PROPOSED COMPREHENSIVE PLAN

Lake County, Florida

PLANNING HORIZON 2030

April 15, 2009

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CHAPTER I: FUTURE LAND USE ELEMENT

PLANNING HORIZON 2030

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, 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 Strategies

Economic development encompasses a broad range of strategies to substantially diversify the tax base of the County and its municipalities, increase the number of close-to-home jobs for residents, and create a vibrant environment for business.

These strategies include:

- Preparing of a strategic economic development vision and plan within twelve (12) months of adoption of this Comprehensive Plan;
- Protecting quality of life, including educational, recreational, and cultural opportunities, as a means to attract businesses and employment opportunities;
- Providing financial incentives to attract a diversity of businesses;
- Locating employment opportunities and employment based Future Land Use Categories near existing and planned residential areas;
- Coordinating with the Lake-Sumter Metropolitan Planning Organization and other agencies to identify infrastructure improvements necessary for employment areas;
- Promoting energy-efficient land use patterns; and
- Providing for the most efficient use of existing public infrastructure.

Policy I-1.1.3 Direct Orderly, Compact Growth

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

Policy I-1.1.4 Direct Density to Existing Urban Centers

The County shall direct growth to existing urban areas where public facilities and services are presently in place, and discourage growth within rural areas. Higher intensity commercial and higher density residential infill development shall be encouraged within municipalities and existing urbanized areas of the County to conserve rural land and maintain vibrant communities. Urban infill and redevelopment shall be encouraged within the Urban Future Land Use Series where adequate public facilities, including central water and sewer facilities, are available. The County shall also work cooperatively with municipalities to promote urban infill and redevelopment within established city limits and as appropriate within municipal enclaves in order to prevent urban sprawl and the premature annexation of land.

Policy I-1.1.5 Urban Infill and Redevelopment Strategies

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

Policy I-1.1.6 Reservation of Facilities and Services

The County shall require that an applicant requesting an amendment to the Future Land Use Map demonstrate that all facilities or service capacities are currently available or shall be available after the implementation of scheduled capital improvements to meet general needs of the proposed land use at the time of development. A future land use amendment shall not constitute the reservation of capacity for any public facility. Reservation of capacities shall only be granted to development orders or permits which demonstrate specific impacts that a development project will place on capacity.

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

- Development of Regional Impact (DRI);
- Florida Quality Development;

- Preliminary Site Plan; and
- Subdivision Plat.

Policy I-1.1.7 Economic Evaluation

The County shall require an evaluation of the long-term economic impacts of proposed Future Land Use Map amendments and zoning changes.

Policy I-1.1.8 Adopt Land Development Regulations

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

- Zoning and the subdivision of land;
- Direction of growth to existing urban areas that will minimize development's negative impacts on the natural and aesthetic environment and encourage preservation of rural areas;
- Standards for development including but not limited to permitted uses, floor area, building height, architecture, setbacks, parking, access, lighting, landscaping, signage, sidewalks, tree protection, open space, buffers, walls, and screening;
- Transfer of development rights;
- Development and site design standards to ensure preservation of natural resources including but not limited to surface waters, wetlands, wildlife, sensitive natural habitat, aquifer recharge, springsheds, and karst features;
- Tree preservation or replacement of native vegetation;
- Dedication of land or facilities for active and passive recreation;
- Floodplain management and regulation of areas vulnerable to flooding;
- Land disturbance activities, including but not limited to grading, stockpiling and filling;
- Stormwater, drainage, erosion and sedimentation control;
- Water conservation measures and Florida Friendly (right plant in the right place) landscaping;
- Extraction of natural resources;
- Provision of public facilities including but not limited to potable water, sanitary sewer, reclaimed water, gas and electric utilities, and emergency services;
- Minimum standards for water wells and septic tanks;
- Fire prevention, building and electric codes, health and sanitation;
- Circulation, access, and parking for various modes of transportation;
- Implementation and enforcement of the Concurrency Management System, including level of service standards, prior to issuance of a development order or permit;
- Clustering of development to create large tracts of common open space protected by conservation easement or similar recorded and legally binding instrument;
- Littoral protection zones for lakefront areas and wetlands;
- Provision of gateway and landmark features to announce entrances and transitions within the County and to facilitate community identity;
- Low Impact Development techniques; and

- Protection of historically significant structures and sites which merit protection.

Policy I-1.1.9 Protection of Private Property Rights

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

OBJECTIVE I-1.2 Future Land Use

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

To implement this objective, the County shall seek to:

- Achieve an appropriate balance between public and private interests;
- Protect the environment;
- Create favorable economic conditions;
- Provide adequate housing;
- Provide adequate services and facilities;
- Maintain established residential neighborhoods;
- Promote compact growth;
- Preserve rural and agricultural areas; and
- Protect private property rights.
- Adopt all requirements of Rule 9J-5.006, as required..

Policy I-1.2.1 Future Land Use Map Series

The framework plan for future land use within Lake County shall be depicted through the adoption of the Future Land Use Map (FLUM) series. The FLUM shall be comprised of the following 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	Existing and planned potable water wells
8	Public and Private Conservation Lands

Exhibit	Title
9	Wetlands (Wetlands Classification Map)
10	Military Operations Areas
11	Trails Master Plan

Policy I-1.2.2 Consistency between Future Land Use and Zoning

The County shall regulate land use activities within the Future Land Use Categories and overlay areas illustrated on the Future Land Use Map and described within the Comprehensive Plan through the implementation of zoning districts. Zoning districts shall be defined within the Land Development Regulations, and a zoning map produced that depicts the demarcation of each zoning district. The maximum density and intensity of zoning districts shall not exceed the density and intensity allowed by the Future Land Use Category.

Policy I-1.2.3 Calculation of Residential Density

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

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

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

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

Policy I-1.2.4 Calculation of Intensity

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

Policy I-1.2.5 Calculation of Density and Intensity in Mixed Use Development

Within a mixed-use development, the sum of the maximum percentage of residential density and the maximum percentage of non-residential intensity shall not exceed 100%:

$$\frac{\text{Actual residential density}}{\text{Maximum allowed density}} + \frac{\text{Actual non-residential Floor Area Ratio}}{\text{Maximum allowed Floor Area Ratio}} \leq 100\%$$

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

Policy I-1.2.6 Interpretation of Density and Intensity Allocations

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

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

Policy I-1.2.7 Agricultural and Equestrian Uses

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

OBJECTIVE I-1.3 Urban Future Land Use Series

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

Policy I-1.3.1 Traditional Neighborhood Development

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

Traditional Neighborhood Development integrates residential uses with:

- Commercial and office uses that serve the community;
- Recreation and Open Space;
- Institutional, Civic and Public Facility uses; and

- A coordinated multi-modal transportation system for automobiles, bicycles, pedestrians, and mass transit.

I-1.3.1.1 Applicability

Principles of Traditional Neighborhood Development shall be generally encouraged within the Urban Future Land Use Series for projects with a residential component. All new residential or mixed-use development in excess of 50 net buildable acres within the Urban Future Land Use Series shall be required to demonstrate compliance with the principles of Traditional Neighborhood Design, described by policies of the Comprehensive Plan contained herein and the Land Development Regulations.

I-1.3.1.2 Guiding Principles of Traditional Neighborhood Development

Traditional Neighborhood Development shall be guided by the following principles:

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

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 Provisions for Commercial and Office Uses

Provisions for commercial and office uses shall be allocated 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; projected household factors related to income, household size, expenditures for goods and services; 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 adjoining the neighborhood. Specific criteria shall be defined and included in the Land Development Regulations within 12 months of the effective date of this plan.

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

I-1.3.1.6 Open Space within Traditional Neighborhood Developments

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

- Where feasible, the internal open space system shall be connected to open space within adjacent properties and the County wide system of public lands;
- Open space buffers and landscaping shall be used to maximize compatibility between existing and proposed land uses based on the intensity of proposed uses;
- Open space shall be planned to ensure the protection of natural resources including but not limited to wildlife and habitat, wildlife corridors, wetland buffers, karst features, and aquifer recharge areas. Wetland impacts shall be limited to the greatest extent possible. Where impacts cannot be

avoided, mitigation shall be required. All wetlands and open space shall be protected by Conservation Easement or similar legally binding instrument.

I-1.3.1.7 Active Recreation

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

I-1.3.1.8 Transportation Access and Circulation

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

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

I-1.3.1.9 Public Facilities and Services

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

Policy I-1.3.2 Urban Low Density Future Land Use Category

The Urban Low Density Future Land Use Category provides for a range of residential development at a maximum density of four (4) dwelling units per net buildable acre in addition to civic, institutional, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use. This category shall be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities. Within this category any residential development in excess of 10 dwelling units shall be required to provide a minimum 25% of the net buildable area of the entire site as common open space. The maximum intensity in this category shall be 0.25, except for institutional uses which shall be 0.35. The maximum Impervious Surface Ratio shall be 0.60 and building height shall be limited to 40 feet.

USES:

- Single-family residences;
- Duplexes and Multi-family residences;
- Group homes;
- Civic use;
- Residential professional offices;
- Passive parks;
- Religious institutions;
- Daycare facilities;

- Schools; and
- Commercial uses as allowed pursuant to 0.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Active parks and recreation facilities;
- Adult congregate living facilities;
- Light industrial;
- Cemeteries and columbariums;
- Crematoriums;
- Indoor Kennels;
- Resource Extraction, including but not limited to Mines and borrow pits;
- Hospitals, including a heliport;
- Emergency Services; and
- Regional water and wastewater utilities.

Policy I-1.3.3 Urban Medium Density Future Land Use Category

The Urban Medium Density Future Land Use Category provides for a range of residential development at a maximum density of seven (7) dwelling units per one (1) net buildable acre, in addition to civic, institutional, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use. This category shall be located on or in close proximity to major collectors and arterial roadways to minimize traffic on local and minor collector roadways and to provide convenient access to transit facilities. This category may serve as an effective transition between more intense and less intense urban land uses. Within this category any residential development in excess of 10 dwelling units shall be required to provide at a minimum 20% of the net buildable area of the entire site as common open space. The maximum intensity in this category shall be 0.35, except for institutional uses which shall be 0.50. The maximum Impervious Surface Ratio shall be 0.70 and building height shall be limited to 50 feet.

USES:

- Single-family residences;
- Duplexes and Multi-family residences;
- Boarding and lodging houses;
- Group homes;
- Civic use;
- Residential professional offices;
- Passive parks;
- Schools;
- Religious institutions;
- Daycare facilities;
- Office uses; and
- Other commercial uses as allowed pursuant to 0.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Active parks and recreation facilities;
- Adult congregate living facilities;
- Light industrial;
- Cemeteries and columbariums ;
- Crematoriums;
- Indoor kennels;
- Resource Extraction, including but not limited to Mines and borrow pits;
- Hospitals, including a heliport;
- Emergency Services; and
- Regional water and wastewater utilities.

Policy I-1.3.4 Urban High Density Future Land Use Category

The Urban High Density Future Land Use Category provides for a range of residential development at a minimum density of four (4) dwelling units and a maximum density of twelve (12) dwelling units per net buildable acre, in addition to civic, institutional, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use. This category shall be located adjacent to major collectors and arterial roadways to minimize traffic on local and minor collector roadways and to provide convenient access to transit facilities. This category shall be restricted to urban core areas that are substantially surrounded by and adjacent to one or more municipalities and anticipated to be annexed. Within this category any residential development in excess of 10 dwelling units shall be required to provide a minimum 10% of the net buildable area of the entire site as common open space. The maximum intensity in this category shall be 2.0. The maximum Impervious Surface Ratio shall be 0.80.

USES:

- Single-family residences;
- Duplexes and multifamily residences;
- Apartments;
- Boarding and lodging houses;
- Group homes;
- Civic use;
- Residential professional offices;
- Passive parks;
- Schools;
- Religious institutions;
- Daycare facilities;
- Office uses; and
- Commercial uses as allowed pursuant to 0.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Active parks and recreation facilities;
- Adult congregate living facilities;

- Light industrial;
- Hospitals, including a heliport;
- Convalescent and nursing homes;
- Cemeteries and columbariums;
- Crematoriums;
- Resource Extraction, including but not limited to mines and borrow pits;
- Emergency Services; and
- Regional water and wastewater utilities.

Policy I-1.3.5 Cagan Crossings Future Land Use Category

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

Policy I-1.3.6 Regional Office Future Land Use Category

The Regional Office Future Land Use Category provides for a variety of office uses and limited commercial uses that support office uses. This category is intended to accommodate office development which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian/employee-friendly gathering areas, central building entrances, enhanced building and site security features, and accessory uses included within the building footprint. This Future Land Use Category shall be located on collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit facilities, and should be located in proximity to urban residential uses. With the exception of hotels and motels, no more than ten percent (10%) of the floor area shall be allocated to commercial uses that support office uses. Only commercial uses that support this category shall be permitted, such as restaurants, cafes, associated retail/wholesale, daycares or shops located within an office park or office building. Office parks may utilize these allocations within the boundary of the park. It is the express intent of this provision to restrict highway-oriented commercial uses.

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

Design standards shall be provided in the Land Development Regulations that ensure that office development is compatible with adjoining properties. Standards shall include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; and the size and location of service areas. Projects shall be designed with a minimum of fifteen percent (15%) of the net buildable area as open space. A maximum floor area ratio of 1.0 shall be established as a base intensity but may be up to a maximum 3.0 FAR through a conditional use approval process that considers such factors as adjoining land uses, size of the development site and traffic impacts. The maximum Impervious Surface Ratio shall be 0.75.

USES:

- General office development and technologically-based industry;
- Limited commercial uses that support office land uses;
- Light manufacturing in fully enclosed buildings;
- Nursery schools and day care facilities;

- Laboratories;
- Civic use;
- Religious institutions;
- Institutes of learning, colleges and universities;
- Emergency Services;
- Hotels and motels; and
- Regional water and wastewater utilities.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Light industrial, with the exception of light manufacturing as provided above;
- Heliports;
- Hospitals;
- Cemeteries and columbariums; and
- Crematoriums.

Policy I-1.3.7 Regional Commercial Future Land Use Category

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

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

Design standards shall be provided in the Land Development Regulations that ensure that commercial development is compatible with adjoining properties. Standards shall include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; and the size and location of service areas. Projects shall be designed with a minimum of fifteen percent (15%) of the net buildable area as open space. The intensity in this category shall be at least 1.0 Floor Area Ratio (FAR) and up to 3.0 FAR. The maximum Impervious Surface Ratio shall be 0.75. Development above 1.5 FAR shall only be permitted through a conditional use approval process that considers such factors as adjoining land uses, size of the development site and traffic impacts.

USES:

- Commercial uses;
- Office uses;
- Light manufacturing;
- Civic use;
- Amusement, entertainment and commercial recreation within an enclosed building;
- Religious institutions;

- Day care facilities;
- Institutes of learning, colleges and universities;
- Hotels and motels;
- Emergency Services; and
- Regional water and wastewater utilities.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Light industrial, with the exception of light manufacturing as provided above;
- Heliports;
- Hospitals;
- Cemeteries and columbariums; and
- Crematoriums.

Policy I-1.3.8 Light Industrial Future Land Use Category

The Light Industrial Future Land Use Category is intended to group together a wide range of industrial uses which do not generally produce objectionable environmental influences and which provide compatibility between permitted uses and those in nearby commercial and residential categories. This category consists of industrial land uses oriented toward the processing, manufacturing, compounding, assembly, packaging, treatment, or fabrication of materials and products, from processed or previously manufactured materials, generally within fully enclosed buildings, but may allow parking of vehicles or storage of finished materials outside. This category shall be located with direct access to rail systems, collector roadways, or arterial roadways. No more than twenty percent (20%) of the floor area shall be allocated to commercial uses and office uses. Only commercial and office uses that support light industry shall be allowed, such as restaurants, cafes, associated retail/wholesale, daycares or shops located within an industrial park or industrial building. Industrial parks may utilize these allocations within the boundary of the park. It is the express intent of this provision to restrict highway-oriented commercial and office uses.

The maximum intensity in this category shall be 1.0, except for office/manufacturing uses which shall be 2.0. The maximum Impervious Surface Ratio shall be 0.80 and building height shall be limited to 40 feet.

USES:

- Light manufacturing;
- Limited commercial and office uses that support light industrial land uses;
- Distribution and terminals;
- Warehousing;
- Civic uses;
- Large machinery sales;
- Automotive/mechanical repair, paint and body shops;
- Publishing plants;
- Medical and biomedical operations;
- Emergency services; and
- Crematoriums.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Regional water and wastewater utilities;
- Heliports and airports;
- Lumberyards;
- Light Industrial uses that could have an adverse impact on water quality or sensitive environmental resources; and
- Other Light Industrial uses described in the Land Development Regulations.

Policy I-1.3.9 Heavy Industrial Future Land Use Category

The Heavy Industrial Future Land Use Category is intended for industrial uses with nuisance or hazardous characteristics which, by the nature of their normal operations and activities as well as for reasons of health, safety, environmental effects or welfare, are best segregated from other uses. This category consists of uses that may have significant potential impacts on the environment or adjacent uses including but not limited to noise, hazards, emissions, vibration and odors, where more than twenty (20) percent of the use takes place outside of an enclosed building, or where exterior storage equals or exceeds building floor area. This category shall be located with direct access to rail systems, collector roadways or arterial roadways. No more than ten percent (10%) of the floor area shall be allocated to commercial uses and office uses that support industrial uses. Only commercial and office uses that support this category shall be allowed, such as restaurants, cafes, associated retail/wholesale, daycares or shops located within an industrial park or industrial building. Industrial parks may utilize these allocations within the boundary of the park. It is the express intent of this provision to restrict highway-oriented commercial and office uses.

The maximum intensity in this category shall be 1.0. The maximum Impervious Surface Ratio shall be 0.80 and building height shall be limited to 40 feet.

USES:

- All uses allowed in the Light Industry Future Land Use Category;
- Limited commercial and office uses that support heavy industrial land uses;
- Vehicle recycling and disposal centers;
- Rail yards;
- Civic uses;
- Bulk petroleum storage;
- Concrete or fiberglass product manufacturing;
- Crematoriums;
- Fabrication facilities with open air blasting or painting;
- Chemical formulation, storage, or processing facilities;
- Stockyards;
- Emergency services;
- Composting operations; and
- Other heavy industrial uses described in the Land Development Regulations.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Regional water and wastewater utilities.
- Bottling operations;
- Resource Extraction, including but not limited to Mines and borrow pits;

- Heliports and airports;
- Coal, oil, natural gas and nuclear or biomass energy generation;
- Incinerators;
- Landfills;
- Concrete and asphalt batch plants; and
- Heavy industrial uses that could have an adverse impact on water quality or sensitive environmental resources.

Policy I-1.3.10 Allocation and Compatibility of Industrial Land Uses

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

Policy I-1.3.11 Commercial Activities within the Urban Future Land Use Series

Within the Urban Future Land Use Series, Lake County shall allocate sufficient land area to accommodate commercial activities that provide goods and services, with consideration to economic benefits and environmental impacts to the County. For the purposes of this Objective, the term "Commercial" shall include commercial, retail, office, limited light industrial uses and other uses commonly associated with these activities. The location and distribution of commercial land uses within Lake County shall be guided by information contained in the Data Inventory and Analysis for the Future Land Use and Economic Elements. The policies below shall apply to commercial development within the Urban Future Land Use Series.

I-1.3.11.1 Access to Commercial Land Uses

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

I-1.3.11.2 Commercial Service Areas

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

I-1.3.11.3 Commercial Site Design and Compatibility with Adjacent Land Uses

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

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

I-1.3.11.4 Availability of Facilities to Support Commercial Development

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

I-1.3.11.5 Criteria for Commercial Centers

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

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

1. Community Commercial Centers:

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

2. Neighborhood Commercial Centers:

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

3. Neighborhood Convenience Commercial Centers:

Neighborhood Convenience Commercial Centers are intended to accommodate the convenient shopping needs of nearby residents living within the immediate area. A Neighborhood Convenience Commercial Center shall be located at an intersection of arterial or collector roads. Neighborhood Convenience Commercial Centers shall allow for an individual building floor area allocation not to exceed 5,000 square feet. Where located, a Neighborhood Convenience Commercial Center shall be defined to exist within a distance of 220 feet measured perpendicular to the road from the edge of the right of way extending a distance of 220 feet along the right of way from the nearest corner of the intersection.

I-1.3.11.6 Criteria for Commercial Corridors:

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

Commercial Corridors may be permitted as an allowable use within the Urban Low Density, Urban Medium Density, and Urban High-Density Future Land Use Categories, provided that the criteria below relating to

location, size, and function are satisfied. The intensity of commercial corridors shall be limited to a maximum Floor Area Ratio of the underlying Future Land Use Category.

The following are minimum required criteria, however no provision contained herein shall be construed as a guarantee that a requested commercial use or zoning shall be granted. Other relevant factors that may also be considered by the County include but are not limited to principles of sound planning and input from the public and municipalities. The County may adopt Land Development Regulations that further limit the location, intensity, size, and function of Commercial Corridors.

1. Major Commercial Corridors

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

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

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 State Road 44
US 27	Within the following segments: From Sumter County line south to County Road 48; From Independence Boulevard south to Wilson Lake Parkway; From Libby No. 3 Road (south of State Road 19) 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

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:

Minor Commercial Corridors	Location
State Road 19	From Baker Road (Altoona) south to US Highway 441
State Road 19A	From US Highway 441 south to Old Highway 441

Minor Commercial Corridors	Location
State Road 40 (Astor)	From River Road 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.
- An emphasis on agriculture, equestrian-related activities and conservation areas.
- A system of rural roads intended to provide access to widely spaced home-sites and farms with substantial building setbacks from adjoining roadways.
- Naturally occurring or informal vegetative patterns protective of the environment.
- Commercial and civic land uses limited in distribution, scale and scope to serve the basic and special needs of rural areas and to ensure compatibility with the character of rural areas.

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

Policy I-1.4.2 Scale of Development

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

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

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

- Maintain the rural character by permitting new single family homes at a rural density and intensity, by encouraging large areas to remain in a natural or open state, by reducing road congestion, and by limiting commercial and civic uses to the needs of a rural community;

- Limit the number of road access locations from parcels as a means to preserve road capacity, minimize vehicle conflicts and accidents, promote safety of pedestrians, bicyclists and motorists, and minimize disturbance of the vegetative and visual qualities of the road corridor;
- Ensure that principal and accessory structures are located behind a rural character setback line to be determined for each rural roadway and incorporated within the Land Development Regulations;
- Permit horses and other livestock on large residential lots;
- Minimize conflicts with agricultural operations (such as traffic congestion, noise, odor and visual conflicts) and non-agricultural land uses through the application of buffering and use separation standards;
- Minimize planned and programmed expenditures for public facilities (such as, roadway improvements, schools, fire and law enforcement protection);
- Control the scale, appearance and operation of public and private uses to ensure compatibility with rural character. This shall be accomplished through rural planning and design standards and guidelines that shall be developed and incorporated within the Land Development Regulations. These standards and guidelines should also specifically address public and private uses that tend to draw people from outside of rural areas to ensure that such uses minimize conflict with rural character and the perpetuation of rural functions;
- Maintain existing wildlife habitat, wildlife corridors and environmentally sensitive resources including but not limited to wetland~~s~~ and upland habitat types, karst features, and groundwater recharge areas; and
- Maintain levels of service that reflect the characteristics of a rural density and intensity of use.

Policy I-1.4.4 Rural Future Land Use Category

The Rural Future Land Use Category is intended to protect rural lifestyles represented by single family homes on large lots and to accommodate agricultural pursuits. This Future Land Use Category provides for residential development at densities equal to or less than one (1) dwelling unit per five (5) net buildable acres, agricultural operations, civic uses compatible with a rural community, and Rural Support functions where appropriate. Regional water and wastewater utilities shall not be allowed in this category. The maximum Impervious Surface Ratio within this category shall be 0.20, except for agricultural, institutional and recreational uses which shall be 0.30.

USES:

- Single family residential at one dwelling unit per five (5) net buildable acres;
- Passive parks;
- Agricultural operations and attendant structures, greenhouses, nurseries and silviculture;
- Group homes;
- Equestrian related uses;
- K-12 schools;
- Religious institutions; and
- Rural Support Uses as provided for in this Comprehensive Plan.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Resource Extraction, including but not limited to mines and borrow pits;

- Active parks and recreation facilities;
- Adult congregate living facilities;
- Daycare facilities;
- Country clubs;
- Civic uses;
- Cemeteries and columbariums;
- Kennels;
- Small scale hunting and fishing camps or similar ecotourism uses;
- Community buildings and club houses;
- Unpaved airstrips; and
- Emergency services.

Policy I-1.4.5 Rural Transition Future Land Use Category

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

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

Alternatively, residential development not to exceed a maximum density of one (1) dwelling unit per three (3) net buildable acres may be permitted provided that any subdivision shall be developed as a clustered Rural Conservation Subdivision utilizing PUD zoning, and provided that at least 35% of the net buildable area of the entire PUD site shall be dedicated in perpetuity for preservation as common open space through the use of a conservation easement or similar recorded and legally binding instrument. A proposed Rural Conservation Subdivision shall consist of at least fifteen (15) net buildable acres in order to be considered for this alternate density.

As a third alternative, residential development not to exceed a maximum density of one (1) dwelling unit per one (1) net buildable acre may be permitted provided that any subdivision shall be developed as a clustered Rural Conservation Subdivision utilizing PUD zoning, and provided that at least 50% of the net buildable area of the entire PUD site shall be dedicated in perpetuity for preservation as common open space through the use of a conservation easement or similar recorded and legally binding instrument. A proposed Rural Conservation Subdivision shall consist of at least fifteen (15) net buildable acres in order to be considered for this alternate density.

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

USES:

- Single family residential development subject to density and open space criteria specified above;
- Passive parks;
- Agricultural operations and attendant structures, greenhouses, nurseries, and silviculture;
- Group homes;
- Equestrian related uses;
- K-12 schools;

- Religious institutions; and
- Rural Support uses as provided for in this Comprehensive Plan.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Resource Extraction, including but not limited to Mines and borrow pits;
- Active parks and recreation facilities;
- Adult congregate living facilities;
- Daycare facilities;
- Country clubs;
- Cemeteries and columbariums;;
- Civic uses;
- Kennels;
- Community buildings and club houses;
- Unpaved airstrips;
- Emergency services; and
- Regional water and wastewater utilities.

Policy I-1.4.6 Open Space within Rural Conservation Subdivisions

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

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

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

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

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

Policy I-1.4.7 Rural Support

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

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

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

I-1.4.7.1 Rural Support Intersections

Intersections appropriate for Rural Support uses shall be limited to specific locations identified within the Comprehensive Plan and depicted on the Future Land Use Map. Where located, a Rural Support Intersection shall be defined to exist within a distance of 300 feet measured perpendicular to the road from the edge of the right of way extending a distance of 300 feet along the right of way from the nearest corner of the intersection. Primary structures shall be limited to a maximum aggregate floor area ratio of 0.055 within each property zoned for Rural Support and no single primary structure shall exceed 5000 square feet. A new Rural Support Intersection may only be located at the junction of two roads classified as arterials or collectors. No new Rural Support Intersections shall be located less than five (5) miles from another Rural Support Intersection or a Rural Support Corridor.

The following Rural Support Intersections are recognized:

Rural Support Intersection	Location
Astor Park	Intersection of State Road 40 and Cedar Crest Road
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 Merrit/Bridges Road
Cassia*	Intersection of State Road 44 and Brantley Branch Road *Located within the Wekiva River Protection Area

I-1.4.7.2 Rural Support Corridors

Corridors appropriate for Rural Support uses shall be limited to specific locations identified within the Comprehensive Plan and depicted on the Future Land Use Map. In order to maintain the functional and aesthetic integrity of rural areas, Rural Support Corridors shall be limited strictly to rural communities with an established pattern of commercial activity. Where located, a Rural Support Corridor shall be defined to exist within a distance of 330 feet measured perpendicular to the road from the edge of the right of way between specified termini. The County shall adopt Land Development Regulations defining characteristics including but not limited to the specific type, size, height, and appearance of Rural Support uses within the corridor. Subject to further restrictions within the Land Development Regulations, the maximum aggregate floor area ratio for primary structures in any Rural Support Corridor shall not exceed

0.10 calculated on the area of the lot within the Rural Support Corridor, and no single primary structure shall exceed 5000 square feet.

The following Rural Support Corridors are recognized:

Rural Support Corridor	Location
Paisley	Starting at the center of the intersection of County Road 42 and Central Avenue then running northward along CR42 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 SR 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

I-1.4.7.3 Rural Support within the Rural Transition Future Land Use Category

Rural Support uses may be permitted as a part of a Planned Unit Development (PUD) within the Rural Transition Future Land Use Category, provided that the use serves residents of the PUD and is located interior to the PUD. Rural Support uses within a PUD shall be limited to increments of one (1) acre per 500 dwelling units. Primary structures shall be limited to a maximum aggregate floor area ratio of 0.055, and no single primary structure shall exceed 5,000 square feet. Land containing a Rural Support use within a PUD shall not count toward buildable area in the determination of residential density.

OBJECTIVE I-1.5 Public Benefit Future Land Use Series

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

Policy I-1.5.1 Conservation Future Land Use Category

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

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

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

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

USES:

- Local, state and federal public lands such as passive parks, preserves, reserves, forests, and wildlife management areas;
- Water management areas held by St. Johns River Water Management District or Southwest Florida Water Management District; and
- Private land protected in perpetuity by conservation easement held by a public agency or not-for-profit private conservation entity.

USES REQUIRING A CONDITIONAL USE PERMIT INCLUDE:

- Caretaker residence;
- Nature centers; and
- Rustic cabins and similar facilities.

Policy I-1.5.2 Recreation Future Land Use Category

The Recreation Future Land Use Category consists of County-wide public or private recreational facilities, park lands and open space preservation areas. Active or passive uses are appropriate within the Recreation Land Use Category, subject to conditions established for the particular facility. The maximum intensity in this category shall be 0.10. The maximum Impervious Surface Ratio shall be 0.50 and building height shall be limited to 40 feet.

USES:

- Public and private recreation and open space; and
- County parks, community parks.

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

This Public Service Facilities and Infrastructure Future Land Use Category consists of uses needed to address public facility or infrastructure needs. The maximum intensity in this category shall be 1.0. The maximum Impervious Surface Ratio shall be 0.80 and building height shall be limited to 50 feet.

