

the form of fencing, lattice material, vines or other appropriate dense vegetation.

**Objective 1-1.3: Planning For Commercial Activities.**

Allocate Sufficient Land Area to Accommodate Commercial Activities Which Provide Goods and Services Demanded by Local and Area-wide Markets, with Consideration to Fiscal and Environmental Impacts to the City of Minneola.

**Policy 1-1.3.1: Criteria for Identifying Marketable Commercial Sites.**

The location and distribution of commercial land use districts delineated on the Future Land Use Map shall be determined according to the following criteria:

- a. Access and vicinity to U.S. 27; ease of access and egress from major thoroughfares to commercial sites; ability to achieve a functional internal circulation and off—street parking system;
- b. Ability to comply with adopted performance standards for preventing or minimizing nuisance impacts, such as emission of air pollutants, noise, odor, and generation of hazardous waste or products;
- c. Impact to the conservation and preservation of natural resources;
- ~~d.~~ d. Demand on existing and planned public services, utilities, water resources and energy resources.
- e. Access to the Florida Turnpike.

**Policy 1-1.3.2: General Pattern of Commercial Land Use.**

Two commercial land use districts shall be designated on the Future Land Use Map: General and Office\Residential Mixed Use. Higher intensive commercial activities shall be restricted to areas designated as general commercial. The majority of higher intensive commercial activities shall be directed toward a proposed centrally located business district strategically located on U.S. 27 north of Silverton and Center Street.

Commercial areas shall be strategically concentrated along U.S. 27 and areas adjacent to the Florida Turnpike to best accommodate specific land economics and market demands, promote efficiency in the provision of public facilities and services, and conserve natural resources. Two commercial land use districts shall be utilized to concentrate higher intensive commercial in general commercial districts where traffic signalization, ingress/egress, and on-site improvements can be efficiently placed in locations where traffic can be best managed and controlled, while less intensive office uses can separate from higher intensive commercial activities and promote places where citizens live and work.

Office\residential districts serve to prevent high intensive commercial from dispersing along all of U.S 27 and shall concentrate less intensive commercial activities in areas where traffic improvements may not be necessary to promote efficient and safe access

sufficient buffer and screening for purposes of mitigating impacts to adjacent residential or institutional land uses. In addition to and consistent with Policy 1-1.1.4, the City shall require new commercial development to install landscaping, visually obstructive fencing or man-made berms, or other appropriate screening techniques to obstruct the view of the commercial or manufacturing site from either single family low density or medium density residential development if the proposed use is within fifty feet of low or medium density singly family residential development.

**Policy 1-1.3.5: Availability of Facilities to Support Commercial Development.**

The density and intensity of commercial uses shall be compatible with the ability of public facilities to provide adequate services according to adopted level of service standards. The Future Land Use Map shall not designate more commercial areas than that which existing and planned public facilities and roadways can support at adopted minimum level of service standards.

**Policy 1-1.3.6: Provision of Open Space.**

New development shall be required to maintain a portion of commercial sites as open space. The Land Development Regulations shall specify the proportion of land which shall be retained for open space in accordance with Table 1-2 and Policy 1-1.1.2.

**Objective 1-1.4: Planning For Industrial Activities.**

Allocate Sufficient Land Area to Accommodate Industrial Activities which Produce Goods and Services Demanded by Local and Regional Markets, with Consideration to Fiscal and Environmental Impacts to the City of Minneola.

**Policy 1-1.4.1: Available Industrial Land.**

Land allocations shall be provided for existing industrial activities and additional land shall be made available to accommodate expansion needs of existing industry and to attract new industries to Minneola. The Future Land Use Map shall allocate 46.0523.5 acres for industrial uses.

**Policy 1-1.4.2: Criteria for Identifying Industrial Sites.**

The location and distribution of industrial land use districts delineated on the Future Land Use Map shall be determined according to the following criteria:

- a. Access and vicinity to U.S. 27, the Florida Turnpike and collector roadways; ease of access and egress from major thoroughfares to industrial sites; ability to achieve a functional internal circulation and off-street parking system;
- b. Ability to comply with adopted performance standards for preventing or minimizing nuisance impacts, such as emission of air pollutants, noise, odor, and generation of hazardous waste or products;
- c. Impact to the conservation and preservation of natural resources;
- d. Demand on existing and planned public services, utilities, water resources and

