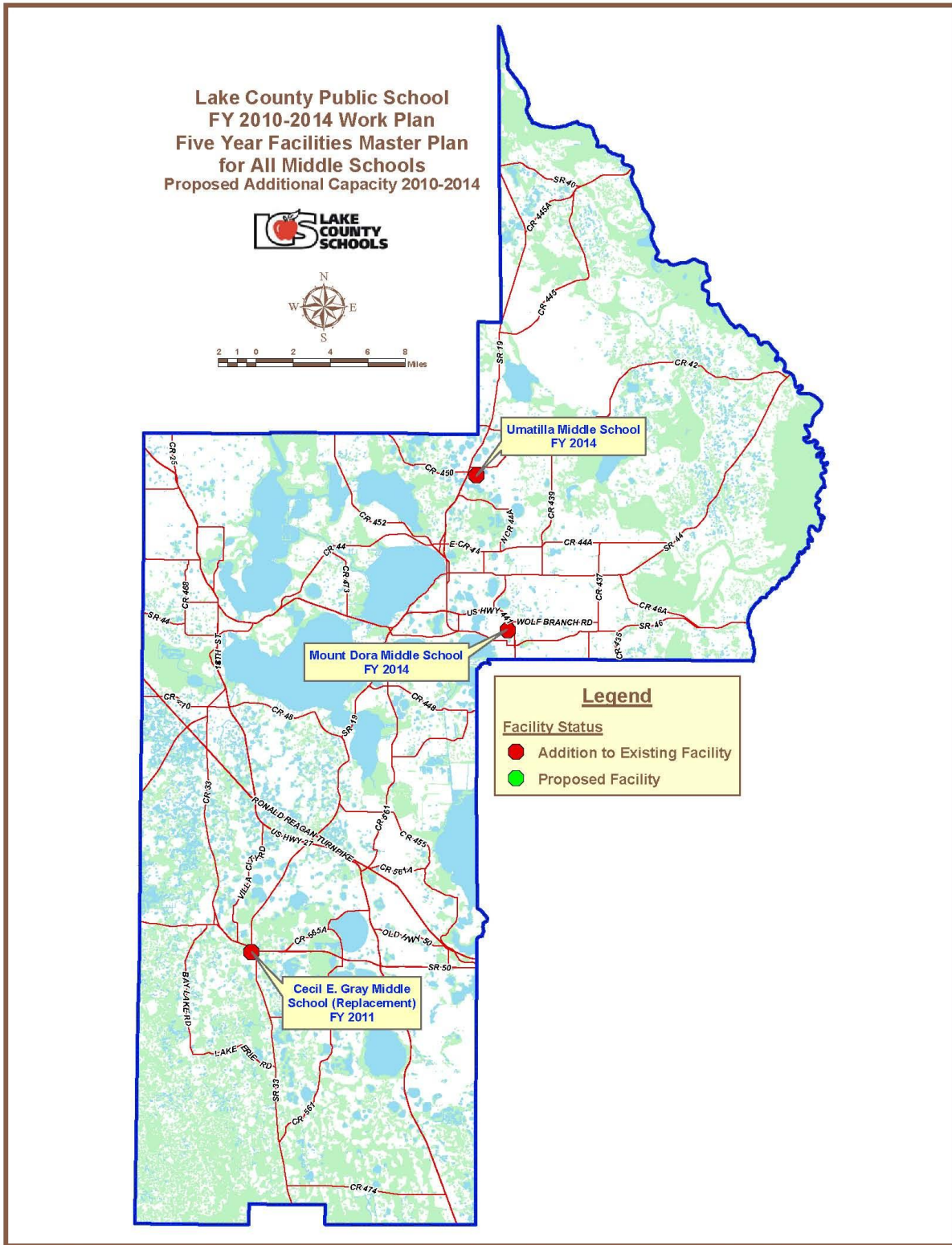
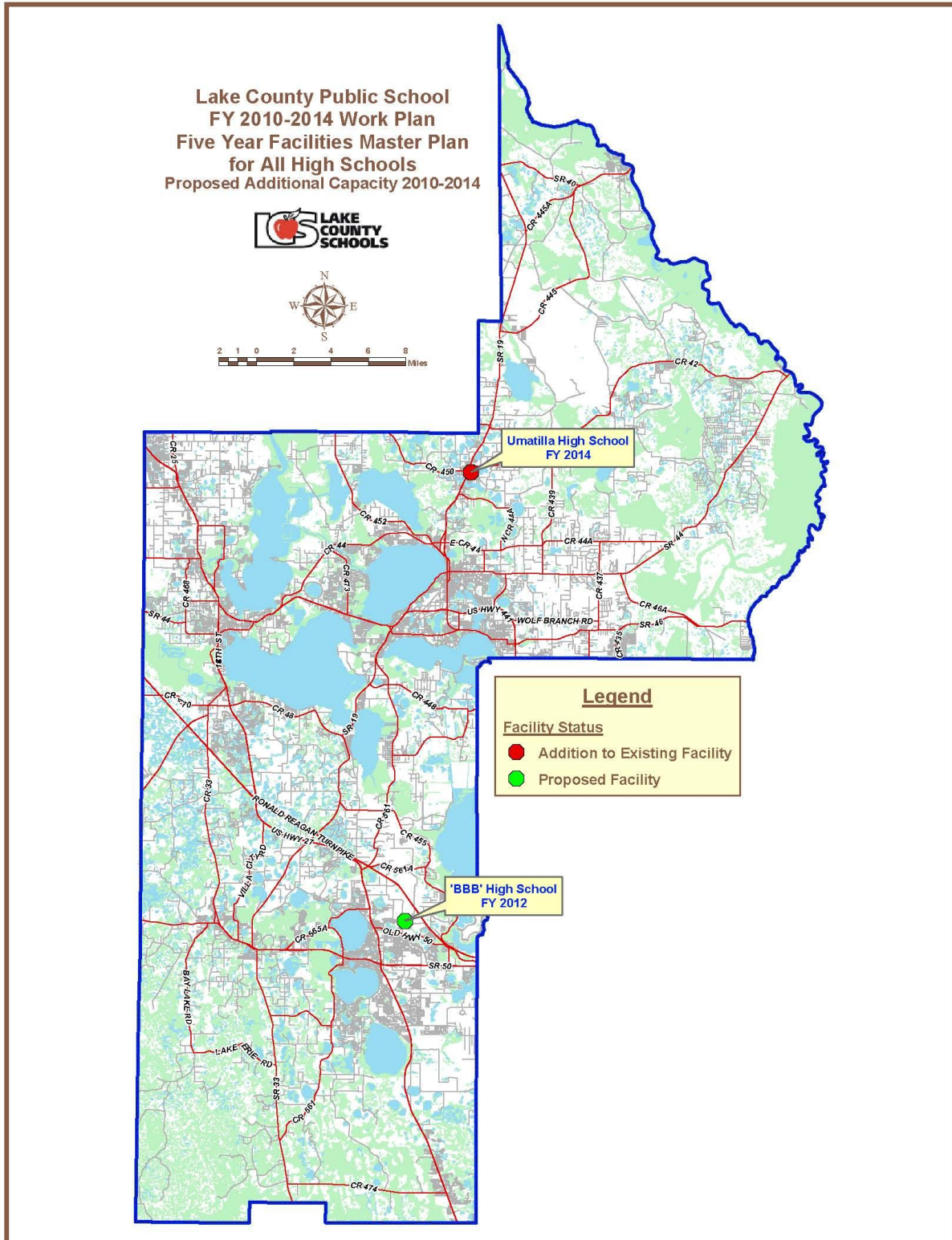


Figure SCHOOL 5 – FY 2010-2014 Work Plan for High Schools



CHAPTER X: DEFINITIONS & ACRONYMS

PLANNING HORIZON 2030

DEFINITIONS

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.
Affordable Housing	Housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income.
Agricultural Uses	Activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas.
Agriculture	As defined in 570.02 F.S. means the science and art of production of plants and animals useful to humans, including to a variable extent the preparation of these products for human use and their disposal by marketing or otherwise, and includes aquaculture, horticulture, floriculture, viticulture, forestry, dairy, livestock, poultry, bees, and any and all forms of farm products and farm production. For the purposes of marketing and promotional activities, seafood shall also be included in this definition. "Bona fide agricultural purposes" means good faith commercial agricultural use of the land, as described in Section 193.461 F.S.
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.
Altered Natural Communities	Natural resources which have been substantially affected by development but continue to provide some environmental benefit.
Ambient	Circulating or surrounding.
Amendment	Any action of a local government which has the effect of amending, adding to, deleting from or changing an adopted Comprehensive Plan element or map or map series, including an action affecting a prior plan or plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation or makes corrections, updates and modifications of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in subsection 163.3177(3)(b), F.S., and corrections, updates, or modifications of current costs in other elements, as provided in subsection 163.3187(2), F.S.
Aquatic	See 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).
Aquatic Dependent Wildlife Species	Any wildlife species whose life cycle depends in whole or in part on an aquatic environment.

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 will yield significant quantities of water to streams, wells and springs. (See Floridan Aquifer System; Intermediate Aquifer System; and Surficial Aquifer System.)
Aquifer Connection	A karst feature where at the surface, the feature is directly open to the limestone of the Floridan Aquifer System (FAS) or, a sinkhole or closed depression, where there is no confining layer below the bottom of the sinkhole or depression thus allowing water to rapidly percolate into the FAS. Sinkholes and other karst features that are directly open to limestone of the FAS, or are located within areas more vulnerable to contamination as determined by the Wekiva Aquifer Vulnerability Assessment (WAVA) or the best available Floridan aquifer vulnerable assessment map shall be considered sensitive karst features. Should an applicant believe that a karst feature(s) on the site is not sensitive, the applicant shall provide site-specific report(s) prepared by a qualified professional to characterize the karst feature(s) is not sensitive to supplement the aquifer vulnerability assessment. The testing data used to prepare this report should consist of relevant geologic, geophysical, geotechnical or ground water quality data collected on site.
Aquifer Protection Zones	Those areas within "Protected Recharge Areas," "Areas More vulnerable to Contamination" or Primary or Secondary Springshed Protection Zones. In the Wekiva Study Area this term shall also include areas within or adjacent to "Most Effective Recharge Areas".
Aquifer Vulnerability	The tendency or likelihood for contaminants to reach the top of the specified aquifer system after introduction at land surface based on existing knowledge of natural hydrogeologic conditions.
Aquifer Vulnerability Map or Assessment	A modeling technique developed by the Florida Geological Survey to delineate relative degrees of vulnerability to an aquifer based on available data. An aquifer vulnerability map may be prepared for any aquifer. These techniques are documented in Florida Geological Survey Reports "Wekiva Aquifer Vulnerability Assessment" (RI 104) and "Florida Aquifer Vulnerability Assessment (FAVA): Contamination potential of Florida's principal aquifer systems."
Area More Vulnerable to Contamination	Areas more vulnerable to contamination from land surface as determined by the best available aquifer vulnerability maps.
Area of Special Flood Hazard	Any locality that, because of topography, soil limitations or geographic location, is subject to periodic or occasional inundation.
Arterial Road	A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.
Artificial Waterway	Dredged canal created by man in uplands or wetlands.
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 (BMPs)	Management or design criteria adopted for area wide 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: liquid 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.
Board	Board of County Commissioners of Lake County
Borrow Activities	Mining Activities with no onsite processing of excavated materials.
Borrow Pit	An area of land on which Borrow Activities have been conducted, are being conducted or are planned to be conducted.
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.
Capital Budget	The portion of each local government's budget which reflects capital improvements scheduled for a fiscal year.
Capital Improvement	The physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets which have been identified as existing or projected needs in the individual Comprehensive Plan elements shall be considered capital improvements.
Central Business District	A compact urban core area of a municipality or unincorporated urbanized area which serves as the primary center for economic activity in the jurisdiction.
Civic Use	A County, Municipal, State or Federal Use or Service, and community facility uses.
Closed Depression	Natural depression watershed areas which have no positive outfall for surface water runoff except by infiltration or evapotranspiration.
Clustering or Cluster Development	A design technique requiring that the built areas of a development site including, but not limited to, dwelling units, buildings, accessories, and infrastructure are well defined and compact thereby enabling the creation of large contiguous tracts of common open space for conservation, protection of environmentally sensitive areas, or passive recreation.
Collector Road	A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.
Commercial Uses	Activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.
Common Area	Any part of a development designated for shared use by the owners, residents, guests, customers, tenants or general public.
Common Open Space	All open space, which is part of a common area.
Community Facility Uses	A noncommercial and nonresidential use established primarily for the benefit and service of the population of the community in which it is located.