USES:

- Government and civic buildings;
- Public safety facilities;
- Active and passive recreation facilities;

- Transportation facilities;
- Schools;
- Libraries;
- Power plants; and
- Regional water and wastewater utilities.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Borrow pits; and
- Landfills.

GOAL I-2 SPECIAL COMMUNITIES

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

OBJECTIVE I-2.1 Mount Plymouth-Sorrento Community

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

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

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

Policy I-2.1.2 Guiding Principles for Development

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

- Provide a range of housing types for all ages, incomes, and lifestyles while focusing the highest density and intensity of new development within the Main Street Future Land Use Category;
- Ensure compatibility with established neighborhoods and rural lifestyles;
- Ensure compatibility with rural and transitional uses adjacent to the Planning Area;
- Provide for an integrated network of local two-lane streets, bicycle trails, and pedestrian paths to connect neighborhoods and provide access to the Main Street and throughout the planning area, and prohibit new gated communities;

- Create a sense of place by implementing design standards, traditional village architectural guidelines, traffic calming, lighting and landscaping standards, liberal use of street trees, community parks, and open space that protect and enhance the character of the Mount Plymouth-Sorrento Community; and
- Provide for environmentally-responsible development and design appropriate within the Wekiva Study Area.

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

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

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

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

- Require specific design standards affecting the size and architecture of residential and non residential structures, consistent with the Main Street Future Land Use Category;
- Require specific additional standards for infill housing to preserve the character of the historic Sorrento neighborhood;
- Require that building structures present a traditional storefront face and entrance to the Main Street, and provide wide sidewalks for pedestrian activity with street furniture for outdoor cafes and benches for rest and shading; and require the planting of canopy trees (such as Live Oaks, Sweet Gum, and Drake Elms) at regular intervals along Main Street. Outdoor lamps shall utilize full-cutoff lighting with traditional-style fixtures;
- Require that all parking be located in the rear of building structures facing Main Street, with the exception of on-street angle or parallel parking. Pervious parking is encouraged;
- Encourage upper-story residences or office space located above ground-level shops, and provide for multi-family homes, including town homes, duplexes, and condominiums along and near the Main Street corridor;
- Include the provision for a Market Square District, located at the intersection of Hunter Avenue and State Road 46, not to exceed 40 acres in size and a maximum of 100,000 square feet of floor area in the aggregate. Required open space within the Market Square shall be contiguous and centrally configured as an amenity for the community. This Market Square District shall contain no more than one anchor store which shall be sized to serve the needs of the Mount Plymouth-Sorrento Planning Area and not exceed 30,000 square feet of floor area. Such a store, if located within the Planning Area, must not be visible from Main Street, and shall be designed with architectural features compatible with the character of the Mount Plymouth-Sorrento Community; all other structures within the Market Square District shall be limited to 8,000 square feet for new development. Outside of the Market Square District, individual building floor area allocation shall not exceed 5,000 square feet for new development;

- Provide for a maximum building height not to exceed 40 feet with varied rooflines unless such look is provided by adjacent buildings. Generally, this would result in structures of two (2) habitable stories; and
- Provide for one or more areas within the Main Street Future Land Use Category to serve as a community park or civic space, and which shall be designed with appropriate landscaping and amenities to enhance the public realm and community identity.

Policy I-2.1.5 Rural Compatibility

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

Policy I-2.1.6 Office Employment Center

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

Policy I-2.1.7 Gateway/Landmark Features

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

Policy I-2.1.8 Environmental Design Standards

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

Policy I-2.1.9 Preservation of Tree Canopy

The County shall require that mature native trees and tree canopies be protected within Mount Plymouth-Sorrento. A mature tree shall be defined as a tree with a caliper of 12 inches or more in diameter at breast height (DBH). Where mature native tree stands exist, land use and design requirements shall minimize the impact to the existing trees and tree canopies. Within Mount Plymouth-Sorrento, Lake County shall emphasize the protection of mature native trees and promote the use of trees along roadways and within all new development.

Policy I-2.1.10 Protection of Dark Skies

Within 12 months of the effective date of this Comprehensive Plan, Lake County shall adopt an exterior lighting ordinance for the Mount Plymouth-Sorrento Planning Area to preserve dark skies, based on

recommendations of the International Dark Sky Association and exemplified by the City of Casselberry Exterior Lighting Ordinance (May 2002).

Policy I-2.1.11 Signage and Advertisement

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

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

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

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

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

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

Policy I-2.1.13 Transportation Analysis

Approval of a Market Square District shall not occur until the County conducts a transportation analysis of roads within the planning area, including State Road 46. The purpose of this study shall be to estimate transportation conditions in 2030 with completion of the Wekiva Parkway, taking into account the impact of existing development as well as projected new development within the Mount Plymouth-Sorrento Planning Area consistent with this Comprehensive Plan. If it is determined that Level of Service standards cannot be maintained utilizing a system of roads with two travel-lanes, then this shall be cause within the Land Development Regulations to further limit density and intensity provisions applicable to the Mount Plymouth-Sorrento Planning Area.

Policy I-2.1.14 Parking in the Mount Plymouth Sorrento Community

In an effort to create a pedestrian realm and storefront activity on Main Street, parking lots shall be hidden behind the buildings that front Main Street. The Main Street Future Land Use Category shall emphasize the use of parking in the form of individual small lots of typically twenty-five (25) spaces or less. All parking lots shall be required to extensively use trees, landscaping, and utilize full-cutoff lighting

with traditional-style fixtures. Design of the Main Street corridor shall accommodate on-street parallel or angled parking. Calculations for shared parking spaces are encouraged for lots that serve mixed-use buildings.

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

Policy I-2.1.15 Traffic Calming

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

Policy I-2.1.16 Mount Plymouth and Sorrento Finance Mechanism

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

OBJECTIVE I-2.2 Sunnyside Community

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

Policy I-2.2.1 Recognition of Sunnyside Community

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

Policy I-2.2.2 Guiding Principles for Development

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

- The Sunnyside Planning Area should include a variety of residential densities. There should be a transition between high intensity development and low intensity development, with higher intensity development occurring closer to US 441 and transitioning to lower intensity development occurring closer to Lake Harris.
- Wetland areas shall be delineated as part of any development application. Wetlands within the property proposed for development shall be placed under a conservation easement and dedicated or deeded to an approved governmental or non-governmental conservation agency.
- Utilities and government services should be provided in a planned, coordinated and efficient manner. Annexation/developer agreements shall reflect these requirements.
- Centralized utilities shall be required for areas with a density exceeding one (1) dwelling unit per net acre.

- Roads shall be upgraded prior to new development, including substantial redevelopment. New development shall provide for an integrated network of sidewalks, bus stops, local two travel-lane streets, bicycle trails, and pedestrian paths to connect neighborhoods.

Policy I-2.2.3 Densities within the Sunnyside Community

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

Policy I-2.2.4 Sunnyside Commercial Uses

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

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

OBJECTIVE I-2.3 Ferndale Community

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

Policy I-2.3.1 Annexation Agreements

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

Policy I-2.3.2 Recognition of the Ferndale Community

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

Policy I-2.3.3 Guiding Principles for Development

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

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

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

Policy I-2.3.4 Residential Land Use

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

Policy I-2.3.5 Ferndale Center District

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

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

Policy I-2.3.6 Development Plan Approval

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

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

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

Policy I-2.3.7 Community Participation

Development approval for any project within the Ferndale Community in excess of ten (10) dwelling units or within the Ferndale Center District in excess of 2,500 square feet shall require at least one (1) advertised public meeting with additional individual notice provided to all property owners within the Ferndale Community. This meeting shall be held at an accessible location within Ferndale and conducted prior to the first relevant public hearing. The intent of this public meeting will be to provide information and obtain community input.

Policy I-2.3.8 Rural Conservation Subdivisions in the Ferndale Community

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

Policy I-2.3.9 Potable Water and Sanitary Sewer

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

Policy I-2.3.10 Development Entrances

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

Policy I-2.3.11 Architectural Standards

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

Policy I-2.3.12 Agriculture

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

Policy I-2.3.13 Gateway/Landmark Features

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

Policy I-2.3.14 Environmental Design Standards

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

Policy I-2.3.15 Viewscape

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

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

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

Policy I-2.3.16 Historic Structures and Sites

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

Policy I-2.3.17 Preservation of Tree Canopy

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

Policy I-2.3.18 Underground Utilities

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

Policy I-2.3.19 Protection of Dark Skies

The County shall encourage the Ferndale Community to participate in the development of lighting standards consistent with the Conservation Element to preserve dark skies, based on recommendations of the International Dark Sky Association and exemplified by the City of Casselberry Exterior Lighting Ordinance (May 2002).

Policy I-2.3.20 Signage and Advertisement

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

Policy I-2.3.21 Fencing

The County shall require that fencing within Ferndale maintain a rustic, rural appearance. Examples of this include but are not limited to livestock fences, wood rail fences, board fences, and field fences. Barbed wire fences shall be discouraged except where necessary to contain livestock. Solid fences and walls shall be prohibited.

Policy I-2.3.22 Transportation Network

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

Policy I-2.3.23 Economic Value of the Green Mountain Scenic Byway

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

Policy I-2.3.24 Traffic Calming

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

Policy I-2.3.25 Trails

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

Policy I-2.3.26 Ferndale Finance Mechanism

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

GOAL I-3 WEKIVA AREA

The Wekiva basin and springshed, including the Wekiva River and its tributaries, springs, aquifer recharge areas, wetland and upland habitats, sensitive natural habitats, wildlife, and wildlife corridors, are natural resources of irreplaceable value. Furthermore, the Wekiva basin and springshed are essential components of a larger ecosystem of public and private lands that extends into the Ocala National Forest. Lake County shall maintain the long-term viability of these natural resources through a comprehensive and

holistic approach to land use, land preservation, water resource protection, and wildlife and habitat needs within the Wekiva Basin and Wekiva Springshed.

OBJECTIVE I-3.1 Designation of the Wekiva River Protection Area and Wekiva Study Area

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

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

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

Open space – Open space within the Wekiva Study Area (WSA) and Wekiva River Protection Area shall be defined as the 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.

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

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. Sending Area Number One and Sending Area Number Two located within the Wekiva River Protection Area are defined and described in the Future Land Use Element of the Lake County Comprehensive Plan.

Wekiva River Protection Area - Those lands defined by 369.303 F.S. lands within: Township 18 south Range 28 east; Township 18 south Range 29 east; Township 19 south Range 28 east, less those lands lying west of a line formed by County Road 437, State Road 46, and County Road 435; Township 19 south range 29 east; Township 20 south range 28 east, less all lands lying west of County Road 435; and Township 20 south range 29 east, less all those lands east of Markham Woods Road.

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

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

OBJECTIVE I-3.2 Future Land Use Categories within the Wekiva River Protection Area (WRPA) and Wekiva Study Area (WSA)

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

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

The Wekiva River Protection Area A-1-40 Sending Area Future Land Use Category is intended to apply to land within the Wekiva River Protection Area, inside the Wekiva River Hydrologic Basin Protection Zones established pursuant to the Florida Statutes as depicted on the future land use map. Unless otherwise vested, a maximum base density of one (1) dwelling unit per forty (40) net acres may be allowed. A proposed subdivision may increase density to a maximum of one (1) dwelling unit per ten (10) net buildable acres if developed as a clustered Rural Conservation Subdivision utilizing PUD zoning, and provided that at least 50% of the net buildable area is dedicated in perpetuity for preservation as common open space through the use of a conservation easement or similar recorded and legally binding instrument.

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

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

USES:

- Single family residential;
- Group homes;
- Passive parks;
- Agricultural operations and attendant structures, greenhouses, nurseries, and silviculture;
- Religious institutions;
- Equestrian related uses; and
- Rural Support uses as provided for in this Comprehensive Plan.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Small scale hunting and fishing camps or similar ecotourism uses;;
- Cemeteries and columbariums;
- Kennels;
- Community buildings and club houses;
- Civic uses; and
- Unpaved airstrips.

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

The Wekiva River Protection Area A-1-20 Sending Area Future Land Use Category is intended to apply to land within the Wekiva River Protection Area, outside the Wekiva River Hydrologic Basin Protection Zones established pursuant to the Florida Statutes as depicted on the future land use map. Unless otherwise vested, a maximum base density of one (1) dwelling unit per twenty (20) net acres may be allowed. A

proposed subdivision may increase density to a maximum of one (1) dwelling unit per five (5) net buildable acres if developed as a clustered Rural Conservation Subdivision utilizing PUD zoning, and provided that at least 50% of the net buildable area is dedicated in perpetuity for preservation as common open space through the use of a conservation easement or similar recorded and legally binding instrument.

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

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

USES:

- Single family residential;
- Group homes;
- Passive parks;
- Agricultural operations and attendant structures, greenhouses, nurseries, and silviculture;
- Religious institutions;
- Equestrian related uses; and
- Rural Support uses as provided for in this Comprehensive Plan.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Small scale hunting and fishing camps or similar ecotourism uses;;
- Cemeteries and columbariums;
- Kennels;
- Community buildings and club houses;
- Civic uses; and
- Unpaved airstrips.

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

The Wekiva River Protection Area A-1-20 Receiving Area Future Land Use Category is intended to apply to lands within the Wekiva River Protection Area west of the Wekiva River System, as depicted on the Future Land Use Map. Unless otherwise vested, a maximum base density of one (1) dwelling unit per twenty (20) net acres may be allowed. A proposed subdivision may increase density to a maximum of one (1) dwelling unit per five (5) net buildable acres if developed as a clustered Rural Conservation Subdivision utilizing PUD zoning, and provided that at least 50% of the net buildable area is dedicated in perpetuity for preservation as common open space through the use of a conservation easement or similar recorded and legally binding instrument. Density may be further increased to a maximum of one (1) dwelling unit per one (1) net buildable acre through the transfer of development rights from Sending Area Numbers One and Two.

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

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

USES:

- Single family residential;

- Group homes;
- Passive parks;
- Agricultural operations and attendant structures, greenhouses, nurseries, and silviculture;
- Religious institutions;
- Equestrian related uses; and
- Rural Support uses as provided for in this Comprehensive Plan.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Active parks and recreation facilities;
- Small scale hunting and fishing camps or similar ecotourism uses;
- Cemeteries and columbariums;
- Kennels;
- Community buildings and club houses;
- Civic uses; and

Unpaved airstrips.

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

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

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

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

USES:

- Single family residential;
- Duplexes and multifamily residences compatible with neighboring single family residences;
- Group Homes;
- Residential professional uses of 1,500 SF or less;
- Passive parks;
- Agricultural operations and attendant structures, greenhouses, nurseries and silviculture;
- Civic uses;
- Daycare facilities;
- K-12 schools;

- Equestrian related uses; and
- Religious institutions.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Active parks and recreation facilities;
- Adult congregate living facilities;
- Country clubs;
- Cemeteries and columbariums;
- Indoor kennels;
- Community buildings and club houses; and
- Unpaved airstrips.

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

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

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

USES:

- Single family residences;
- Duplexes and multifamily residences compatible with neighboring single family residences;
- Group homes;
- Religious institutions;
- Residential professional uses of 1,500 SF or less;
- Daycare facilities;
- Passive parks;
- Civic uses; and
- K-12 schools.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Active parks and recreation facilities;
- Adult congregate living facilities;
- Cemeteries and columbariums; and
- Kennels.

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

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

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

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

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

USES:

- Single-family residences;
- Duplexes and Multi-family residences;
- Residential professional use of 1,500 SF or less;
- Passive parks;
- Group homes;
- Civic uses;
- K-12 schools;
- Daycare facilities;
- Religious institutions; and
- Commercial uses in the Mt. Plymouth-Sorrento Community as provided for in this Comprehensive Plan.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Active parks and recreation facilities;
- Adult congregate living facilities;
- Light industry;
- Cemeteries and columbariums;
- Indoor Kennels; and
- Hospitals.

OBJECTIVE I-3.3 Wekiva River Protection Area

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

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

The following policies pertain to the Wekiva River Protection Area.

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

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

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

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

- General Provisions. Land within the Wekiva River Protection Area (WRPA) must comply with the density and open space requirements of the WRPA Future Land Use Categories. Such development shall utilize the concept of clustering of units, promote protection of environmentally sensitive areas, concentrate units on those portions of a parcel of land farthest away from publicly owned conservation or preservation lands, and from the surface waters and wetlands of the Wekiva River System and the Wekiva River Protection Area; shall have less impact on natural resources than if developed at lower densities under its overlay district zoning classification; and shall otherwise meet all other requirements of the Lake County Comprehensive Plan, Lake County Land Development Regulations set forth in the Lake County Code, regulations of the St. Johns River Water Management District, regulations of the Florida Department of Environmental Protection, and the Florida Statutes.

- Transfer of Development Rights within the Wekiva River Protection Area (WRPA). In order to permit the owners of property subject to the limitation on density established herein to utilize the development potential of that property existing prior to March 12, 1990, a system of transferability of development rights has been established. Transferable development rights (TDRs) can be transferred within the Wekiva River Protection Area from the WRPA Sending Areas 1 and 2. Transferable development rights can be transferred to the WRPA Receiving Area Numbers 1 and 2, and that portion of the Mt. Plymouth Main Street Future Land Use Category located within the WRPA.

  Property within the Sending Areas may be eligible to transfer development rights to property within the Receiving Areas subject to the following:

  a. The TDRs from a Sending Area shall be calculated on the gross density permitted under the zoning classification for the particular sending parcel in place immediately prior to March 12, 1990;

  b. As a condition of transfer, a conservation easement shall be recorded on the sending parcel, or portion thereof, to extinguish the rights from the parcel. Such easement shall be in favor of the County or agency approved by the County. The minimum size of the conservation tract shall be five (5) acres to be eligible for transfer;

  c. Public conservation lands and lands subject to existing conservation easements are not eligible as Sending Areas; and

d. Property with density or intensity equal to or exceeding the current Future Land Use Category or zoning in place immediately prior to March 12, 1990 shall not be eligible for TDRs.

Policy I-3.3.3 Wekiva System Buffers and Riparian Protection Zones

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

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

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

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

Policy I-3.3.5 General Prohibitions

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

Policy I-3.3.6 Lakeshore and Waterfront Development

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

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

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

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

A. Commercial development within the WRPA , except within the Mt Plymouth-Sorrento Planning Area, shall be discouraged. Outside of the Mt Plymouth-Sorrento Planning Area, new commercial development shall be limited to the following:

- The intersection of SR44 and Brantley Branch Rd, subject to criteria for a Rural Support Intersection.
- A corridor along that portion of SR44 located within the Pine Lakes plat identified in Plat Book 12 Page 67, subject to criteria for a Rural Support Corridor.

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

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

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

Policy I-3.3.9 Industrial Development

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

Policy I-3.3.10 Protection of Floodplains, Swamps and Marshes

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

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

Policy I-3.3.11 Consideration of Environmental Factors

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

Policy I-3.3.12 Agricultural Uses

Recognizing agriculture as an important and necessary economic activity within Florida and Lake County, adequate and appropriate land and water shall be reserved for its continuance. Agriculture, as defined by Section 570.02 F.S. and more specifically Section 193.461 F.S. conducted in compliance with appropriate Best Management Practices (BMPs), is recognized as a legitimate and productive use of lands within the Wekiva River Protection Area. All agricultural activities within the Wekiva River Protection Area shall comply with BMPs developed by the U.S. Department of Agriculture Natural Resources Conservation Service and BMPs contained in the publication "Protecting Florida's Springs-Land Use Planning Strategies and Best Management Practices"(Department of Community Affairs/Department of Environmental Protection, 2002).

Policy I-3.3.13 Silviculture in Wekiva River Protection Area

Silviculture, conducted as an agricultural operation as defined by Section 570.02 F.S. and more specifically in 193.461 F.S. as a bona fide agricultural operation, is recognized as a legitimate and productive use of lands within the Wekiva River Protection Area. All silviculture activities, including harvesting plans, within the Wekiva River Protection Area shall comply with Best Management Practices (BMPs) developed by the U.S. Department of Agriculture Natural Resources Conservation Service and BMPs contained in the publication "Protecting Florida's Springs-Land Use Planning Strategies and Best Management Practices" (Department of Community Affairs/Department of Environmental Protection, 2002). Long crop rotation shall be encouraged when land within Primary Springshed Zones is used for silviculture.

Policy I-3.3.14 Surface and Subsurface Hydrology

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

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

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

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

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

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

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

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

Native vegetation within the Wekiva River Protection Area shall be preserved to the greatest extent possible. Therefore, clearing of native vegetation shall be limited to only those areas approved in accordance with a vegetation survey and protection plan submitted to and approved by Lake County, with the exception of those areas devoted to bona fide agricultural uses as specified under 0 and 0 and those activities necessary for normal yard maintenance.

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

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

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

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

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

Policy I-3.3.21 Preserve Environmentally Sensitive Areas

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

Policy I-3.3.22 Encourage Acquisition of Environmentally Sensitive Areas

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

Policy I-3.3.23 Wild and Scenic River Designation

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

Policy I-3.3.24 Provision of Active Recreation Facilities

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

Policy I-3.3.25 Water Conservation Practices

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

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

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

Policy I-3.3.27 Protection of Ground and Surface Waters

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

Policy I-3.3.28 Sewage Treatment and Disposal Facilities

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

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

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

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

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

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

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

OBJECTIVE I-3.4 Wekiva Study Area

The County shall regulate the use of land within the Wekiva Study Area (WSA), as defined by Florida Statutes, through land use strategies that protect and preserve the function of natural resources within the

Wekiva Study Area, including but not limited to springs, springsheds, karst features, most-effective recharge areas, sensitive natural habitats, wetlands, wildlife, and wildlife corridors. It is the intent of this section to supplement the provisions contained in this Comprehensive Plan relative to portions of the Wekiva Study Area that include the Wekiva River Protection Area.

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

Policy I-3.4.1 Surveys and Studies

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

1. An analysis of soils shall be performed by a qualified professional to determine the location of most effective recharge areas, considered Type "A" Hydrologic Soils described by the NRCS Soil Survey maps. Required open space shall include these areas to the maximum extent possible.
2. A Site specific hydrogeologic and geotechnical report shall be submitted to determine the hydrogeologic character of a site. This report shall be prepared by a qualified Professional Geologist or Engineer qualified in the field of hydrogeology and shall identify all surface and sub-surface features that could be potential pathways for contamination to enter the Floridan Aquifer. At a minimum, this report shall address wastewater disposal, recharge, water supply, and potential locations of stormwater management facilities. Borings shall be performed at potential locations of wastewater disposal areas and stormwater management facilities sufficiently deep enough to characterize the subsurface and confining unit. The overburden material shall be characterized (grain size, percent organic matter, etc.) to determine its permeability, filtering capacity and ability to bind pollutants. Specific requirements for the report shall be established in the Land Development Regulations. The report analysis may take into account specific on-site Best Management Practices and compensatory treatment for nutrient and pollutant reduction both on and off-site. The information contained in the report shall be used to establish the location of karst features and establish setbacks from the delineated karst feature, consistent with the policies of this objective and Comprehensive Plan. In addition, buffers, open space and other Best Management Practices shall be required to minimize development impacts. Site stormwater and effluent disposal systems will only be allowed in locations with the least potential for nutrients and pollutants entering the aquifer.
3. Within twelve (12) months of the effective date of this policy, specific requirements for the report shall be established in the Land Development Regulations. An analysis of the site shall be performed by a qualified biologist to identify flora and fauna, state and federal listed species, and vegetative habitat types, including but not limited to, wetlands and sensitive natural habitat such as Longleaf Pine, Sand Hill, Sand Pine Scrub and Xeric Oak Scrub. This analysis shall include field surveys and use of best available information from federal, state, regional and local agencies. This site analysis shall also consider ecosystem connectivity in relationship to adjacent properties and surrounding areas in coordination with the St. Johns River Water Management District, Florida Department of Environmental Protection, and Florida Fish and Wildlife Conservation Commission. Specific requirements for the report shall be established in the Land Development Regulations, within twelve (12) months of the effective date of this policy.
4. in order to protect natural resources in the Wekiva Study Area, the County shall create and maintain maps, including but not limited to: Most Effective Recharge Areas, areas of aquifer vulnerability, karst features, sensitive upland habitats (Longleaf Pine, Sand Hill, Sand Pine Scrub and Xeric Oak Scrub) and wetlands. These maps shall be developed, based upon best available

data, from the St. Johns River Water Management District, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission and other agencies, and updated at least annually as new site specific and agency data becomes available. Due to the inherent complexities of ecological systems, these maps are for reference purposes and not intended to substitute for site specific professional studies, surveys, reports, and analyses required pursuant to this Comprehensive Plan and the Land Development Regulations.

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

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

- Clustering of units shall be required, where the term clustering means that the built areas of the development site are well defined and compact, thereby enabling the creation of contiguous expanses of common open space and the protection of environmentally sensitive areas. Development shall be clustered away from the most environmentally sensitive areas on site and away from contiguous conservation land. Providing for environmental clustering, development shall also be clustered away from contiguous rural residential property of five (5) acres or greater. Open space created through clustering shall be connected to the greatest extent possible to adjacent open space areas and public conservation lands to create contiguous networks and corridors of larger open space.
- Within the WSA, minimum open space shall be provided consistent with the requirements of the applicable Future Land Use Category. Inside the WSA, any subdivision of land into three (3) or more lots within the Rural Future Land Use Category resulting in an allowable density greater than one (1) dwelling per twenty (20) net acres calculated over the original parcel shall be configured as a clustered Rural Conservation Subdivision with a minimum 35% of the net buildable area as common open space.
- Required open space shall be configured in a single contiguous tract to the greatest extent feasible. Open space shall be contiguous with protected open space on adjacent parcels and public conservation lands to the maximum extent feasible.

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

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

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

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

1. Open space shall be designated to remain undeveloped and protected in perpetuity through the use of conservation easements, plat restrictions, or similar recorded and legally binding instruments that run with the land and establish the conditions and restrictions on the use of the open space area. Open space conservation easements shall be dedicated to one or a combination of the following, which shall be designated prior to development:
    - Conservation agency such as Florida Department of Environmental Protection or St. Johns River Water Management District;
    - Non-profit conservation organization or land trust; or
    - Lake County, subject to County approval.

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

Policy I-3.4.5 Development Design Standards

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

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

- Preservation of dark skies through dark sky lighting ordinances.
- Central water and sewer facilities that can be connected to a regional system when available for all new development within the WSA that has a density equal to or greater than one unit per net buildable acre;
- Installation of reclaimed water lines within service areas in order to ensure the present or future capability to receive treated reuse water; and
- Use of water conservation devices and practices for all development.

Policy I-3.4.6 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 I-3.4.7 Identification of Karst Features

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

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

Policy I-3.4.8 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 I-3.4.9 Development Best Management Practices for Ground Water Protection

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

1. Development shall use joint or shared access to the maximum extent feasible in order to minimize impervious surfaces.

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

Policy I-3.4.10 Industrial Development within the Wolfbranch Sink Basin

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

Policy I-3.4.11 Wekiva Parkway Interchange Plan

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

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

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

GOAL I-4 GREEN SWAMP

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

OBJECTIVE I-4.1 Designation of the Green Swamp Area of Critical State Concern

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

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

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

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

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

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

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

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

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

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

(7) Turning and running northwesterly along the westerly right-of-way line of Seaboard Coast Line Railroad to a point, which point is in the boundary between Ranges 23 East and 24 East, which point is also in the west boundary of Section 31 in Township 22 South, Range 24 East, a distance of six miles more or less; thence

(8) Turning and running north along the boundary between Range 23 East and Range 24 East to a point in the southerly right-of-way line of the Seaboard Coast Line Railroad, a distance of 3.25 miles, more or less; thence

(9) Turning and running east along the south right-of-way line of said Seaboard Coast Line Railroad to a point in the east boundary line of Section 16 in Township 22 South, Range 24 East; thence

(10) Turning and running south along the east boundary line of Section 16, in Township 22 South, Range 24 East, a distance of one-half mile; thence

(11) Turning and running east along the north boundary line of Section 22 in Township 22 South, Range 24 East, a distance of one mile; thence

(12) Turning and running south along the east boundary line of Section 22 in Township 22 South, Range 24 East, a distance of one mile; thence

(13) Turning and running east along the north boundary line of Sections 26 and 25 Township 22 South, Range 24 East and Section 30 in Township 22 South, Range 25 East, a distance of three miles; thence

(14) Turning and running north along the west boundary of Section 20, Township 22 South, Range 25 East to a point in the south right-of-way line of State Road 50, a distance of one-half mile, more or less; thence

(15) Turning and running east along the south right-of-way line of State Road 50 to a point in Section 23, Township 22 South, Range 25 East, which point is the point of intersection of State Road 50 and the east boundary of the canal which connects Lake Minnehaha and Lake Minneola; thence

(16) Turning and running south along the eastern bank of said canal and continuing south along the eastern shore of Lake Palatlakaha to a point in the westerly right-of-way line of State Road 561, a distance of one-half mile, more or less; thence

(17) Southerly along the westerly right-of-way line of State Road 561 to a point in Section 11, Township 23 South, Range 25 East, which point is the point of intersection of State Road 561, a distance of one-half mile, more or less; thence

(18) Turning and running west along the north right-of-way line of State Road 565B to a point in the west boundary line of Section 11 in Township 23 South, Range 25 East, a distance of one-quarter mile, more or less; thence

(19) South along the west boundary line of Sections 11 and 14 Township 23 South, Range 25 East, a distance of 1.5 miles, more or less; thence

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

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

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

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

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

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

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

Specifically excluding and exempting Lake Louisa State Park.

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

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

Policy I-4.1.3 Consistency with other Management Plans

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

Policy I-4.1.4 Conformance with the Principals for Guiding Development within the Green Swamp Area of Critical State Concern

All development in the GSACSC shall conform to the regulatory guidelines and objectives outlined in the Principles for Guiding Development within the GSACSC below.