**Table 1-7**  
 City of Minneola  
 Existing Land Use Profile: Land Use Categories

Land Use	Density/ Intensity of Use
<b>Residential</b>	
Single Family Low Density	up to 2 du/ac
Single Family Medium Density (after May 23, 2005)	up to 3 du/ac
Single Family Medium Density (prior to May 23, 2005)	up to 4 du/ac
Single Family High Density	up to 6 du/ac
Multi-Family Medium Density	up to 4 du/ac
Multi-Family High Density	up to 8 du/ac
<b>Commercial</b>	
General Commercial	1.1 FAR
Office/Residential	.9 FAR
<b>Industrial</b>	
General Industrial	1 FAR
<b>Mixed Use Development</b>	
Mixed Use Development (Hills of Minneola)	Varies
Mixed Use Development (Sugarloaf)	Varies
Mixed Use Development (Palmer)	Varies
<b>Open Space</b>	
Recreational	.3 FAR
Corridor-Open Space	.1 FAR
Conservation "Water" - Open Space	.05 FAR
Conservation "Wetlands" - Open Space	N/A
Utility - Open Space	N/A
<b>Institutional</b>	
Institutional	.8 FAR
<b>Agriculture</b>	
Agriculture	1 du/5 ac
<b>Utilities</b>	
Utilities	.15 FAR
<b>Road &amp; Right of Way</b>	
Road & Right of Way	N/A
<b>Lake County Land Uses</b>	
Lake County Suburban	up to 3 du/ac
Lake County Urban Expansion	up to 4 du/ac

Table A

Proposed allowable percentages within MUD		
Land Use Category	Range of uses permitted in MUD*	Maximum Density/ Intensity
General Commercial	0% - 5%	.6 FAR
Office	0% - 5%	.5 FAR
Industrial	0% - 7%	.6 FAR
Institutional	0% - 10%	.5 FAR
Residential	50% - 78%	Up to 3 du per acre#

\* Percentages used represent range of potential permitted uses.  
Actual percentages of uses to be determined individually on a site-by-site basis.

\*\*Percentages include open space, setbacks, buffers, recreation areas, etc.

# Density is determined utilizing the entire site acreage.

The standards for the Hills of Minneola DRI are shown in Table B. Mixed Use Development approvals must include a concept plan. Minor deviations (no more than 5%) from the standards in Table B can be approved by the City of Minneola. Deviations greater than 5% of the proposed standards would require a comprehensive plan amendment pursuant to Section 163.3184, F.S.

Table B

Approved Hills of Minneola Density and Intensity			
Land Use Category	Approved	5%+/-	Range of density and intensity allowed
Residential	3,971 units	199 units	3,772 - 4,170 units
	1,368.2 acres	68.41 acres	1,299.79 - 1,436.61 acres
General Commercial (includes 300 room Hotel and 12 screen Movie Theatre)	890,000 square feet	30,500 square feet	845,500 - 934,500 square feet
	70.8 acres	3.54 acres	67.26 - 74.34 acres

Office	850,000 square feet	42,000 square feet	807,500 - 892,500 square feet
	72 acres	3.6 acres	68.4 - 75.6 acres
Industrial	1,400,000 square feet	70,000 square feet	1,330,000 - 1,470,000 square feet
	120 acres	6 acres	114 - 126 acres
Institutional	496,163 square feet	24,808 square feet	471,355 - 520,971 square feet
	102.1 acres	5.105 acres	96.995 - 107.205 acres

The standards for the Sugarloaf DRI are shown in Table C. Mixed Use Development approvals must include a concept plan. Minor deviations (no more than 5%) from the standards in Table C can be approved by the City of Minneola. Deviations greater than 5% of the proposed standards would require a comprehensive plan amendment pursuant to Section 163.3184, F.S

Table C

Approved Sugarloaf Density and Intensity			
Land Use Category	Approved	5%+/-	Range of density and intensity allowed
Residential	2,434 units	121 units	2,313 - 2,555 units
	970 acres	48.5 acres	921.5 - 1,018.5 acres
General Commercial	120,000 square feet	6,000 square feet	126,000 - 114,000 square feet
	12 acres	0.6 acres	11.4 - 12.6 acres
Institutional	25 acres	1.25 acres	23.75 - 26.25 acres

**Policy 1-2.10.2: Revocation of Mixed Use Development land use for a Development of Regional Impact.**

This land use accommodates development projects approved consistent with Chapter 380, F.S., and Rules 9J-28, F.A.C., with a current Development Order or Amended Development Order (DO/ADO) and an approved Master Plan Map. Lands newly designated Mixed Use Development land use for Developments of Regional Impact or amendments to the Development of Regional Impact shall be developed consistent with the corresponding project's current DO/ADO, the City of Minneola's Comprehensive Plan and Land Development Regulations and the standards contained in Table B.