Compatibility	A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.
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 F.S. 163.3177 and 163.3178.
Concurrency	The necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.
Concurrency Management System	The procedures or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.
Cone of Depression	A depression in the potentiometric surface of a body of ground water, which has the shape of an inverted cone which can develop around a well from which water is being withdrawn or around a sensitive karst feature.
Cone of Influence	The area in an aquifer around a well or well field where pumping affects the potentiometric surface in that aquifer.
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	See confining unit.
Confining Unit	A formation that does not readily conduct water or is less permeable than the aquifers above or below it. When a confining unit is above an aquifer, recharge to or discharge from that aquifer is restricted by that confining layer.
Connected Wetland	A vegetative community which is part of a flowing water system or a runoff system where waters flow during times of heavy rainfall.
Conservation Areas	Land Areas designated for the purpose of conserving or protecting natural resources or environmental quality, including, but not limited to, areas designated for flood control, protection of groundwater or surface water quality or quantity, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitat.
Conservation Easement	A recorded easement deed, as described in the Florida Statutes, which legally describes a portion of a property that is bound to conservation uses in perpetuity, and which prohibits or limits the activities. All conservation easements shall include the legal description and be recorded. When plats are involved, the easement shall be recorded prior to or in conjunction with the recording of the final plat.
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 Uses	Activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, and including areas designated for such purpose as flood control, protection of quality or quantity of groundwater or 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. The extent of these areas shall have a definitive boundary which may vary in extent based on the individual species.
Currently Available Revenue Sources	An existing source and amount of revenue presently available to the local government.
Density	The number of dwellings per unit of land.
Designated Vegetation	Those species designated as endangered, threatened or commercially exploited pursuant to Chapter 581, Florida Statutes as may be amended.
Designated Wildlife	See Listed Species.
Development	As defined in 380.04 Florida Statutes, as may be amended. Generally, 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.
Development Approval	Final approval by Lake County of a development permit.
Development Order	Any order granting, denying, or granting with conditions, an application for a development permit.
Development Permit	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. A Wekiva River Protection Area 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.
Distribution	The spatial array of land uses throughout an area.
Educational Uses	Activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.
Endangered Species	Any species of flora or fauna, 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 CFR of Federal Regulations, Sections 17.11 and 17.12 as may be amended.
Environmentally Sensitive	Descriptive of lands including, but not limited to, rivers, streams, lakes, springs, karst features with an aquifer connection, wetlands, floodplains, aquifer protection zones, sensitive natural habitats and existing or potential habitat of a designated species.
Evacuation Routes	Routes designated by county civil defense authorities or the regional evacuation plan for the movement of persons to safety in the event of a hurricane, or other disaster, natural or man-made.
Evaluation & Appraisal Report (EAR)	An evaluation and appraisal report (due every seven years) as adopted by the local governing body in accordance with the requirements of Section 163.3191, F.S., that assesses the progress in implementing the local government's Comprehensive Plan.
Excavation	The removal and transport of minerals, ore or other naturally occurring materials from the earth.
Exotic Species	A non-native plant or animal.
Extent	The amount of development, including the area or size in acres.

Fill	Raising the surface level of the land with suitable soil or clean fill material.
Facility Availability	Whether or not a facility is available in a manner to satisfy the concurrency management system.
Flatwoods	Broad, nearly level, low ridges of dominantly poorly-drained soils characteristically vegetated with open woods of pine and saw palmetto.
Flood or Flooding	The general and temporary condition of partial or complete inundation of normally dry land by the overflow of , inland waters, the unusual and rapid accumulation or runoff of surface waters from any source, or the rise of ground water.
Floodplain or Flood-Prone Area	Any land area susceptible to being inundated by water from any source. See also One Hundred-Year Floodplain.
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.
Florida-Friendly Landscaping	A program developed in a partnership of the University of Florida Institute of Food and Agricultural Sciences, Florida's water management districts, the Florida Department of Environmental Protection and other agencies and organizations. It addresses pollution in stormwater runoff, water shortages and disappearing habitats. The program includes using the right plants in the right place, water efficiency, reducing runoff, Florida-Friendly lawns and other guidelines such as those contained in <i>A Guide to Florida-Friendly Landscaping – Florida Yards & Neighborhoods Handbook</i> . 3 rd Edition in 2006.
Floridan Aquifer System (FAS)	An aquifer system in the limestone and dolomites of the carbonate unit that is below the surficial aquifer system. It underlies all of Lake County and is the principal source of the water used in Lake County. It is composed of thick sequences of carbonate rocks (limestone, dolomitic limestones, and dolomite) of Eocene to Oligocene age that are generally high in permeability and hydraulically connected to each other in varying degrees. The FAS has two major water-bearing zones; the Upper Floridan and Lower Floridan zones. These zones are separated by a lower permeability limestone, dolomite and anhydrite formation.
Foster Care Facility	A facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.
General Lanes	Intrastate roadway lanes not exclusively designated by the Florida Department of Transportation for long distance, high speed travel. In urbanized areas, general lanes also include high occupancy vehicle lanes not physically separated from other travel lanes.
Geophysical	Of or pertaining to the physical properties of earth materials and their chemical composition and transformations.
Goal	The long-term end toward which programs or activities are ultimately directed.
Gross Area	Includes the entire area of a parcel of land excluding road right of way prior to development.
Groundwater	Water found below land surface in an aquifer. Moisture present in unsaturated soil is not considered ground water.
Group Home	A facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities comparable in size to group homes are included in this definition.

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 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	Materials, which, because of their 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.
Historic Resources	All areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.
Hydric Soils	Soil that is wet long enough to periodically produce anaerobic conditions, thereby influencing the growth of plants.
Hydrogeologic	Of or pertaining to the science that deals with subsurface waters and with related geologic aspects of surface water. The movement patterns and chemistry of ground water are heavily dependent on geology of the area.
Hydrologic	Of or pertaining to the science that deals with water, its properties, circulation, and distribution on and under the earth's surface and in the atmosphere, from the moment of its precipitation until it is returned to the atmosphere through evapotranspiration or is discharged into the ocean.
Hydroperiod	The annual period of inundation.
Important Agricultural Areas	Farmlands identified by the U. S. Natural Resources Conservation Service that include prime and unique farmlands, and additional farmland of statewide and local importance as described in 7 Code of Federal Regulations 657, as may be amended.
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 or periodic inundation.
Improvements	Physical changes made to raw land, and structures placed on or under the land surface in order to make the land more usable.
Industrial Uses	The activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.
Infrastructure	Man-made structures which serve the common needs of the population, such as sewage disposal systems, potable water systems, solid waste disposal sites, retention areas, stormwater systems, utilities, communications systems, and transportation systems.
Injection Well	A well into which fluids are drained or injected, either by gravity flow or under pressure.
Intensity	The extent to which land may be developed or used, including the consumption or use of the space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.
Intermediate Aquifer System	The aquifer system that lies between the overlying surficial aquifer system and the underlying Floridan aquifer system. This system contains ground water under confined conditions. This aquifer is not present in all areas of Lake County.
Isolated Wetlands	Cypress domes or shallow marshes where no naturally occurring outfall exists.

Karst Area	A terrain, generally underlain by limestone or dolostone, in which the topography is chiefly formed by the dissolution of rocks, and which may be characterized by karst features.
Karst Features	Features including but not limited to springs, sinkholes, sinking streams, closed depressions, subterranean drainage and caves.
Lake County	A political subdivision of the State of Florida, the governing body of which is the Board of County Commissioners.
Land Application	The act of disposing of sewage effluent 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 (LOS)	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.
Limited Access Facility	A roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.
Listed Species	Species that have been designated at the Federal or State level as endangered, threatened, or Species of Special Concern; also known as "designated species."
Local Road	A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.
Lot	The basic development unit, an area with fixed boundaries, used or intended to be used by buildings and accessory building(s) and not divided by any public highway or alley. The word "lot" includes the words "plot", "parcel", or "tract".
Low Density Residential Development (within the Wekiva River Protection Area)	See Rural Density Residential Development (less than or equal to one dwelling unit per net buildable acre.)
Low Impact Development	A form of development that simultaneously conserves green space and manages stormwater effectively, including but not limited to green roofs, vegetated swales, narrower roads, permeable pavement, and clustering.
Low Income Household	One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.
Major Trip Generators (or attractors)	Concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.
Manufactured Home	A mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act.
Mean High Water Line	As defined and determined by the St. Johns River Water Management District.
Mine	An area of Land on which Mining Activities have been conducted, are being conducted or are planned to be conducted.

Minerals	Any naturally formed inorganic element or compound. All solid minerals, including clay, gravel, phosphate rock, limestone, dolomite, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.
Mining Activities	The mining of minerals, ore or other naturally occurring materials from the earth by whatever method, including the removal of overburden for the purpose of extracting and removing from the site such underlying deposits and all associated clearing, grading, construction, processing, transportation and reclamation on the property, and includes the term pre-mining activities and lake creation but shall not be deemed to include activities associated with site surveying, environmental monitoring, mineral exploration or the sinking or operation of test wells and similar activities.
Mobile Home	A structure, transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.
Moderate Income Household	One or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.
Most Effective Recharge Areas	Type "A" Hydrologic soils, defined by the NRCS Soil Survey, unless otherwise provided for by rule of the St Johns River Water Management District. Applies only to the Wekiva Study Area.
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	Plants indigenous to the State of Florida.
Natural Drainage Features	The naturally occurring features of an area which accommodates the flow of rainfall runoff, such as streams, rivers, lakes and wetlands.
Natural Ecological Communities	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 Upland Community	Those natural upland habitat communities identified by the Conservation Element as follows: Palmetto Prairie, Temperate Hardwood, Pine, Oak, Hickory, Pine Flatwoods, Sand Pine Scrub, Longleaf Pine/Xeric Oak, and Xeric Hammock.

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, local parks, sanctuaries, preserves, monuments, wildlife management areas, national seashores, and Outstanding Florida Waters.
Natural Resources	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.
Net Acre	The net buildable area of a parcel of land measured in acres.
Net Buildable Area	The total area of a parcel of land minus wetlands and water bodies; also referred to as "Net Area"
Net Density	The number of dwelling units per net acre.
Non-attainment Area	Any area not meeting ambient air quality standards and designated as a non-attainment area under Section 17-2.410, F.A.C., as may be amended 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.
Objective	A specific, measurable, intermediate end that is achievable and marks progress toward a goal.
One Hundred-Year Floodplain	Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. 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 Flood Prone 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 subject to inundation by the 1-percent-annual-change flood event are 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	Land area that remains undeveloped or minimally developed, such as trails and boardwalks, as part of a natural resource preserve or passive recreation area and shall include land preserved for conservation purposes. Within a development site, the County shall require that a minimum quantity of buildable area remain preserved, which shall represent the minimum open space requirement. The minimum required open space shall exclude water bodies, wetlands, residential lots, street rights of way, parking lots, impervious surfaces, and active recreation areas. Minimum required open space may include permeable stormwater management areas if enhanced as amenities utilizing native vegetation. Golf courses shall be generally excluded with the exception that areas of a golf course outside of the regularly maintained fairways that are naturally vegetated and not subject to chemical application may be credited toward the minimum open space requirement. The minimum required quantity of open space within a development site shall be calculated over the net buildable area of a parcel, which is defined as the total area of a parcel less wetlands and water bodies. Non-buildable areas, including wetlands and water bodies, are recognized as protected features but shall not be credited toward the minimum open space requirement.
Ordinary High Water Line	As defined and determined by the St. Johns River Water Management District.
Parcel	See Lot.
Pattern	The form of the physical dispersal of development or land use.
Percolate or Percolation	The movement of water through small openings within porous materials, generally soils.
Permeability	The capacity of a formation or soil for transmitting water.
Point-source Pollution	Contaminations arising from direct discharge of wastes to water bodies, geologic formation or to the atmosphere. This can be 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.
Policy	The way in which programs and activities are conducted to achieve an identified goal.
Ponding	Standing water on soils in closed depressions.
Potentiometric Map or "Pot" Map	Subsurface contour maps showing the elevation of a potentiometric surface.
Potentiometric Surface	An imaginary surface representing the total head of ground water and defined by the level to which water will rise in a tightly-cased well. The potentiometric surface is related to a specific aquifer, usually the Floridan.
Preservation	The perpetual maintenance of areas in their natural state.
Productivity (soils)	The capacity of a soil for producing a specified plant or sequence of plants under specified management.
Protected Species	Refers to official Federal, State, local or international treaty lists which provide legal protection for the rare and listed species identified.
Protected Recharge Areas	Areas with a natural potential for an average annual recharge rate to the Florida aquifer of 10 inches or greater.
Public Buildings and Grounds	Structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.
Public Transit	Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