Policy I-4.1.5 Principles for Guiding Development within the Green Swamp Area of Critical State Concern

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

Protection Objectives:

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

Regulatory Guidelines:

1. Site Planning - The platting of land shall be permitted only when such platting commits development to a pattern which will not result in the alteration of the natural surface water flow regime, and which will not reduce the natural recharge rate of the platted site.
2. Site Alteration - Site Alteration shall be permitted only when such alteration will not adversely affect the natural surface water flow regime, or natural recharge capabilities of the site; and when it will not cause siltation of wetlands, or reduce the natural retention and filtering capabilities of wetlands. Any site alteration shall adhere to Low Impact Development principles and practices and shall minimize site disturbance, clearing of natural vegetation, and soil compaction.
3. All site alteration activities shall provide for water retention and settling facilities, maintain an overall site runoff equivalent to the natural flow regime prior to alteration, and maintain a runoff rate which does not cause erosion. No site work shall be initiated prior to the issuance of drainage/stormwater permits by concerned agencies. Stormwater management systems shall be designed according to Low Impact Development principles and practices over conventional systems.

- Soils - All soils exposed as a result of site alteration or development activities shall be located and stabilized in a manner to prevent erosion and the alteration of natural flow regimes.
- Groundwater - Groundwater withdrawal shall not exceed the safe yield per acre as determined by the St. John's River Water Management District or the Southwest Florida Water Management District, or their successor agencies.
- Stormwater – Pre-treated Stormwater runoff shall be released into the wetlands in a manner approximating the natural flow regime if consistent with the stormwater management ordinance.
- Industrial and Sewage Waste - Any industrial waste, sewage, or other human-induced wastes shall be effectively treated by the latest technological advances, and shall not be allowed to discharge into these waters unless in conformance with Florida Department of Environmental Protection rules and regulations.
- Solid Waste - There shall be no solid waste facilities located in the GSACSC.
- Structures - Structures shall be placed in a manner that will not adversely affect the natural flow regime and which will not reduce the recharge capabilities. Placement of structures shall be consistent with sound floodplain management practices such as compliance with the Flood Disaster Protection Act of 1973.

Policy I-4.1.6 Development Requirements within the Green Swamp Area of Critical State Concern

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

- All development shall use water conservation devices and practices.
- All development must provide assurances that all of the services needed to support that development are in place concurrent with the impacts of the development, including but not limited to roads, fire, police, and schools.
- All development shall be clustered away from environmentally sensitive lands.
- A wetland assessment is required for all development. The purpose of said wetland assessment is to maintain the integrity of wetland systems.
- All development shall retain all stormwater on site or located in the same area of recharge. Stormwater management systems shall be designed using Low Impact Development principles and practices.

- A study of Listed Species is required for all proposed development. If it is determined that Listed Species are located on the site, a habitat management plan must be prepared and implemented using guidelines and criteria of the Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS). This plan must be reviewed by the appropriate agency (FFWCC or USFWS) prior to the issuance of a development order by the County.
- Septic tanks shall be regulated in accordance with the specific policies for the GSACSC set forth within this Comprehensive Plan and state law.
- Dark skies shall be preserved through dark sky lighting ordinances.
- All development shall maintain, enhance, and protect corridors for wildlife movement in coordination with adjacent properties.
- All development shall minimize site disturbance and alteration of terrain, through use of design techniques that protect native vegetation and minimize earth movement such as reduced pavement widths, stem-wall construction, and swales.
- All development shall protect common open space, wetlands, and other natural features in perpetuity by conservation easement or similar recorded and legally binding instrument.
- All development along roadway corridors shall improve and protect the rural character of the corridor.
- All development shall require the use of best management practices for native landscaping and "right plant-right place" landscaping techniques to provide compatibility with the natural environment and minimize the use of chemicals, pesticides, and water for irrigation. No invasive exotic plant species shall be used in landscaping.
- All development shall implement water conservation techniques including the restriction of irrigated lawn and landscaping to no more than 50% of all pervious areas for both residential lots and common areas.
- All development shall enhance the rural character of the project and surrounding area.

OBJECTIVE I-4.2 Future Land Use Categories within the Green Swamp Area of Critical State Concern

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

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

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

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

A portion of the Cagan Crossings Future Land Use Category as described in 0 of this element is recognized to exist in the GSACSC prior to the adoption of this Comprehensive Plan and continues to be recognized. The Cagan Crossings Future Land Use Category shall not be expanded or applied to any other property.

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

Policy I-4.2.2 Green Swamp Ridge Future Land Use Category

Within the Green Swamp Ridge Future Land Use Category, a maximum density of four (4) dwelling units per net buildable acre may be allowed. A density of one (1) dwelling unit per twenty (20) acres of wetlands is transferable to the uplands of a project site. Residential development shall require PUD zoning and dedicate a minimum of 40 percent of the net buildable area of the project site as common open space. Mixed use PUDs in the Green Swamp Ridge FLUC shall be limited to a maximum of 20 percent of the net buildable area of the site for commercial use. Strip commercial is prohibited. The maximum intensity of this category shall be 0.25 F.A.R. except for institutional uses which shall be 0.35 F.A.R. The maximum Impervious Surface Ratio shall be 0.45 and building height shall be limited to 40 feet.

Within the Green Swamp Ridge Future Land Use Category, central sewer service shall be required for development equal to or greater than one dwelling unit per net buildable acre. Development orders shall be issued with a condition that specifies the regional wastewater service provider and that requires the development to connect to the regional provider when sewer services are available.

USES:

- Single Family residences;
- Duplexes and Multi-family residences;
- Daycare facilities;
- Group homes;
- K-12 schools;
- Religious institutions;
- Passive parks;
- Civic uses;
- Religious Institutions; and
- Commercial uses of 5,000 square feet or less.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Golf courses consistent with the Green Swamp Principles for Guiding Development;
- Adult congregate living facilities;
- Country clubs;
- Cemeteries and columbariums;
- Indoor kennels;
- Community buildings and club houses;
- Emergency services;
- Unpaved airstrips and aviation facilities as defined in policy: Aviation Facilities within the Green Swamp Area of Critical State Concern; and
- Active parks and recreation facilities.

Policy I-4.2.3 Green Swamp Rural Future Land Use Category

Within the Green Swamp Rural Future Land Use Category, a maximum density not to exceed one (1) dwelling unit per five (5) net buildable acres may be allowed. In addition, density may be transferred to

the upland portions of a site at a ratio of one (1) dwelling unit per twenty (20) acres of wetlands. Any residential development of more than six (6) lots shall require planned unit development (PUD) zoning. Residential development shall be serviced by individual private wells and on-site wastewater treatment and disposal systems. The maximum Impervious Surface Ratio within this category shall be 0.20, except for agricultural, institutional and recreational uses which shall be 0.30.

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

USES:

- Single Family residences;
- Group homes;
- Passive parks;
- Religious institutions;
- Agricultural operations and attendant structures, greenhouses, nurseries and silviculture; and
- Equestrian related uses.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Golf courses consistent with the Green Swamp Principles for Guiding Development;
- Cemeteries and columbariums;
- Civic uses;
- Kennels;
- Small scale hunting and fishing camps or similar ecotourism uses; and
- Unpaved airstrips and aviation facilities as defined in policy: Aviation Facilities within the Green Swamp Area of Critical State Concern.

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

Within the Green Swamp Rural/Conservation Future Land Use Category, a maximum density not to exceed one (1) dwelling unit per ten (10) net buildable acres may be allowed. Density may be transferred to the upland portions of a site at a ratio of one (1) dwelling unit per twenty (20) acres of wetlands. Any residential development of more than six (6) lots shall require planned unit development (PUD) zoning. Residential development shall be serviced by individual private wells and on-site wastewater treatment and disposal systems. The maximum Impervious Surface Ratio within this category shall be 0.20.

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

USES:

- Single Family residences;
- Group homes;
- Passive parks;
- Religious institutions;
- Agricultural operations and attendant structures, greenhouses, nurseries and silviculture; and
- Equestrian related uses.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Cemeteries and columbariums;
- Civic uses;
- Kennels;
- Small scale hunting and fishing camps or similar ecotourism uses; and
- Unpaved airstrips and aviation facilities as defined in policy: Aviation Facilities within the Green Swamp Area of Critical State Concern.

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

Within the Green Swamp Core/Conservation Future Land Use Category, a maximum density not to exceed one dwelling unit per twenty (20) net buildable acres may be allowed. Density may be transferred to the upland portions of a site at a ratio of one (1) dwelling unit per twenty (20) acres of wetlands. Any residential development of more than six (6) lots shall require planned unit development (PUD) zoning. Residential development shall be serviced by individual private wells and on-site wastewater treatment and disposal systems. The maximum Impervious Surface Ratio within this category shall be 0.10.

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

USES:

- Single Family residences;
- Group homes;
- Passive parks;
- Religious institutions;
- Agricultural operations and attendant structures, greenhouses, nurseries and silviculture; and
- Equestrian related uses.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Cemeteries and columbariums;
- Civic uses;
- Kennels;
- Small scale hunting and fishing camps or similar ecotourism uses; and
- Unpaved airstrips and aviation facilities as defined in policy: Aviation Facilities within the Green Swamp Area of Critical State Concern.

OBJECTIVE I-4.3 Protection of Water Resources in the Green Swamp Area of Critical State Concern

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

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

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

Policy I-4.3.2 Protection of Ground and Surface Waters

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

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

Lake County shall protect the water available for aquifer recharge.

Policy I-4.3.4 Protection of the Water Supply

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

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

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

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

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

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

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

Policy I-4.3.8 Protection of the Functions of Wetlands

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

Policy I-4.3.9 Protection of Water Quality and Quantity

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

Policy I-4.3.10 Protection of Groundwater Resources

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

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

Lake County shall, in the Green Swamp Area of Critical State Concern, conserve and protect environmental resources consistent with the Principles for Guiding Development for the GSACSC as it relates to stormwater runoff. Stormwater shall be treated to the level for quality and quantity (Levels of Service) as established within the Stormwater Sub-element Goals, Objectives, and Policies and in conformance with this Comprehensive Plan.

Within twenty-four (24) months of the effective date of this Comprehensive Plan, Lake County shall prepare and adopt a comprehensive stormwater management ordinance, which meets or exceeds the site alteration criteria for the GSACSC as found within the Florida Administrative Code. The Stormwater

Ordinance shall contain at a minimum: definitions, permit requirements, exemptions, performance criteria, system design criteria, dedication of drainage easements and rights-of-way, application requirements, payment of fees, maintenance of systems, inspection provisions, enforcement provisions, emergency exemptions, variance provisions, provisions for appeals, and provisions for penalties and violations. Stormwater regulations will incorporate the principles and practices of Low Impact Development.

Policy I-4.3.12 Minimization of Threats to Life and Property

Lake County shall enforce the County's Floodplain Ordinance, which shall be included within the Land Development Regulations, so as to minimize the threat to life and property from flooding. In the Green Swamp Area of Critical State Concern, the County shall enforce regulation consistent with the Principles for Guiding Development within the GSACSC.

Policy I-4.3.13 Stormwater Management Considerations

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

OBJECTIVE I-4.4 Specific Regulated Activities and Uses within the Green Swamp Area of Critical State Concern

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

Policy I-4.4.1 Manufacturing Uses Allowed Within Commercial Designations

Within 12 months Land Development Regulations will be adopted. Within commercial uses, manufacturing uses shall be limited to those primarily involved with the assembly of goods and products processed without the use of excessive chemicals, heat or machinery. Activities which might be obnoxious or offensive by reason of emission of odor, dust, smoke, gas or noise beyond the buildings are prohibited.

1. Unacceptable Manufacturing Products

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

2. Unacceptable Uses

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

Policy I-4.4.2 Location of Schools within the Green Swamp Area of Critical State Concern

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

Policy I-4.4.3 Water Quality and Quantity within the Green Swamp Area of Critical State Concern

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

Policy I-4.4.4 Land Spreading of Wastewater Residuals

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

Policy I-4.4.5 River and Stream Crossings

New river and stream crossings shall be prohibited unless required for site access.

Policy I-4.4.6 Silviculture and Agricultural Activities

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

Policy I-4.4.7 Septic Tank Provisions

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

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

SUBDIVISION NAME	DATE RECORDED
Beula Heights	April 24, 1925
Bowman Realty Co.	November 22, 1913
Cypress Walk	April 21, 1982
Edges Subdivision	November 10, 1922
Empire Acres	May 15, 1986
Graceland	May 6, 1987
Greater Groves Phase 1	September 25, 1991
Greater Groves Phase 2	July 29, 1992
Greater Groves Phase 3	January 11, 1994
Groveland Farms	September 26, 1911
Grovella Park	January 18, 1926

SUBDIVISION NAME	DATE RECORDED
Lake Nellie Oaks	July 9, 1991
Lake Glona Shores	February 21, 1989
Lake Kirkland Shores	August 11, 1987
Lake Louisa Park	June 14, 1974
Lake Monte Vista	June 12, 1988
Lake Susan Homesites	January 30, 1959
Lake Susan Outlook	June 21, 1989
Lancaster Beach	January 10, 1952
Little Acres	April 5, 1926
Monte Vista Park Farms	February 13, 1914
Murcott Hill	April 12, 1978
Pine Island/Watson's Sub.	December 18, 1924
Pine Island Estates	January 8, 1992
Postal Colony	February 15, 1926
Postal Groves	March 29, 1927
Postal Groves Replat	December 2, 1929
Quail Lake	July 22, 1988
Skiing Paradise Phase 1	December 2, 1988
Skiing Paradise Phase 2	July 30, 1991
Tropical Winds	March 23, 1976
Trustee's Subdivision	October 10, 1983
Westchester Phase 1	August 9, 1994

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 75–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 75-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.

- 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.

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

Policy I-4.4.8 Treatment of Wetlands for Development Approval

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

Policy I-4.4.9 Flood Insurance Study Requirements

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

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

Policy I-4.4.10 Roads in the Green Swamp Area of Critical State Concern

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

Policy I-4.4.11 Prohibition of New Mines in the Green Swamp Area of Critical State Concern

New mines and expansion of existing mines in the Green Swamp Area of Critical State Concern shall be prohibited.

Policy I-4.4.12 Prohibition of Industrial Uses in the Green Swamp Area of Critical State Concern

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

Policy I-4.4.13 Aviation Facilities within the Green Swamp Area of Critical State Concern

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

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

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

GOAL I-5 LAKE COUNTY RURAL PROTECTION AREAS

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

OBJECTIVE I-5.1 Rural Protection Area Framework

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

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

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

Policy I-5.1.2 Transfer of Development Rights

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

Policy I-5.1.3 Rural Protection Area Principles

Rural Protection Areas shall adhere to the following principles:

- Protection of environmentally sensitive land by land acquisition and purchase of development rights ensured through perpetual conservation easement or similar legally binding instrument;
- Protection of equestrian and agrarian lifestyles and economies;
- Promotion of passive recreation and ecotourism;
- Protection of existing topography, wetlands, environmentally sensitive uplands, floodplains, aquifer recharge and water bodies;
- Protection of native vegetation, wildlife and habitat, wildlife corridors and greenways;
- Establishment of design standards to protect rural character; and
- Designation of scenic rural roadways and trails.

Policy I-5.1.4 Development Design Standards

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

- Cluster development to create large contiguous tracts of common open space; to protect environmentally sensitive areas, including but not limited to habitat, wildlife, and wildlife corridors; to maximize buffering to adjacent conservation land; to protect aquifer recharge and karst features; and to create opportunities for passive recreation;
- Maintain, enhance, and protect corridors for wildlife movement in coordination with adjacent properties;
- Minimize site disturbance and alteration of terrain, through use of design techniques that protect native vegetation and minimize earth movement such as reduced pavement widths, stem-wall construction, and swales;
- Protect common open space, wetlands, and other natural features in perpetuity by conservation easement or similar recorded and legally binding instrument;
- Protect natural amenity areas for passive recreation;
- Protect dark skies through a dark sky lighting ordinance;
- Retain all stormwater on site or located in the same area of recharge. Stormwater management systems shall be designed using Low Impact Development principles and practices;
- Ensure that development along roadway corridors improves or protects the rural character of the corridor;
- Require the use of best management practices for native landscaping and “right plant-right place” landscaping techniques to provide compatibility with the natural environment and minimize the use of chemicals, pesticides, and water for irrigation;
- Implement water conservation techniques including the restriction of irrigated lawn and landscaping to no more than 50% of all pervious areas for both residential lots and common areas; and
- Enhance the rural character of the project and surrounding area.

Policy I-5.1.5 Sustainable Agriculture

The County shall support sustainable agriculture, including silviculture, within Rural Protection Areas that is compatible with the protection of natural resources. The County shall coordinate with landowners regarding the implementation of Best Management Practices to protect natural features, conserve water, and limit the use of fertilizers and pesticides in compliance with “Silviculture Best Management Practices”

(Florida Department of Agriculture and Consumer Services, Division of Forestry) and "Protecting Florida's Springs-Land Use Planning Strategies and Best Management Practices" (Department of Community Affairs/Department of Environmental Protection, 2002). Within twenty-four (24) months following the adoption of this Comprehensive Plan, the County shall evaluate the use of agricultural easements to support sustainable agriculture compatible with the protection of natural resources.

Policy I-5.1.6 Protection of Rural Roads

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

Policy I-5.1.7 Protection of Wetlands

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

Policy I-5.1.8 Coordination with Conservation Agencies

The County shall coordinate with state and local conservation agencies, including but not limited to the U.S. Forestry Service, Florida Department of Environmental Protection Division of State Lands, Florida Department of Agriculture and Consumer Services Division of Forestry, St. Johns River Water Management District and Lake County Water Authority, regarding natural resource issues. These efforts may involve coordination on issues affecting the protection and management of wildlife, habitat, and natural communities; public access and management of preserved areas; water quality and flood control; control of exotic species; silviculture activities; and prescribed fire.

Policy I-5.1.9 Support Land Acquisition and Conservation Easements

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

OBJECTIVE I-5.2 Wekiva-Ocala Rural Protection Area

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

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

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

Authority lands. Much of this Rural Protection Area is located within the Florida Forever Wekiva-Ocala Greenway, a priority acquisition project of the state. Within the Wekiva-Ocala Rural Protection Area, private land use is largely characterized by agrarian and equestrian-oriented activities that represent a valuable part of the history, culture, and lifestyle of rural Lake County.

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

Lake County shall limit future land use within the Wekiva-Ocala Rural Protection Area to the Rural Future Land Use Category and Public Benefit Future Land Use Series. The County may require Rural Conservation Subdivision design with clustering for any proposed development within the Wekiva-Ocala RPA to ensure the protection of natural resources including but not limited to habitat, wildlife, and wildlife corridors. Inside that portion of the Wekiva-Ocala Rural Protection Area located south of the Ocala National Forest and north of the Wekiva River Protection Area, any subdivision of land into three (3) or more lots, and resulting in an allowable density greater than one (1) dwelling unit per twenty (20) net acres calculated over the original parcel shall be configured as a clustered Rural Conservation Subdivision and dedicate at least 35% of the net buildable area of the original parcel as common open space. Clustering and common open space shall emphasize the protection of natural resources including but not limited to habitat, wildlife, and wildlife corridors; maximization of buffers and open space adjacent to public conservation land; protection of aquifer recharge; and the provision of opportunities for passive recreation.

Policy I-5.2.3 Coordination of Land Use with Wekiva-Ocala Greenway Protection

Lake County shall work cooperatively with the Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission, and the University of Florida to identify ecological corridors within northeast Lake County and the Florida Division of State Lands Wekiva-Ocala Greenway project area necessary to establish a viable and permanent linkage between the Wekiva basin and Ocala National Forest. This effort shall consider habitat connectivity, corridors for wildlife movement, and the relationship between public and private lands, with the intent of developing a comprehensive land use and conservation strategy for ensuring long-term protection of the greater Wekiva-Ocala ecosystem. Lake County shall prioritize the acquisition of land and establishment of conservation easements to preserve these ecological corridors. Development within the Wekiva-Ocala RPA shall utilize clustering to protect ecological corridors and minimize impact upon natural resources.

OBJECTIVE I-5.3 Emeralda Marsh Rural Protection Area

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

Policy I-5.3.1 Importance of the Emeralda Marsh Rural Protection Area

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

Policy I-5.3.2 Land Use in the Emeralda Marsh Rural Protection Area

Lake County shall limit future land use within the Emeralda Marsh Rural Protection Area to the Rural Future Land Use Category and Public Benefit Future Land Use Series. Inside that portion of the Emeralda Rural Protection Area located east of Lake Griffin and west CR452, any subdivision of land into three (3) or more lots and resulting in an allowable density greater than one (1) dwelling unit per twenty (20) net acres calculated over the original parcel shall be configured as a clustered Rural Conservation Subdivision and dedicate at least 35% of the net buildable area of the original parcel as common open space. In addition, the County may require Rural Conservation Subdivision design with clustering for any proposed development within the Emeralda Marsh Rural Protection Area to ensure the protection of natural resources including but not limited to habitat, wildlife, and wildlife corridors. Clustering and common open space shall emphasize the protection of natural resources including but not limited to habitat, wildlife, and wildlife corridors; maximization of buffers and open space adjacent to public conservation land; protection of aquifer recharge; and the provision of opportunities for passive recreation.

OBJECTIVE I-5.4 Yalaha-Lake Apopka Rural Protection Area

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

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

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

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

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

OBJECTIVE I-5.5 South Lake County Rural Protection Area

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

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

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

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

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

Policy I-5.5.3 Water Conserv II

Lake County shall pursue cooperative efforts with Orange County, City of Orlando, state agencies, and private conservation organizations as appropriate, to enhance the future long term conservation value of the Water Conserv II property. Such efforts may include, but are not limited to, opportunities for upland restoration of Lake Wales Ridge habitat, mitigation of upland species, and protection of aquifer recharge.

GOAL I-6 OVERLAY DISTRICTS

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

OBJECTIVE I-6.1 Historic Overlay Districts

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

Policy I-6.1.1 Creation of Historic Overlay Districts

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

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

OBJECTIVE I-6.2 Scenic Roadway Overlay Districts

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

Policy I-6.2.1 Green Mountain Scenic Byway Overlay Districts

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

I-6.2.1.1 Green Mountain Scenic Byway Roadside Overlay District

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

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

- Land use types and frequencies;
- Preservation of existing canopy trees;
- Planting of new canopy trees;
- Landscaping;
- Clearing setbacks and restrictions;
- Building character, setbacks and locations;
- Parking;
- Location of equipment storage;
- Walls, fences, entrance features and similar structures;
- Location and design of retention ponds;
- Access management;
- Number of travel lanes;
- Number and location of traffic signals;
- Absence or presence of overhead power lines or their presence on only one side of the street with lateral crossings underground;
- Location and design of signage;
- Location and design of lighting to protect rural character and dark skies; and
- Easements, deed restrictions or similar legally binding instruments to perpetually preserve privately owned land adjacent to the roadway corridor.

I-6.2.1.2 Green Mountain Scenic Byway Corridor Overlay District

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

The intent of the Corridor Overlay District is to preserve, maintain, protect and enhance the cultural, historical, archaeological, recreational, natural, and scenic resources of the Green Mountain Scenic Byway Corridor. These resources include the St Johns River Water Management District's North Shore Restoration Area and the shoreline of Lake Apopka located to the east and north of the Scenic Byway, the skyline of the Lake Wales Ridge located to the west of the Scenic Byway, the Ferndale Preserve, the recorded and

currently unrecorded archaeological sites along the shores of Lake Apopka, and the unique use of the Scenic Byway as a recreational resource by touring and competitive cyclists.

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

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

Policy I-6.2.2 Florida Black Bear Scenic Byway Overlay Districts

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

I-6.2.2.1 Florida Black Bear Scenic Byway Roadside Overlay District

The Roadside Overlay District shall extend 320 feet on each side of the right-of-way center, and will generally correspond to the building, parking, and clearing setbacks, unless specifically determined that a particular structure or activity within the district uniquely reinforces the rural character of the area. Within Astor, the Roadside Overlay District shall reinforce the unique character of this established community.

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

- Protection of existing trees and native vegetation;
- Planting of trees and native vegetation;
- Landscaping;
- Clearing setbacks and restrictions;
- Building character, setbacks and restrictions;
- Parking;
- Location of equipment storage;
- Walls, fences, entrance features and similar structures;
- Location and design of retention ponds;
- Access management;
- Number and location of traffic signals;
- Location and design of signage;
- Location and design of lighting to protect rural character and dark skies; and
- Easements, deed restrictions or similar legally binding instruments to perpetually preserve privately owned land adjacent to the roadway corridor.

I-6.2.2.2 Florida Black Bear Scenic Byway Corridor Overlay District

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

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

- Protection of Federal and State listed species of plants, animals and the habitat for those species;
- Preservation of the rural character of the corridor and established communities along the Corridor;
- Identification and preservation of cultural, historic and archaeological resources;
- Maintenance and enhancement of the Corridor as a recreational resource providing access to the forest;
- Reestablishment and preservation of habitat connectively to maintain ecosystems along the Corridor;
- Maintenance and enhancement of the Corridor viewscape;
- Promotion of outdoor recreation in a natural setting in harmony with the protection of natural resources;
- Creation and maintenance of a safe Corridor for people and wildlife, including the provision of wildlife crossing structures;
- Provision of bicycle and pedestrian facilities or trails within the Corridor as appropriate; and
- Promotion of nature and heritage based tourism.

OBJECTIVE I-6.3 Lake Apopka Basin Overlay District

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

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

The Lake Apopka Basin Overlay District, also known as the Lake Apopka Basin, shall be described as follows:

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

Policy I-6.3.2 Shoreline Treatment and Development

Lake County shall adopt Land Development Regulations that set forth specific measures for shoreline treatment and development criteria within the Lake Apopka Basin Overlay District for the purpose of creating uniform protection standards to support the restoration of Lake Apopka's water quality. These regulations shall ensure that all proposed development is consistent with the overall goal to balance

economic development and resource protection with sound land management practices. Public access to Lake Apopka shall be encouraged. Regulatory agencies shall be encouraged to extend incentives to landowners who voluntarily restore lakefronts.

Policy I-6.3.3 Lake Apopka Loop Trail

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

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

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

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

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

The County shall support the use of land within the Lake Apopka Basin Overlay District for sustainable agriculture, such as silviculture, that is compatible with natural resource protection. The County shall require compliance with the most current revision of "Silviculture Best Management Practices" developed by the Florida Department of Agriculture and Consumer Services, Division of Forestry and "Protecting Florida's Springs-Land Use Planning Strategies and Best Management Practices" (Department of Community Affairs/Department of Environmental Protection, 2002).

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

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

- A fifty (50) foot natural upland buffer consisting of native vegetation shall be required between any development and wetlands. No structures shall be allowed in the buffer. Best Management Practices shall be required to ensure that no pesticides or fertilizers are used in the buffer.
- Site disturbance and alteration of terrain shall be minimized, through the use of design techniques that protect native vegetation and minimize earth movement such as reduced pavement widths, stem-wall construction, swales, and native landscaping.
- Access and clearing standards shall be established.
    1. Corridors for wildlife movement shall be maintained, enhanced, and protected in coordination with adjacent properties.
    2. Use of native or non-invasive drought tolerant plants and "right plant-right place" landscaping techniques shall be required. These practices provide compatibility with the natural environment and minimize the use of chemicals, pesticides, and water for irrigation. Exotic and nuisance species shall be removed and replaced with native vegetation.

3. Areas located on wetlands or water bodies that are developed for the purpose of providing public access shall utilize elevated walkways and boat docks to minimize foot traffic through the environmentally sensitive lakeshore area.
4. Public access to the lake for passive recreation shall be encouraged; private access other than community docks shall be discouraged.

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

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

Policy I-6.3.8 Stormwater Standards

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

OBJECTIVE I-6.4 Pinecastle Military Operations Area Overlay District

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

Policy I-6.4.1 Land Use Compatibility with the MOA

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

Policy I-6.4.2 Area of Influence

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

Policy I-6.4.3 Residential Density Increases

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

Policy I-6.4.4 Building Heights

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

Policy I-6.4.5 Cell Towers

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

Policy I-6.4.6 Lighting Standards

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

Policy I-6.4.7 Real Estate Disclosure

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

Policy I-6.4.8 Planning Coordination

Lake County shall seek to achieve a high degree of intergovernmental coordination and communication to ensure that planning programs work in concert to promote the continued existence of the Range and avoid incompatible land use activities.

Policy I-6.4.9 Planning and Zoning Board Membership

The County shall ensure close coordination with U.S. Military and that this coordination can be fostered through the inclusion of a representative of the Range as an ex-officio, non-voting member of the Local Planning Agency and Zoning Board. The County shall request that the Commanding Officer, Naval Air Station Jacksonville designate a representative to serve in this capacity. The designated representative shall be notified of all meetings and provided with copies of agenda packages related to the Pinecastle MOA, as well as any special planning studies, such as the Evaluation and Appraisal Report.

Policy I-6.4.10 Review of Proposed Actions

The County shall refer to the Range representative for review and comment prior to final action by the County, all proposed Comprehensive Plan amendments, proposed Land Development Regulations, rezonings, waivers, exceptions, variances and similar applications which, if approved, would affect the intensity, density, or use of land within the Pinecastle MOA as specified in 163.3175(3), as may be amended.

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.

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 Inventory of Antiquated Plats, Parcels of Record

The County shall inventory antiquated plats and lots of record in order to resolve land use compatibility, environmental concerns and infrastructure issues related to antiquated plats.

Policy I-7.1.3 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.

Policy I-7.1.4 Existing Lot Exception for Density

There shall be an exception to the density requirements established by this Comprehensive Plan for lots that were legally created prior to the adoption of this Comprehensive Plan. If the requirements specified below are met, the lot will be considered a buildable lot subject to all other requirements of this plan. This exception relates to density only. Development undertaken pursuant to this policy shall be consistent with and subject to all other provisions of the Comprehensive Plan, including, but not limited to, concurrency and protection of natural resources. Within twelve (12) months of the effective date of this Comprehensive Plan, Lake County shall adopt Land Development Regulations to implement this policy.

If a lot, or combination of lots, meets one of the five (5) criteria listed below, an exception to the densities established by this Comprehensive Plan shall be granted:

1. There shall be an exception to the density requirements for lots which were legally created by a deed dated and recorded in the Public Records of Lake County, Florida on or before May 20, 1981. A dwelling unit and accessory uses thereto, may be permitted on the lot, or combination of lots, provided that each of the following requirements are met:
   a. The lot shall front on a publicly maintained road, or an easement. If the lot fronts on an easement, the easement must connect to a publicly maintained road, and the lot shall be within 1,320 feet of the publicly maintained road;
   b. The lot shall be accessible by public safety and other public (i.e. sanitation) agencies;
   c. The lot shall have a minimum frontage of forty (40) feet; and
   d. The lot shall contain a minimum of 12,500 square feet (excluding open water bodies), unless the lot is served by central water and wastewater utility service;

   Contiguous lots may be combined into one or more lots in order to meet the criteria set forth in this section.