In the event an approved DRI is abandoned consistent with Chapter 380.06 (26), F.S., and Rule 9J-2.0251 F.A.C., the Mixed Use Development land use designation shall be removed from the Future Land Use Map Series, through the next available

By February 1992, ~~t~~The Land Development Regulations shall be revised to incorporate an adequate facilities requirement that is consistent with procedures established within the City's Concurrency Management System. These procedures shall mandate that future development applications evaluate all traffic impacts placed on thoroughfares adjacent to the subject site by the proposed development according to criteria set forth within the Concurrency Management System. Prior to the issuance of a development order or permit, an applicant must:

- (1) prove that the proposed development shall not cause levels of service to decline below minimum adopted standards;
- (2) assure that adequate roadway capacity shall be available concurrent with the impacts of development;
- (3) assure that development along State roads complies with or exceeds State access management regulations.

Objective 2-1.3: Right-Of-Way Preservation And Acquisition.  
Provide For The Protection And Acquisition Of Existing And Future Right-Of-Way.

Policy 2-1.3.1: Right-of-way Preservation Map.  
By February 1, 1992 ~~t~~The City of Minneola shall preserve right-of-way for all roads by adopting a right-of-way future road network preservation map. This map shall incorporate State right-of-way standards which apply to U.S. 27 (also titled SR 25) the latest PD&E study for the northeast portion of the city to include a potential turnpike interchange.

Policy 2-1.3.2: Right-of-way Preservation.  
The City of Minneola established~~shall amend~~ Land Development Regulations by February 1, 1992 to establish setback requirements designed to preserve right-of-way for all roads delineated on the future road network map~~Right-of-Way Preservation Map~~.

Policy 2-1.3.3: Minimum ROW Standards.  
The City hereby adopts the following right-of-way standards, ~~and shall incorporate these as provisions in the Land Development Regulations by February 1992:~~

Roadway Classification	Min. R/W Standard
Principal Arterial	200 ft
Minor Arterial	100 ft
Major Collector	100 ft
Minor Collector	80 ft
Local	50 ft

The City shall amend this policy to revise ROW standards for principal and minor arterials in order to reflect new standards to be determined upon the completion of the FDOT's right-of-way preservation study, ~~new underway (June 1990).~~

- ii. Comprehensive Planning for Adjacent Unincorporated Incorporated Land. Develop a mutually agreeable future land use designations for adjacent unincorporated and incorporated land.
- iii. Review impacts of development within adjacent unincorporated lands, including impacts to adopted levels of service; concurrency management issues; affects on annexation issues; amendments to comprehensive plans and land development regulations; location and timing of proposed development; and impacts to conservation activities and preservation of natural resources.
- iv. Mitigate impacts to state roads by focusing commercial development along State roads in incorporated areas and designate lands in unincorporated areas adjacent to municipalities to low-density, non-intensive land uses.

c. Solid Waste.

The City shall coordinate with the Lake County Department of ~~Environmental Services~~ to achieve improvements and efficiency to the County's solid waste management program, including the collection, disposal and monitoring of hazardous wastes. The City shall has also coordinated with the County to develop effective solid waste management programs to comply with 1988 State legislation mandating reduction of solid waste volumes by 30% ~~by the year 1994~~. Other issues for which coordination efforts are necessary include:

- i. Recycling programs and management strategies established by the County.
- ii. Curtail illegal dumping of solid waste as well as disposal practices which are detrimental to the existence of natural resources and ecological communities.
- iii. Monitor ground water quality adjacent to industrial sites within Minneola.

d. Traffic Circulation.

The City shall coordinate with Lake County, Lake-Sumter MPO, as well as the Florida Department of Transportation, to resolve traffic improvement needs. Issues to be addressed include, but are not limited to:

- i. Signalization along US 27. Evaluate the feasibility of placing traffic signals at intersections within city limits.
- ii. Limit commercial development along US 27 outside the City limits.
- iii. Review scheduled improvements and maintenance to US 27, Lakeshore Drive, and C-50.
- iv. Surrounding transportation network and new tumpike interchange.

d. Surface Water Management and Drainage.