Rare Species	Species which are potentially at risk because they are found only within a restricted geographic area or habitat, or are sparsely distributed over a wider range.
Receiving Area	An area designated for potential development beyond its base density through the transfer of development rights from a designated sending area.
Recharge	The process of adding water to the zone of saturation, commonly described in inches per year. Increasing the rate of stormwater runoff and building impervious surfaces, such as roads, parking lots, and buildings, can alter both the rate and volume of recharge and reduce the area available for rainfall percolation. The quantity and quality of water being recharged can also be influenced by development.
Recharge Area	Land or water areas through which groundwater is replenished. The surficial aquifer system is recharged by rainfall and surface water. Recharge can be augmented locally from other sources. Examples of these other sources are wastewater or reuse water land application, rapid-infiltration basins, and septic systems. Where the water level in the surficial aquifer is higher than the potentiometric surface of the Floridan aquifer, the surficial aquifer system has the potential to recharge the Floridan aquifer. These areas include much of Lake County.
Reclamation	The filling, backfilling, restructuring, reshaping, or re-vegetation within and around a mine, land excavation or filling area to a safe and aesthetic condition.
Recreation, Active	Recreational activities, usually performed with others, often requiring equipment and taking place at prescribed places, sites, or fields. The term "active recreation" includes but is not limited to swimming, tennis, and other court games, baseball and other field sports, golf and playground activities; generally involves constructed facilities and organized activities.
Recreation, Passive	Recreational activities that generally do not require a developed site. This generally includes such activities as hiking, horseback riding, wildlife appreciation and picnicking. Passive recreation involves existing natural resources and has a minimal impact which can be carried out with little alteration or disruption to the area in which they are performed.
Regulatory Flood	See one hundred year flood.
Relief	The elevations of inequalities of a land surface, considered collectively.
Relocation Housing	Those dwellings which are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced.
Residential Uses	Activities within land areas used for housing.
Reuse (land)	The planned activity or activities that are intended for the land excavation or filling area or abutting land after the excavation or filling ceases and reclamation is completed.
Reuse (water)	The reuse of wastewater generally treated for non-potable uses such as irrigation.
Right-of-Way (ROW)	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 provide for access to properties adjacent to it.

Roadway Functional Classification	The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.
Runoff	Stormwater that is not retained or does not infiltrate into the soil.
Rural Areas	Areas generally characterized by agricultural, timberland, large open areas, and very low-density residential development. A rural area is not generally served by central water and sewer services or other urban services.
Rural Conservation Subdivision	A clustered subdivision design that preserves natural resources and features within the subdivision in large contiguous common open space tracts consistent with the design criteria in this plan.
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 small openings within porous materials, generally soils (see <i>Percolation</i>).
Sending Area	An area designated as environmentally-sensitive and therefore suitable for the reduction of development potential through the transfer of development rights to a designated receiving area.
Sensitive	Areas where natural resource values or hazards play a primary role in land suitability and capability. These include areas with natural resource characteristics which may be described as fragile and subject to harm with a minimal amount of alteration.
Sensitive Karst Features	Aquifer Connection
Sensitive Natural Habitats	Areas where the natural environment has characteristics conducive to development and maintenance of a wide range of animal and plant-life and is currently in a largely undisturbed, pristine state. Examples include: longleaf pine, sandhill, sand pine scrub, and xeric oak scrub habitats.
Services	The programs and employees determined necessary to provide adequate operation and maintenance of public facilities and infrastructure. This includes educational, health care, social and other programs; as well as public facilities and infrastructure planned or required by local, state, or federal law.
Sheet Flow	The pattern of water movement where water moves in a broad-spread, shallow layer across the surface. This is typical in wetlands, marshes, grasslands, pine flatwoods, and prairies.
Silviculture	A process of or pertaining to commercial forestry following accepted forest management principles, whereby the crops constituting forests are tended, harvested, and reforested either by natural or artificial reforestation, or both.

Sinkhole	A naturally occurring, karst feature on the land surface typically measured in meters or tens of meters, typically circular or conical in nature, characterized by closed depressional contours, internal drainage and side slopes that are notably steeper than the natural slope of the surrounding land surface. A sinkhole may or may not exhibit an open connection into the Floridan aquifer. It also may or may not contain water. To be characterized a sinkhole, the settlement that caused the depression must have resulted from subsidence or raveling of soils, sediments, or rock materials into subterranean voids created by the effect of water on a limestone or similar rock formation.
Site Alteration	Activities 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.
Slough	A broad, slightly depressional, poorly defined drainage way.
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	Sludge from a waste treatment facility, water supply treatment plant, air pollution control facility, 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.
Special Waters	Water bodies designated in accordance with Rule 62-302.700, F.A.C., as amended, for inclusion in the Special Waters Category of Outstanding Florida Waters. A Special Water may include all or part of any water body.
Species of Special Concern	Fauna identified in Section 39-27.005 F.A.C., as may be amended, 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.
Spring	A point where underground water emerges onto the Earth's surface.
Springshed	Those areas within ground and surface water basins that contribute to the discharge of the spring, also known as a spring recharge basin.

Springshed Protection Zones	<p>Springshed protection zones include the following:</p> <p>A Primary Springshed Protection Zone is an area within a springshed that includes protected recharge areas, areas more vulnerable to contamination, karst features with an aquifer connection, stream-to-sink basin features and buffer areas adjacent to a spring or spring run.</p> <p>A Secondary Springshed Protection Zone is an area that includes the springshed but is outside of the primary springshed protection zone and is also vulnerable to contamination.</p>
Stream	<p>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.</p>
Stream Basins	<p>Watershed areas which drain surface water runoff via streams and channels, both natural and manmade.</p>
Stream Crossing	<p>Transportation and utility crossings of stream basins.</p>
Stream-to-Sink Basins	<p>A drainage basin typified by surface streams or runoff discharging into a karst area that is directly open to the limestone of the FAS.</p>
Street	<p>See Road</p>
Suitability	<p>The degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.</p>
Surface Waters	<p>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.</p>
Surficial Aquifer System (water table aquifer)	<p>An aquifer where the ground water is at atmospheric pressure, i.e., not confined and has no impermeable layer between the zone of saturation and water table. It consists of the surficial sands, silts, and clays and in some cases limestone where there is no confining layer.</p>
Tertiary Treatment	<p>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.</p>
Threatened Species	<p>Any species of flora or fauna, 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 CFR of Federal Regulations, Sections 17.11 and 17.12 as may be amended.</p>
Timber	<p>Any wood from which any useful articles may be made or which may be used to the advantage in any class of manufacture or construction.</p>
Tract	<p>See Lot</p>
Transfer of Development Rights (TDR)	<p>The conveyance of development rights from a sending area by deed, easement or other legal instrument to a designated receiving area, and recorded in the Public Records of Lake County, Florida.</p>
Transportation Demand Management	<p>Strategies and techniques that can be used to increase the efficiency of the transportation system. Demand management focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the single-occupant automobile and by altering local peak hour travel demand. These strategies and techniques may, among others, include: ridesharing programs, flexible work hours, telecommuting, shuttle services, and parking management.</p>

Transportation Disadvantaged	Those individuals who because of physical or mental disability, income status, or age are unable to transport themselves or purchase transportation and are therefore dependent upon others to obtain access to healthcare, employment, education, shopping, social activities, or other life-sustaining activities.
Transportation System Management	Improving roads, intersections, and other related facilities to make the existing transportation system operate more efficiently. Transportation system management techniques include demand management strategies, incident management strategies, and other actions that increase the operating efficiency of the existing system.
Type "A" Soils	A soil group defined by the NRCS as having high infiltration rates.
Unconfined Aquifer	See surficial aquifer system.
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.
Uplands	All land that is not wetlands or water bodies.
Usable Land Area	See Net Acre (the net buildable area of a parcel of land measured in acre) , and also Net Buildable Area (the total area of a parcel of land minus wetlands and water bodies; also referred to as "Net Area").
Vegetative Communities	Ecological communities which are classified based on the presence of certain soils, vegetation and animals.
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.
Very Low Income Household	One or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.
Viable Population	Any species population that is of sufficient quantity to self-propagate and continue in existence without outside intervention.
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 Body	A stream, river, lake, pond, submerged marsh or swamp, spring, or seep, as identified by the United States Geological Survey, Florida Geological Survey, or Florida Department of Environmental Protection. The boundary of a water body shall be the mean high water line.
Water Table	The ground water surface in the surficial aquifer. It is defined by the levels at which water stands in wells that penetrate the water body just far enough to hold standing water.
Waterfront	Any lot or parcel bordering on a water body.
Wekiva River System	Refers to the Wekiva River, the Little Wekiva River, Black Water Creek, Rock Springs Run, Sulphur Run, Lake Norris and Seminole Creek.
Wetlands	As defined by 62-340 F.A.C and Florida Statutes, as may be amended.
Wetlands Dependent Wildlife Species	Any wildlife species whose life cycle depends in whole or in part on a wetlands environment.

Wildlife Corridor	Natural areas that link larger core reserves that facilitate daily or seasonal wildlife movement, allow dispersal that might facilitate gene flow between populations, buffer small populations, or re-colonize vacant areas and allow range shifts in response to catastrophic events or long-term environmental change.
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.

ACRONYMS

ARMS	Air Resource Management System
AWT	Advanced Water Treatment
BFE	Base Flood Elevation
BMPs	Best Management Practices
CUP	Consumptive Use Permit or Conditional Use Permit
DOH	Department of Health
DRI	Development of Regional Impact
EAR	Evaluation and Appraisal Report
ECFRPC	East Central Florida Regional Planning Council
F.A.C	Florida Administrative Code
FAS	Florida Aquifer System
FAVA	Florida Aquifer Vulnerability Assessment
FDACS	Florida Department of Agriculture and Consumer Services
FDCA	Florida Department of Community Affairs
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FEMA	Federal Emergency Management Agency
FFWCC	Florida Fish and Wildlife Conservation Commission
FGS	Florida Geological Survey
FLUE	Future Land Use Element
FLUM	Future Land Use Map
FNAI	Florida Natural Areas Inventory
GIS	Geographic Information System
GSACSC	Green Swamp Area of Critical State Concern
IFAS	Institute of Food and Agricultural Services
LCWA	Lake County Water Authority
LDR	Land Development Regulation
LEED	Leadership in Energy and Environmental Design
LID	Low Impact Development
LOS	Level of Service
MSA	Metropolitan Statistical Area
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Protection Act
NRCS	Natural Resources Conservation Services

Definitions & Acronyms
Goals, Objectives & Policies

OFW	Outstanding Florida Waters
OLW	Outstanding Lake Waters
PUD	Planned Unit Development
RPC	Regional Planning Council
SCORP	Statewide Comprehensive Outdoor Recreation Plan
SJRWMD	St. John's River Water Management District
SPZ	Springshed Protection Zone
SWFWMD	Southwest Florida Water Management District
SWIM	Surface Water Improvement Management
TMDL	Total Maximum Daily Load
TDR	Transfer of Development Right
USEPA	US Environmental Protection Agency
USFWS	US Fish & Wildlife Service
USGS	US Geological Survey
WAVA	Wekiva Aquifer Vulnerability
WMD	Water Management District
WPPA	Wekiva Parkway and Protection Act
WRPA	Wekiva River Protection Area
WSA	Wekiva Study Area