   If the lot fronts on an easement that is within 1,320 feet from a publicly maintained road as described above, the property owner(s) shall execute a legal document wherein the property owner(s) agrees to be subject to a special assessment for road improvements. Lake County shall record said document in the public records of Lake County, at the owner's cost.

2. There shall be an exception to the density requirements of this Comprehensive Plan for a lot or combination of lots created through a subdivision approved by the Board of County Commissioners and recorded in the Public Records of Lake County in Plat Books 1 through 22 or lots created through one of the following Recognized Unrecorded Subdivisions.

   - H.O. Peters and Associates
   - Villa City Shores
   - Sunnyside Shores
   - Western Shores
   - Banning Beach
   - Belmont Heights Unit 2
   - Robbins Heights
   - Astor Forest Campsites
   - Blue Creek Point
   - Ravenswood
   - Pittman
   - St. Johns Waterfront Est. 1st Add.
   - Deerhaven
   - Grovewood
   - Villa City
   - Forest Acres
   - River Road Acres
   - Oak Ridge
   - Forest Ridge
   - Forest Park

   A dwelling unit and accessory uses thereto, may be permitted on the lot, or combination of lots, provided that each of the following requirements are met:

a. The lot shall front on a publicly maintained road, or an easement. If the lot fronts on an easement, the easement must connect to a publicly maintained road, and the lot shall be within 1320 feet of a publicly maintained road;

b. The lot shall be accessible by public safety and other public (i.e. sanitation) agencies;

c. The lot shall have a minimum frontage of forty (40) feet; and

d. The lot shall contain a minimum of 12,500 square feet (excluding open water bodies), unless the lot will be served by central water and wastewater utility service.

Contiguous lots may be combined into one or more lots in order to meet the criteria set forth in this section.

If the lot fronts on an easement that is within 1320 feet from a publicly maintained road as described above, the property owner(s) shall execute a legal document wherein the property owner(s) agrees to be subject to a special assessment for road improvements. Lake County shall record said document in the public records of Lake County, at the owner's cost.

3. There shall be an exception to the density requirements of this Comprehensive Plan for lots or combination of lots described in Paragraphs 1 or 2 above but that do not meet the requirements contained therein. A dwelling unit and accessory uses thereto, may be permitted on the lot, or combination of lots, if one of the following criteria is met:

   - The owner demonstrates that on March 2, 1993 such lot was owned by the owner or their predecessor in title and no contiguous lots were owned by the owner or their predecessor in title on that date;
   - Contiguous lots owned by the owner or predecessor in title on March 2, 1993 have been aggregated so that the aggregated lots meet the minimum density of the Future Land Use Category or a minimum of five (5) acres (excluding open water bodies), whichever creates the least density; or
   - All contiguous lots owned by the owner or their predecessor in title on March 2, 1993 have been aggregated.

4. There shall be an exception to the density requirements of this Comprehensive Plan for a lot within any plat beginning with Plat Book 23, that have met all requirements at the time it was approved by the Board of County Commissioners and recorded in the Public Records of Lake County. A dwelling unit and accessory uses thereto may be permitted on the lot.

5. There shall be an exception to the density requirements to this Comprehensive Plan for any lot for which a final Lot of Record determination was completed and approved by Lake County, in accordance with terms and conditions of such approval in place prior to the adoption of this plan. A dwelling unit and accessory uses thereto may be permitted on the lot.

Policy I-7.1.5 Lots and Subdivisions Nonconforming to Open Space and Clustering

Lots of Record and Subdivisions meeting the conditions of the previous policy and existing on the effective date of this Comprehensive Plan shall be exempt from open space and clustering requirements, provided that said lots are not further subdivided.

OBJECTIVE I-7.2 Protection of Neighborhoods

The County shall protect the long-term viability of residential neighborhoods by regulating existing and future development to ensure quality design and provide for compatibility with surrounding land uses.

Policy I-7.2.1 Enforcement of Regulatory Standards on All Development

The County shall protect the viability of established and future residential neighborhoods by enforcing Land Development Regulations relating, but not limited to:

- Development within flood-prone areas;
- Building setbacks and heights;
- Roadway buffers and buffers between land uses;
- Landscaping;
- Tree preservation;
- Signage;
- On-site traffic circulation and parking;
- Drainage and stormwater management;
- Fences, walls and entrance features;
- Maintenance and use of common open space areas;
- Interconnection of neighborhoods and pedestrian accessibility;
- Lighting; and
- Transportation corridors and access.

Policy I-7.2.2 Minimization of Active Recreation Use Impacts on Residential Areas

Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt regulations to minimize adverse impacts of active recreational uses on residential areas. These standards may include, but are not limited to, landscape buffering, fencing, parking and loading, garbage disposal, signage, lighting, and storage areas.

Policy I-7.2.3 Home Occupations

Within 12 months of the effective date of this Comprehensive Plan, Lake County shall adopt Land Development Regulations for home occupations. Home occupations shall be permitted within all Future Land Use Categories allowing residential uses subject to a special approval process established within the Land Development Regulations containing criteria to limit impacts on the community.

The Land Development Regulations shall address, but may not be limited to, scale, parking, hours of operation and usage of accessory structures. A home occupation is an accessory use in a residential area consisting of an occupation performed entirely within a dwelling or accessory structure. Home occupations shall not be visible from neighboring properties. Home occupations shall not employ more than two (2) employees onsite who do not also reside in the dwelling.

Policy I-7.2.4 Affordable Housing

The County shall implement programs to promote quality affordable housing for existing and future residents to support affordable housing needs and ensure the continued viability of affordable housing by encouraging de-concentration of low income neighborhoods.

Within 12 months of the effective date of the Comprehensive Plan, the County shall establish provisions and programs relating to affordable housing within the Urban Future Land Use Series that include the following:

- Encouraging duplex, zero-lot line, multi-family and smaller structure housing;
- Providing standards to ensure the integration of housing to prevent the undue concentration of lower income dwellings within a development site;
- Requiring long term binding affordability agreements to ensure dwellings are priced as affordable housing for owners and renters;

- Coordinating with the municipalities to provide affordable housing in urban areas;
- Encouraging the revitalization of existing housing and neighborhoods; and
- Providing for inclusionary zoning as determined appropriate following completion of a study.

Policy I-7.2.5 Roadway Compatibility

Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations that encourage the viability of residential neighborhoods by:

- Requiring additional setbacks and buffers for residential development adjacent to future major collector and arterial roadways to minimize the impacts of future roadway improvements;
- Requiring minimum setbacks and vegetated buffers between new roads and the property line of existing residential development;
- Requiring development plans to transition residential and nonresidential land use intensities at roadway intersections and along corridors to maximize compatibility with residential neighborhoods;
- Discouraging through traffic on local residential roadways;
- Requiring pedestrian, bicycle and vehicular linkages between abutting residential areas to provide convenient access to recreation, schools, libraries, and shopping. Vehicular connections between subdivisions shall be designed to serve local residents and discourage through traffic;
- Designing of transportation infrastructure in such a manner that calms speed on local roads through the use of speed bumps, roundabouts, narrow streetscapes, and other appropriate features; and
- Incorporating professionally recognized practices related to Transit Oriented Design (TOD).

Policy I-7.2.6 Communication Towers within Residential Areas

The County shall regulate the location and construction of communication towers to protect existing and future residential neighborhoods from potential adverse impacts resulting from these facilities. The County shall research the telecommunication needs of the County and consider those needs when reviewing proposals for the installation or expansion of communication tower facilities. Siting criteria and design requirements shall be defined within the Land Development Regulations within 12 months of the effective date of the Comprehensive Plan.

Policy I-7.2.7 Location of Higher Density Residential and Age Restricted Communities

The County shall encourage higher density (Urban Future Land Use Series) and age restricted housing near commercial centers, bus transit routes, and community facilities.

Policy I-7.2.8 Provision of Neighborhood Commercial Uses

The County may allow limited neighborhood commercial uses within residential areas, provided that said uses principally serve the needs of residents within the neighborhood, subject to and consistent with all other provisions of this Comprehensive Plan.

Policy I-7.2.9 Provision of Transitional Land Uses

The County shall evaluate Future Land Use Map amendments and zoning requests to ensure that transitional land uses are provided as a buffer between residential and nonresidential uses, between varying densities of residential uses, and in managing redevelopment of areas no longer appropriate as viable residential areas.

Policy I-7.2.10 Conversion of Residential Structures

The County shall allow conversion of existing residential structures to professional office and restricted neighborhood commercial uses only where:

- The character of the area has undergone a significant change due to roadway improvements or development trends;
- Adequate access and parking for redeveloped parcels can be maintained; and
- Buffers can be provided to effectively maintain the viability of adjacent residential uses.

Policy I-7.2.11 Industrial Uses near Residential Areas

The County shall ensure that industrial uses adjacent to or in close proximity to residential areas shall be limited to light industrial uses to protect residences from the adverse impacts of smoke, fumes, emissions, vibrations, light, glare, odors, noise and other negative externalities.

Policy I-7.2.12 Support Art in Public and Private Spaces

The County shall consider and support as appropriate innovative regulations, techniques and programs that promote the provision of art in public and private projects.

OBJECTIVE I-7.3 Protection of Rural Lifestyles

The County shall institute policies and programs designed to preserve and reinforce the positive qualities of the rural lifestyle enjoyed by residents living in rural areas. The following policies apply to the Rural Future Land Use Series, Wekiva River Protection Area and Green Swamp Area of Critical State Concern.

Policy I-7.3.1 Recognition of Rural Areas

The County shall, through Comprehensive Plan policies and Land Development Regulations, recognize those parts of the County within the Rural Future Land Use Series, Wekiva River Protection Area and Green Swamp Area of Critical State Concern as areas with specific rural character where established rural development patterns shall be retained. These areas require special protection from the intrusion of urban uses, densities and intensities. It shall be the policy of the County that properties within these areas require approaches to land use intensities and densities, rural roadway corridor protection, the provision of services, environmental protection and Land Development Regulation enforcement consistent with the rural character of such areas.

Policy I-7.3.2 Annexation within Rural Areas

The County shall coordinate with its municipalities to the greatest extent possible to maintain the integrity of rural areas through joint planning and to ensure consistent standards for compatibility of proposed development adjacent to rural lands. If a municipality annexes property located within the Rural Future Land Use Series, Wekiva River Protection Area or Green Swamp Area of Critical State Concern, and takes action to amend the future land use, rezone, or in any way change the allowable use of the subject property in a manner that is inconsistent with the protection of rural density and character, the County shall retain the right to object to said action.

Policy I-7.3.3 Rural Conservation Subdivision Design

Within 12 months of the effective date of the Comprehensive Plan, Land Development Regulations shall be adopted to provide design criteria and guidelines for the development of Conservation Subdivisions in the Rural Future Land Use Series, Wekiva River Protection Area, Wekiva Study Area, and Green Swamp Area of Critical State Concern. These design criteria and guidelines shall adhere to the following principles:

- Cluster development to create large contiguous tracts of common open space; to protect environmentally sensitive areas, including but not limited to habitat, wildlife, and wildlife corridors; to maximize buffering to adjacent conservation land; to protect aquifer recharge and karst features; and to create opportunities for passive recreation;
- Maintain, enhance, and protect corridors for wildlife movement in coordination with adjacent properties;
- Minimize site disturbance and alteration of terrain, through use of design techniques that protect native vegetation and minimize earth movement such as reduced pavement widths, stem-wall construction, and swales;
- Protect common open space, wetlands, and other natural features in perpetuity by conservation easement or similar recorded and legally binding instrument;
- Protect natural amenity areas for passive recreation;
- Protect dark skies through a dark sky lighting ordinance;
- Retain all stormwater on site or located in the same area of recharge. Stormwater management systems shall be designed using Low Impact Development principles and practices;
- Ensure that development along roadway corridors improves or protects the rural character of the corridor;
- Require the use of best management practices for native landscaping and "right plant-right place" landscaping techniques to provide compatibility with the natural environment and minimize the use of chemicals, pesticides, and water for irrigation;
- Implement water conservation techniques including the restriction of irrigated lawn and landscaping to no more than 50% of all pervious areas for both residential lots and common areas; and
- Enhance the rural character of the project and surrounding area.

The conservation subdivision regulations are intended to affect the location of the number of dwelling units authorized by the Future Land Use Categories and not to serve as a vehicle for increasing the lot yield above the number of units authorized by the designated Rural Future Land Use Category.

Policy I-7.3.4 Non-Residential Rural Design Standards

Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt design standards within the Land Development Regulations for non-residential development located within and adjacent to the Rural Future Land Use Series, Wekiva River Protection Area and Green Swamp Area of Critical State Concern. Such standards are intended to ensure the protection of rural character, and may include but are not limited to building size, location, architecture, parking, lighting, and landscaping.

Policy I-7.3.5 Protection of Rural Viewscapes

Within 12 months of the effective date of the Comprehensive Plan, Lake County shall adopt Land Development Regulations that protect forested areas, native vegetation, and natural topography within the Rural Future Land Use Series, Wekiva River Protection Area and Green Swamp Area of Critical State Concern in order to maintain and protect the integrity of natural vistas and scenic viewscapes. The County shall enforce such regulations to the extent feasible, recognizing the rights of bona fide agricultural activities established in statute.

Policy I-7.3.6 Rural Roadways

In order to prevent urban sprawl and maintain rural character, the County shall discourage the expansion of roadways within the Rural Future Land Use Series, Wekiva River Protection Area and Green Swamp Area of Critical State Concern. As defined within the Transportation Element, certain roads shall be

designated as rural Scenic Roadways, and shall be constrained by policy to remain as two (2) travel lanes. Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations relating to access, land use, building size and setbacks, landscaping, lighting and other factors associated with protecting the rural character of these corridors.

Policy I-7.3.7 Protection of Natural Resources

Within the Rural Future Land Use Series, the County shall encourage and as appropriate require the use of Rural Conservation Subdivision and Low Impact Development techniques at rural densities in order to enhance the protection of common open space, rural viewscapes, and wildlife corridors. The County shall protect water resources by permitting rural residential development that minimizes water consumption and maximizes aquifer recharge; relying on small individual residential wells that disperse the potentially adverse effects of groundwater draw-down; and relying on properly installed and periodically inspected septic systems as the primary system of wastewater disposal.

Policy I-7.3.8 Rural Lighting Standards

In order to preserve the rural character and values attributed to the Rural Future Land Use Series, Wekiva River Protection Area and Green Swamp Area of Critical State Concern, the County shall amend the Land Development Regulations within 12 months of the effective date of the Comprehensive Plan to regulate lighting in these areas. These regulations shall include rural lighting standards that address artificial outdoor illumination and limit the emission of undesirable light into the night sky, glare to on-coming traffic, light intrusion onto adjacent properties, and light pollution in general which may have a detrimental effect on communities, wildlife, and rural ambiance.

OBJECTIVE I-7.4 Coordination of Land Use with Environmental Protection

The County shall ensure that natural resources are protected for the enjoyment of all citizens through provisions of this Comprehensive Plan and the Land Development Regulations.

Policy I-7.4.1 Designation of Conservation and Recreation Future Land Use

The County shall ensure the long-term preservation of environmentally sensitive areas and ecosystems and provide opportunities for passive recreation through the assignment of land to the Conservation and Recreation Future Land Use Categories.

Policy I-7.4.2 Consistency with Conservation Element

The County shall require that proposals for a change in the use of land or development of property conform to all applicable goals, objectives, and policies of the Conservation Element before such proposal can be considered to be consistent with the Future Land Use Element. Prior to obtaining approval for a change in the use of land or development of property, the location and significance of all environmental features and constraints shall be identified, including but not limited to topography, wetlands, vegetation, wildlife, habitat, flood hazards, the 100 year floodplain, soils, springsheds, karst features, and adjacent conservation lands and environmentally sensitive lands. The County shall require that all such features and constraints be included within applications and site plans submitted as part of the development review process.

Policy I-7.4.3 Protection of Floodplains

Within 12 months of the effective date of the Comprehensive Plan the County shall adopt Land Development Regulations that protect floodplains, as identified by the Federal Emergency Management Agency as amended, or as identified by Lake County, through Land Development Regulations that accomplish the following:

- Restrict uses which are dangerous to health, safety and property and minimize public and private losses due to flood conditions;

- Prohibit land filling and grade changes where such activity will cause erosion or inhibit flood waters;
- Require development to comply with the requirements and rules of the National Flood Insurance Program and Florida Department of Health;
- Require all subdivisions and site plans to maintain pre-development run off characteristics, provide compensating storage, comply with wetland regulations, and dedicate post-development flood prone and wetland areas to the County or appropriate state agency as a conservation easement; and
- Designate environmentally sensitive floodplains and establish criteria to limit development or development impacts therein.

Policy I-7.4.4 Protection of Wetlands and Wetland Classification Program

Within 12 months of the effective date of this Comprehensive Plan, the County shall implement a wetlands classification program and adopt Land Development Regulations that accomplish the following:

- Regulate development activities according to wetland significance;
- Require the identification of wetland type, land use, extent, significance, development compatibility, and applicable performance standards prior to County review and approval of development activities;
- Require, at a minimum, compliance with all performance standards set forth in the Land Development Regulations of Lake County, which standards and guidelines are accepted herein verbatim by this reference; and
- Depending on wetland significance provide for development flexibility through mitigation/compensation measures where more beneficial environmental results may be achieved.

The County shall require dedication of a conservation easement to the County or other agency of all post-development wetlands. This conservation easement shall require that the wetlands be maintained in their natural and unaltered state. The entity accepting a conservation easement shall enforce its provisions.

Policy I-7.4.5 Platting of Wetlands and Water Bodies

Except as provided below, wetlands and water bodies shall not be included as part of any platted lot. Wetlands and water bodies shall be shown on the plat as a common area, which shall be deeded to the homeowners' association, the County, a conservation agency, or non-profit conservation organization for ownership and maintenance. A portion of wetlands between an upland lot and a water body may be included in the lot to allow the lot owner access to the water. Wetlands and water bodies may be included in the platted lots for subdivisions which do not have a homeowners' association and which contain ten (10) lots or less. Any isolated wetland, or water body, of less than one acre shall also be exempt from these requirements.

Policy I-7.4.6 Ground Water Protection

Lake County shall regulate uses and activities consistent with the Conservation Element and other policies of this plan in order to protect ground water resources, including but not limited to aquifer recharge, springsheds, karst features and areas of aquifer vulnerability.

Policy I-7.4.7 Preservation of Wildlife and Habitat

Lake County shall regulate uses and activities consistent with the Conservation Element and other policies of this plan in order to protect wildlife, habitat and wildlife corridors.

Policy I-7.4.8 Required Use of Conservation Easements

The County shall require conservation easements in accordance with the Florida Statutes or dedication of post-development flood prone and wetland areas as a limitation to any future encroachment or development of environmentally sensitive areas. Further, the County shall require that areas designated as open space within a rural conservation subdivision, including but not limited to upland habitat, karst features, and aquifer recharge, be permanently protected by conservation easement or dedicated to the County, a conservation agency or non-profit conservation entity.

Policy I-7.4.9 Natural Resource Extraction

Lake County shall regulate uses that extract or deplete natural resources of the County, to the extent allowed by federal and state law. In addition to requiring compliance with all other provisions of the Comprehensive Plan and Land Development Regulations, these uses including but not limited to mining and bottling operations shall require a conditional use permit approved by the Board of County Commissioners. The approval, or existence, of a mine or other extractive use shall not be construed as the basis for a future land use change.

OBJECTIVE I-7.5 Greenhouse Gas Reduction

The County shall seek to reduce Greenhouse Gases (GHG) produced in the County by requiring compact land-use planning and by developing strategies to reduce GHG emissions in the transportation, construction, and industrial sectors. Innovative approaches to implementing energy-efficiency measures in public and commercial buildings will be implemented wherever feasible.

Policy I-7.5.1 Encouragement of Trip-Capturing Development

Within the Urban Future Land Use Series, Lake County shall encourage mixed use, self-contained projects and development patterns that promote shorter trip lengths and reduce Vehicle Miles Travelled (VMT).

Policy I-7.5.2 Reduction of Emissions from the Transportation Sector

The County shall reduce or stabilize vehicular emissions using, but not limited to the following strategies:

- Require efficient land use patterns which decrease Vehicle Miles Travelled (VMT);
- Use access management standards to reduce VMT;
- Allow innovative site designs and roadway configurations to minimize the number of lane-miles needed while maximizing access;
- Require roads, access, and parking areas be designed to minimize turning movements, stopping, and other conflict points;
- Increase the number of roadway interconnections and intersections, where appropriate;
- Limit gated communities which prevent existing or future roadway interconnections;
- Require development along transit corridors and routes to accommodate mass transit and provide for park-n-ride areas, sheltered bus/rail stops, and bus turnouts, as appropriate;
- Discourage the use of single-occupancy vehicles by adopting reduced parking requirements and by limiting roadway capacity on key roads, as appropriate, as a disincentive to automobile travel;
- Encourage Transit-Oriented Development and development which takes advantage of existing and potential passenger rail;
- Protect existing railroad corridors, encourage and facilitate the location of industrial and commercial employment centers along those corridors, and encourage increased use of rail transport by industrial and commercial enterprises; and

- Require bikeways, trails, and pedestrian paths, wherever practical and appropriate, to provide alternatives to motor vehicles.

Policy I-7.5.3 New Design of County Facilities

All new facilities constructed by the County shall be designed and built according to the principles and practices promoted by the Leadership in Energy and Environmental Design (LEED), Energy Star, and Water Star programs, as appropriate and financially feasible.

Policy I-7.5.4 Energy Audits of County Facilities

Energy efficiency is a priority, therefore, the County shall conduct audits of every County facility at least once every five years to determine electric power usage and the potential for energy and cost savings in, but not limited to, lighting, heating and cooling of air and water, equipment power usage, and potential alternative/renewable electric power generation sources. The County may create a central database, or other appropriate system, to track electric and other utility costs.

Policy I-7.5.5 Greenhouse Gas Reduction Program

The County shall consider instituting a Greenhouse Gas (GHG) Reduction Program. Methodologies and tools have been developed and technical assistance is available through the International Council for Local Environmental Initiatives Cities for Climate Protection program. The GHG Reduction Program evaluation shall consider the costs and benefits of the following:

- An inventory and forecast of community and County greenhouse gas emissions;
- Establishment of specific GHG emission reduction goals; and
- Development of a Greenhouse Gas Reduction Strategy Plan specifying the measures to be taken to achieve the emission reduction goal with a monitoring system to assess progress.

If the County establishes a formal GHG reduction program, it will consider membership in the Cities for Climate Protection program which is a performance-oriented campaign that offers a framework for local governments to reduce greenhouse gas emissions, improve air quality, and enhance livability within their communities.

OBJECTIVE I-7.6 Retention of Agricultural Lands

Lake County shall become proactive in developing partnerships with the agriculture industry, property owners, and local, regional and state organizations for the purpose of developing a better understanding of how local government can ensure the continued viability of agriculture as a key component of the local economy.

Policy I-7.6.1 Agricultural Primacy

The County shall encourage the continuation of agriculture within the Rural Future Land Use Series, Wekiva River Protection Area, and Green Swamp Area of Critical State Concern. Agricultural uses on lands that have an agricultural exemption from the Lake County Property Appraiser shall have primacy. For the purpose of this policy, primacy shall mean that conflicts between such agricultural lands and other non-agricultural uses, all other factors being equal, will be resolved in favor of the agricultural interests. Agricultural operations shall utilize Best Management Practices to reduce conflicts to the greatest extent possible.

Policy I-7.6.2 Agricultural Land Retention Study

Within 24 months of the effective date of the Comprehensive Plan, Lake County shall initiate an Agricultural Lands Retention Study to identify agricultural lands suitable for protection and conservation. The study shall also identify property owner incentives for the conservation of identified lands; methods to

maintain viable agricultural economies; potential barriers to the conduct of agricultural activities; and scenarios that describe the types and characteristics of agricultural uses and practices for Lake County in the future.

Policy I-7.6.3 Implement Strategies for Agricultural Land Retention

Lake County shall consider the findings of the Agricultural Lands Retention Study and facilitate the implementation of strategies identified in the study that are determined to be appropriate by the County. Lake County may adopt amendments to the Comprehensive Plan and Land Development Regulations as appropriate and may consider incentives to protect agricultural lands from conversion to other uses such as through the voluntary elimination or transfer of development rights.

Policy I-7.6.4 Agricultural Easements

Lake County shall consider the use of agricultural easements and less-than-fee acquisition as means of conserving agricultural lands.

Policy I-7.6.5 Agricultural Buffers

Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations that require adequate buffering and setbacks between agriculture and residential uses in order to protect such agricultural uses from adverse impacts associated with encroachment of residential areas or a nuisance perception created by agricultural operations. Buffers shall be used to minimize or eliminate incompatibility between agricultural and residential uses so that the long-term continuance of both is not threatened by one or the other. Buffers shall be provided to screen each land use from intrusions relating to the application of fertilizers, pesticides, noise, glare, odor, dust, trespassing, pets, vehicles and smoke. Agricultural buffers shall be a minimum of fifty (50) feet wide and utilize natural material to the greatest extent possible.

OBJECTIVE I-7.7 Planned Unit Developments

The County shall adopt Regulations affecting the design and time frame of Planned Unit Developments.

Policy I-7.7.1 Requirements for Planned Unit Developments

Within 12 months of effective date of this Comprehensive Plan, the County shall adopt Land Development Regulations for new development that utilizes Planned Unit Development (PUD) zoning, subject to the following:

- The density and intensity of a PUD shall not exceed the density and intensity of the underlying Future Land Use Categories and may be further restricted in the Land Development Regulations.
- A PUD shall be developed as an integrated unit containing one or more land uses, and shall ensure compatibility with existing and allowed uses on neighboring properties.
- A PUD shall be required to include provisions for the protection of open space and for the conservation and protection of significant natural resources that may be located within the development site, consistent with this Comprehensive Plan. Clustering shall be required.
- Within urban areas, Planned Unit Developments shall provide for innovative planning concepts of site development, such as Traditional Neighborhood Design or Transit Oriented Development, to create aesthetically pleasing living, shopping, and working environments on properties of adequate size and location, consistent with other policies of this Comprehensive Plan.
- The application for a PUD shall be accompanied by a conceptual site plan depicting important features including but not limited to the location of major roads, structures, and required open space. Approval of a PUD shall require that development occur substantially as depicted on the proposed conceptual site plan.

Policy I-7.7.2 Time frame of Planned Unit Developments

Within twelve (12) months of the effective date of this Comprehensive Plan, the County shall establish a process within the Land Development Regulations for application, implementation, and reconsideration of development utilizing a Planned Unit Development zoning district. The following criteria shall apply to Planned Unit Developments constructed after the effective date of this Comprehensive Plan:

- Planned Unit Development zoning shall be required for any application seeking to increase density with the potential of fifty (50) or more dwelling units.
- Physical construction of infrastructure must begin within three (3) years of the effective date of the PUD zoning ordinance. During this time frame the PUD shall be considered active.
- If a phased development is proposed, a time frame shall be established for commencement and completion of each phase of the development in the ordinance.
- Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work. The applicant shall be required to demonstrate that the proposed development meets all concurrency requirements prior to granting of a time extension.
- If the above time frames expire, then the PUD shall become inactive and no further development shall be permitted until a public hearing on the ordinance occurs to consider a change in zoning. A time certain shall be established within the Land Development Regulations within which a mandatory public hearing shall occur to consider and adopt an appropriate zoning assignment for the subject property.
- PUD approval shall be contingent upon the ability to provide, concurrent with the impacts of the development, the adopted Level of Service for public services and facilities.

OBJECTIVE I-7.8 Developments of Regional Impact

The County recognizes that, by definition, Developments of Regional Impact (DRIs) constitute a size and intensity of land use that require special attention to growth management, the protection of natural resources, and the provision of infrastructure and services necessary in order to preserve the quality of life within Lake County. The following policies shall apply to DRIs.

Policy I-7.8.1 Location of DRIs

In order to prevent urban sprawl, provide for growth in proximity to existing infrastructure and services, and ensure the long-term protection of rural areas, the County shall guide new DRIs to municipalities and to the Urban Future Land Use Series as designated within the Future Land Use Element. Due to the inherent scale and intensity of a DRI, a proposal for a DRI within an area assigned to the Rural Future Land Use Series shall be inconsistent with the goals, objectives, and policies of this Comprehensive Plan relative to the protection of rural areas and the prevention of urban sprawl. The burden of proof shall rest upon the applicant to overcome said presumptions and demonstrate a compelling need for the proposed DRI and any associated future land use change.

Policy I-7.8.2 Integration of the DRI Process with Local Comprehensive Planning

In order to better integrate the DRI process with County planning activities and ensure consistency with growth management objectives of this Comprehensive Plan, the Local Planning Agency shall be notified of any Development of Regional Impact under consideration within or affecting Lake County when said DRI comes to the attention of the County.

The Local Planning Agency as a body shall be updated on activities involving County staff with respect to DRIs and anticipated Future Land Use Map amendments associated with DRIs.

OBJECTIVE I-7.9 Community Enhancement Areas

The County shall guide and assist unincorporated communities to develop action plans to improve their quality of life through the Community Enhancement Area (CEA) Partnership Program.

County resources shall be combined with federal and state funds and neighborhood resources to implement Community Enhancement Area Action Plans. Implementation will be jointly overseen by the County and the subject Community Enhancement Area governing body. All agencies committing resources during the strategic planning phase for a Community Enhancement Area will be expected to fully cooperate during the implementation phase. Community Enhancement Area Action Plan implementation shall occur consistent with the Land Development Regulations.

Policy I-7.9.1 Action Plan Guiding Principles

The County shall assist each designated Community Enhancement Area to develop a partnership-based improvement strategy built upon identified assets within the community. Community Enhancement Area Action Plans may include strategies to address factors including, but not limited to infrastructure, housing, community appearance and amenities, human services, and financing mechanisms.

Community Enhancement Area Plans shall reflect the following guiding principles:

- A holistic, neighborhood-based approach that addresses the socioeconomic environment as well as the physical environment, including the protection of natural resources;
- Identified assets within the community to build improvement strategies;
- Partnerships that could include neighborhood groups and associations, the business community, outside organizations and County government; and
- Provision of community services when there is community involvement and need.

