

OBJECTIVE 1.8: *Encourage the Redevelopment and Renewal of Blighted Areas.* The City shall encourage the redevelopment and renewal of blighted areas to maintain and enhance the quality of life and economic base of Groveland. [9J-5.006(3)(b)(2), F.A.C.]

Policy 1.8.1: *Targeting Blighted or Deteriorated Areas.* The City shall target blighted or otherwise deteriorated areas within the City for special consideration through the Community Redevelopment Agency and the redevelopment plan, and shall pursue available federal, state, county and local funds for redevelopment.

Policy 1.8.2: *Enforcement of Building Codes.* The City shall continue the enforcement of building codes to maintain safe structures which promote and preserve the desired character of the City.

Policy 1.8.3: *Identifying Blighted Areas.* The City shall annually survey all areas of the City to determine if blighted areas are occurring.

OBJECTIVE 1.10: *Protection and Conservation of Environmentally Sensitive Lands and Natural Resources.* Ensure the protection and conservation of environmentally sensitive lands and other significant natural resources. [9J-5.006(3)(b)4, F.A.C.]

Policy 1.10.1: *Managing Environmentally Sensitive Natural Systems.* Policies in the *Conservation Element* for managing environmentally sensitive natural systems, including but not limited to lakes, wetlands, floodplain areas, significant vegetative communities and wildlife habitats of endangered and threatened species, shall be implemented through performance standards stipulated in the Land Development Regulations.

Policy 1.10.2: *Encroachment of Development in Wetlands and Upland Areas Adjacent to Wetlands.* Development within wetlands and uplands adjacent to wetlands shall be protected from the encroachment of development according to requirements established in the Policy 1.3.4 and Policy 1.3.5 of the *Conservation Element*.

Policy 1.10.3: *Protection of Floodplains.* The City shall ensure the long-range protection of the floodplains through:

- a. Positioning structures and impervious surfaces outside the 100 year floodplain to the greatest extent possible. The 100 Year floodplain shall be delineated within the *Future Land*

- Policy 1.10.7:** *Land Uses being Compatible to Soil Types.* Land use activities, including their densities and intensities, shall be compatible with soil types whose properties are capable of supporting the structures, parking areas, ancillary uses, and facilities proposed to be placed on them. The City shall maintain provisions in the Land Development Regulations which stipulate and define performance standards for land use activities proposed to occur on soil types whose development potential is limited in some form or manner.
- Policy 1.10.8:** *Severe Slopes and Land Uses.* Severe slopes shall be defined as having a gradient exceeding 10 percent. Land uses shall be delineated on the *Future Land Use Map* with consideration to the topography. Alterations to slopes at sites with greater than 10% slope must be approved by the City prior to land preparation activity.
- Policy 1.10.9:** *Prohibiting Septic Tanks in Residential, Commercial, and Industrial Areas.* Septic tanks will not be allowed on new residential, commercial and industrial sites within the City. When financially feasible, the City shall extend central sewer service to all developed properties within the current City limits. The City will also coordinate with the County to limit septic tank permits in unincorporated areas adjacent to the City's urban boundary.
- Policy 1.10.10:** *Coordinating with Government Agencies and Protecting Natural Systems.* The City shall coordinate with State agencies including, the St. John River Water Management District, the Florida Department of Environmental Protection, the East Central Florida Regional Planning Council as well as Lake County, and other agencies concerned with managing natural resources for the purpose of protecting the function and existence of natural systems.
- Policy 1.10.11:** *Lake Shore Protection.* To protect the lake front areas from the encroachment of development, a shoreline protection zone shall be delineated. There shall be no disturbance within 50 feet of the landward extent of wetlands as set forth in Rule 62-340, with the exception of pilings for docks or piers. There shall be no buildings, pools, ponds, or other structures in this protection zone. There shall be no septic tanks within 75 feet of the landward extent of wetlands as set forth in Rule 62-340. All development shall be subject to the building setback requirements regarding the