CHAPTER XI: MAP SERIES

PLANNING HORIZON 2030

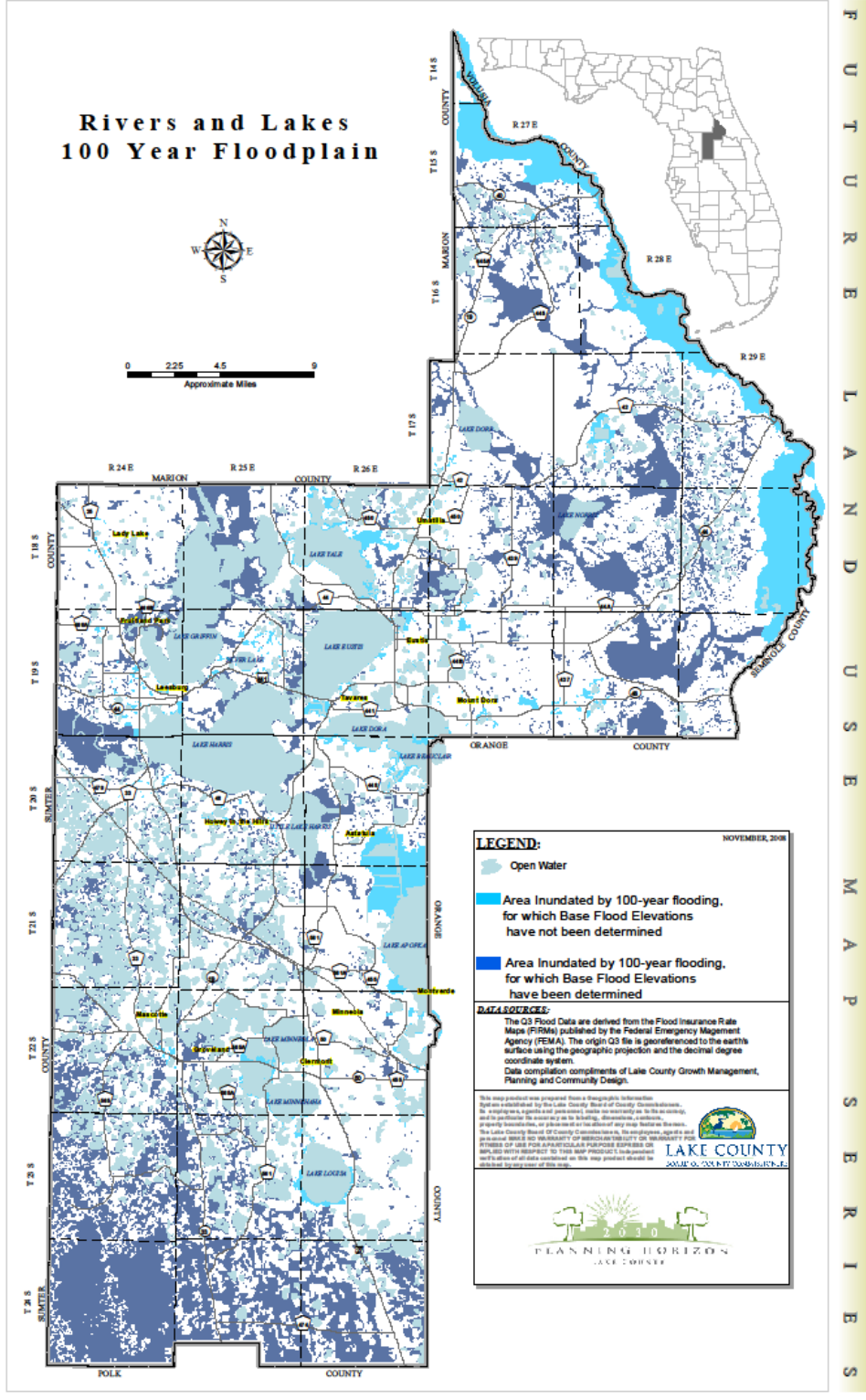
FUTURE LAND USE MAP SERIES

Exhibit	Title
1	Future Land Use Map
2	Road Transportation Network
3	Rivers and Lakes, (100-Year Flood Plain)
4	General Soils (Soils Classification)
5	Adopted Joint Planning Areas
6	Floridan Aquifer Recharge Map/Permitted Public Potable Water Wells
7	Green House Gas Map
8	Public and Private Conservation Lands
9	Wetlands (Wetlands Classification Map)
10	Military Operations Areas
11	Trails Master Plan
12	Wekiva River Protection Area-Wekiva Study Area Most Effective Recharge
13	Wekiva Study Area Sensitive Habitat
14	Wekiva Study Area-Wekiva River Protection Area Karst Features
15	Wekiva Study Area-Wekiva River Protection Area Relative Aquifer Vulnerability
16	Wekiva Study Area-Wekiva River Protection Area Springs Land Cover
17	Wekiva Study Area-Wekiva River Protection Area Wetlands

Future Land Use Map Series - Exhibit #3

COMPREHENSIVE PLAN 2030
LAKE COUNTY FLORIDA

Rivers and Lakes
100 Year Floodplain



LEGEND: NOVEMBER, 2008

- Open Water
- Area Inundated by 100-year flooding, for which Base Flood Elevations have not been determined
- Area Inundated by 100-year flooding, for which Base Flood Elevations have been determined

DISCLAIMER:
The Q3 Flood Data are derived from the Flood Insurance Rate Maps (FIRMs) published by the Federal Emergency Management Agency (FEMA). The origin Q3 file is georeferenced to the earth's surface using the geographic projection and the decimal degree coordinate system.
Data compilation compliments of Lake County Growth Management, Planning and Community Design.

This map product was prepared using geographic information system technology provided by the Lake County Board of County Commissioners. The accuracy of this map product is not guaranteed, and the user assumes all responsibility for its use. The Lake County Board of County Commissioners is not responsible for any errors or omissions in this map product. The Lake County Board of County Commissioners is not responsible for any errors or omissions in this map product. The Lake County Board of County Commissioners is not responsible for any errors or omissions in this map product.

LAKE COUNTY
SUNSHINE STATE

PLANNING HORIZON
LAKE COUNTY

FUTURE LAND USE SERIES

© 2008 Lake County Board of County Commissioners. All rights reserved. This map product is the property of Lake County, Florida.

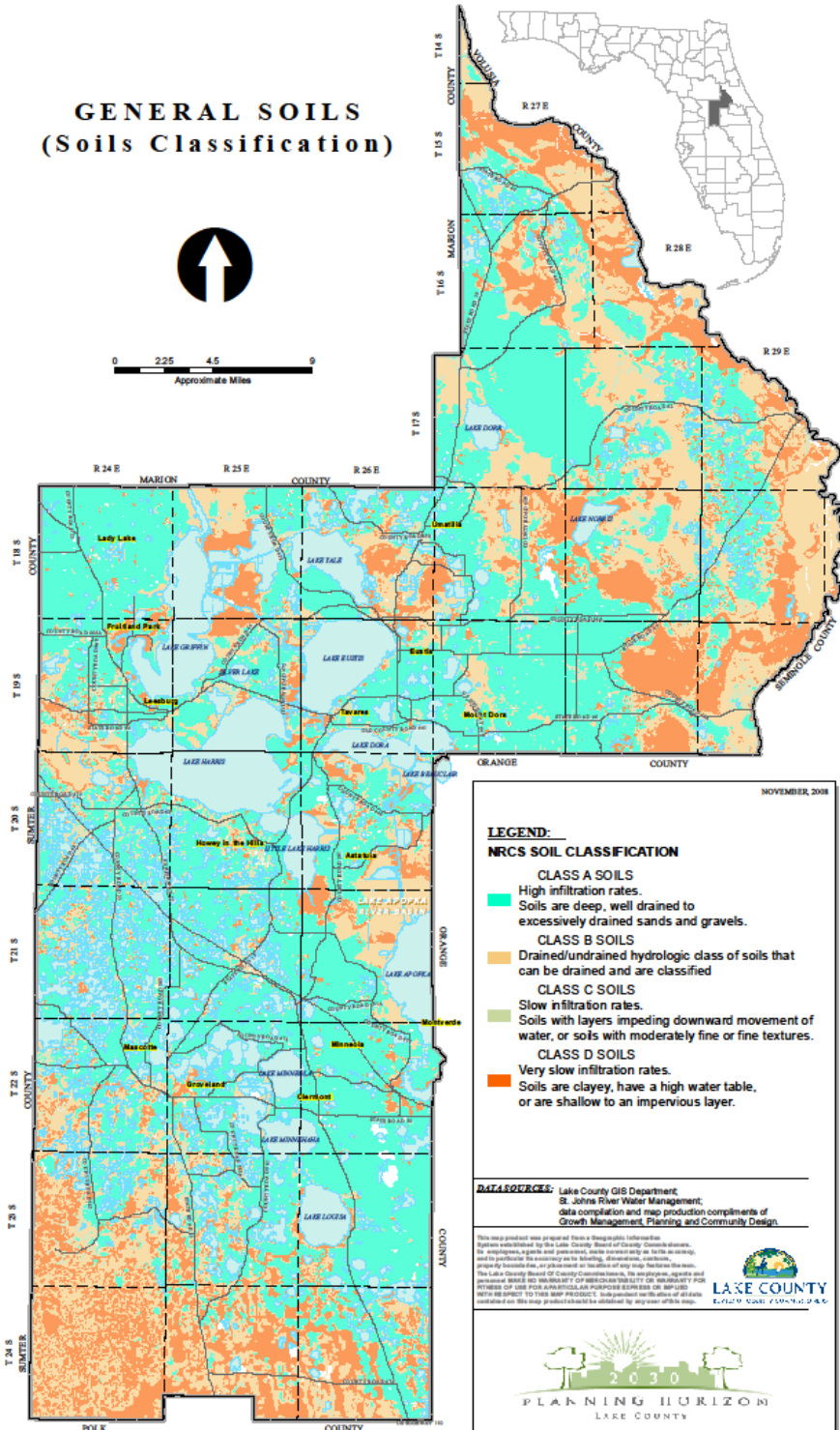
Future Land Use Map Series - Exhibit #4

COMPREHENSIVE PLAN 2030
LAKE COUNTY FLORIDA

GENERAL SOILS
(Soils Classification)



0 225 45 9
Approximate Miles



NOVEMBER, 2008

LEGEND:
NRCS SOIL CLASSIFICATION

- CLASS A SOILS**
High infiltration rates.
Soils are deep, well drained to excessively drained sands and gravels.
- CLASS B SOILS**
Drained/undrained hydrologic class of soils that can be drained and are classified
- CLASS C SOILS**
Slow infiltration rates.
Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.
- CLASS D SOILS**
Very slow infiltration rates.
Soils are clayey, have a high water table, or are shallow to an impervious layer.

DATA SOURCES: Lake County GIS Department;
St. Johns River Water Management;
Data compilation and map production compliments of
Greiner Management, Planning, and Community Design.

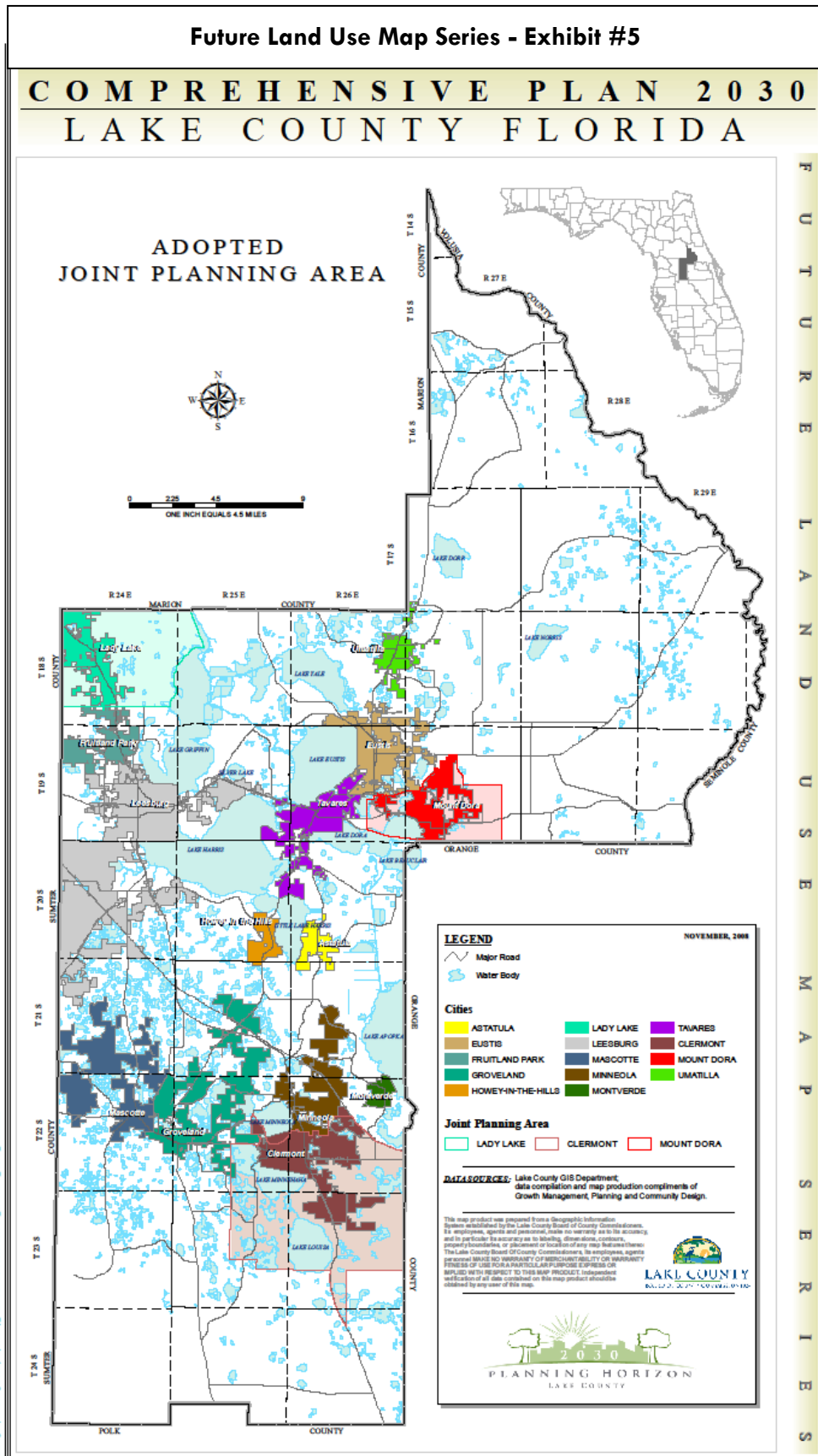
This map product was prepared from a Geographic Information System established by the Lake County Board of County Commissioners. The information, reports and products herein are intended only as advisory and planning documents and do not constitute a contract, warranty, or professional liability. No liability shall be assumed by Greiner Management, Planning, and Community Design for any errors or omissions in this map product. The user assumes the responsibility of verifying the accuracy and completeness of the information used in this map product. Greiner Management, Planning, and Community Design shall not be held liable for any damages or losses resulting from the use of this map product. The product or results of all data contained on this map product shall be obtained by the user of this map.