Policy I-7.9.2 Community Enhancement Area Designation Process

Community Enhancement Areas shall be designated through a competitive process from a list of potential Community Enhancement Areas, as explained in the "Community Enhancement Area Partnership Program Application". The list of potential CEAs shall be updated by the County periodically as information becomes available.

Policy I-7.9.3 Neighborhood Revitalization Strategy Area

When appropriate, the County shall apply for Neighborhood Revitalization Strategy Area (NRSA) designation for CEAs through the federal Housing and Urban Development (HUD) program. In order to be designated as a NRSA, a CEA must meet location criteria and other requirements outlined in Appendix 1 of the HUD publication "Home and Neighborhoods: A Guide to Comprehensive Revitalization Techniques."

OBJECTIVE I-7.10 Intergovernmental Coordination

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.

The County shall coordinate with local, regional and state agencies and private utility companies, as applicable, to adopt and enforce level of service standards for public services and facilities.

Policy I-7.10.1 Adoption of Joint Planning Areas

The County shall pursue Joint Planning Areas (JPAs) with each of the municipalities in Lake County and with adjacent counties to address, at minimum, future annexations, provision of services and facilities and land use compatibility. The County shall adhere to this Comprehensive Plan when negotiating Joint Planning

Areas. A summary of all Joint Planning Areas shall be included in this Comprehensive Plan. The County shall evaluate the effectiveness of Joint Planning Areas and revise as necessary.

I-7.10.1.1 JPA with the City of Clermont

The County shall enforce the adopted joint planning agreement with the City of Clermont to address, at minimum, future annexations, provision of services and facilities, land use compatibility, and protection of the Green Swamp Area of Critical State Concern. The JPA shall also include agreement on future densities and intensities of properties that it may annex and a procedure for resolution of any future conflicts or disputes. It shall also include criteria for when and how to amend the joint planning area boundary.

I-7.10.1.2 JPA with the City of Mount Dora

The County shall enforce the adopted joint planning agreement with the City of Mount Dora to address, at minimum, future annexations, provision of services and facilities, land use compatibility and protection of the Wekiva Study Area. The JPA shall also include agreement on future densities and intensities of properties that it may annex and a procedure for resolution of any future conflicts or disputes. It shall also include criteria for when and how to amend the joint planning area boundary.

I-7.10.1.3 JPA with the Town of Lady Lake

The County shall enforce the adopted joint planning agreement with the Town of Lady Lake to address, at minimum, future annexations, provision of services and facilities, and land use compatibility. The JPA shall also include agreement on future densities and intensities of properties that it may annex and a procedure for resolution of any future conflicts or disputes. It shall also include criteria for when and how to amend the joint planning area boundary.

Policy I-7.10.2 Interlocal Service Boundary Agreements

The County shall adhere to this Comprehensive Plan, including but not limited to the Future Land Use Map, when negotiating Interlocal Service Boundary Agreements. The County shall evaluate the effectiveness of Interlocal Service Boundary Agreements and revise as necessary.

Interlocal Service Boundary Agreements that consider central water and sewer utilities shall include a Joint Planning Area wherein the County and municipality agree upon the future land use of the lands within the boundary.

Interlocal Service Boundary Agreements that allow a municipality to annex land in a pattern that waives the statutorily described requirements of compactness and contiguity or creates an enclave shall include:

Future Land Use assignments mutually agreed upon by the County and municipality for all lands subject to such annexation or affected by the Interlocal Service Boundary Agreement; and

Agreement by the County and municipality that subsequent changes in Future Land Use within the boundary shall not be approved unless agreed upon by all parties to the Interlocal Service Boundary Agreement.

Policy I-7.10.3 Municipal Annexations

The County shall monitor municipal annexations. If a municipality initiates action to annex property that is not reasonably compact, contiguous to the present municipal corporate limits, or creates an enclave as described per Florida Statute, the County shall object to the annexation and shall, when appropriate, legally challenge the annexation.

Policy I-7.10.4 Intergovernmental Agreements with Adjacent Jurisdictions

The County shall endeavor to develop and maintain intergovernmental agreements or joint planning agreements with adjacent jurisdictions to provide for the following:

- Coordination of land use density and intensity and transportation facilities along the County boundary;
- Improved opportunities to review and comment on proposed Developments of Regional Impact, Comprehensive Plan amendments, Planned Developments, preliminary site plans and capital projects in proximity to its border;
- Sharing of planning, development, and capital improvement data;
- Exchange of plans, studies, ordinances, and Land Development Regulations that may affect either government; and
- Distribution of information concerning the level of service standards for public facilities and services.

Policy I-7.10.5 Efficient Provision of Services

The County shall facilitate the most efficient provision of services for future development by establishing service areas for drainage, fire protection, and other public facilities.

Policy I-7.10.6 Develop and Implement Resource Management Plans

The County shall coordinate with federal, state, regional, and local agencies in the development and implementation of resource management plans through the following:

- Continuing participation on the Wekiva River Basin Commission and other working groups;
- Forwarding development proposals to federal and state agencies for review and comment on projects located within the Wekiva River Protection Area, Wekiva Study Area, and Green Swamp Area of Critical State Concern or adjacent to publicly owned lands prior to final action;
- Continuing to review the East Central Florida Regional Planning Council work programs and providing assistance in the development of regional resource plans;
- Continuing to coordinate with the Water Management Districts, the Department of Environmental Protection and other agencies in identifying high priority acquisition areas and providing staff and financial resources; and
- Participating in and supporting the implementation of efforts associated with the Wekiva River system as a Wild and Scenic River.

Policy I-7.10.7 Coordinate With Utility Providers

The County shall require applicants to submit site plans and plats to the electrical, potable water, sanitary sewer, reclaimed water, and all other public or private utilities at the same time that plans are submitted to the County for review to assist in the planning and programming of utility service.

Policy I-7.10.8 Coordinate Levels of Service

The County shall, to the greatest extent feasible and when in the interest of the County, provide levels of service for public and private facilities compatible with adopted Levels of Service of neighboring jurisdictions in and adjacent to Lake County and appropriate state and regional authorities through active intergovernmental coordination.

OBJECTIVE I-7.11 Public Facilities and Services

The County shall require that all development be consistent with the Capital Improvements Element and the approved facility and service plans in order to discourage urban sprawl, meet adopted level of service standards, and thereby minimize associated public costs.

Policy I-7.11.1 Concurrency Requirements

The County shall ensure that public services and facilities are available concurrent with new development. All development orders, permits, and agreements shall be subject to the adopted Concurrency Management System consistent with the Concurrency Management Element of this Comprehensive Plan.

Policy I-7.11.2 Phasing of Large-Scale Residential Development

Within 12 months of the effective date of the Comprehensive Plan, the County shall establish requirements for the phasing of large-scale residential development to ensure the coordination of community needs including but not limited to infrastructure, education, jobs and housing.

Policy I-7.11.3 Cumulative Traffic Analysis

The Land Development Regulations shall require a cumulative traffic analysis be conducted for any proposed Future Land Use Map (FLUM) amendment or zoning change which could substantially increase traffic on the transportation network, and must also consider the cumulative impacts of all applications under review by County staff.

Policy I-7.11.4 Private Investment for Infrastructure

The County shall require private investment in infrastructure improvements (e.g., schools, feeder roads, aerial fire apparatus, right-of-way, signalization, access improvements, transit facilities, stormwater, etc.) where a rational nexus demonstrates that the improvements are needed to accommodate the development and to minimize attendant public costs associated with growth.

Policy I-7.11.5 Coordinate with Local Governments and Agencies

Lake County shall coordinate with the local governments and agencies for the adequate provision of existing and planned capacity of public facilities.

Policy I-7.11.6 Coordinate with the Lake County School Board

Public schools are community facilities which are necessary to serve residents in Lake County. Lake County shall participate in the coordination of planning for school facilities with the Lake County School Board, municipalities and the State of Florida. The provision of schools shall be consistent with the *Interlocal Agreement between Lake County and the Lake County School Board and Municipalities for School Facilities Planning and Siting*.

Policy I-7.11.7 Coordinate the Development Review Process with the Lake County School Board

Lake County, through its development review process, shall consider the comments received by the School Board regarding the school enrollment impacts anticipated to result from any proposed land use application or development proposal and whether sufficient capacity exists or is planned.

OBJECTIVE I-7.12 Utilities

Utilities needed to support adopted Future Land Uses and zoning in the unincorporated area shall be provided.

Policy I-7.12.1 Provision of Electric Utilities

Private or public electric utilities needed to support adopted Future Land Use and zoning may be permitted in all land use designations, except as expressly prohibited or restricted elsewhere within the Comprehensive Plan. Small-scale, site-specific, or off-grid electrical generation systems serving single users or less than four (4) homes and which use alternative energy sources shall generally be permitted

and allowed in all future land use categories. Such alternative systems shall be encouraged to connect to an available electrical energy distribution system to sell excess power to an electric utility provider. All substations adjacent to neighborhoods or visible from a public roadway shall be reviewed by the County and required to provide landscaping and buffering to minimize visual and noise impacts. The County shall promote energy-efficient land use patterns, accounting for existing and future electric power generation and transmission systems.

Policy I-7.12.2 Provision of Potable Water, Sanitary Sewer and Reclaimed Water Utilities

Potable water, sanitary sewer, and reclaimed water public utilities needed to support approved development may be permitted in all Urban Future Land Use Categories.

Policy I-7.12.3 Provision of Central Water and Sewer Services

The County shall encourage compact development and ensure that future urban development occurs in a contiguous fashion through the detailed requirements of policies within the Potable Water and Sanitary Sewer Sub-Elements. Within rural areas, the County shall rely primarily on individual on-site wastewater treatment and disposal systems as the method of wastewater disposal and shall rely primarily on individual wells for potable water.

Central water and sewer services are not intended nor required for areas within the Rural Future Land Use Series; however, property within the Rural Transition Future Land Use Category adjacent to urban areas shall be encouraged to connect to central services if available. Otherwise, central services shall only be provided within the Rural Future Land Use Series if the absence of such facilities would result in a threat to public health or the environment. The provision of central utilities shall not be used as sole justification for a future land use amendment.

Policy I-7.12.4 Methods of Collecting and Disposing of Solid Wastes

Consistent with the provision of services and facilities, the County shall use the solid and hazardous waste collection and disposal systems provided throughout the County.

Policy I-7.12.5 Methods of Managing Stormwater

Consistent with the provision of services and facilities, the County shall:

- Regulate stormwater management consistent with Countywide regulations with the objective of minimizing site impacts and changes in hydrology, maximizing water-quality treatment, maximizing aquifer recharge, minimizing flooding, and protecting wetland systems;
- Incorporate and promote Low Impact Development principles and practices in stormwater management; and
- Utilize Municipal Service Benefit Units and other mechanisms to fund drainage improvements when appropriate.

OBJECTIVE I-7.13 Comprehensive Plan Amendment Standards of Review

Lake County shall adopt standards of review for proposed amendments to the Comprehensive Plan.

Policy I-7.13.1 Framework for Review

All applications for a Comprehensive Plan amendment, including but not limited to site specific changes in future land use designations, are presumed to involve a legislative function of local government which, if approved, would be by legislative act of the County and shall, therefore, be evaluated based upon the numerous generally acceptable planning, compatibility, and public facility considerations described or referenced in the policies of the Comprehensive Plan. Any application for an amendment to the

Comprehensive Plan shall also be reviewed to assess any countywide or area-wide impacts, including but not limited to the effect of the change on either the internal consistency or fiscal health of the Comprehensive Plan.

Nothing herein or within the Land Development Regulations shall be construed as a guaranteed right or entitlement that a request for a future land use change shall be granted. In addition to reviewing proposed FLUM amendments for compliance with all requirements of the Comprehensive Plan, the County shall consider whether or not the proposed amendment protects the character and quality of life in the County, and serves the public interest. Nothing herein shall be interpreted to restrict the authority of the Board of County Commissioners to exercise its discretion in denying any proposed amendment to the Comprehensive Plan.

The Land Development Regulations shall contain provisions that establish an amendment application and review process, consistent with the requirements of the Florida Statutes and this Comprehensive Plan, which shall at a minimum require:

- A standardized application and report format for all Future Land Use Map amendments, including delivery of a staff report with recommendation to the Local Planning Agency (LPA) a minimum of seven (7) days prior to the public hearing on the application. If a substantive change to the amendment request is made by the applicant following the LPA public hearing, then said change shall require reconsideration by the LPA prior to consideration by the Board of County Commissioners;
- Compliance with all policies of the Comprehensive Plan;
- Evaluation of the application to be governed by the general regulatory guidelines and policies of the Comprehensive Plan; and
- Provisions for intergovernmental coordination.

Policy I-7.13.2 Mandatory Consistency with the Comprehensive Plan

Any proposed amendment to the Future Land Use Map or Comprehensive Plan must undergo an assessment of consistency with all applicable goals, objectives and policies of this Comprehensive Plan. The above standards shall be evaluated by means of the preparation of a needs-analysis, economic impact evaluation, environmental impact evaluation and land use compatibility analyses. If an amendment to the Future Land Use Map or Comprehensive Plan is adopted, the above referenced documentation shall be submitted as supporting information for compliance review.

Policy I-7.13.3 Services and Facilities/Concurrency

Minimum facilities needed to support a Comprehensive Plan amendment shall be those defined in the Capital Improvements Element and shall be subject to the Concurrency Management Standards and provisions contained in the Concurrency Management Element of this Plan. Future Land Use amendments that impact facilities shall require amendments to the appropriate Element, including the Capital Improvements Element to ensure adequate facilities can be provided.

Policy I-7.13.4 Alternative Future Land Use Designation

The Board of County Commissioners may determine that a Future Land Use Category other than the designation requested by the applicant is appropriate, provided that the approved Future Land Use Category does not exceed the density or intensity of the Future Land Use Category or use that was publicly advertised for consideration.

Policy I-7.13.5 Agency Review

Proposed FLUM amendments shall be forwarded to appropriate local, state, and federal agencies for review and comment if the subject property is located adjacent to or affecting public lands and easements,

if located within any area subject to special provisions of law or statute, or upon request of the state or federal agency.

Policy I-7.13.6 Standards of Review for Amending the Future Land Use Map

The County shall include within its Land Development Regulations provisions for the review of amendments to the Future Land Use Map consistent with this Comprehensive Plan. At a minimum, the Land Development Regulations shall include the following standards of review:

- Demonstration by signed affidavit that, if requested by a private individual or entity, the proposed Future Land Use Map (FLUM) amendment is sought or supported by the landowner(s) subject to the amendment;
- Demonstration that additional lands for residential use are needed to accommodate population projections consistent with the Comprehensive Plan if the FLUM amendment involves a potential increase in residential density, and that lands subject to the proposed amendment are most appropriate for this increase in density;
- Demonstration of purpose for the proposed FLUM amendment and explanation of desired use, including submission of a conceptual site plan depicting important features including but not limited to the location of major roads, structures, and required open space;
- Demonstration that facilities and services are available within the levels of service adopted throughout the Comprehensive Plan, including but not limited to water and sewer services, transportation, parks and recreational facilities, and schools;
- Demonstration that the amendment will not fiscally burden County services;
- Demonstration that the amendment would not negatively impact natural resources, including but not limited to wetlands, uplands, habitat, wildlife corridors, wildlife, groundwater and surface water, recharge, and karst features, and further demonstration that the integrity of interconnected ecosystems of local, state, regional, and federal significance will be preserved;
- Demonstration that historic and cultural resources will not be negatively impacted;
- Demonstration that any proposed Urban Future Land Use Map amendment is contiguous to existing urban development outside of the Rural Future Land Use Series so as to discourage urban sprawl; and
- Demonstration that the proposed Future Land Use Map amendment provides an appropriate transition of land uses adjacent to the rural area, and that the amendment shall create a final area of transition between the rural area and existing urban development to constrain future intrusion into the rural area. Adequate transition shall be required to maintain compatibility with adjacent, existing communities.

Policy I-7.13.7 Super Majority Requirement

Amendments to the Comprehensive Plan must be approved by a super majority vote of the Board of County Commissioners. "Super majority" shall mean an affirmative vote of a majority plus one of the full membership of the Board of County Commissioners.

Policy I-7.13.8 Internet Notice of Applications

Lake County shall, when an application to change the Comprehensive Plan, zoning, or a request for variance is determined to be sufficient for review, post the information to the County Website.

CHAPTER II: CAPITAL IMPROVEMENTS ELEMENT

PLANNING HORIZON 2030

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, 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:

- **Category A (Concurrency)** - Public facilities for which a level of service must be established for concurrency determination, as mandated by Chapter 163, FS. These facilities include roadways, mass transit, sanitary sewer, stormwater, potable water, solid waste, and parks and recreation facilities within Lake County's unincorporated jurisdictional area, and in municipal (unincorporated) areas served by certain facilities provided by Lake County. The County shall ensure that potable water and sanitary sewer services provided in unincorporated Lake County by providers other than the County meet the appropriate level of service. All Category A Facilities shall be inventoried and analyzed within mandatory elements of the Comprehensive Plan supporting document titled Data Inventory & Analysis.
- **Category B (Non-Concurrency)** - Public facilities and services not subject to concurrency under Ch. 163.3180 FS and 9J-5.0055 FAC but which are incorporated into the Comprehensive Plan under a mandatory element. These facilities include aviation and rails.
- **Category C (Non-Mandatory)** - Public facilities and services not required by Chapter 163 FS, and 9J-5, FAC, to be inventoried and analyzed within an element of the Comprehensive Plan, but whose cost or implementation may affect the financial feasibility of a Category A or B facility. All other County governmental facilities and services not included under Category A or B represent Category C facilities. These facilities include, but are not limited to, fire protection, law enforcement, public buildings, library services, emergency medical service, mosquito control, and jail facilities.

Policy II-1.1.3 Ensure Concurrency with Impacts of New Development

For Category A facilities, public facilities and services consistent with adopted level of service standards must be available concurrent with the impacts of new development or expansion of service areas, consistent with Chapter 163.3180(2), F.S.

Policy II-1.1.4 Establish Solid Waste Level of Service

The County's adopted level of service for its solid waste disposal facilities, as per the Solid Waste sub-element, shall be as follows:

Policy SOL 1-6-6.1 - The base level of service is 2-1-1: two days per week garbage pickup, one day per week recycling pickup, and one day per week yard waste pickup.

Policy SOL 1-6-6.2 - Exceptions to Policy SOL 1-6-6.1 are in the north and northeast part of the County, which are contracted for 1-1-1 due to road conditions and a less dense population.

Policy II-1.1.5 Establish Recreation Levels of Service

The level of service standard for recreation per Policy REC 1-4-3 shall be four (4) acres per 1,000 residents.

Policy II-1.1.6 Stormwater Levels of Service

As per Policy STORM 1-2-9, Lake County shall maintain a level of service standard, for new and existing development, based on the 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
Houses/Buildings/Garages first floor elevation must be 18 inches or above the 100-year flood elevation	100 years, 24 hours
Storm sewers	10 year storm

- Design storm based on 24 hour minimum.
- Pollution abatement shall be accomplished by requiring stormwater management systems to retain or detain with filtration, the first one-half inch of run-off from developed sites, or the run-off generated from the first inch of rainfall on developed sites, whichever is greater.
- Lake County shall require a retention/detention system that limits peak discharge of a developed site to the discharge from the site in an undeveloped condition during a 24 hour/25 year frequency storm event.
- 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).

Policy II-1-1.7 Establish Transportation Levels of Service

As defined in the Transportation Element, Policy TRA 1.1-1, Rural Areas Minimum Operating Level of Service Standards, and Policy TRA 1.1-2, Urbanized Area Minimum Operating Level of Service Standards, and Policy TRA 1.1-3, Urbanized Areas Minimum Operating Level of Service Standards, the following is provided:

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 & State Arterials		C
Collectors		C

Constrained/Backlogged Roadways	Maintain

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 & State Arterials		D
Collectors		D
Constrained/Backlogged Roadways		Maintain

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 & State Arterials		D
Collectors		D
Constrained/Backlogged Roadways		Maintain

Policy II-1.1.8 Potable Water Levels of Service

The level of service for potable water supplied by a municipality in Lake County to unincorporated Lake County shall be the same as the level of service within the municipality.

The level of service for potable water supplied by a private provider in unincorporated Lake County shall be the minimum design and operating standards as established by the authorized federal, state, regional, water management district, and local regulatory agencies.

Policy II-1.1.9 Sanitary Sewer Levels of Service

The level of service for sanitary sewer supplied by a municipality in Lake County to unincorporated Lake County shall be the same as the level of service within the municipality.

The level of service for sanitary sewer supplied by a private provider in unincorporated Lake County shall be the minimum design and operating standards as established by the authorized federal, state, regional, water management district, and local regulatory agencies.

Policy II-1.1.10 Conduct Annual Level of Service Review

Lake County shall annually review appropriateness of the adopted level of service standards.

GOAL II-2 TIMING AND PROVISION OF PUBLIC FACILITIES

Lake County shall plan for and manage the provisioning of public facilities and services within a balanced budget that reflects the sound use of public funds in a responsible manner to adequately serve existing and new residents while continuing to provide a quality environment for all residents of the County.

OBJECTIVE II-2.1 SCHEDULE AND PROVIDE CAPITAL IMPROVEMENTS

Lake County shall schedule and provide capital improvements to meet existing deficiencies, to accommodate desired future growth, and to replace obsolete or worn-out facilities.

Policy II-2.1.1 Schedule of Capital Improvements

Lake County shall prepare annually a Five Year Schedule of Capital Improvements for County departments, and those authorities and special districts that depend on funds allocated by the Board of County Commissioners to guide the timing and location of capital expenditures.

Policy II-2.1.2 Capital Improvements Defined

Physical improvements to public facilities, including land acquisition, buildings, structures, facilities, equipment, and infrastructure with a unit cost exceeding $25,000 and a useful life of at least five years shall be considered capital improvements. For purposes of the Schedule of Capital Improvements, public facilities are defined as those facilities that maintain or improve adopted levels of service for traffic circulation, mass transit, potable water, sanitary sewer, solid waste, parks and stormwater management. Consistency in the Schedule of Capital Improvement.

The Schedule of Capital Improvements shall be consistent with and act as a means of implementing the County's comprehensive plan. County capital improvements shall be made in accordance with the adopted Schedule of Capital Improvements, including amendments, as outlined in the comprehensive plan.

Policy II-2.1.3 Evaluating and Prioritizing the Schedule of Capital Improvement

Projects submitted for inclusion in the Schedule of Capital Improvements will be evaluated annually and prioritized by a committee composed of staff from the appropriate County departments. Projects will be evaluated and prioritized based on the following criteria:

- Elimination of a public hazard;
- Consistency with the Comprehensive Plan;
- Elimination of an existing deficiency;
- Required by legislative mandate;
- Needed to maintain level of service standard;
- Financial feasibility;
- Public safety;
- Local priorities;
- Consistency with plans of surrounding jurisdictions and agencies, state agencies, and the Water Management Districts;
- Local budget impacts

Policy II-2.1.4 Annual Review and Update

The County shall review the Schedule of Capital Improvements on an annual basis. Future capital improvement expenditures necessitated by changes in population, changes in real estate development, or changes in the economic base will be calculated and included in capital improvements budget projections.

Policy II-2.1.5 Future Operating Costs

The County shall coordinate development of the Capital Improvements budget with development of the operating budget. Future operating costs associated with new capital improvements will be projected and included in operating budget forecasts.

Policy II-2.1.6 Intergovernmental Assistance

The County shall use intergovernmental assistance to finance only those capital improvements that are consistent with the Capital Improvements Element and County priorities, and whose operating and maintenance costs have been included in operating budget forecasts.

Policy II-2.1.7 Adequate Asset Level

The County shall maintain all its assets at a level adequate to protect the County's capital investment, and to minimize future maintenance and replacement costs.

Policy II-2.1.8 Maintenance and Replacement Schedule

The County shall project its equipment replacement and maintenance needs for the next several years and will update this projection each year. From this projection, a maintenance and replacement schedule will be developed and followed.

Policy II-2.1.9 Funding Sources

The County shall identify the estimated costs and potential funding sources for each capital project proposal before it is submitted for approval.

Policy II-2.1.10 Adoption by BCC

The Board of County Commissioners concurrent with approval of the annual budget shall adopt the Lake County Five Year Schedule of Capital Improvements. The Capital Improvements budget will be adopted and incorporated into the annual Lake County budget. Deviations from the adopted Capital Improvements budget or Schedule of Capital Improvements will require approval by the Board of County Commissioners. Also, deviations involving concurrency related projects, with the exceptions noted in Section 163.3177(4)(b), FS, shall require a comp plan amendment based on the BCC approval.

Policy II-2.1.11 Service Commitments

Public facility and service commitments established in development agreements shall be annually incorporated into the Schedule of Capital Improvements.

OBJECTIVE II-2.2 MAINTAIN DEBT MANAGEMENT STRATEGY

Lake County shall maintain a comprehensive and viable debt management strategy, which recognizes the capital improvements needs of the County as well as the taxpayer's or ratepayer's ability to pay, accounting for existing legal, economic, financial and debt market considerations.

Policy II-2.2.1 Cost of Financing

The County shall identify and pursue the least costly financing method for all new projects.

Policy II-2.2.2 Financing Enterprise Fund Operations

Capital improvements related to enterprise funds operations (e.g., refuse disposal systems, etc.) shall be financed solely by debt to be repaid from user fees and charges generated from the respective enterprise funds operation, when practicable.

Policy II-2.2.3 Financing Non-enterprise Fund Operations

Capital improvements not related to enterprise funds operations (e.g., roads, parks, public buildings, etc.) may be financed by debt to be repaid from available revenue sources (including ad valorem taxes) pledgeable for same, when practical.

Policy II-2.2.4 Use of Cash Surpluses

Cash surpluses, to the extent available and appropriate, shall be considered to finance scheduled capital improvements.

Policy II-2.2.5 Issuance of Debt

The County shall issue debt only for the purposes of constructing or acquiring capital improvements (more specifically, the approved schedule of capital improvements) and for making major renovations to existing capital improvements. The only exception to the above would involve entering into long-term leases for the acquisition of major equipment when it is cost justifiable to do so.

Policy II-2.2.6 Duration of Financing

All capital improvements financed through the issuance of debt shall be financed for a period not to exceed the useful life of the improvements, but in no event to exceed thirty years.

Policy II-2.2.7 Funding Prerequisite

The County shall not construct or acquire a public facility if it is unable to adequately provide for the subsequent annual operation and maintenance costs of the facility.

Policy II-2.2.8 Credit Rating

The County shall at all times manage its debt and sustain its financial position in order to seek and maintain the highest credit rating possible.

Policy II-2.2.9 Checks and Balances

The County shall ensure that an adequate system of internal control exists (e.g., audits, etc.) to provide reasonable assurance as to compliance with appropriate laws, rules, regulations and covenants associated with outstanding debt.

Policy II-2.2.10 Pledging of Revenue Streams

Revenue sources shall only be pledged for debt when legally available and, in those situations where they have previously been used for operation and maintenance expenses/general operating expenditures, they will only be pledged for debt when other sufficient revenue sources are available to replace same to meet operation and maintenance expenses/general operating expenditures.

Policy II-2.2.11 Marketing of Debt

The County shall market its debt through the use of competitive bid whenever deemed feasible, cost effective and advantageous to do so. However, it is recognized that, in some situations, certain

complexities and intricacies of a particular debt issue are such that it may be advantageous to market the debt via negotiated sale.

Policy II-2.2.12 Early Debt Retirement

The County shall continually monitor its outstanding debt in relation to existing conditions in the debt market and will retire any outstanding debt when sufficient cost savings can be realized.

Policy II-2.2.13 Usage of Credit Enhancements

Credit enhancements (insurance, letters of credit, etc.) shall be used only in those instances where the anticipated present value savings in terms of reduced interest expense equals or exceeds the cost of the credit enhancement.

Policy II-2.2.14 Stabilize Debt Service Payments

In order to maintain a stable debt service burden, the County will attempt to issue debt that carries a fixed interest rate. However, it is recognized that certain circumstances may warrant the issuances of variable rate debt. In those instances, the County should attempt to stabilize debt service payments through the use of an appropriate stabilization arrangement.

OBJECTIVE II-2.3 REVENUE SOURCES

Lake County shall investigate and identify new sources of revenue and promote the adoption of non-ad valorem based revenue sources.

Policy II-2.3.1 Impact Fees

Lake County shall impose impact fees as a means of establishing and paying for future development's proportional cost of capital improvements.

Policy II-2.3.2 User Pay Public Improvements

To the maximum extent feasible, the "user pays" philosophy shall be incorporated into the revenue structure of all major public improvements and infrastructure systems that do not provide substantially equal benefit to all County residents on a countywide basis.

Policy II-2.3.3 Fee Structure

The fee structure of all County enterprise funded infrastructure systems shall be set equal to the financial requirements for the operation, maintenance, capital improvements programs and debt service of the respective system.

Policy II-2.3.4 Examine Fee Structure

Lake County periodically shall examine existing fee structures to determine the adequacy of the fees to offset capital and administrative impacts associated with the various land development activities.

Policy II-2.3.5 Federal and State Funding

Lake County shall aggressively seek Federal and State funding for appropriate improvements and activities to reduce reliance on the County's ad valorem tax base.

Policy II-2.3.6 Funding for Transportation Improvements

Lake County will strongly lobby for the inclusion of appropriate projects on the Metropolitan Planning Organization Road Improvements List and the Florida Department of Transportation Work Program to

ensure that the appropriate and equitable amount of money is expended on State road projects within the County. The County also shall pursue additional funding sources for transportation improvements consistent with Transportation Policy 4.1.1.

Policy II-2.3.7 Investigate New Sources of Revenue

When and if new revenue sources are needed, Lake County shall investigate the feasibility of adopting new sources of revenue. These sources may include, but are not limited to, franchise fees, special taxing and benefit units, user fees, and other taxes and fees, as appropriate, to ensure the financial feasibility of the Comprehensive Policy Plan and the maintenance of adopted levels of service over the planning horizon.

Policy II-2.3.8 Monitor Revenue and Expenditures

Lake County shall monitor the relationship of revenues and expenditures in an effort to identify and rectify possible fiscal problems. A status report shall periodically be provided to the BCC.