The City ~~has~~shall coordinated with Lake County to implement stormwater and drainage improvement needs determined in the County's Stormwater

Table 8-1 FIVE YEAR CAPITAL IMPROVEMENT PROGRAM									
	Improvement	2008-09	2009-10	2010-11	2011-12	2012-13	Funding Source		
Transportation		\$ -	0	0	0	0			
Public Facilities Water Supply	US 27 Utility Extension Design	\$ 62,500.00	0	0	0	0	2008-09 Budget		
Public Facilities Water Supply	Water System Improvements	\$ 76,900.00	0	0	0	0	2008-09 Budget		
Public Facilities Wastewater	US 27 Utility Extension	\$ 62,500.00	0	0	0	0	2008-09 Budget		
Recreation		\$ -	0	0	0	0			
Drainage		\$ -	0	0	0	0			
Lake-Sumter MPO Cost Feasible Plan Projects 2025									
SR 25/ US 27 CR561 (formerly CR 561A) to O'Brien Rd	6 lane divided						SIS		
SR 91/ Turnpike (Sullivan Rd to Orange County line)	6 lane freeway						SIS		
CR 50 (Lakeshore Dr to SR 25/US27)	2 lane undivided						County		
CR 455B (Fosgate Rd to CR 561)	4 lane divided						County		
CR 561A (CR 561 to Fosgate Rd)	4 lane divided						County		
Fosgate Rd (turnpike interchange rd to CR 455)	4 lane divided						County		
Grassy Lake Rd (Turkey Farms Rd to Sullivan Rd)	4 lane divided						County		
N. Grassy Lake Rd (SR 25/ US27 to Turkey Farms Rd)	4 lane divided						County		
Sullivan Rd (Grassy Lake Rd to Turkey Farms Rd)	2 lane undivided						County		
Turkey Farms Rd (CR 50 to Sullivan Rd)	4 lane divided						County		
Turnpike Interchange Rd (Turkey Farm Rd to Fosgate)	6 lane divided						County		



## Summary of Water Capital Improvement Projects

Funding source is individual developers based on the rate of desired construction of development projects requiring the improvement.

	Estimated Construction Cost	FY 2009-2013	FY 2014-2018	FY 2019-2023
<b>Water Treatment, Storage, and High Service Pumping</b>				
Add 0.5 MG Ground Storage Tank to Sugarloaf	\$1,042,000	X		
Add 0.3 MG Ground Storage Tank to Eastridge	\$781,000	X		
Add 0.5 MG Ground Storage Tank to Oak Valley	\$1,042,000	X		
Upgrade Eastridge High Service Pumping Facilities	\$345,000	X		
Upgrade Oak Valley High Service Pumping Facilities	\$345,000	X		
Construct Well No. 11 at Oak Valley WTP	\$788,000	X		
Construction of 1.0 MG GST and pumping facility at Hills of Minneola WTP site	\$2,604,000		X	
Upgrade Sugarloaf High Service Pumping Facilities	\$319,000		X	
Construction of Hills of Minneola WTP with Tray aeration	\$4,245,000			X
Install Pressure Reducing Valve on water main feeding Quail Valley	\$15,000	X		
Loop Northwest Distribution Area	\$40,000	X		
Install, 1,300 feet of 20" WM on Turkey Farm Road from Existing 20" stubout to proposed 16" along Turkey farm Rd.	\$221,000	X		
Install, 2,600 feet of 16" WM on Turkey Farms Road from proposed 20" to Grassy Lake Rd.	\$390,000	X		
Install, 1,600 feet of 16" WM on Grassy Lake Road from Founder Ridge to Sullivan Rd.	\$232,500	X		
Install, 2,000 feet of 16" WM on Sullivan Road from Grassy Lake Rd to proposed Seminole Trail	\$300,000	X		
Install, 3,650 feet of 16" WM on Sullivan Road from existing 16" under FI Turnpike to 561A.	\$547,500	X		
Mob/Demob/Design/General Requirements/Bonds and Insurance	\$900,000			
Install, 800 feet of 24" WM on to proposed Hills WTP	\$152,000		X	
Install, 1,500 feet of 30" WM on to proposed Hills WTP	\$308,000		X	
Fire Hydrant Installation (assuming 8 Fire Hydrants per year for 5 years)	\$1,800,000	X		
Install, 1,000 feet of 36" WM on from 30 WM to Hills WTP	\$220,000		X	
Mob/Demob/Design/General Requirements/Bonds and Insurance	\$67,000		X	
Install, 5,500 feet of 16" WM on Sugarloaf Mt Road from 561 to existing 10" WM	\$825,000			X
Install, 2,900 feet of 16" WM on CR 561A from Sugarloaf Mt. Rd east to Sullivan Rd.	\$435,000			X
Install, 9,000 feet of 12" WM on CR 561A from Sullivan Rd to CR 561	\$1,170,000			X
Install, 2,400 feet of 6" WM on Seminole Trail from Sullivan Rd North	\$168,000			X
Install, 5,700 feet of 16" WM on HW 27 north from existing WM to CR 561	\$855,000			X
Mob/Demob/Design/General Requirements/Bonds and Insurance	\$700,000			X