LAKE COUNTY
FLORIDA

PLANNING HORIZON
LAKE COUNTY

FUTURE LAND USE MAP SERIES

© 2008 Greiner Management, Planning, and Community Design, Inc. All rights reserved. 11/17/08



Future Land Use Map Series - Exhibit #6

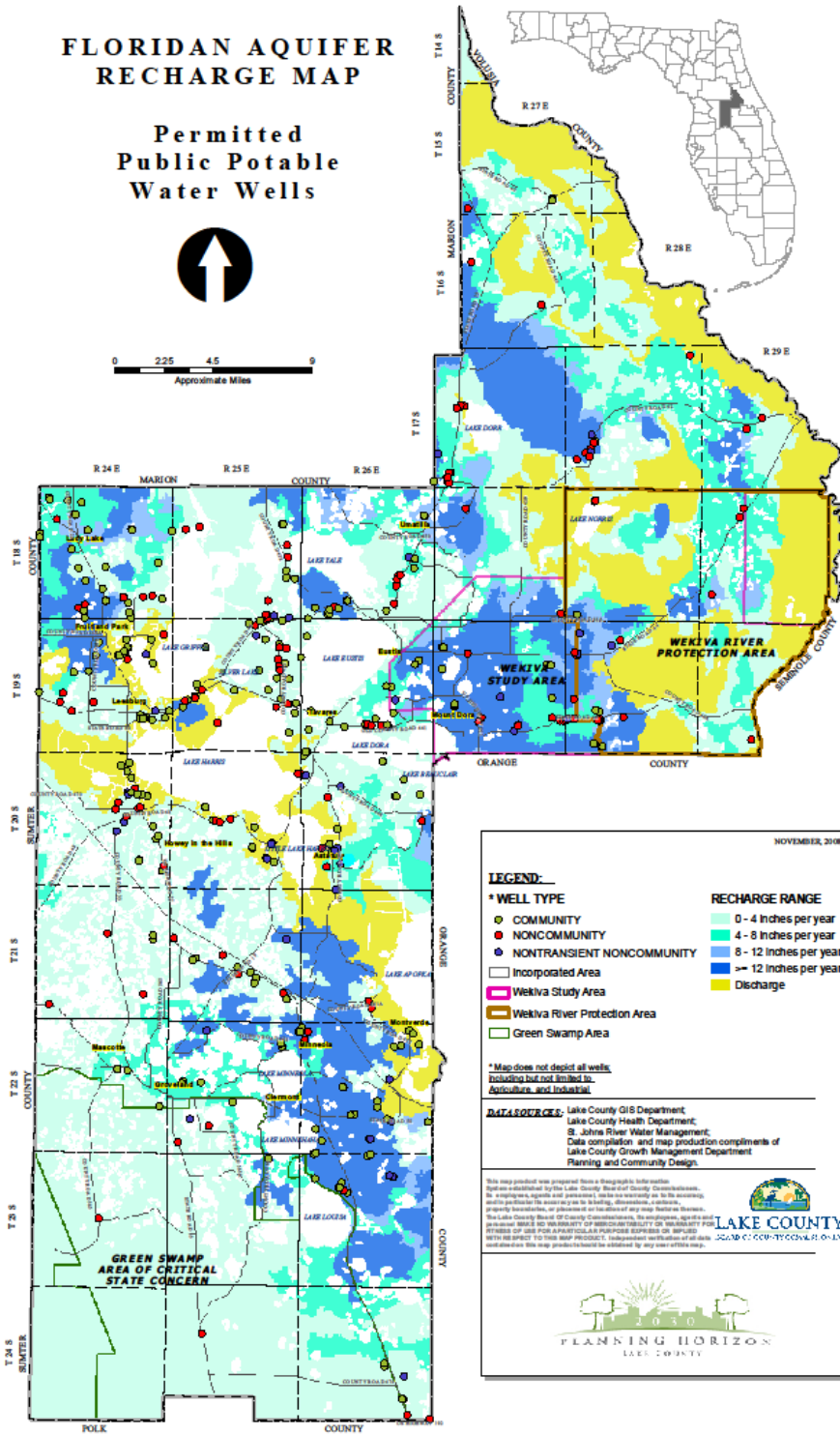
COMPREHENSIVE PLAN 2030
LAKE COUNTY FLORIDA

FLORIDAN AQUIFER
RECHARGE MAP

Permitted
Public Potable
Water Wells



0 225 45 9
Approximate Miles



NOVEMBER, 2008

LEGEND:

* WELL TYPE	RECHARGE RANGE
● COMMUNITY	0 - 4 inches per year
● NONCOMMUNITY	4 - 8 inches per year
● NONTRANSIENT NONCOMMUNITY	8 - 12 inches per year
□ Incorporated Area	>= 12 inches per year
■ Wekiva Study Area	Discharge
■ Wekiva River Protection Area	
■ Green Swamp Area	

* Map does not depict all wells, including but not limited to, Agriculture and Industrial.

DATA SOURCES: Lake County GIS Department;
Lake County Health Department;
St. Johns River Water Management;
Data compilation and map production compliments of
Lake County Growth Management Department
Planning and Community Design.

This map product was prepared from geographic information systems established by the Lake County Board of County Commissioners. The accuracy, quality and content of the information is not guaranteed for any purpose other than for planning, information, and advisory functions, or as evidence in any legal proceeding. The Lake County Board of County Commissioners, the engineer, architect and contractor shall be responsible for the accuracy and reliability of the information for use for any particular purpose expressed or implied. We warrant that this map product is a true and correct reproduction of the data as of the date of publication. No warranty is made for any use of this map.

LAKE COUNTY
PLANNING HORIZON
2030
LAKE COUNTY

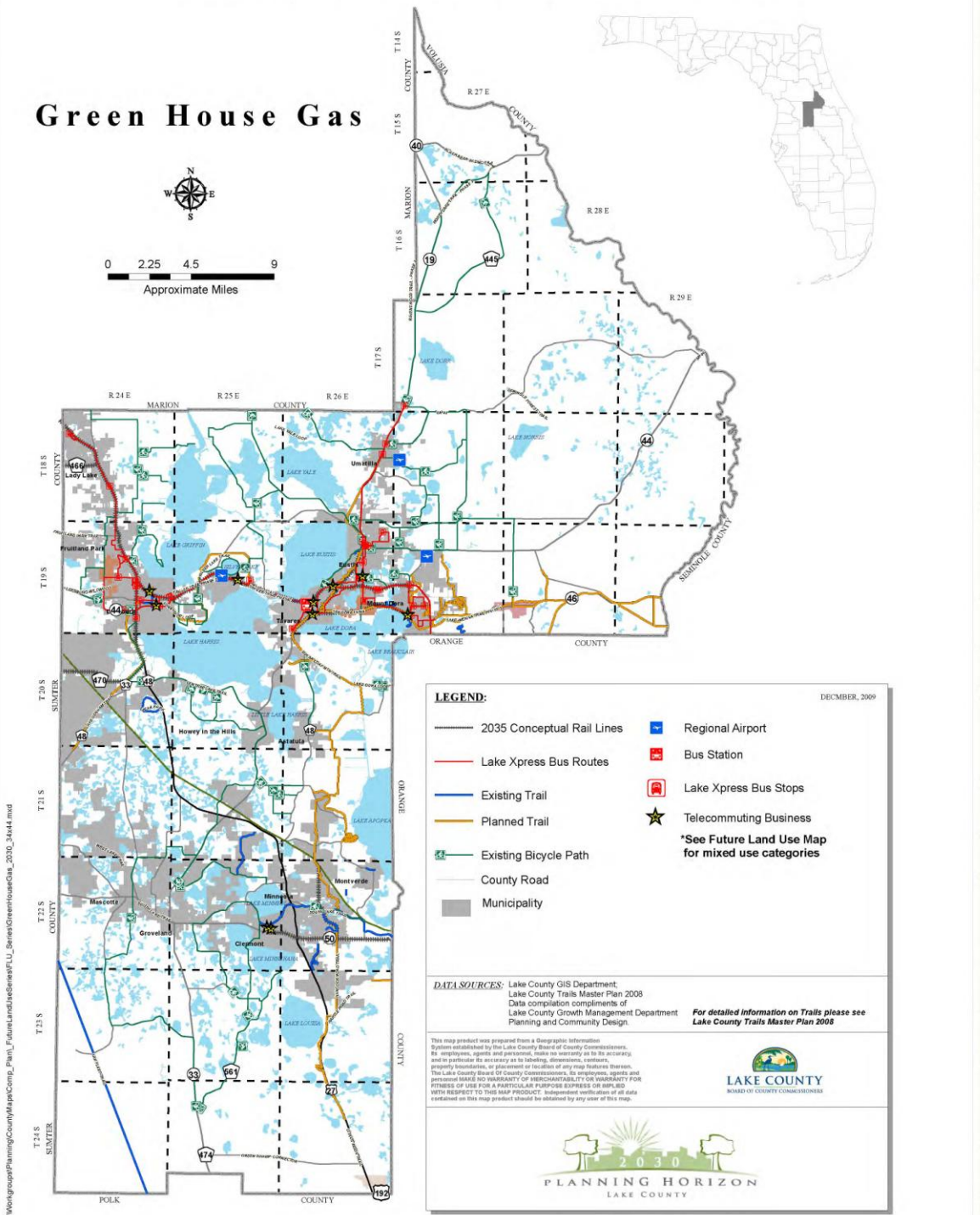
G:\Map\proj\11-11-08\Comp\Map\Comp_11-11-08\11-11-08_11-11-08.dwg