Policy II-2.3.9 Community Development Districts

On a project by project basis, Lake County shall consider the feasibility and suitability of Community Development Districts (Chapter 190, FS) to serve as an alternative financing technique for the provision of infrastructure and public services. To be considered for approval, any proposed Community Development District (CDD) for residential development in Lake County must, at a minimum, provide for the financing of public recreation facilities and public schools. A CDD shall not be considered for approval if it provides for the funding of infrastructure that would otherwise be funded through traditional land development regulations (e.g., subdivision regulations).

OBJECTIVE II-2.4 SCHEDULE OF CAPITAL IMPROVEMENTS

Lake County shall coordinate the approval of new development with the Schedule of Capital Improvements. The schedule shall include the maintenance of adopted level of service standards and shall include the existing and future facility needs of Lake County.

Policy II-2.4.1 Capital Improvement Consistency

Capital improvements proposed in the Capital Improvements Element shall include those required due to concurrency requirements in the Comprehensive Plan. Capital improvements not required due to concurrency shall be included in the Capital Improvements Element at the discretion of the County.

Policy II-2.4.2 Public Facility Consistency

The Capital Improvements Element shall be consistent with public facility needs demanded by new development resulting from amendments to the Comprehensive Plan. The County shall evaluate the Capital Improvements Element simultaneously with the adoption of a plan amendment.

Policy II-2.4.3 Development Order Stipulations

Development orders shall not be approved if funding sources are not identified for the scheduled financing of capital improvements, or where necessary facilities are not guaranteed by the developer in an enforceable development agreement pursuant to Section 163.3220, FS, or to Chapter 380, FS. The agreement must guarantee that the necessary facilities and services will be in place when the impacts of the development occur. This policy shall apply to all Category A public facilities.

Policy II-2.4.4 Availability of Public Facilities

Consistent with the Future Land Use Element, Lake County shall prioritize the availability of service capacities for concurrency facilities within the urban future land use series. The provision of central water

or sewer within the rural future land use series is prohibited except when is it clearly and convincingly demonstrated by the proponents of the system expansion that a health problem exists in a built but underserved area for which there is no other feasible solution (see Land Use Policy 1.5.3) At such time Lake County has sufficient information and studies to document rural type development demands for public facilities and services, different levels of service shall be established for the rural areas of the County.

OBJECTIVE II-2.5 FAIR SHARE COSTS

Future development shall bear its fair share cost for facility improvements necessary to provide services demanded by new growth and development. The term "fair share" is defined as new growth paying the incremental capital costs for all facilities and services, as defined by documentation for existing and future impact fees and other funding mechanisms, necessary to accommodate the impacts created by new growth in order to maintain the adopted level of service. Fair share costs shall be assessed through the use of impact fees.

Policy II-2.5.1 New Development

Lake County shall assess impact fees on new development to cover a fair share of the capital cost to provide those services to new growth.

Policy II-2.5.2 Capital Facility Needs

Impact fees shall be used to fund capital facility needs resulting from new development and shall not be used to fund existing deficiencies.

Policy II-2.5.3 Public Facility Needs

Impact fees shall be maintained for as many public facilities as feasible, but with consideration to the economic impact on affordable housing and the local construction industry.

Table CAP 5 – 2008-2009 Summary of the Schedule of Capital Improvements by Category and Funding Source

Summary of Capital Improvements by Fund FY 2008-09	
Fund/Division	**Total**
Countywide Funds	
General	13,174,000
County Transportation	75,000
Total Countywide Funds	**13,249,000**
Special Revenue Funds	
Parks Impact Fee Trust - Central District	247,968
Parks Impact Fee Trust - North District	83,600
Parks Impact Fee Trust - South District	444,704
Road Impact Fees - District 1	2,160,901
Road Impact Fees - District 2	16,207,924
Road Impact Fees - District 3	14,425,841
Road Impact Fees - District 4	3,157,213
Road Impact Fees - District 5	1,660,600
Road Impact Fees - District 6	7,062,526
Fish Conservation	75,719
MSTU - Stormwater Section	6,438,522
MSTU - Parks Section	171,316
MSTU - Roads Section	1,642,927
Total Special Revenue Funds	**53,779,761**
Enterprise Funds	
Landfill Enterprise	20,000
S W Closures and L T Care	621,157
Total Enterprise Funds	**641,157**
Total Operating Budget	**67,669,918**
Capital Projects Funds	
Parks	769,064
Renewal Sales Tax	5,649,154
Public Lands	187,500
Facilities Expansion	24,588,990
Total Capital Projects Funds	**31,194,708**
Total Non-operating Budget	**31,194,708**
Total Capital Improvement Program	**98,864,626**

Summary of Policies, Programs & Capital Improvements with Cost Impacts

Five Year Capital Improvements Schedule for Transportation Facilities

Lake County is located within the Lake-Sumter Metropolitan Planning Organization (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 Tindale-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 theses 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	Project Number	Funding Source	2008-09	2009-10	2010-11	2011-12	2012-13	Five Year Total
Apshawa Road, East C-2038 from Cherry Lake Road C-1829 to US-27: Widen to 30', curb & gutter "part", resurface, realign intersection at US-27 and signalize, ~ 9,450 LF	W&R06021	Road Impact Fees District 6 (1156)	650,000	0	0	0	0	650,000
Bates Avenue C-5771 from Eustis City Limits to Estes Road C-5876: Widen to 24', drainage improvements, construct sidewalk on south side, construct turn lanes at intersection, ~ 7,310 LF	W&R98019	Road Impact Fees District 2 (1152)	2,650,000	0	0	0	0	2,650,000
Bible Camp Road C-1615 from CR-565 to SR-19: Widen to 24', resurface, construct turn lanes at CR-565 and SR - 19 approximately 4,716 LF	W&R08051	Road Impact Fees District 6 (1156)	250,000	927,280	0	0	0	1,177,280

TRANSPORTATION Project Name & Scope	Project Number	Funding Source	2008-09	2009-10	2010-11	2011-12	2012-13	Five Year Total
Britt Road C-4981 from Wolf Branch Road C-4583 to SR-44: Rebuild to curb & gutter urban design, landscaping, ~ 13,909 LF	W&R04002	Road Impact Fees District 2 (1152)	0	350,000	350,000	0	0	700,000
Buckhill Road, North C-2739 from Lakeshore Blvd to Bald Eagle Drive: Pave approximately 1,320LF	C2P97026	Road Impact Fees District 2 & Dist. 4 (1152 and 1154)	200,000	0	0	0	0	200,000
Countywide Infrastructure: Countywide Road improvements		MSTU-Roads Section (1232) Renewal Sales Tax Capital Projects (3030)	1,649,981	1,250,462	1,257,464	1,600,000	1,600,000	7,357,907
Countywide Resurfacing: Resurfacing roads throughout Lake County		Renewal Sales Tax Capital Projects (3030)	2,302,000	0	0	0	0	2,302,000
Countywide Sidewalks and Trails: Construction of sidewalks and trails throughout Lake County		Affordable Housing Assist Trust (1260) Renewal Sales Tax Capital Projects (3030)	1,400,000	0	0	0	0	1,400,000
CR-19A from SR-19/US441 Ramps to Old 441: Results of PD&E (completed in 2008), ~7,650 LF	SDY06042	Road Impact Fees District 2 (1152)	0	620,000	0	0	0	620,000
CR-25A (Dixie Avenue) from CR-466A to US-441: Widen to 24' with curb & gutter, construct sidewalks and bike lanes, improve intersection, ~ 2,100 LF	W&R04003	Road Impact Fees District 3 (1153)	0	0	0	250,000	0	250,000
CR-25A (Dixie Avenue) from Fruitland Street to Miller Street/CR-466A: Improve drainage, construct sidewalk, curb & gutter, install signal at Berckman Street, ~ 2,600 LF	W&R04003	Road Impact Fees District 3 (1153)	0	0	0	250,000	0	250,000
CR-33 from SR-50 to Simon Brown Road C-2013: Project Development & Environment Study	SDY08036	Road Impact Fees District 6 (1156)	400,000	0	0	0	0	400,000
CR-42 from Marion County to Maggie Jones Road C-8190: Construct paved shoulders, FM #416988, ~ 36,315 LF	W&R05045	General Fund (0010)	1,350,000	0	0	0	0	1,350,000

TRANSPORTATION Project Name & Scope	Project Number	Funding Source	2008-09	2009-10	2010-11	2011-12	2012-13	Five Year Total
CR-42 Intersection with SR-19: Realign intersection and signalize, widen to 2-lane with curb and gutter (~1,490 LF)	INT03012	Road Impact Fees District 1 (1151)	2,050,000	0	0	0	0	2,050,000
CR-437 from Orange County to CR-44A: Project Development & Environment Study, possible realignment	SDY08025	Road Impact Fees District 2 (1152)	0	0	400,000	0	0	400,000
CR-437 Intersection with Wolf Branch Road C-4583: Improve intersection and signalize	INT08024	Road Impact Fees District 2 (1152)	976,000	0	0	0	0	976,000
CR-439 from SR-44 to CR-44A: Widen to 30', resurface ~ 8,200 LF	W&R04029	Renewal Sales Tax Capital Projects (3030)	250,000	0	0	0	0	250,000
CR-44 Intersection with CR-19A: Construct turn lanes, FM #422419, construction costs to be reimbursed in FDOT FY 2010	INT07034	General Fund (0010)	347,000	0	0	0	0	347,000
CR-44 Intersection with CR-44 (Leg A): Realign, construct turn lanes on CR-44, CR-44 (Leg A), and Shady Acres Road C-5124	INT06043	Road Impact Fees District 3 (1153)	50,000	0	0	0	0	50,000
CR-44 Intersection with Shelley Drive C-6041: Construct turn lanes, FM #422420, construction costs to be reimbursed in FDOT FY 2010	INT07033	General Fund (0010)	354,000	0	0	0	0	354,000
CR-445 Bridge #114047: Rehabilitate bridge	SDY08039	Renewal Sales Tax Capital Projects (3030)	0	0	50,000	250,000	0	300,000
CR-445 from SR-19 to Deer Road East C-9080A: Widen to 30', ~ 7,920 LF	W&R05002	Road Impact Fees District 1 (1151)	0	0	0	563,000	0	563,000
CR-448 from CR-561 to Apopka Beauclair Canal Bridge #114087: Widen to 30', resurface, ~ 17,340 LF	W&R06015	Renewal Sales Tax Capital Projects (3030)	0	0	0	2,601,000	0	2,601,000
CR-44A (Griffin Road C-4909) Intersection with Beecher Street (Leesburg): Construct turn lane, Interlocal with the City of Leesburg to design and construct	INT06009	Road Impact Fees District 3 (1153)	0	0	0	0	50,000	50,000
CR-452 Intersection with Apiary Road C-6745: Construct turn lanes	INT08006	Road Impact Fees District 2 (1152)	305,000	0	0	0	0	305,000

TRANSPORTATION Project Name & Scope	Project Number	Funding Source	2008-09	2009-10	2010-11	2011-12	2012-13	Five Year Total
CR-452 Intersection with South Fish Camp Road C-6549 and Fish Camp Road C-6847: Construct turn lanes	INT08007	Road Impact Fees District 2 (1152)	305,000	0	0	0	0	305,000
CR-455 Extension (Hartle Road) from Hartwood Marsh Road C-0854 to SR-50: Construct new 2-lane road, acquire right-of-way for 4-lane, ~ 13,600 LF	NRD04040	Road Impact Fees District 5 (1155)	0	0	0	585,000	500,000	1,085,000
CR-455 Howey Heights Curve: Realign	REB98031	Renewal Sales Tax Capital Projects (3030)	0	570,000	0	0	0	570,000
CR-455 Intersection with Ridgewood Avenue C-1864: Construct round-a-bout per PD&E	INT04036	Road Impact Fees District 5 (1155)	0	150,000	0	0	0	150,000
CR-466 from Sumter County to US-27/441 and Lemon Street C-7405: Widen to 4-lane with paved shoulders, improve intersections, ~ 10,100 LF Estimate does not include cost share with the Villages or the $5M TRIP funds to be received from FDOT for the segment extending from Sumter County to Rolling Acres Road.	SDY03018	Road Impact Fees District 3 (1153)	12,000,000	0	0	0	0	12,000,000
CR-466A (Miller Street) from Sumter County to US-27/441: Widen to 4-lane with paved shoulders, improve intersections, ~ 16,170 LF	SDY03008	Road Impact Fees District 3 (1153)	0	0	1,250,000	0	0	1,250,000
CR-470 from Sumter County to CR-33/CR-48: Widen to 4-lane, ~ 20,815 LF	SDY01003	Road Impact Fees District 3 (1153) Road Impact Fees District 4 (1154)	500,000	300,000	0	0	0	800,000
CR-473 from 5-lane section to CR-44: Project Development & Environment Study, ~ 14,060 LF	SDY08029	Road Impact Fees District 3 (1153)	0	0	0	200,000	0	200,000
CR-473 Intersection with Treadway School Road C-5335: Improve intersection	INT06007	Road Impact Fees District 3 (1153)	0	0	550,000	0	0	550,000
CR-478 (Cherry Lake Road C-1829) from SR-19 to East Apshawa Road C-2038 and Jalarmy Road C-1838: Widen and resurface, improve intersection & drainage, construct sidewalk "part, ~ 33.980 LF	W&R06018	Road Impact Fees District 6 (1156)	400,000	0	0	0	0	400,000

TRANSPORTATION Project Name & Scope	Project Number	Funding Source	2008-09	2009-10	2010-11	2011-12	2012-13	Five Year Total
CR-48 (Part) from CR-470/CR-33/CR-48 to 1,320' east of US-27: Widen to 4-lane, ~ 6,910 LF	SDY01003	Road Impact Fees District 4 (1154)	250,000	150,000	0	0	0	400,000
CR-50 (Washington Street C-1643) from US-27 to Grassy Lake Road C-1846: Preliminary engineering study (traffic study)	SDY07009	Road Impact Fees District 5 (1155)	60,000	0	0	0	0	60,000
CR-50 Intersection with CR-455: Improve intersection	INT97033	Road Impact Fees District 5 (1155)	0	0	100,000	0	0	100,000
CR-50 Intersection with Winter Road C-1464: Construct turn lane	INT06027	Road Impact Fees District 5 (1155)	0	0	170,000	0	0	170,000
CR-561 from CR-455 to Country Club Drive C-3147: Project Development & Environment Study	SDY07019	Road Impact Fees District 2 (1152)	400,000	0	0	0	0	400,000
CR-561 Intersection with US-27: Construct right and dual left turn lanes	INT08032	Road Impact Fees District 4 (1154) Road Impact Fees District 5 (1155)	0	0	300,000	0	0	300,000
CR-565 (Villa City Road C-2215) from Bible Camp Road C-1615 to Simon Brown C-2013: Widen to 24', resurface, ~ 13,910 LF	W&R08037	Road Impact Fees District 6 (1156)	100,000	0	0	0	0	100,000
CR-565A (Montevista Road C-1225) from C-565B (Pine Island Road C-0926) to SR-50: Widen to 24, resurface, ~ 24,540 LF	W&R08038	Road Impact Fees District 6 (1156)	0	150,000	0	0	0	150,000
CR-565A from SR-50 to Lake Minneola Shores C-1733 (C-561): Widen to 30', resurface, ~ 14,500 LF	W&R05030	Road Impact Fees District 6 (1156)	100,000	1,450,000	0	0	0	1,550,000
David Walker Drive C-4756 from Mt. Homer Road C-4956 to Kurt Street: Widen to 30' with curb & gutter, sidewalk construction, intersection improvements, signalize at Kurt Street, ~ 4,000 LF	W&R08026	Road Impact Fees District 2 (1152)	0	0	150,000	0	0	150,000
Edwards Road C-7009 from US-27/441 to Gray's Airport Road C-7310: Extend and pave, ~ 8,350 LF, Construction cost indicates only a portion of the total funds needed	C2P97045	Road Impact Fees District 3 (1153)	75,000	250,000	0	0	0	325,000

TRANSPORTATION Project Name & Scope	Project Number	Funding Source	2008-09	2009-10	2010-11	2011-12	2012-13	Five Year Total
Fosgate Road C-1860 Extension from US-27 to Grassy Lake Road C-1846: Construct new 2-lane road, developer funding required above and beyond road impact fees	NRD08049	Road Impact Fees District 5 (1155)	0	650,000	200,000	0	0	850,000
Hancock Road C-1254 Extension from US-27/Lk Louisa Rd C-0847 to Hartwood Marsh Road C-0854: Construct new 2-lane road, ~ 6,905 LF	NRD05043	Road Impact Fees District 5 (1155)	0	0	0	750,000	0	750,000
Hancock Road C-1254 from Hartwood Marsh Road C-0854 to SR-50: Project Development and Environmental Study, ~16,990 LF	W&R05042	Road Impact Fees District 5 (1155)	0	0	0	0	450,000	450,000
Hancock Road, North C-1354 Extension from CR-50 to Fosgate Road: Construct new 4-lane road. Estimate indicates partial funding. Developer participation above and beyond impact fees required.	W&R08042	Road Impact Fees District 5 (1155)	200,000	650,000	0	0	0	850,000
Hartwood Marsh Road C-0854 Ph I from US-27 to Hancock Road: Widen to 4-lane, improve intersection at US-27, ~3,775 LF	W&R01010	Road Impact Fees District 5 (1155)	0	3,000,000	3,750,000	0	0	6,750,000
Hartwood Marsh Road C-0854 Ph II from Hancock Road C-1254 to Orange County: Widen to 4-lane, ~ 21,205 LF	W&R01010	Road Impact Fees District 5 (1155)	0	0	0	1,500,000	0	1,500,000
Hooks Street Ext Phase IV from US-27 to Hooks St Ph III and Grand Highway: Construct new 4-lane road and widen to 3-lane, curb & gutter, ~ 2,785 LF and ~ 1,440 LF, estimate does not include developer share	NRD06004	Road Impact Fees District 5 (1155)	3,863,500	0	0	0	0	3,863,500
Hooks Street Ext Phase V from Hancock Road C-1254 to Jahna Road: Construct new 4-lane urban section, sidewalks and bike lanes. Estimate indicates partial funding.	NRD08043	Road Impact Fees District 5 (1155)	0	0	0	1,500,000	0	1,500,000
Hooks Street Ext Phase VI from Jahna Road to Hartle Road C-1362: Construct new 4-lane urban section, sidewalks and bike lanes. Estimate indicates partial funding.	NRD08044	Road Impact Fees District 5 (1155)	0	0	0	1,500,000	0	1,500,000

TRANSPORTATION Project Name & Scope	Project Number	Funding Source	2008-09	2009-10	2010-11	2011-12	2012-13	Five Year Total
Kurt Street from US-441 to West Golflinks Avenue (Eustis): Widen to 3-lane with curb & gutter, sidewalk construction, drainage improvements at Mt. Homer Road, ~ 4,780 LF	W&R06019	Road Impact Fees District 2 (1152)	0	250,000	0	0	0	250,000
Lake Ella Road C-6604 from April Hills Boulevard to US-27/441: Realign and improve intersection, add turn lanes, signalize at US-27/441, ~ 2,885 LF	NRD02006	Road Impact Fees District 3 (1153)	300,000	1,300,000	1,700,000	0	0	3,300,000
Lake Ella Road C-6604 from Sumter County to April Hills Boulevard: Corridor study of the roadway network	SDY08030	Road Impact Fees District 3 (1153)	0	0	0	300,000	0	300,000
Lake Griffin Road C-7611 from Lemon Street C-7405 to end: Corridor study of the roadway network	SDY08031	Road Impact Fees District 3 (1153)	0	0	0	300,000	0	300,000
Lakeshore Drive C-1040 Bridge #114077: Widen, replace bridge, reconstruct bridge approaches	SPJ06020	Road Impact Fees District 5 (1155)	70,000	0	0	0	0	70,000
Lakeshore Drive C-1040 Intersection with Harder Road C-103: Improve intersection and signalize	INT04046	Road Impact Fees District 5 (1155)	0	500,000	0	0	0	500,000
Mascotte-Empire Road C-1310 from Mt. Pleasant Road C-1412 to Pearl Street: Widen to 24', resurface, ~ 5,660 LF	W&R08008	Road Impact Fees District 6 (1156)	200,000	566,000	0	0	0	766,000
Mount Homer Road C-4956 Intersection with David Walker Drive C-4756: Construct westbound left turn lane and install signal, FM #423967	INT07008	General Fund (0010)	0	260,000	0	0	0	260,000
Mt. Pleasant Road C-1412 from Mascotte-Empire Road C-1310 to SR-50: Widen to 30', resurface approximately 9,115LF	W&R08051	Road Impact Fees District 6 (1156)	250,000	0	0	0	0	250,000
Northwest Lake County Corridor: Corridor study for a north-south roadway on the west side of Fruitland Park, Lady Lake, and Leesburg	SDY08047	Road Impact Fees District 3 (1153)	0	0	0	0	500,000	500,000
Number Two Road C-3024 from CR-48 to SR-19: Widen and resurface, ~ 31,391 LF, Construction cost represents partial funds needed.	W&R08034	Road Impact Fees District 4 (1154)	200,000	0	0	0	800,000	1,000,000

TRANSPORTATION Project Name & Scope	Project Number	Funding Source	2008-09	2009-10	2010-11	2011-12	2012-13	Five Year Total
Old 441 (Alfred Street) from SR-19 to Dora Avenue C-4554 (C-19A): Results of PD&E (completed in 2008)	SDY04039	Road Impact Fees District 2 (1152)	0	250,000	0	0	0	250,000
Old 441 (Heim Road) from Bay Road C-4260 to North McDonald Street: Results of PD&E (started in 2006), ~14,705 LF	SDY06044	Road Impact Fees District 2 (1152)	0	0	500,000	0	0	500,000
Old 441 Intersection with CR-46: Improve intersection	INT08017	Road Impact Fees District 2 (1152)	100,000	350,000	0	0	0	450,000
Old 441 Intersection with Lakeshore Drive C-452: Improve intersection	W&R03007	Road Impact Fees District 2 (1152)	0	0	60,000	960,000	0	1,020,000
Oswalt Road C-0840 from Lakeshore Drive C-1040 to Reagan's Run subdivision: Widen to 24', resurface, traffic calming devices, ~ 4,570 LF	W&R08035	Road Impact Fees District 5 (1155)	0	0	50,000	0	0	50,000
Picciola Bridge #114004: Replacement	SPJ03003	Renewal Sales Tax Capital Projects (3030)	20,000	1,800,000	1,200,000	0	0	3,020,000
Radio Road C-5433 from Treadway School Road C-5335 to Jackson Road C-5432: Widen to 2-lane divided, construct sidewalk, install signal at Treadway School Road, ~ 2,384 LF	W&R98029	Road Impact Fees District 3 (1153)	100,000	0	0	0	0	100,000
Radio Road C-5433 from US-441 to Treadway School Road C-5432: Widen to 2-lane divided, ~ 7,750 LF	W&R98029	Road Impact Fees District 3 (1153)	0	0	1,200,000	0	0	1,200,000
Revels Road, East C-2837 and Lakeshore Blvd from SR-19 to Central Ave: Widen and resurface, intersection improvements at East Revels Road	W&R08033	Road Impact Fees District 4 (1154)	100,000	0	0	0	0	100,000
Road Infrastructure - Undesignated - District 1: Balance of budgeted infrastructure funds.		Road Impact Fees District 1 (1151)	110,901	0	0	0	0	110,901
Road Infrastructure - Undesignated - District 2: Balance of budgeted infrastructure funds.		Road Impact Fees District 2 (1152)	6,121,924	0	0	0	0	6,121,924
Road Infrastructure - Undesignated - District 3: Balance of budgeted infrastructure funds.		Road Impact Fees District 3 (1153)	1,650,841	0	0	0	0	1,650,841

TRANSPORTATION Project Name & Scope	Project Number	Funding Source	2008-09	2009-10	2010-11	2011-12	2012-13	Five Year Total
Roads Infrastructure - Undesignated - District 4: Balance of budgeted infrastructure funds.		Road Impact Fees District 4 (1154)	2,257,213	0	0	0	0	2,257,213
Roads Infrastructure - Undesignated - District 6: Balance of budgeted infrastructure funds.		Road Impact Fees District 6 (1156)	4,412,526	0	0	0	0	4,412,526
Rolling Acres Road C-6903 from CR-466 to Griffin Avenue C-7807: Project Development and Environment Study	W&R08048	Road Impact Fees District 3 (1153)	0	0	100,000	0	0	100,000
Round Lake Road C-4183 Extension from Wolf Branch Road C-4583 to SR-44: Project Development & Environment Study to construct a new road, ~ 13,611 LF	SDY08027	Road Impact Fees District 2 (1152)	0	0	350,000	0	0	350,000
South Lake Trail, Section 1 from Clermont Trail to Groveland Park: Construct 15 foot multi-use trail, FM #422570	SPJ08024	General Fund (0010)	670,000	0	0	0	0	670,000
Special Project Facility (PW): Build storage facility for road operations equipment.	70020	County Transportation Trust (1120)	75,000	0	0	0	0	75,000
SR-19 Corridor Study (Umatilla): Corridor study of SR-19 intersections (CR-450 East, CR-450 West, CR-450A, Mills Street C-7264)	SDY08028	Road Impact Fees District 2 (1152)	150,000	0	0	0	0	150,000
SR-44 (formerly CR-44B) from US-441 to CR-44 (Orange Avenue C-6068): County participation with FDOT to construct 4-lane		Road Impact Fees District 2 (1152)	0	0	0	0	2,000,000	2,000,000
SR-50 from CR-565 to SR-33: Corridor Study through the City of Groveland	SDY08052	Road Impact Fees District 6 (1156)	0	0	500,000	0	0	500,000
Sunset Avenue and South Sunset Avenue from Mascotte city limit to CR-33 (Mascotte): Widen and resurface, ~ 5,820 LF	SDY07015	Road Impact Fees District 6 (1156)	300,000	1,000,000	0	0	0	1,300,000
Woodlea Road C-3840 from Lane Park Road C-3637 to SR-19: Widen to 24', curb & gutter from SR-19 to the Park, construct sidewalk and bike path on north side, ~ 9,140 LF	W&R04017	Road Impact Fees District 2 (1152)	5,100,000	0	0	0	0	5,100,000
Total All Projects			**55,625,886**	**16,743,742**	**14,187,464**	**13,109,000**	**5,900,000**	**105,566,092**

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	2008-09	2009-10	2010-11	2011-12	2012-13	Five Year Total
Astor Flood Study: Flood study and water quality improvements	37000	MSTU-Stormwater 1230	0	100,000	100,000	250,000	0	450,000
Countywide Aerials: aerial survey	38000	1230	0	0	150,000	0	0	150,000
Dead River Road (Lake Harris/Little Lake Harris Basin): Stormwater Pond	30005	1230	2,000,000	0	0	0	0	2,000,000
East Road: Drainage improvement	34001	1230	0	50,000	100,000	0	0	150,000
Getford Road Retrofit: Drainage and water quality improvement	34003	1230	2,000,000	0	0	0	0	2,000,000
Harbor Oaks: Water quality retrofit.	30004	1230	0	100,000	0	0	0	100,000
Hollondel Stormwater Pond (Lake Harris/Little Lake Harris Basin): Stormwater pond to provide water quality improvement to Lake Harris	30005	1230	2,000,000	0	0	0	0	2,000,000
Lake Eustis/Lakeshore Drive Retrofit: drainage and water quality improvements	34002	1230	0	300,000	0	0	0	300,000
Lake Eustis/Trout Lake Basin: basin study	30003	1230	0	0	200,000	200,000	200,000	600,000
Lake Saunders (Lake Dora Basin): flood study	30002	1230	0	0	200,000	200,000	200,000	600,000

STORMWATER PROJECT NAME AND DESCRIPTION	Project #	Funding Source	2008-09	2009-10	2010-11	2011-12	2012-13	Five Year Total
Lake Yale Basin Study: Basin Study for drainage and water quality improvements.	30008	1230	160,000	0	100,000	100,000	300,000	660,000
Land Acquisition: Undesignated Capital for land acquisitions for stormwater improvements.		1230	278,522	0	0	0	0	278,522
Lower Palatlakaha Basin Study: Basin study from Minneola Outfall to Lake Harris.	30006	1230	0	300,000	300,000	0	300,000	900,000
Royal Trails Flood Study: Flood study and water quality improvements study.	37003	1230	0	100,000	200,000	200,000	0	500,000
Wolfbanch Road Retrofit: Drainage and water quality improvements.	34004	1230	0	100,000	200,000	0	0	300,000
Total All Projects			**6,438,522**	**1,050,000**	**1,550,000**	**950,000**	**1,000,000**	**10,988,522**

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	2008-09	2009-10	2010-11	2011-12	2012-13	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 ($1,024,852), and the remaining funds will be collected over the next three years		Solid Waste Closures and Long Term Care (4220)	82,317	84,375	86,484	0	0	253,176
Astatula IIB Post Closure: Post closure costs for the long-term care of the Astatula IIB landfill. This landfill opened in 1991, and at the time of reporting was approximately 83% to capacity.		4220	70,943	60,851	62,970	65,244	67,691	327,699
Astatula Phase III Closure: Closure costs for the Astatula Phase III landfill. This site is under construction, and is expected to be completed in early 2009. The Astatula Phase III landfill is comprised of Class I and ASH Monofill, and is anticipated to meet the growing needs of Lake County until 2025.		4220	99,250	101,731	104,275	106,881	109,553	521,690
Astatula Phase III Post Closure: Post closure costs for the long-term care of the Astatula Phase III landfill. This site is under construction, and is expected to be completed in early 2009. The Astatula Phase III landfill is comprised of Class I and ASH Monofill, and is anticipated to meet the growing needs of Lake County until 2025.		4220	100,751	104,138	107,765	111,656	115,843	540,153
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	29,962	29,920	29,876	29,830	29,780	149,368

SOLID WASTE Project Name and Description	Project #	Funding Source	2008-09	2009-10	2010-11	2011-12	2012-13	Five Year Total
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	0	2,633	2,699	0	0	5,332
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	21,517	21,472	21,423	21,370	21,310	107,092
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	15,851	15,752	15,621	15,425	15,040	77,689
Paisley Residential Drop-off Modifications: Improve efficiency and level of service at customer drop-off by completing site improvements and installing stationary compactors. Improvements will take place over two fiscal years and will be completed in FY 2008-09.	25002	Landfill Enterprise (4200)	20,000	0	0	0	0	20,000
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	15,290	15,234	15,171	15,095	15,001	75,791
Total All Projects			**455,881**	**436,106**	**446,284**	**365,501**	**374,218**	**2,077,990**