**HILLS OF MINNEOLA CAPITAL IMPROVEMENT PLAN**

**Developer Responsible Programmed Roadway Improvements**

Roadway	Segment (From-To)	Improvement	Phase	Construction Date	Responsible Agency	Status
Turkey Farm Rd./Hancock Rd.	Old Hwy. 50 - Fosgate S. - Grassy Lake Rd.	New four-lane facility	CST	2009	Developers	Programmed
Fosgate Rd South Grassy Lake Rd.	Western terminus - US 27	Two lane extension	CST	2010	Developers	Programmed
Fosgate Rd South Grassy Lake Rd.	Eastern terminus - Hancock Turkey Farm Road	Two lane extension	CST	2010	Developers	Programmed
Hancock Road extension	Old 50 to Fosgate Rd. S. Grassy Lake Road	New four-lane facility	CST	2010	Developers	Pending PD&E Study

**Public Facilities : Water Supply**

Phase/ Land Use	Potable Water Demand (GPD)		Non-Potable Water Demand (MPD)		Total Water Demand (MGD)
			Irrigation	Other	
<b>Phase 1</b>	<b>2010</b>				
Residential	1,000 du	428,000	400,000	-	0.85
Retail	25,000 sf GLA	6,250	2,225	-	
Office	25,000 sf GLA	3,750	2,225	-	
Industrial	10,00 sf GLA	2,500	890	-	
Middle School	5,000 sf	225	134	-	

**Public Facilities : Wastewater Management**

Phase	Wastewater Generation (GPD)		On-Site Wastewater Treatment (MGD)		Off-Site Wastewater Treatment (MGD)
<b>Phase 1</b>	<b>2010</b>				
Residential	1,000 du	300,000	-	-	0.31
Retail	25,000 sf GLA	3,750	-	-	
Office	25,000 sf GLA	6,250	-	-	
Industrial	10,00 sf GLA	1,500	-	-	
Middle School	5,000 sf	210	-	-	

Table 8-1a Transportation									
Developer Obligations									
ap 2-5 umber	Roadway	Segment (From-To)	Improvement	Phase	Estimated Construction Date	Responsible Agency or Development			
1	Turkey Farm Road/ Hancock Road	Old Highway 50 - Fosgate Road	New Four lane facility		NA	Hills of Minneola			
2	Fosgate Road	Western terminus - US 27	Two lane extension		2010	Hills of Minneola			
3	Fosgate Road	Eastern terminus - Hancock Road	Two lane extension	Construction	2008	Reserve at Minneola / Hills of Minneola			
4	Hancock Road extension	Old Highway 50 - Fosgate Road	New Four lane facility	PD&E	2008	Hills of Minneola			
4	Hancock Road extension	Old Highway 50 - Fosgate Road	New Four lane facility	Design	2009	Hills of Minneola			
4	Hancock Road extension	Old Highway 50 - Fosgate Road	New Four lane facility	Construction	2010	Hills of Minneola			
5	Hancock Road extension (Citrus Grove Boulevard)	Fosgate Road - Citrus Grove Boulevard	Two Lane addition to existing road	Construction	2011	Founders Ridge/ Hills of Minneola			
6	North Grassy Lake Road (Citrus Grove Boulevard)	Hancock Road - Scrub Jay Lane	New Four lane facility	Construction	2014	Founders Ridge			
7	Scrub Jay Lane	Scrub Jay Lane - US 27	New Four lane facility	Construction	2014	Founders Ridge			
8	Scrub Jay Lane	Citrus Grove Blvd - Sullivan Road	Two Lane reconfiguration	Construction	2014	Founders Ridge			
9	Hancock Road extension	Citrus Grove Blvd - Florida's Turnpike	New Six lane facility	Construction	2014	Hills of Minneola / Lowndes			

10	Sullivan Road extension	Hancock Road - Scrub Jay Lane	New Two lane facility	Construction	2015	Hills of Minneola / Lowndes
11	Florida's Turnpike Interchange		New Interchange	Construction	2014	Hills of Minneola
12	Hancock Road extension	Florida's Turnpike - 561A	New Four lane facility	Construction	2015	Hills of Minneola