FUTURE LAND USE SERIES

Future Land Use Map Series - Exhibit #7

COMPREHENSIVE PLAN 2030
LAKE COUNTY FLORIDA

Green House Gas

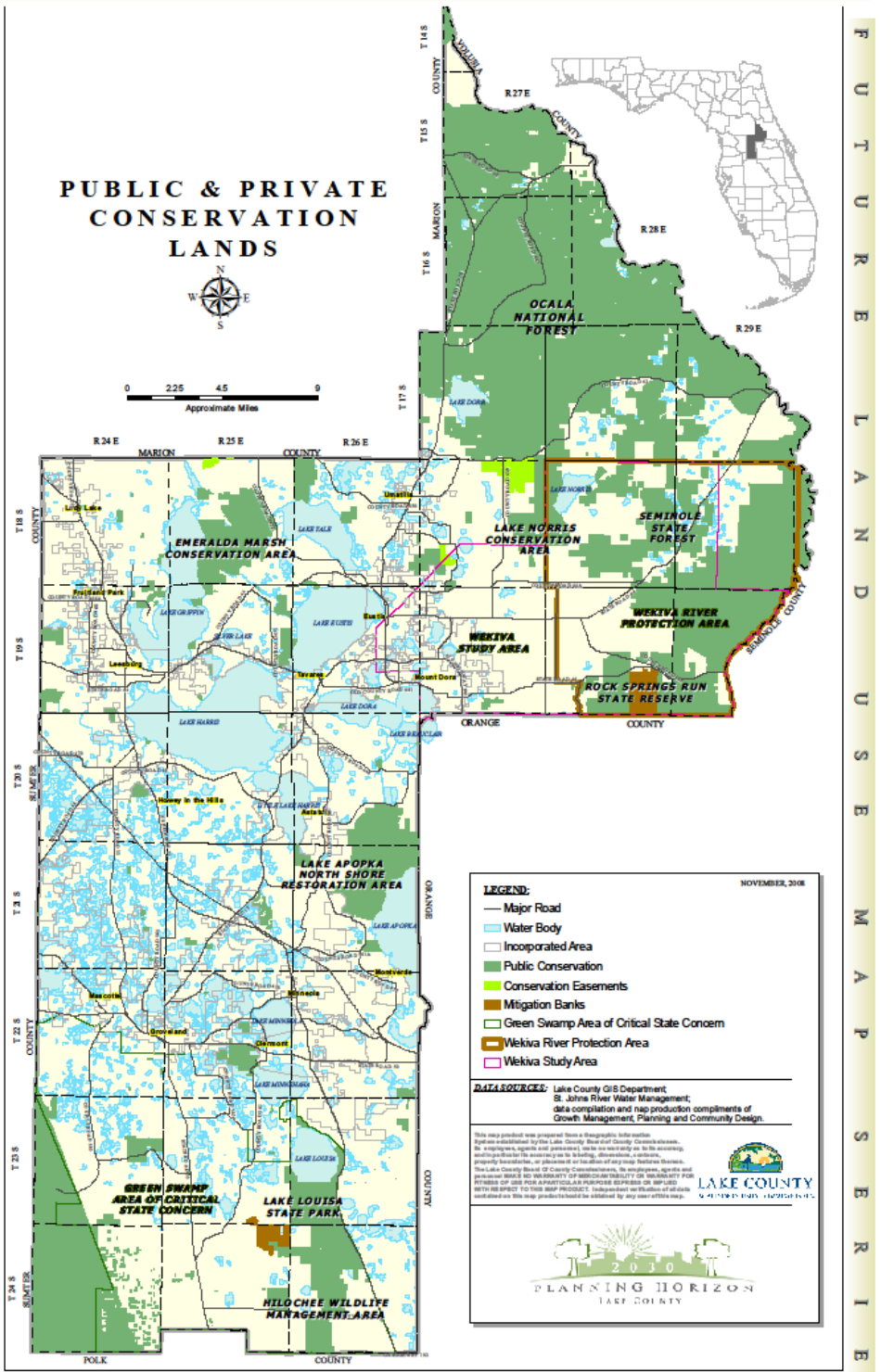


FUTURE LAND USE MAP SERIES

Future Land Use Map Series - Exhibit #8

COMPREHENSIVE PLAN 2030
LAKE COUNTY FLORIDA

PUBLIC & PRIVATE
CONSERVATION
LANDS



LEGEND:

- Major Road
- Water Body
- Incorporated Area
- Public Conservation
- Conservation Easements
- Mitigation Banks
- Green Swamp Area of Critical State Concern
- Wekiva River Protection Area
- Wekiva Study Area

NOVEMBER, 2018

DATA SOURCES: Lake County GIS Department, St. Johns River Water Management, data compilation and map production compliments of Growth Management, Planning and Community Design.

This map product was prepared from a Geographic Information System (GIS) established by Lake County Board of County Commissioners, its employees, agents and personnel, and the user solely on the accuracy, and the accuracy of the source data, including, but not limited to, planning, engineering, or other data. The Lake County Board of County Commissioners, its employees, agents and personnel shall not be held liable for any errors or omissions in this map product. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR RIGHTS OF USE FOR ANY PARTICULAR PURPOSES OF ANY KIND. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR RIGHTS OF USE FOR ANY PARTICULAR PURPOSES OF ANY KIND. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR RIGHTS OF USE FOR ANY PARTICULAR PURPOSES OF ANY KIND.



©2018 Lake County, Florida. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, without the prior written permission of Lake County, Florida.

FUTURE LAND USE MAP SERIES

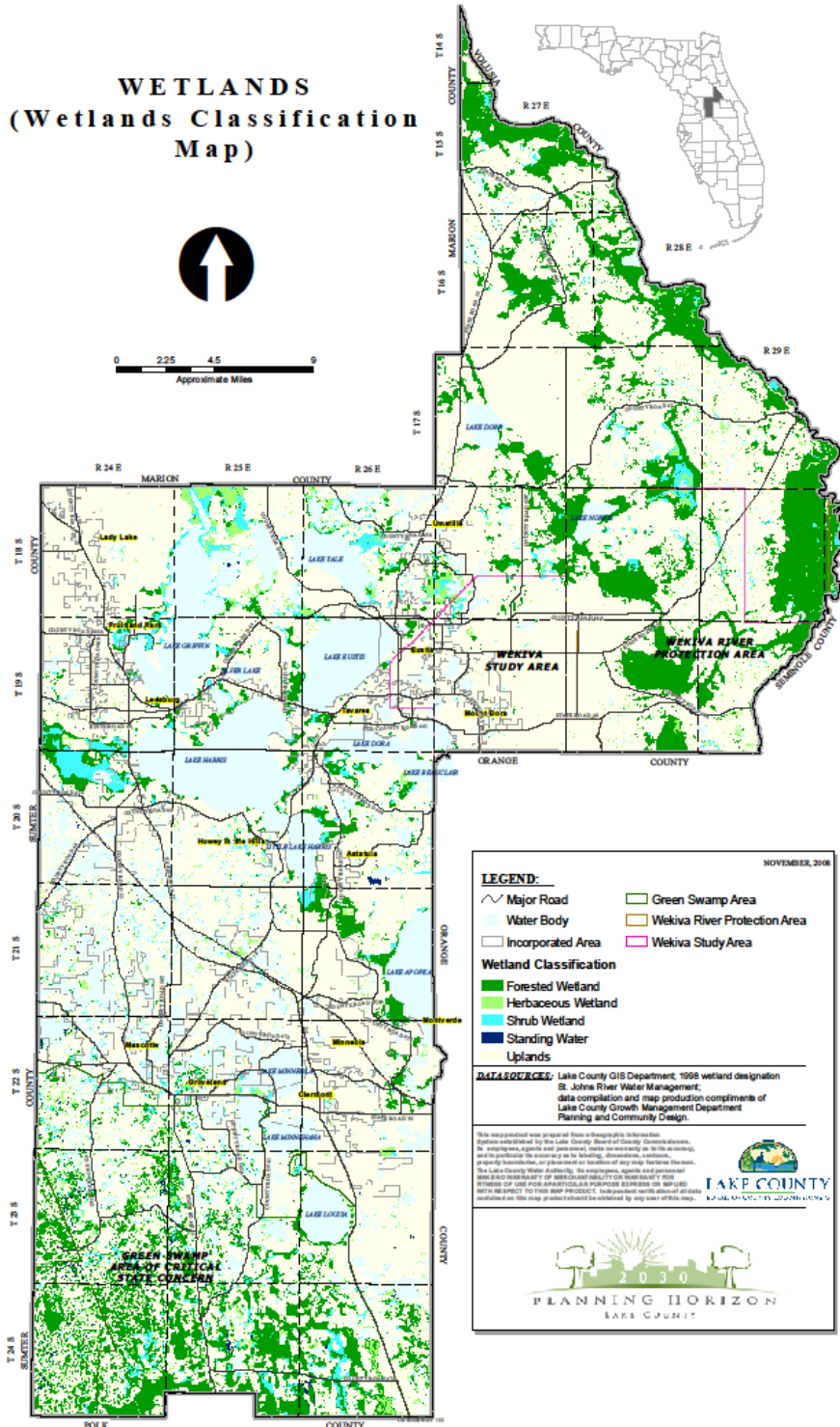
Future Land Use Map Series - Exhibit #9

COMPREHENSIVE PLAN 2030
LAKE COUNTY FLORIDA

WETLANDS
(Wetlands Classification Map)



0 2.25 4.5 9
Approximate Miles



NOVEMBER, 2008

LEGEND:

- Major Road
- Water Body
- Incorporated Area
- Green Swamp Area
- Wekiva River Protection Area
- Wekiva Study Area

Wetland Classification

- Forested Wetland
- Herbaceous Wetland
- Shrub Wetland
- Standing Water

Uplands

DATA SOURCES: Lake County GIS Department; 1998 wetland designation by St. Johns River Water Management; data compilation and map production compliments of Lake County Growth Management Department Planning and Community Design.

This map product was prepared from geographic information systems established by the Lake County Board of County Commissioners. The map product, symbols and graphics are intended for informational purposes only and do not constitute a warranty, representation, or guarantee of accuracy. The Lake County Water Authority, its employees, agents and personnel are not responsible for any errors or omissions in this map product. THE USER OF THIS MAP PRODUCT FOR ANY PURPOSE OR PURPOSES SHALL BE SOLELY RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP PRODUCT. INDEPENDENT VERIFICATION OF ANY INFORMATION ON THIS MAP PRODUCT SHOULD BE OBTAINED BY THE USER OF THIS MAP.

LAKE COUNTY
PLANNING HORIZON 2030
LAKE COUNTY

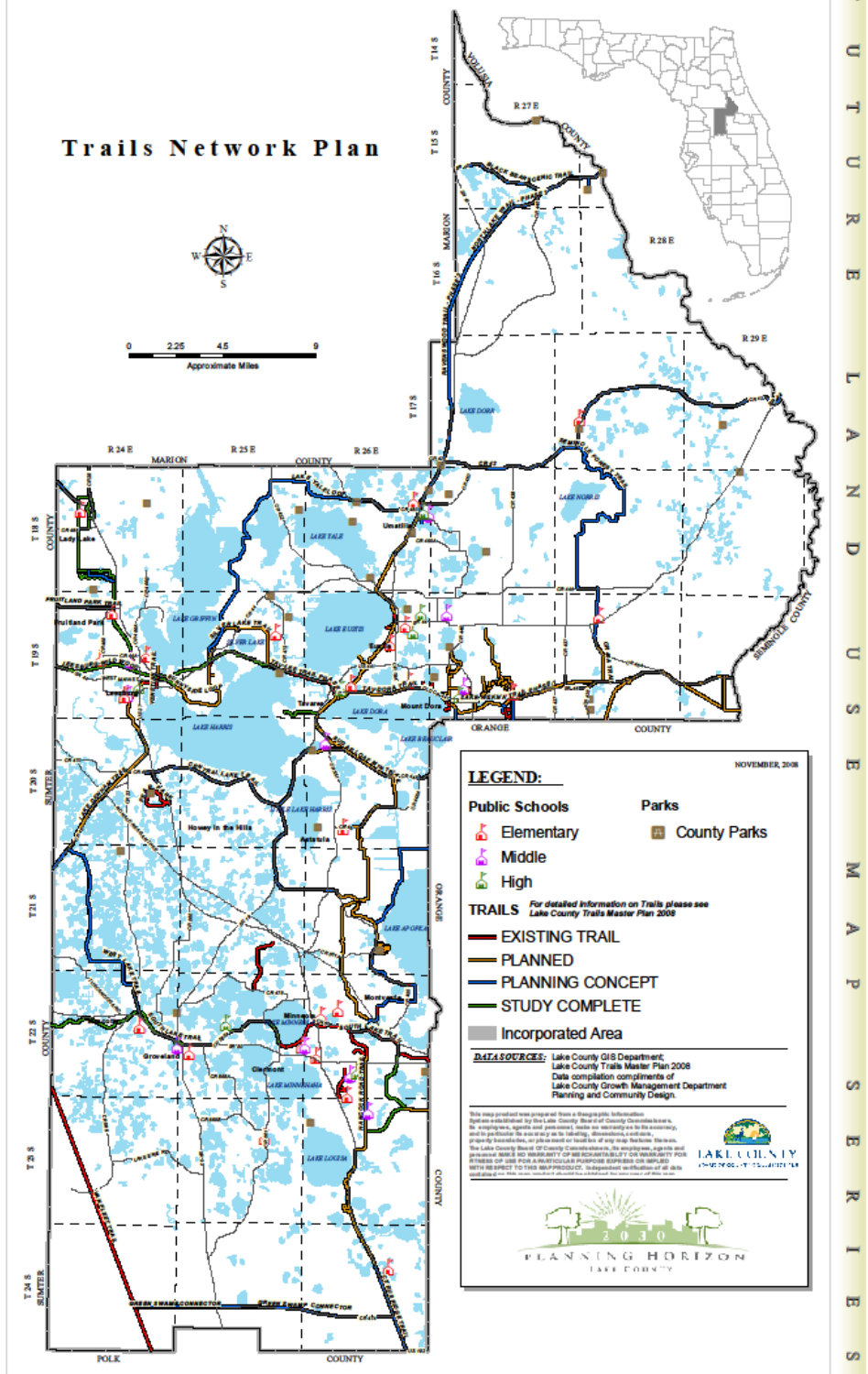
G:\Workgroup\Planning\County Maps\Comp_Plan\Future_Land_Use\Series\Wetlands_2030_11x17.mxd