Five Year Capital Improvements Schedule for Parks and Recreation Facilities

Lake County has thirty-seven (37) parks and recreation facilities totaling approximately 877 acres, more than a third of which is contained in the 318-acre P.E.A.R. (Palatlakaha Environmental and Agricultural Reserve) Park. Recently, 196 acres was purchased for the Ferndale Preserve as well as 98 acres for the NE Community Park. The majority of the parks owned and operated by Lake County are resource-based with limited development. The County currently has about 217 acres of developed parks and about 660 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	2008-09	2009-10	2010-11	2011-12	2012-13	Five Year Total
Arnold Brothers Boat Ramp Repair and Maintenance, Trash Receptacles, Signage, Benches, Tables, Fencing, Boat Ramp repair and amenities		Fish Conservation (1190)	5,000	0	0	0	0	5,000
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)	60,000	75,000	50,000	50,000	50,000	285,000
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)	34,000	100,000	75,000	84,571	115,000	408,571
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)	488,423	0	0	28,438	29,058	545,919
Ferndale Preserve (Stewardship funds) Public Lands stewardship funds.	40004	General Fund (0010)	232,000	0	0	0	0	232,000
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	37,937	35,326	0	0	73,263

PARKS & RECREATION Project Name & Description	Project #	Funding Source	2008-09	2009-10	2010-11	2011-12	2012-13	Five Year Total
Haynes Creek Park Installation of Parking Lot, Pavilion, Play Equipment, 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)	45,000	0	0	0	10,728	55,728
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)	45,000	100,000	50,000	100,000	150,000	445,000
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)	65,000	41,601	0	0	0	106,601
Marsh Park and Boat Ramp 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)	163,000	0	25,000	25,000	0	213,000
North Lake Community Park 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)	747,188	483,794	255,545	257,211	258,928	2,002,666

PARKS & RECREATION Project Name & Description	Project #	Funding Source	2008-09	2009-10	2010-11	2011-12	2012-13	Five Year Total
P.E.A.R. Park (Palatlakaha Environmental and Agricultural Reserve) 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)	429,126	264,081	230,310	231,219	232,156	1,386,892
Paisley Park Installation of shuffleboard Courts, Pre-Fab Restrooms, Softball Field, landscape, Pavilions, Signage, Picnic Tables, Benches, Trash Receptacles & other amenities	40014	MSTU-Parks (1231); Parks Cap. Proj. (3020)	25,000	40,000	15,000	10,000	0	90,000
Palatlakaha River Park and Boat Ramp 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.		MSTU-Parks (1231); Parks Cap. Proj. (3020)	0	50,000	26,831	20,000	20,000	116,831
Parks – Undesignated Undesignated funds for Parks improvements.		MSTU-Parks (1231)	0	0	0	394,857	489,540	884,397
Pine Forest Park 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)	0	45,000	15,000	20,000	20,000	100,000

PARKS & RECREATION Project Name & Description	Project #	Funding Source	2008-09	2009-10	2010-11	2011-12	2012-13	Five Year Total
Public Lands Program 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)	187,500	0	0	0	0	187,500
Sorrento Park Renovation of Existing Buildings, Installation of Basketball Court, Paved Paths, Pavilions, Playground, Picnic Tables, Benches, Trash Receptacles, Signage, Parking Lot, and other amenities.	40016	Parks Capital Projects (3020)	80,000	50,000	0	0	0	130,000
Total All Projects			**2,606,237**	**1,287,413**	**778,012**	**1,221,296**	**1,375,410**	**7,268,368**

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 years to address some of the existing and future space needs. Because of the lower growth projections and severe capital constraints to be discussed later in this chapter, 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 2009 through 2013

SCHOOL FACILITIES Project Name	Total	Prior to 2009	FY 2009 -FY 2013	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013
Renovations/Additions/Replacements								
Cecil Gray MS Replacement	49,400,000	1,900,000	47,500,000	44,000,000	3,500,000	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	8,663,363	0	8,663,363	0	0	0	1,615,328	7,048,035
Eustis ES	100,000	100,000		0	0	0		
Eustis Heights Ren/Addition	9,701,172	0	9,701,172	0	0	0	2,000,000	7,701,172
Mt Dora MS Addition	8,442,728	0	8,442,728	0	0	0	1,493,981	6,948,747
Treadway Addition	7,943,802	0	7,943,802	0	0	1,471,537	6,472,265	0
Umatilla HS Addition - 9th Grade Center	1,216,267	0	1,216,267	0	0	0	0	1,216,267

SCHOOL FACILITIES Project Name	Total	Prior to 2009	FY 2009 -FY 2013	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013
Umatilla MS Ren/Addition	6,091,527	0	6,091,527	0	0	0	0	6,091,527
Subtotal Renovations/Additions/Replacements	**98,558,859**		**96,558,859**	**44,000,000**	**3,500,000**	**1,471,537**	**15,081,574**	**32,505,748**
Site Acquisition								
Land Acquisition	27,000,000	5,000,000	22,000,000		3,000,000	5,000,000	7,000,000	7,000,000
Subtotal Site Acquisition	**27,000,000**		**22,000,000**		**3,000,000**	**5,000,000**	**7,000,000**	**7,000,000**
New Schools								
Community Coll Partnership HS (DDD) Labs	3,000,000	0	3,000,000	0	0	0	3,000,000	0
Community College Partnership HS (DDD)	10,000,000	0	10,000,000	0	0	0	10,000,000	0
High School (BBB)	72,475,546	2,000,000	70,475,546	66,400,616	4,074,930	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
Mt 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	**124,175,087**	**0**	**93,475,546**	**66,400,616**	**4,074,930**	**0**	**13,000,000**	**10,000,000**
Portables								
Portable Lease	9,800,000	0	9,800,000	2,000,000	2,700,000	2,200,000	1,700,000	1,200,000
Subtotal Portables	**9,800,000**	**0**	**9,800,000**	**2,000,000**	**2,700,000**	**2,200,000**	**1,700,000**	**1,200,000**
Maintenance and Equipment								
Capital School Equipment	2,500,000	0	2,500,000	500,000	500,000	500,000	500,000	500,000
Computer Lease Program	14,400,000	0	14,400,000	2,000,000	3,100,000	3,100,000	3,100,000	3,100,000
Library Technology	750,000	0	750,000	150,000	150,000	150,000	150,000	150,000
Maintenance Projects	40,000,000	0	40,000,000	7,000,000	7,500,000	8,000,000	8,500,000	9,000,000

SCHOOL FACILITIES Project Name	Total	Prior to 2009	FY 2009 -FY 2013	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013
School Buses	15,500,000	0	15,500,000	0	3,000,000	3,000,000	4,500,000	5,000,000
Subtotal Maintenance and Equipment	**73,150,000**	**0**	**73,150,000**	**9,650,000**	**14,250,000**	**14,750,000**	**16,750,000**	**17,750,000**
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	350,000	350,000	0	0	0	0	0	0
Ancillary Use Minneola	150,000	150,000	0	0	0	0	0	0
COP's Debt Service	155,367,918	0	155,367,918	29,821,870	30,146,500	30,624,500	31,110,500	33,664,548
Increase to Debt Payment	5,182,837	0	5,182,837	0	0	895,537	1,736,625	2,550,675
Maintenance Transfer to General	22,400,000	0	22,400,000	3,000,000	4,850,000	4,850,000	4,850,000	4,850,000
Subtotal Debt Service, Operations &Ancillary Facilities	**183,700,755**	**0**	**182,950,755**	**32,821,870**	**34,996,500**	**36,370,037**	**37,897,125**	**41,065,223**
TOTAL PROJECTS	**516,384,701**		**477,935,160,**	**154,872,486**	**62,521,430**	**59,791,574**	**91,228,699**	**109,520,971**

SOURCE: Lake County Schools Five Year Facilities Master Plan, FY 2009-2013 CAPITAL IMPROVEMENT PROGRAM, September 22, 2008

Table CAP 11 - Summary of Debt Obligations

DEBT SERVICE	Actual FY 2006-07	Adopted FY 2007-08	Estimated FY 2007-08	Budget FY 2008-09
General Obligation Bonds				
Limited General Obligation Bonds, Series 2007	1,422,184	6,513,174	2,824,888	6,078,431
Amount of Issue: $34,720,000				
Subtotal General Obligation Bonds	**1,422,184**	**6,513,174**	**2,824,888**	**6,078,431**
Special Obligation Bonds				
Pari-Mutuel Revenues Replacement Bonds, Series 2000	2,433,300	362,676	295,313	380,636
Amount of Issue: $4,400,000				
Capital Improvement Revenue Bonds, Series 2007	0	6,376,264	4,597,091	6,820,916
Amount of Issue: $87,455,000				
Subtotal Special Obligation Bonds	**2,433,300**	**6,738,940**	**4,892,404**	**7,201,552**
Commercial Loan				
Hancock Bank of Florida, 2008	0	1,554,047	557,496	1,238,538
Amount of Issue: $10,000,000				
Subtotal Commercial Loan	Subtotal Special Commercial Loan	**0** **1,554,047**	**557,496**	**1,238,538**
Total Debt Service	**3,855,484**	**14,806,161**	**8,274,788**	**14,518,521**
Expenditures by Category				
Debt Service	1,651,122	9,095,492	8,122,488	9,400,105
Other Fees and Reserves	2,204,362	5,710,669	152,300	5,118,416
Total Expenditures	**3,855,484**	**14,806,161**	**8,274,788**	**14,518,521**

CHAPTER III: CONCURRENCY MANAGEMENT ELEMENT

PLANNING HORIZON 2030

Concurrency Management Element

The purpose of this element is to ensure the availability of public facilities and the adequacy of those facilities at adopted levels of service concurrent with the impacts of development. This intent is implemented by means of a concurrency management system which shall measure the potential impact of a development permit application upon the adopted minimum acceptable level of services, as provided in the Capital Improvements Element of the Comprehensive Plan.

GOAL III-1 CONCURRENCY MANAGEMENT

Lake County shall assure that adequate public facilities and services are available concurrent with the impacts of development.

OBJECTIVE III-1.1 MAINTAIN CONCURRENCY MANAGEMENT SYSTEM

Lake County will maintain its Concurrency Management System and Land Development Regulations to manage its fiscal resources and land development process in such a manner as to provide or require the provision of needed capital improvements for future development and for needs created by previously issued development orders.

Policy III-1.1.1 Concurrency Management System Monitoring Program

The Concurrency Management System shall maintain a monitoring program to enable the County to determine whether it is adhering to the adopted level of service standards and its schedule of capital improvements.

Policy III-1.1.2 Precedence of 2030 Comprehensive Plan

During the interim period when the provisions of the most recently adopted comprehensive plan, or element or portion thereof, and the land development regulations are inconsistent, the provisions of the most recently adopted comprehensive plan, or element or portion thereof, shall govern any action taken in regard to an application for a development order.

Policy III-1.1.3 Vested Project Capital Improvements

Capital improvements that are needed to improve deficient facilities due to vested project development will receive priority funding in the next annual update of the Schedule of Capital Improvements if the needed improvement was not required as a part of the vested project's development order.

Policy III-1.1.4 Vesting of Developments

Pursuant to Chapter 163.3167(8) F.S., developments as defined in Chapter I, 1.02.00, Lake County Land Development Regulations (LDR), are vested for consistency with the Comprehensive Policy Plan, and developments defined in Chapter V, 5.03.00, Lake County LDR, are vested for concurrency.

Policy III-1.1.5 Schedule of Roadway Improvements

Lake County shall use the Long Range Transportation Plan, adopted as part of the Transportation Element, as a twenty (20) year schedule of roadway improvements and update it annually.

Policy III-1.1.6 Long Range Transportation Concurrency Management System

Lake County will explore the feasibility of implementing a long-term Transportation Concurrency Management System consistent with Transportation Policy 5.1.

Policy III-1.1.7 Concurrency Requirements

The Board of County Commissioners of Lake County finds that the impacts of development on public facilities within the County occur concurrent with development authorized by a final development order. Therefore, capacity for Category A facilities and services shall be available concurrent with the impacts of development. The County shall determine, prior to the issuance of development orders, whether or not there is sufficient capacity of Category A public facilities to meet the standards for levels of service for existing population and development and the proposed development concurrent with the impacts of the proposed development. For the purpose of this policy, "concurrent with" shall be defined as follows:

No final development order shall be issued by the County unless there shall be sufficient capacity of Category A public facilities to meet the standards for levels of service for the existing population and for proposed development according to the following deadlines:

Potable Water, Sanitary Sewer, Solid Waste, and Stormwater Management. To satisfy concurrency requirements, capacities for water, sewer, solid waste, and stormwater management must comply with adopted level of service standards according to one of the following timeframes established during the concurrency determination stage of the development review process:

- Facilities and services are in place prior to the issuance of a building permit.
- A development permit is issued subject to the condition that the necessary facilities and services will be in place at the time the impacts of the development occur. Such conditions shall be stipulated within an enforceable development agreement or a binding contract that guarantees the completion of construction prior to the issuance of a certificate of occupancy. A development shall place no impact on facility capacity until such a certification is issued.
- The necessary facilities are under construction at the time a permit is issued. Such facilities shall be completed prior to the impacts of development. A certificate of occupancy shall not be issued until such facilities or services are able to perform in a manner consistent with adopted level of service standards.

Roads. For road facilities the concurrency requirement shall be satisfied through one of the following actions approved by Lake County during the development review process:

- Satisfy one of the three criteria stipulated in Subsection (1) (a-c) of this policy; or
- Prior to the issuance of a development permit, necessary improvements are programmed within the first three years of the current Five-Year Schedule of Capital Improvements provided that each of the following conditions is met:
- The Five-Year Schedule of Capital Improvements and the Capital Improvements Element of the Lake County Comprehensive Plan are financially feasible. , In addition to projects funded by Lake County, the Schedule of Capital Improvements will include
- Transportation projects included in the Lake Sumter MPO transportation improvement program to the extent that such improvements are relied upon to ensure concurrency and financial feasibility, and
- Privately funded projects for which the County has no fiscal responsibility, and which are necessary to ensure that adopted level of service standards are achieved and maintained. Such projects shall be enforceable consistent with Ch 163.3180(3)(a)5., F.S.
- The Five-Year Schedule of Capital Improvements includes improvements necessary to correct any identified facility deficiencies and maintain adopted levels of service for existing and permitted development.
- The Five-Year Schedule of Capital Improvements identifies whether funding is for design, engineering, consultant fees, or construction and indicates, by fiscal year, how the dollars will be allocated.

- Not withstanding the above, the County shall adopt an ordinance by December 1, 2006, which establishes a methodology for assessing proportionate fair-share mitigation options for transportation impacts, pursuant to Ch 163.3180(16), F.S .
- A Plan amendment will be required in order to eliminate, defer or delay construction of any roadway which is needed to maintain the adopted level of service standard.
- Land Development Regulations will support this plan and further ensure that development orders and permits will only be issued when public facilities and services at adopted levels of service are available concurrent with the impacts of development.
- Lake County shall establish a monitoring system to determine whether impacts of development have been managed in accordance to adopted level of service standards and whether improvements are implemented consistent with the Five-Year Schedule of Capital Improvements. Such a monitoring system shall utilize on-going computer-oriented programs and standard accounting practices to evaluate and record the most recent condition of levels of service, available capacities, reservation of capacities, and timing of capital improvements.
- The Lake County Comprehensive Plan clearly identifies those areas in which facilities and services will be provided by the County through the use of public funds in accordance with the adopted Five-Year Schedule of Capital Improvements.

Parks and Recreation. For park and recreation facilities and services, the concurrency requirement shall be satisfied through one of the following actions approved by Lake County during the development review process:

- Satisfy one of the three requirements stipulated in Subsection (1) (a-c) of this policy; or
- Prior to the issuance of a building permit, recreation facilities and services are the subject of a binding executed contract or guaranteed in an enforceable development agreement which provides for the commencement of the actual construction of the required recreation facilities or provision of services within one year of the issuance of a building permit. Such a contract or agreement shall stipulate that facilities or services shall be available for active use within one year after construction commences.

Policy III-1.1.8 Determination of Capacity for Preliminary Development Orders.

The capacity of public facilities shall be determined for preliminary development orders at the time an applicant of a development order requests a determination of such capacity as part of the review and approval of the preliminary development order provided that:

The determination that such capacity is available shall apply only to specific uses, densities and intensities based on information provided by the applicant and included in the development order; and

The determination that such capacity is available shall be valid for the same period of time as the underlying development order, including any extension of the underlying development order. If the underlying development order does not have an expiration date, the capacity shall be valid for a period:

- not to exceed three years (3), or
- any period of time acceptable to the County and the applicant, provided that the period of time is explicitly set forth in an enforceable development agreement as authorized by Florida Statutes.

The determination that such capacity is available shall be binding on the County at such time as the applicant provides assurances, acceptable to the County in form and amount, to guarantee to the County the applicant's pro rata share of the County's financial obligation for public facilities which are constructed by the County for the benefit of the subject property.

1. The assurances to be provided by the applicant may include one or more of the following:
    - prepayment of impact fees;

- prepayment of capacity connection charges; or
- establishment of special assessment districts.

2. Whenever an applicant's pro rata share of a public facility is less than the full cost of the facility, the County shall do one of the following:
   - contract with the applicant for the full cost of the facility, including terms regarding reimbursement to the applicant for costs in excess of the applicant's pro rata share; or
   - obtain assurances similar to those in subsection (1) from other sources; or
   - amend this Comprehensive Plan to modify the adopted standard for the level of service so as to reduce the required facility to equal the applicant's needs. Such an amendment shall be consistent with procedures defined in Chapter 163.3187, FS, and must be supported by data and analysis prepared within the Comprehensive Plan supporting documents. Level of service standards not compatible with State standards established for State roads must be coordinated with the Florida Department of Transportation and shall remain consistent with Florida Department of Transportation standards to the maximum extent allowed under the Florida Highway System Plan, Section 187.201 (State Comprehensive Plan), FS, Chapter 163, FS, and Chapter 9J-5, FAC. In the event the adopted level of service is not compatible with the level of service standards established by the Florida Department of Transportation, Lake County shall provide a justification in the data inventory and analysis document that supports its comprehensive plan.
3. Public facilities which serve less than all of Lake County shall achieve and maintain the standard for levels of service within their assigned service area. No development order shall be issued in an assigned service area if the standard for levels of service are not achieved and maintained throughout the assigned service area for the following public facilities and assigned service areas:
   - Arterial and Collector Roads. All roads and road segments affected by the proposed development, according to the number of trips generated by the proposed development.
   - Stormwater Management Systems: Site Specific;
   - Potable Water Systems: Water Facility Service Area; or
   - Sanitary Sewer Systems: Sewer Facility Service Area.

Policy III-1.1.9 Determination of Capacity for Final Development Orders

An applicant of a development order may select to defer the concurrency test until a final development order review.

OBJECTIVE III-1.2 PROGRAMS TO ENSURE IMPLEMENTATION

The following programs shall be implemented to ensure that the Goals, Objectives and Policies established in the Capital Improvements Element will be achieved or exceeded. Each implementation program will be adopted by ordinance or resolution, as appropriate for each implementation program.

Policy III-1.2.1 Review of Applications for Development Orders

The County shall amend its Land Development Regulations to provide for a system of review of various applications for development orders which, if granted, would impact the levels of service of Category A public facilities. Such system of review shall assure that no final development order shall be issued which results in a reduction in the levels of service below the standards adopted in the Comprehensive Plan for Category A facilities. The Land Development Regulations shall include, at a minimum, the provisions of Policy 2.2-1 and 2.2-2 in determining whether a development order can be issued.

The Land Development Regulations shall also address the circumstances under which public facilities may be provided by applicants for development orders. Applicants for development orders may offer to provide public facilities at the applicant's own expense in order to ensure sufficient capacity of Category A public facilities. Development agreements may be established subject to the following requirements:

An enforceable development agreement shall provide, at a minimum, a schedule for construction of the public facilities and mechanisms for monitoring to insure that the public facilities are completed concurrent with the impacts of the development, or the development will not be allowed to proceed.

Roadway facilities are contained in the Schedule of Capital Improvements of the Comprehensive Plan; or a plan amendment occurs in accordance to Chapter 163.3187, FS, to revise data and analysis and update the Five-Year Schedule of Capital Improvements.

The development agreement is construed to be enforceable according to Sections 163.3220-163.3243, FS.

Policy III-1.2.2 Concurrency Implementation and Monitoring System

The County shall establish and maintain Concurrency Implementation and Monitoring Systems. The systems shall consist of the following components:

1. Annual Report. The County will prepare an annual report on the capacity and levels of service of public facilities compared to the standards for levels of service adopted in the Comprehensive Plan for Category A facilities. The report shall summarize the actual capacity of public facilities, and forecast the capacity of public facilities for each of the five succeeding fiscal years. The forecast shall be based on the most recently updated Schedule of Capital Improvements in the Capital Improvements Element. The annual report shall demonstrate evidence of the capacity and levels of service of public facilities for the purpose of issuing development orders during the 12 months following completion of the annual report, subject to adjustments described in part 2, below, for reservation of capacity for development orders approved during the year. The annual report shall also summarize the implementation status of projects established in the Five-Year Schedule of Capital Improvements for Category B and C, but such portion of the annual report shall be for information purposes only, and shall not pertain to the issuance of development orders by the County.
2. Public Facility Capacity Review. The County shall use the procedures specified in Policy 1.7, above, to enforce the requirements of Policy 2.2. Records shall be maintained during each fiscal year to indicate the cumulative impacts of all development orders approved during the fiscal year-to-date or the capacity of public facilities as set forth in the most recent annual report on capacity and levels of service of public facilities. The Land Development Regulations of the County shall provide that applications for development orders that are denied because of insufficient capacity of public facilities may be resubmitted after a time period to be specified in the Land Development Regulations. Such time period is in lieu of, and not in addition to, other minimum waiting periods imposed on applications for development orders that are denied for reasons other than lack of capacity of public facilities. Land Development Regulations shall require that development commence within a specified time after a development order is issued, or the determination of capacity shall expire, subject to reasonable extensions of time based on criteria included in the regulations.
3. Review of Changes in Planned Capacity of Public Facilities. The County shall review each amendment to the Capital Improvement Element, in particular any changes in standards for levels of service and changes in the Schedule of Capital Improvements, in order to revise the amount of capacity that is available as reported in the annual report.
4. Concurrency Implementation Strategies. The County shall annually review the concurrency implementation strategies that are incorporated in the Comprehensive Plan:
   - For compliance with the standards set forth in CME policies 1.3, 1.7, 1.8, and 1.9.

- Standards for levels of service may be phased to reflect the County's financial ability to increase public facility capacity, and resulting levels of service, from year to year. Standards for levels of service may be phased to specific fiscal years in order to provide clear, unambiguous standards for issuance of development orders. Such phased levels of service are not "self-amending" because they are adopted with specific implementation and expiration dates as part of the adopted Comprehensive Plan.

5. Capacity of Public Facilities for Development Orders Issued Prior to Adoption of the Plan. For the purpose of determining the available capacity of public facilities including available capacity for new development, the County will "reserve" capacity of public facilities for development orders on property that were issued by the County prior to the adoption of this Comprehensive provided that the such property meets the County criteria for an affirmative determination of vested rights.

- The County intends to develop and pursue programs that will give persons with legitimate vested rights an opportunity to proceed with their plans.

- 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), FS.

6. Certificate of Concurrency. An applicant of a development order, which has met concurrency requirements documented under Policy 1.7, 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.

CHAPTER IV: CONSERVATION ELEMENT

PLANNING HORIZON 2030

1

Conservation Element

The Conservation Element is intended to provide a framework for the ongoing monitoring, management and use of the County's natural resources. This element addresses the environment and its goals, objectives and policies as they relate to the preservation, management and enhancement of the natural environment in Lake County. Because of the holistic nature of the natural environment, it is necessary for this element to have strong interrelationships with other elements in the Comprehensive Plan, most notably Future Land Use, Recreation and Open Space, Intergovernmental Coordination and Transportation.

The Future Land Use Element is dependent upon the Conservation Element to provide information and guidelines regarding the suitability of lands for development, particularly those lands containing or influencing significant or sensitive natural resources. In addition, this element shall support and strengthen the recommendations for Land Development Regulations.

The Recreation and Open Space Element is dependent upon the Conservation Element to provide guidelines for the establishment of open space corridors, to assist in the nature education programs, to encourage compatible land uses adjacent to managed natural areas, and in giving indications of which environmentally sensitive areas are suitable for acquisition and development for recreational and open space purposes.

The Intergovernmental Coordination Element establishes policy for cooperation between various governmental entities having jurisdiction in Lake County. The Conservation Element incorporates the policies and regulations of these entities to ensure the coordination of effort among all levels of government in Lake County.

The Transportation Element is dependent upon the Conservation Element to identify areas where roadways may be constructed so as to minimize impacts upon significant natural resources and to maintain acceptable air quality standards for citizens. It is also necessary to recognize the relationship between transportation and conservation in order to effectively implement the policies of the Wekiva Parkway and Protection Act.

This Element provides goals, objectives and policies relating to natural resources by four broad categories: Air, Water, Land and Environmental Systems. The conservation goal provides a vision of what the County seeks to accomplish during the planning time frame. Chapter 9J-5 F.A.C. defines a goal as "the long-term end toward which programs or activities are ultimately directed." Objectives serve to identify strategic opportunities which will enable the County to move toward the vision projected by the goal. Chapter 9J-5 F.A.C. defines an objective as "a specific, measurable, intermediate end that is achievable and marks progress toward a goal." Policies are action-oriented statements, the means towards an end that, when implemented, will support or fulfill the stated objective. Chapter 9J-5 F.A.C. defines policy as "the way which programs and activities are conducted to achieve an identified goal."

GOAL IV-1 PRESERVATION OF NATURAL RESOURCES

The County shall strive to preserve, properly manage and, where possible, enhance the quantity, quality and function of its natural resources and natural environment for existing and future generations. These goals should include, but not be limited to, the following natural resources: air, groundwater, lakes and surface waters, springs and springsheds, soils, minerals, wetlands, native vegetation and wildlife habitats, floodplains, endangered and threatened species of special concern, open spaces, ecological landscapes, karst features, aquifer recharge areas, and historical and archaeological resources.

OBJECTIVE IV-1.1 AIR QUALITY

The County shall implement state and federal guidelines to improve and protect air quality and ensure that the County meet or exceed all applicable air quality standards.

Policy IV-1.1.1 Assess Air Quality

The County shall require compliance with state and federal ambient air requirements through the air quality programs established by federal, state, regional and local agencies in the County.

Policy IV-1.1.2 Reduce Point-source Air Pollution Emissions

The County shall facilitate reduction in total air emissions by all current sources listed for the County on the Florida Department of Environmental Protection ARMS or its successor by supporting the enforcement of applicable federal, state, regional, and local regulations.

The County shall require facilities found to be chronically non-compliant with these standards to utilize the best available control technologies prior to re-issuance of their operating permits. The County will follow up on complaints and the appropriate state and federal agencies will be notified.

The County will adopt Land Development Regulations (LDRs) to require that development proposals which emit air pollutants model potential air pollution impacts. The LDRs will require stringent air pollution review on any air polluting facilities and require a safe buffer distance from nearby uses, including but not limited to schools, hospitals, or residential neighborhoods.

The County shall cooperate with the State in the monitoring of hazardous materials users and hazardous waste generators. The County will provide support to the State in their effort to ensure that contamination of the air by volatile pollutants released in the clean up, use, or disposal of hazardous materials shall not exceed levels that may cause significant harm to human health or the environment. This policy shall be incorporated within the hazardous materials management program under the Lake County Department of Environmental Services. The County will follow up on complaints and the appropriate state and federal agencies will be notified.

Policy IV-1.1.3 Combat Fugitive Particle Emissions from Land Use Practices

Land Development Regulations shall ensure and require compliance with State Best Management Practices regarding fugitive dust emissions caused by mining, inappropriate land use management practices, and development activities such as highway construction, road maintenance, and building construction. Mining activities shall be in conformance with the County mining ordinance.

Policy IV-1.1.4 Encourage Alternative Modes of Transportation

In order to reduce vehicular emissions, the County shall encourage programs that improve automotive traffic flow and shall encourage the use/development of private/public mass transit, multiple ridership in automobiles, telecommuting and the development and safe use of bikeways.

Policy IV-1.1.5 Reduce Vehicular Pollutant Emission Levels

The County shall reduce or stabilize vehicular emission levels by requiring an air quality impact analyses be performed on all significant traffic-generating development proposals. Projects which are predicted to violate air quality standards shall be required to pursue the implementation of traffic mitigation techniques to achieve compliance standards as a condition for approval in all development orders.

Policy IV-1.1.6 Establish Airshed Protection Zones

The County shall establish an airshed protection plan for the urbanized areas and major transportation corridors of the County. This plan shall include urban forestry components and open space conservation guidelines. Airshed protection zones will have open space guidelines incorporated within the County's future land use element. New developments will be reviewed for consistency with landscape requirements for tree preservation or planting, as determined from the project's landscape site plan.

Policy IV-1.1.7 Indoor Air Quality Education Program

The County shall establish an education program regarding potential indoor air problems.

NOTE: Air Quality topics numbered CON 1.1 through CON 1.9 correspond to Objective 7-10 and Policies 7-10.1 through 7-10.09 in the 2002 Lake County Comprehensive Plan. Objectives CON 2 Noise Pollution and CON 3 correspond to Policies 7-10.10 and 7-10.11, respectively, in the 2002 Lake County Comprehensive Plan.

GOAL IV-2 WATER

OBJECTIVE IV-2.1 GROUNDWATER

The County, in coordination with federal, state, regional, and local agencies, shall protect the quantity and quality of groundwater resources, recharge areas, and prevent excessive groundwater draw-down caused by withdrawal for consumptive uses.

Policy IV-2.1.1 Develop Comprehensive Surface and Groundwater Basin Management Plans

The County shall cooperate with the appropriate agencies in developing and implementing comprehensive surface water and groundwater basin management plans. These plans shall assess the impacts of existing and anticipated future pollution sources on the quality of surface waters and ground water, and shall develop strategies to abate those impacts.