FUTURE LAND USE SERIES

Future Land Use Map Series - Exhibit #11

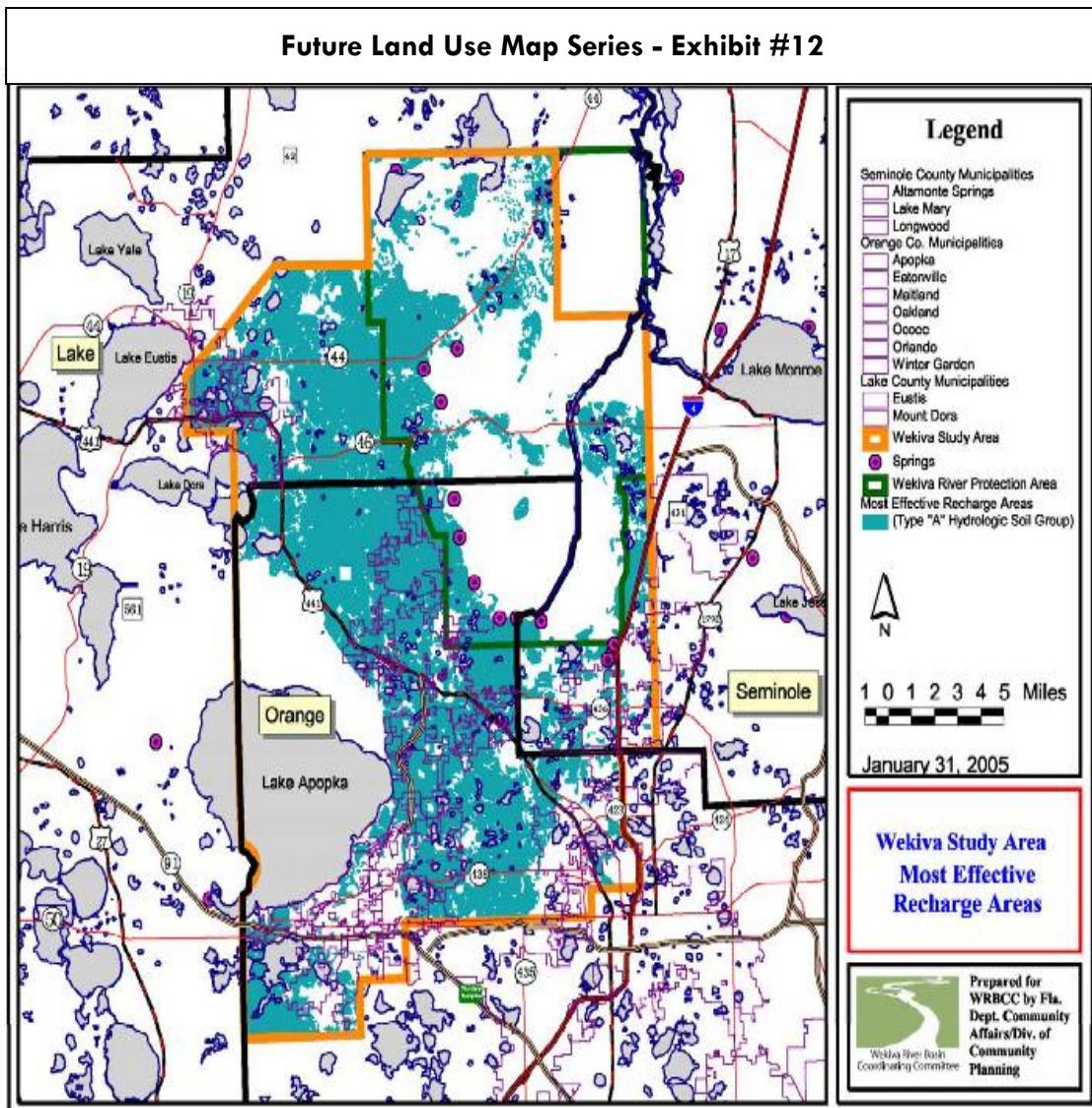
COMPREHENSIVE PLAN 2030
LAKE COUNTY FLORIDA

Trails Network Plan

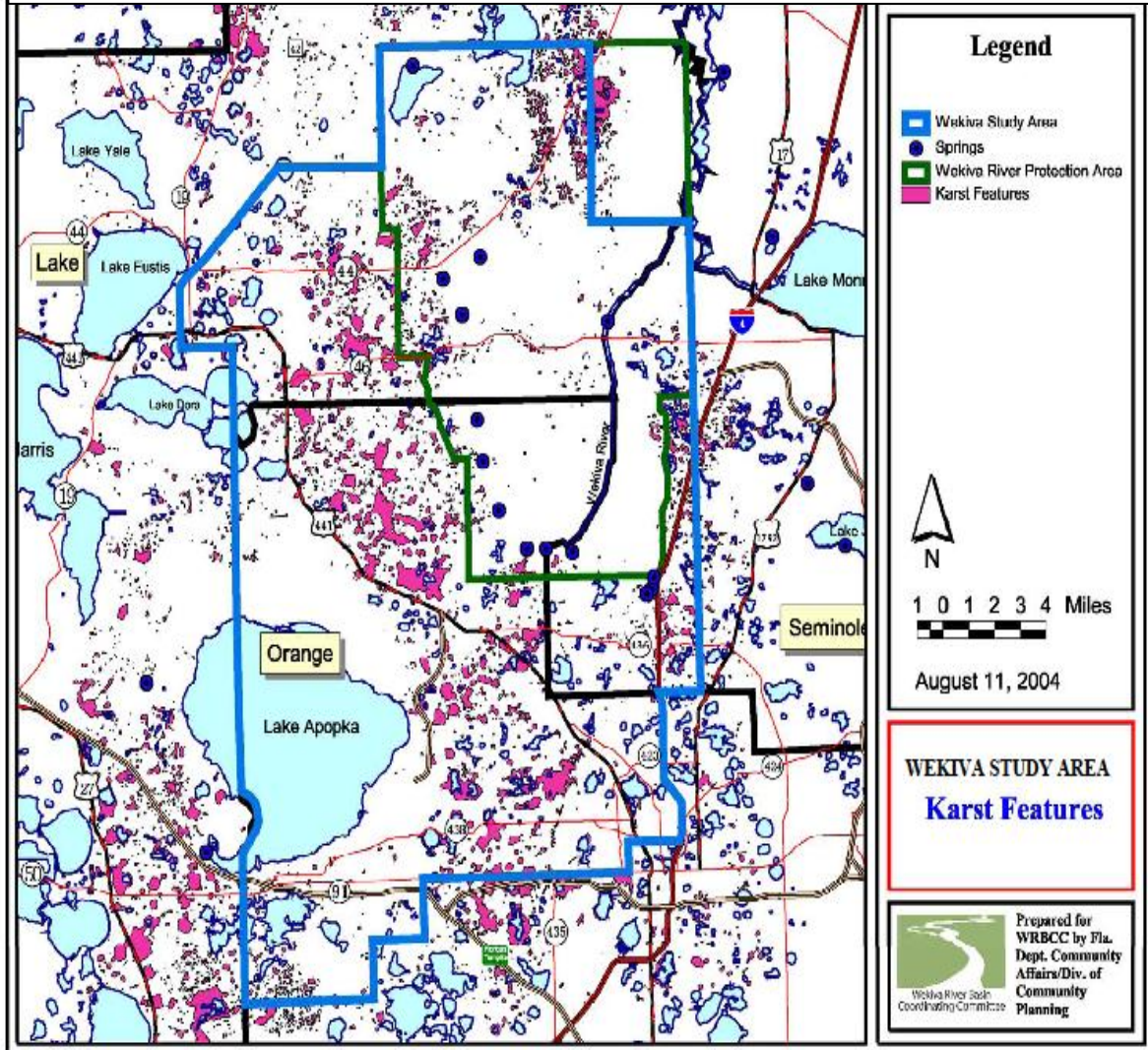


G:\Workgroup\Planning\CountyMap\Comp_Plan\FutureLandUseSeries\FULL_Series\TrailsMasterPlan_2_DWG_11X17.mxd

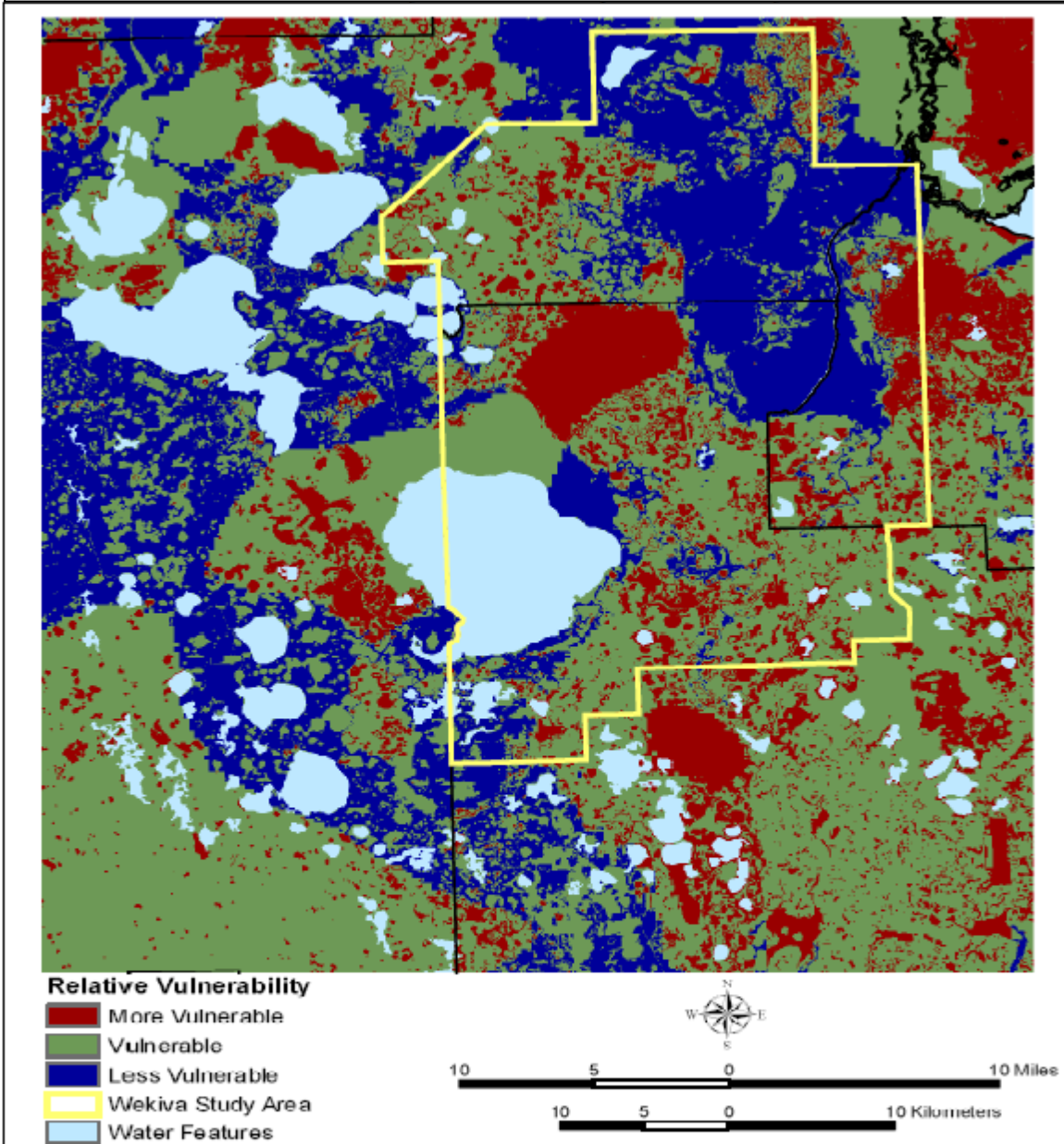
FUTURE LAND USE SERIES



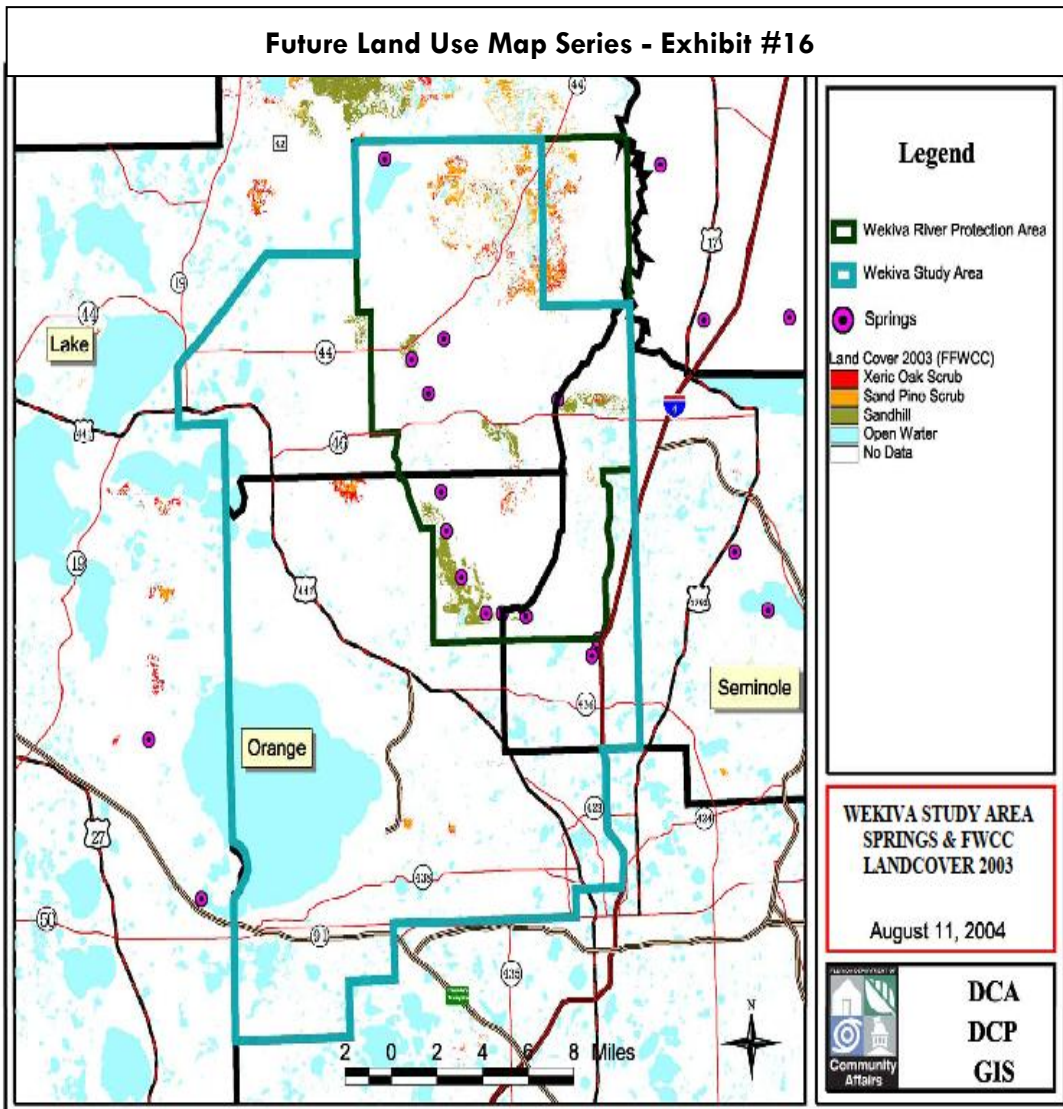
Future Land Use Map Series - Exhibit #14



Future Land Use Map Series - Exhibit #15



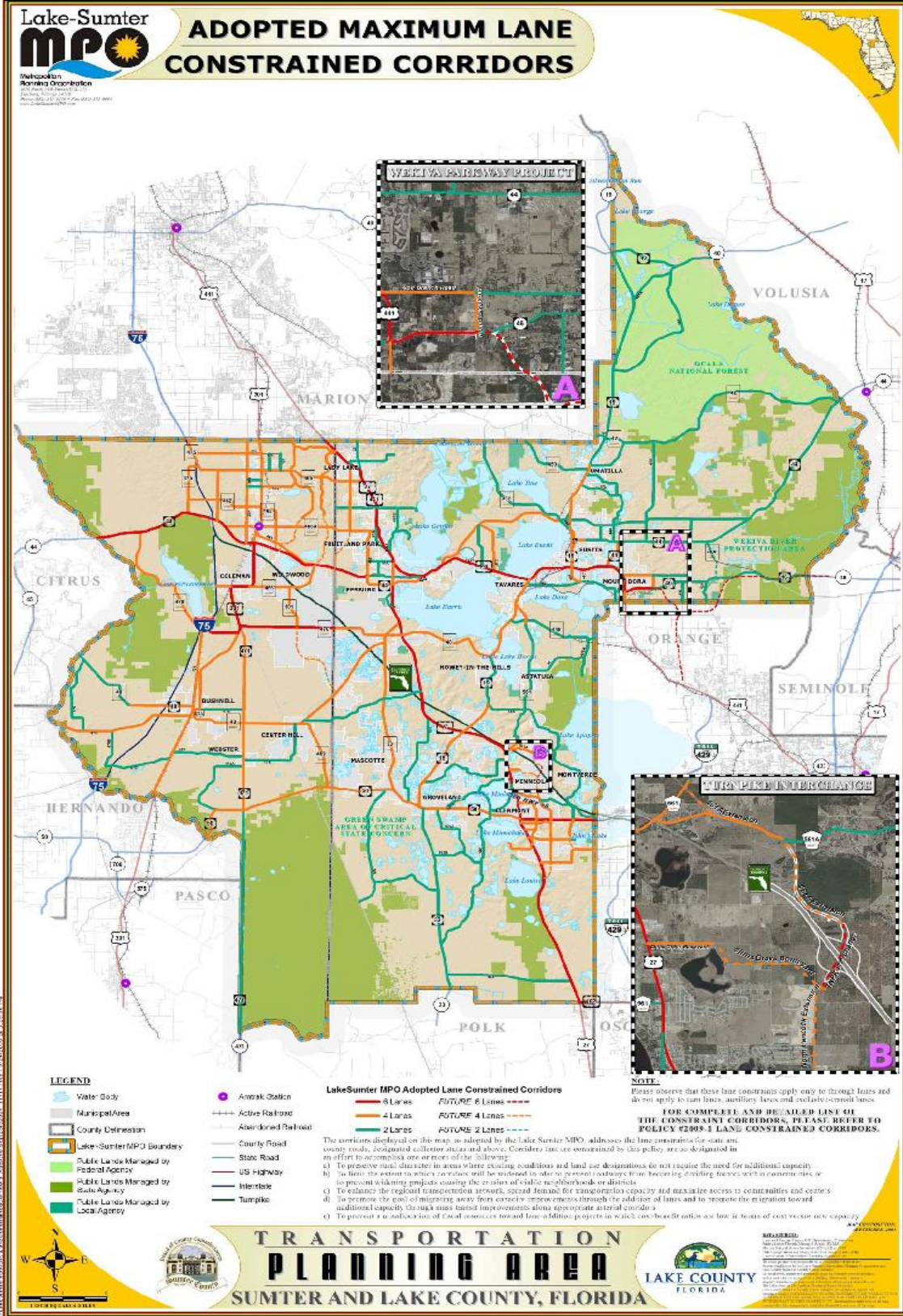
**Relative Vulnerability of the Floridan Aquifer System predicted by WAVA
(Florida Geological Survey, Report of Investigation 104, p.23)**



Transportation Element Map Series

Exhibit	Title
1	Maximum Lane Constrained Corridors Map
2	Urban, Transitioning and Rural Areas Map

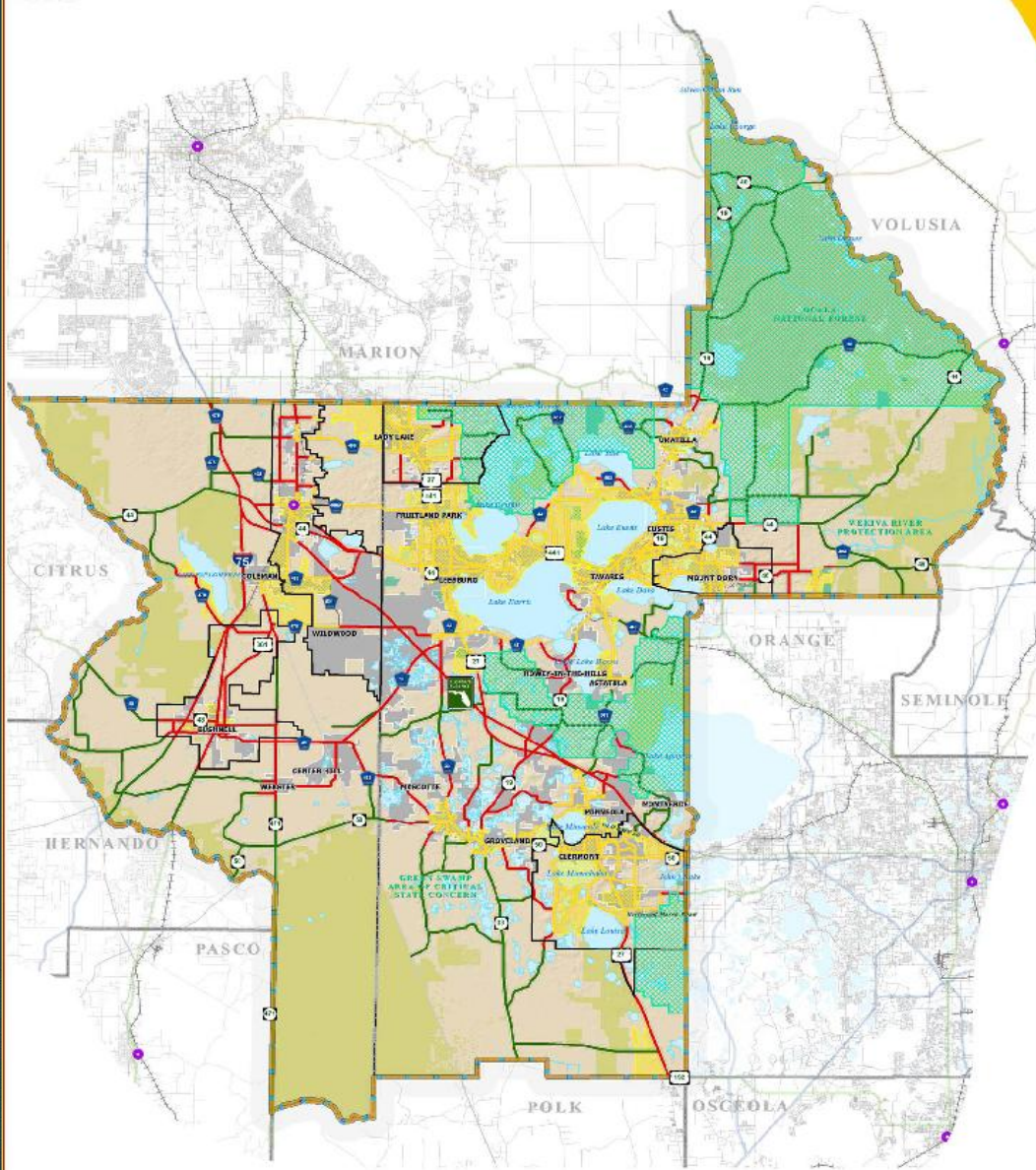
Transportation Element Map Series - Exhibit #1



Transportation Element Map Series - Exhibit #2



**URBAN, TRANSITIONING
AND RURAL AREAS MAP**



- LEGEND**
- Water body
 - Municipal Area
 - County Delineation
 - Lake-Sumter MPO Boundary
 - Amtrak Station
 - Active Railroad
 - Abandoned Railroad
 - Public Lands Managed by Local Agency
 - Public Lands Managed by State Agency
 - Public Lands Managed by Local Agency

- THEME LEGEND:**
- LSMPO Adopted Functional Classification**
- Transitioning Zone roads
 - all URBAN Type Roads
 - all RURAL Type Roads

- Rural Protection Areas
- Census 2000 Urbanized Areas Within LSMPO
- Adopted FED or JPA

NOTE:
Urban is more than 1,000 people per square mile.
Rural is less than 500 people per square mile.
Transitioning is between these thresholds.
Reasonably anticipated to urbanize within a 10-year planning horizon.

NOTE:
The color-shaded display on this map, as adopted by the Lake-Sumter MPO, are so designated for planning purposes as for the efficient management of the transportation network.



**TRANSPORTATION
PLANNING AREA**
SUMTER AND LAKE COUNTY, FLORIDA



APPROVED:
[Signature]
[Title]
[Date]