Policy IV-2.1.2 Participate in Long Range Water Conservation Planning

The County shall participate in the development of long-range water conservation plans that are created as part of the water supply planning process of the water management districts. The County shall participate in working groups and advisory groups on supply planning, minimum flows and levels, TMDLs including the Florida Water Quality Monitoring Council and other water quality monitoring. The County shall facilitate input from stakeholder groups.

Policy IV-2.1.3 Plan for Safe Withdrawal Rates of Water

The County, as a participant in the Water Alliance under interlocal agreement, shall continue to work with the water management districts on water supply plans that provide for water supply needs and the basis for emergency conservation measures in the event of drought conditions or water shortages, while encouraging and participating in efforts to comply with federal, state, regional, and local standards, and rules for protection of ground water and ground water dependent natural resources.

Policy IV-2.1.4 Conserve Potable Water Supplies

The County shall implement plans and procedures to conserve its potable water supplies to the maximum extent practicable through the implementation of water conservation techniques, programs, and cooperative arrangements with local water utilities. Such techniques, methods, and programs may include, but are not limited to:

- Requiring installation of water conserving plumbing fixtures in new and renovated buildings which are, at minimum, consistent with the requirements of the federal, state, regional, and local agencies;
- Promoting water reuse and reclamation, where appropriate, for landscape, golf courses and farm irrigation, industrial use, and other appropriate applications;
- Supporting the implementation of leak detection programs by the owners/operators of public water supply systems in order to discover and curtail wasteful losses of potable water from public water supply and water delivery networks;

- A cooperative plugging program for uncapped artesian wells with St. Johns River Water Management District and Southwest Florida Water Management District, and the local Department of Health;
- Encouraging the implementation of water and sewer revenue mechanisms which encourage the economical/conservational use of potable water supplies;
- Implementation of irrigation policies and practices according to federal, state, regional and local agency guidelines;
- Prescribe water wise "Florida-Friendly Landscaping" guidelines for all County facilities and new development;
- Distribute educational materials, which describe sources of water consumption and opportunities for conservation, to the general public; and
- Require the installation of dual-water lines and meters in all new developments served by a central water system to distribute reuse water even if reuse water is not yet available.

Policy IV-2.1.5 Adopt a Water Conservation Ordinance

The County shall adopt within the Land Development Regulations provisions for water conservation which further implement the water conservation plans and programs of the federal, state, regional, and local agencies. The County shall also establish incentives to conserve water.

Policy IV-2.1.6 Monitor Consumptive Use Permitting

The County shall track the consumptive use permitting activities of the St. Johns River Water Management District and the Southwest Florida Water Management District. The County shall evaluate the Consumptive Use Permits issued by the Water Management Districts for potential surface water and groundwater impacts and compliance with Land Development Regulations. The County shall take appropriate land use regulatory actions to assist the federal, state, regional, and local agencies in ensuring an adequate water supply for existing and future needs, including the protection of water dependent natural resources.

Policy IV-2.1.7 Ensure Supply of Safe Potable Water

The County shall review regulatory data and information related to the supply of safe potable water to its residents. The County shall coordinate and cooperate with federal, state, and regional agencies including the Water Management Districts, on countywide ground water monitoring, especially in those areas of existing, suspected, or potential ground water contamination.

Policy IV-2.1.8 Emergency Water Shortage Plan

Lake County shall cooperate with the St. Johns River Water Management District and Southwest Florida Water Management District in the enforcement of provisions of the Water Management District's emergency water shortage plans.

Policy IV-2.1.9 Impact of Land Use on Groundwater

Lake County shall prohibit land uses which are known to pose a severe threat to the availability of groundwater resources or whose practices are known to pose a severe threat to the quality of groundwater. Land use planning and development approvals shall reflect the limitations and vulnerability of groundwater supplies, including groundwater basin inventories conducted by the Water Management Districts.

Policy IV-2.1.10 Conformance with State Requirements

Lake County shall ensure that all land use planning and development approval decisions are consistent with state agency rules and permits, and shall require compliance with all state agency rules and permits relative to the protection of groundwater.

Policy IV-2.1.11 Identify Aquifer Protection Zones / Conservation Measures

The County shall identify critical areas and land uses within the County that may impact the County's ground water resources. In consultation with state and federal resource management agencies, the County shall establish aquifer protection zones. Land Development Regulations (LDRs) shall be established to protect these areas from a reduction of the volume of recharge, to minimize the impact of development on the quality of surface and ground waters, to sustain the rate flow from springs, and reduce the vulnerability of ground water from contamination.

Consistent with the intent of this policy:

- The County shall require for the proposed rezoning or development of a parcel within protected recharge areas, most effective recharge areas, areas more vulnerable to contamination or springsheds that a site specific hydrogeologic and geotechnical report be submitted to determine the hydrogeologic character of a site. This report shall be prepared by a qualified Professional Geologist or Engineer shall identify all surface and sub-surface features that could be potential pathways for contamination of the aquifer. At a minimum, this report shall address waste water disposal, recharge, water supply, and potential locations of stormwater management facilities. Borings shall be performed at potential locations of waste water disposal areas and stormwater management facilities. These borings shall be sufficiently deep to characterize the subsurface and confining unit. The overburden material shall be characterized (grain size, percent organic matter) to determine its permeability, filtering capacity, and ability to bind pollutants. Size threshold requirements for the hydrogeologic survey shall be established in the LDRs and based on the size of the project.
- The information contained in the hydrogeologic survey shall establish setbacks, the use of karst features, buffers, open space, and other best practices to minimize development impacts. Site stormwater and effluent disposal systems will only be allowed in locations with the greatest depth of overburden and the least potential for contaminants entering the aquifer.
- The County shall require the capability for the onsite retention of and infiltration into Type A soils of the first three (3) inches of runoff from directly connected impervious areas that shall be designed and based on the storm events and durations established within the Stormwater Management Element Goals, Objectives and Policies.
- Impervious surface ratios shall be calculated and be site specific for development projects and shall be based upon recommendations of the site-specific hydrogeological report.
- Net retention and infiltration of pre-development recharge to the aquifer (system) must be maintained as determined from calculations presented in the site-specific hydrogeological and geotechnical reports.
- The County shall, through its LDRs, prohibit large quantity hazardous waste generators (> 1000 kg per month) in designated areas and aquifer protection zones.

Policy IV-2.1.12 Groundwater Recharge

The County shall protect groundwater recharge areas through land use strategies including but not limited to reduction of land use densities in critical areas, mandatory open space, protection of pervious surface areas, drought-tolerant landscaping, and the use of reclaimed water for irrigation. An aquifer recharge overlay shall be developed that sets standards to protect the infiltration functions of protected and most effective aquifer recharge areas.

Policy IV-2.1.13 Areas More Vulnerable to Contamination/Conservation Measures

Through the Land Development Regulations and land use strategies, including but not limited to a reduction of land use density and intensity and restrictions on land use, the County shall protect areas where the Floridan aquifer is more vulnerable to contamination.

Policy IV-2.1.14 Restrict Landscape Irrigation

In order to conserve supplies of potable water, the County shall discourage the use of potable water for landscape irrigation and require the use of Florida-Friendly Landscaping to the greatest extent practicable. Native or drought-resistant plants include, but are not limited to, those in *A Guide to Florida-Friendly Landscaping - Florida Yards and Neighborhoods Handbook*, the Florida Native Plant Society's *Native Plants for Landscaping in Florida*, or comparable guidelines prepared by FloridaYards.org, the Florida Department of Agriculture and Consumer Services, the Florida Fish and Wildlife Conservation Commission, the Florida Department of Environmental Protection, Regional Planning Council, or the Water Management Districts. These planting guidelines shall be incorporated within the County Land Development Regulations.

Policy IV-2.1.15 Landscaping at County Facilities

By January 2009, the County shall establish guidelines for managing existing and future land and landscapes at County facilities using the educational guidelines contained in the *A Guide to Florida-Friendly Landscaping - Florida Yards and Neighborhoods Handbook*, University of Florida Extension's Florida Yards and Neighborhoods Program, Environmental Landscape Management (ELM) principles and Best Management Practices. Such guidelines shall include practices that are designed to reduce nitrate infiltration and pollutants into ground and surface waters.

Policy IV-2.1.16 Protect Aquifers from Saline Ground Water

The County, through restrictions on density, intensity and the Future Land Use Map, shall protect areas and aquifers identified by the U. S. Geological Survey and Water Management Districts where the movement of saline ground water into a fresh water aquifer has occurred or is likely to occur. The County shall cooperate with the federal, state, regional, and local agencies in determining the safety of the siting of wells, especially in areas located along the Wekiva and St. Johns Rivers where saline ground water may be present. Lake County shall prohibit placement of wells or well fields in locations that have the potential to degrade or contaminate water supplies from saline ground water and shall cooperate with the Water Management Districts in determining the safety of the siting of any wells requiring a consumptive use permit within areas known to be experiencing or vulnerable to saline ground water.

Policy IV-2.1.17 Protect Recharge Areas/Conservation Measures

Through land use strategies, including but not limited to a reduction of land use density and intensity, the County shall protect the rate and volume of recharge in protected recharge areas.

Policy IV-2.1.18 Springsheds /Conservation Measures

Through land use strategies, including but not limited to a reduction of land use density and intensity within springsheds, the County shall protect the water quality and discharge volume from springs.

Policy IV-2.1.19 Monitor Ground Water Impacts

The County shall monitor and evaluate the use of septic systems, water reuse systems, and public water supplies within aquifer protection zones to determine impacts on groundwater quality and quantity and, if appropriate, recommend the adoption and development of additional regulations governing their use.

Policy IV-2.1.20 Regulate and Monitor Septic Tanks

The County shall develop and implement guidelines and standards in the Land Development Regulations to regulate the location and use of septic tank systems in accordance with the Sewer Sub-Element. If approved for use by the County, septic tanks and drain fields shall be located away from the most environmentally-sensitive portions of the site, including wetlands, floodplains, and karst features. Except for existing platted lots, the County shall not approve the use of septic systems for new development in excess of one unit per net buildable acre.

The County, in cooperation with the local Department of Health, shall work toward the development of an inspection, maintenance and repair program for all septic tanks within the County.

Policy IV-2.1.21 Meet Non-Potable Water Use Demand

The County shall coordinate with federal, state, regional, and local agencies to implement programs and policies that require that non-potable water use demands be met using water of the lowest quality supply, which is both available and acceptable for the intended application. The County shall require that water reuse or reclamation be used wherever economically and ecologically feasible to reduce groundwater or surface water withdrawals for applications which do not require potable water. Educational materials shall be distributed to residents on private water systems informing them of alternatives.

Policy IV-2.1.22 Use of Drainage Wells

The County shall discourage the practice of draining or injecting stormwater, wastewater, or surface water into the aquifer through drainage or injection wells. The County shall require the plugging and abandonment, pursuant to water management district rules, of existing unpermitted drainage and injection wells situated within the County.

Policy IV-2.1.23 Protection of Sinkholes and Surface Water Basins with Internal Drainage

The County with the assistance of other federal, state, regional, and local agencies shall identify karst features using the Florida Aquifer Vulnerability Assessment (FAVA), Wekiva Aquifer Vulnerability Assessment (WAVA), and other professionally acceptable methodologies. Within areas containing sensitive karst features, the County shall at a minimum require storm water treatment to protect the Floridan Aquifer from contamination consistent with guidelines contained in the document *Protecting Florida's Springs—Land Use Strategies and Best Management Practices* by the Florida Departments of Community Affairs and Environmental Protection dated November 2002. Land uses within these basins shall be tightly regulated so as to restrict activities with the potential to cause adverse impacts on the quality of water in the Floridan Aquifer. The use of karst features having an aquifer connection for stormwater or wastewater disposal shall be prohibited.

Policy IV-2.1.24 Comply with Wastewater Treatment and Reuse

The County shall require that the disposal of effluents from all wastewater treatment plants comply with Federal, State, Water Management District and local regulations. A remedial action and enforcement plan, which encourages non-caustic treatment methods, shall be implemented through the Land Development Regulations. The County shall cooperate with municipal and private utilities in preparing a grey water treatment and reuse program and shall address the needs of this program within the Comprehensive Plan and Land Development Regulations.

Policy IV-2.1.25 Program for Establishment of Public Wellfields

The County shall participate with federal, state, regional, and local agencies in the mapping and identification of areas within the county or zones within the Floridan Aquifer where ground water quality is good, the potential for groundwater contamination is low, sinkhole potential is slight, and where potential

negative impacts to spring flow, groundwater volume, and wetlands are low. Once these areas are determined, the County will encourage the use of these areas for regional and sub-regional water supplies to implement measures to protect these areas for future well field use.

Policy IV-2.1.26 Adopt Well field Overlay Zones

The County shall update the well field protection program and siting criteria contained in the Land Development Regulations. A map of all well fields and protected wellheads shall be maintained to ensure that incompatible uses are not permitted within the setbacks from protected wells or well fields. The County shall pursue the establishment of interlocal agreements to ensure the protection of well-fields and well-field protection zones.

Policy IV-2.1.27 Investigation of Aquifer Storage and Recovery Technologies

The County shall support research and evaluation projects that evaluate the use of Aquifer Storage and Recovery (ASR) technologies and practices. The County shall cooperate with federal, state, regional, and local agencies in ASR research and development projects.

OBJECTIVE IV-2.2 SURFACE WATER

The County shall evaluate and identify sources of surface water pollution within the County and coordinate the development and implementation of pollution abatement methods and programs with local governments, State, and Federal agencies.

Policy IV-2.2.1 Assessment Procedure

The County shall identify water bodies including lakes, rivers, streams, springs and spring runs, and develop and maintain levels of sampling that will describe existing conditions that will be essential to monitor short and long term changes. The County shall partner with and use the expertise of the United States Geological Survey, Florida Department of Environmental Protection, and the water management districts to accomplish these investigations. The design, parameters, and protocols including the need for more intense sampling shall be evaluated on a periodic basis to insure that high quality information is acquired.

Policy IV-2.2.2 Water Quality Improvement

The County shall implement a program to identify and improve surface water quality associated with stormwater runoff within receiving waters that are below established standards.

Policy IV-2.2.3 Surface Water Quality Restoration

The County shall continue to participate in surface water restoration programs in cooperation and coordination with the state for programs such as, but not limited to, St. Johns River Water Management District's SWIM plans for Lake Apopka and the Upper Ocklawaha River Basin Stormwater Management Systems

Policy IV-2.2.4 Stormwater Management Systems

Stormwater management systems shall employ the most cost-effective pollutant control techniques available that are consistent with sound environmental management, and which provide the greatest efficiency in stormwater runoff pollutant removal.

Policy IV-2.2.5 Stormwater Management Requirements

The County shall require that all new developments utilize stormwater management systems that are designed to meet the adopted level of service as found within the Stormwater Sub-element Goals, Objectives and Policies for the specified design storm.

Policy IV-2.2.6 Surface Water Quality and Land Use Guidelines

The County shall continue to promote land use decisions which limit the density of lakefront and stream shoreline development. Maximum densities and shoreline buffers shall be established in the Future Land Use Element and Land Development Regulations based on the provision of centralized water and wastewater facilities. Where the provision of centralized services are required, densities shall conform to that which is compatible with the protection of shoreline values and the surrounding area.

Policy IV-2.2.7 Lakeshore Protection

To protect lakefront and wetland areas from the encroachment of development, the County shall implement the following shoreline protection standards, incorporated within the Land Development Regulations:

The County shall establish a minimum setback of 50 feet from the ordinary high water line or as far landward as possible based on the depth of the lot, except for water-dependent development such as docks.

The County shall require a 100 foot setback, or a setback as far landward as possible based on the depth of the lot, from the ordinary high water line of lakes and wetlands for the installation of septic tanks and drain fields in addition to the requirements of Chapter 10D-6, F.A.C.

The County shall require compliance with Florida Department of Environmental Protection regulations in Chapters 16C-20 and 18-20, F.A.C., regarding removal of shoreline vegetation. In addition, the County shall extend the provisions of Chapter 16C-20, F.A.C., so as to make the provisions applicable to all waters of the County. Provided, however, the extension of this policy shall be implemented in a manner so as to not unreasonably infringe upon the common law or statutory riparian rights of the upland riparian property owners.

The County shall prohibit the disposal of yard and other wastes along the shoreline and in wetlands.

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

Policy IV-2.2.8 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 IV-2.2.9 Mosquito and Aquatic Plant Control Guidelines

The chemical control of aquatic plants, mosquitoes, animal pests, or undesirable fish shall be performed in a manner that will minimize the degradation of ecological functions and surface water quality. The employment of biological and mechanical pest and aquatic weed control management practices shall be applied, as appropriate within environmentally sensitive areas, including OFWs.

Policy IV-2.2.10 Wastewater Treatment Plant Effluent Discharge

The County shall prohibit the discharge of wastewater treatment plant effluent and reuse water into the surface waters of the County.

Policy IV-2.2.11 Waterless Toilets and Grey Water Systems

In cooperation with the local Department of Health office, the County shall encourage the use of waterless toilets and the use of home-based grey water systems in accordance with state regulations.

Policy IV-2.2.12 Other Point Source Pollution Discharges

The County shall continue to follow and enforce its rules relating to all pollution sources. The County shall require all point source discharges to recycle or treat wastewaters and pollutants onsite in conformance with state and federal rules and regulations. The County shall continue to have its rules codified in the County Code of Ordinances and shall be made part of the County Land Development Regulations.

Policy IV-2.2.13 First Flush Diversion for Stormwater Management Systems

The County shall, through the Land Development Regulations, require that new or redesigned stormwater management systems that use wetlands or wet detention systems direct the first flush of stormwater to separate detention or retention facilities.

Policy IV-2.2.14 Best Management Practices

The County shall participate in initiatives that support water conservation, water reuse, and Best Management Practices to minimize the impact of agricultural, horticultural, silvicultural, construction, and landscape practices to surface water quantity and quality, wetland and floodplain areas.

Policy IV-2.2.15 Comply with Existing Ordinances

In addition to the Water Conservation and Sensitive Lands Plan, all activities permitted within designated wetland and flood prone areas, including agriculture, silviculture, and landscape practices shall, at a minimum, comply with the County's Wetland, Flood, and Plant Ordinances to ensure the protection and function of these resource areas.

Policy IV-2.2.16 Evaluate Best Management Practices

The evaluation of BMPs shall be coordinated with federal, state, regional, and local agencies. The evaluation shall include a review and incorporation of applicable BMPs established by the agencies identified above as well as by public-private partnerships such as Clean Marina and programs created by non-profit organizations such as Audubon International.

Policy IV-2.2.17 Best Management Practices for the Control of Erosion and Sedimentation

BMPs for the control of soil erosion and sedimentation shall be employed for all road construction, development, and agricultural activities in order to protect natural water bodies, watercourses, and wetlands from siltation. BMPs shall also be employed, as necessary, to protect the function of stormwater management systems (e.g., exfiltration systems) from excess sediment loads. Erosion and sediment control BMPs include those of the Natural Resources Conservation Service (NRCS), the Florida Department of Transportation, the Florida Department of Environmental Protection, the Florida Department of Agriculture and Consumer Services (FDACS), and Institute of Food and Agricultural Sciences/Florida Cooperative Extension Service, or other agencies.

IMPLEMENTATION MECHANISMS:

Require the Land Development Regulations to incorporate the Best Management Practices for the following activities: urban land uses, construction, agriculture, silviculture, urban stormwater design, onsite wastewater disposal, hydrologic modification, and activities in forested wetlands.

Cooperate with FDACS, the Lake County Extension and NRCS Offices to develop conservation management plans and incentives for agricultural operations.

Policy IV-2.2.18 Marina and Boating Guidelines

Marinas which service boats with on-board sewage facilities shall be required to provide sewage pump out and treatment facilities and to provide for appropriate effluent disposal methods.

Policy IV-2.2.19 Protect Waters and Watersheds

The County shall participate in programs at the local, regional, state, and federal levels to afford protection and management of land in watersheds and in water areas given special protection status by law, rule or ordinance. These areas shall include but not be limited to the Green Swamp Area of Critical State Concern, Wekiva River Protection Area, Wekiva Study Area, the Wekiva-Ocala Greenway, the Wekiva River and its tributaries, the Ocklawaha River, the St. Johns River, Outstanding Florida Waters, and Outstanding Lake County Waters. All proposed development activities within the 100-year floodplain shall be required, prior to approval, to demonstrate that water quality and floodplain functions and values shall not be adversely affected.

Policy IV-2.2.20 Outstanding Lake Water Program

The County shall implement an Outstanding Lake County Waters (OLW) program that will identify those water bodies that possess exceptional water quality or habitat for aquatic, terrestrial, and avian wildlife, including designated species habitat, or possess strong hydrogeological connection with the Floridan Aquifer. Water quality standards, nutrient loading capacities, and use criteria shall be established for these OLWs to ensure their conservation. These water bodies will be regulated to prohibit further degradation of the environment; consideration will be given to noise levels, light levels, water quality, and significant adverse impacts. Lake County shall amend the Comprehensive Plan and Land Development Regulations as appropriate to identify OLWs and implement policies for their protection.

Policy IV-2.2.21 Map Outstanding Florida Waters

The Wekiva River, its tributaries, and waters designated as “Outstanding Florida Waters” or “Outstanding Lake Waters” shall be included on maps and GIS coverages prepared for use in regulatory decisions by the County.

OBJECTIVE IV-2.3 SPRINGSHEDS

The County shall protect and restore, to the maximum extent possible, sensitive areas within and adjacent to all springsheds, including springs, seeps, recharge areas, sinkholes, caves, and other karst features. The following policies shall apply within springsheds, including but not limited to those in the Wekiva Study Area.

Policy IV-2.3.1 Identification and Protection of Springshed Resources

The County, in cooperation with federal, state, regional, and local agencies, shall use the Floridan Aquifer Vulnerability Assessment, the Wekiva Aquifer Vulnerability Assessment, ground water models, and other tools as appropriate, to identify and map springs and springsheds, and to designate Springshed Protection Zones to protect the springshed and spring systems resources and designate appropriate land uses in these zones.

In and around critical springshed resources and sensitive springshed areas, low density and intensity land uses will be designated, including conservation lands, silviculture, parks and recreation areas, and pastures.

Primary Springshed Protection Zones: Preferred land uses will be rural low density or low intensity uses including preservation, conservation, recreation and open space. In addition, long-crop rotation silviculture and unimproved rangeland uses are appropriate within the primary zone.

Secondary Springshed Protection Zones: Preferred land uses will be rural transitional density or low intensity uses including conservation, recreation and open space, silviculture, and rangeland.

Policy IV-2.3.2 Avoid Inappropriate Uses in Springshed Protection Zones

Within the primary and secondary protection zones, avoid mining, industrial and heavy commercial land uses, golf courses, and urban uses with extensive impervious surfaces. Agriculture shall implement Best Management Practices to protect primary and secondary protection zones.

Policy IV-2.3.3 Acquire Land in Springshed Protection Zones

The County shall seek to protect primary springshed protection zones through the acquisition of land for conservation or through the purchase of easements in these areas. Karst features with the potential to impact ground and surface water quality shall be given priority consideration for acquisition by the County.

Policy IV-2.3.4 Development Practices in Springsheds

In addition to providing for consistency with all provisions of the Future Land Use Element, new development and the expansion of existing development within springsheds shall be required to employ Low Impact Development (LID) and Best Management Practices identified in the Florida Department of Environmental Protection/Florida Department of Community Affairs publication "Protecting Florida's Springs—Land Use Planning Strategies and Best Management Practices." Existing development shall be required to employ Low Impact Development practices and Best Management Practices, to the greatest extent possible. Land Development Regulations shall be adopted to specify the required practices.

Policy IV-2.3.5 Open Space and Buffers within Springsheds

The County shall require a minimum percentage of dedicated open space for new development within identified springsheds, including the Wekiva Study Area (WSA). All new development projects in designated springshed protection zones will provide at least 50 percent dedicated open space consistent with the Future Land Use Element. Development will be clustered on the least sensitive portion of the development site and will establish undisturbed buffer areas of at least 100 feet, adapted from those developed for the Wekiva, Econlockhatchee, and Suwannee Rivers, for protection of karst features with an aquifer connection and to minimize stormwater impacts. Setback standards established within the Future Land Use Element shall apply within the WSA.

Policy IV-2.3.6 Protect Springsheds and Karst Features Through Purchase

The County may use revenues and monies that may become available to match or leverage funds for private or public acquisition programs including but not limited to the Florida Forever Program, the Florida Community Trust, and the Lake County Land Acquisition Program and any other existing or newly implemented program to acquire fee simple ownership or less than fee ownership through conservation easements. Karst features directly impacting or showing the potential to impact ground and surface water quality should be considered for acquisition by the County with priority given to those areas where acquisition would protect the health and welfare of the citizens and environment.

Policy IV-2.3.7 Create Open Areas within Springsheds

The County may identify other approaches to create open areas within the springsheds such as connecting existing dedicated open space areas, trails, pedestrian pathways, and, where appropriate, utility corridors to form a greenway system.

Policy IV-2.3.8 Water Quality Monitoring Within Springsheds

The County shall continue its springs sampling program on a quarterly basis. Regular spring flow measurements shall also be included as a part of this monitoring program. This program shall also provide for periodic sampling and testing of the surface and ground water quality within springsheds and springshed protection zones. Monitoring programs shall be coordinated with sampling and testing programs of the U. S. Geological Survey, Florida Department of Environmental Protection, the Water Management Districts and other federal, state, regional and local agencies. Funding sources shall be sought to enhance the local program.

Policy IV-2.3.9 Environmental Education

The County shall establish environmental programs to educate the public and community leaders about the relevance to their community and region of the springs, springsheds, springshed protection, ground water, aquifers, water pollution, and karst features, and the vital hydrological system of which they are a part. The County shall formulate a media campaign to enhance the environmental literacy of the public and community leaders with respect to water resources, natural values, and threats facing local springs and springsheds.

The County shall coordinate with local colleges, the school board, and individual schools to develop environmental education programs for school-aged children regarding springsheds, water bodies, watersheds and ground water. The educational tools of the Lake County Water Resource Atlas shall be included in these programs.

Policy IV-2.3.10 Coordinate with Local Communities

Lake County shall coordinate with local communities to develop environmental education programs regarding springsheds, water bodies, watersheds and ground water. The educational tools of the Lake County Water Resource Atlas shall be included in these programs.

Policy IV-2.3.11 Require Use of Best Management Practices for Agricultural and Silvicultural Practices

Within springsheds, the County shall require silviculture activities and to use best management practices that are compatible with the need to protect springsheds and conserve water resources. The County shall require compliance with best management practices outlined in "Silviculture and Agriculture Best Management Practices Manuals" (Florida Department of Agriculture and Consumer Services), and "Protecting Florida's Springs—Land Use Planning Strategies and Best Management Practices" (Dept. of Environmental Protection/Dept. of Community Affairs). The County shall encourage long-crop rotation silviculture and unimproved pasture within the primary zone and minimum tillage farming elsewhere within the springshed.

The County shall work with federal, state, regional, and local agencies, and existing agricultural extension programs to educate, encourage and assist farmers and the agricultural industry within springsheds to use best management practices that minimize use of water, fertilizers, herbicides and pesticides and that reduce erosion.

Policy IV-2.3.12 Encourage Residential and Commercial use of Best Management Practices

The County shall encourage residential and commercial land owners within springsheds to use BMPs, including Florida-Friendly landscaping practices and guidelines provided by the Florida Yard and Neighbors program to reduce the use of water, fertilizer, herbicides, and pesticides.

Policy IV-2.3.13 Encourage Use of Florida-Friendly Landscaping

The County shall encourage the use and application of Florida-Friendly Landscaping and Florida-Friendly Yard practices to improve water quality and reduce the consumptive use of water. The County shall evaluate and adopt Florida-Friendly Landscaping regulations which, at a minimum, set standards for the use of native and drought tolerant species, removal of exotic plants, vegetative clearing and efficient irrigation to maximize conservation of water resources. The evaluation process shall consider the existing arbor and landscaping requirements of the Land Development Regulations.

Policy IV-2.3.14 Regulate Land Use Activities

Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations that regulate land use activities that have potential to adversely impact springsheds. The County shall direct inappropriate land uses away from karst areas with an aquifer connection, springshed protection zones, protected recharge areas and most effective recharge areas. Inappropriate land uses include intense animal operations, mining, landfills, industrial uses with potential to contaminate the aquifer, heavy commercial, golf courses, uses with extensive impervious surfaces, and uses involving hazardous chemicals or materials. The County shall require the use of best management practices and performance standards to maximize open space, limit impervious surfaces and turf grass areas, promote protection of natural vegetation, promote the use of pervious parking areas, and treat stormwater to protect water quality.

Policy IV-2.3.15 Require Appropriate Stormwater Management Systems

The County shall require the construction of site-appropriate stormwater management systems to minimize leaching or discharge of nutrients and to ensure that post-development recharge rates equal pre-development recharge rates within protected recharge areas and most effective recharge areas. Impervious surface ratios shall be calculated based upon a recommendation of the site-specific hydrogeological report. Net retention and infiltration of pre-development recharge to the aquifer system must be maintained as determined from calculations presented in the site-specific hydrogeological and geotechnical reports. The County shall require compliance with all evaluation and design requirements specified within the Public Facilities Element and Land Development Regulations for the Wekiva Study Area.

Policy IV-2.3.16 Require Open Space and Buffers within Springsheds

The County shall require a minimum percentage of dedicated open space for new development within identified springsheds, including the Wekiva Study Area (WSA) consistent with the Future Land Use Element. Clustering techniques shall be used to create open space for aquifer recharge and protection of karst features. Development will be clustered on the least sensitive portion of the development site and will establish undisturbed buffer areas of at least 100 feet from karst features with an aquifer connection. Setback and buffer standards established within the Future Land Use Element shall apply within the WSA.

Policy IV-2.3.17 Guide Development Away from Areas of Aquifer Vulnerability and Springshed Protection Zones

The County shall guide development away from areas of aquifer vulnerability and springshed protection zones identified by the Florida Aquifer Vulnerability Assessment, the Wekiva Aquifer Vulnerability Assessment, or other acceptable methodology approved by the County. A variety of approaches may be used including designation of land use type and density restrictions, buffer requirements, land acquisition and conservation easements.

Policy IV-2.3.18 Identify Karst Features within Proposals for New Development

Karst features shall be accurately identified within development proposals. The County shall require strategies for protecting these features during construction and after development, which promote the following:

- Inclusion of karst features into pervious open space areas;
- Use of landscape design principles to incorporate karst features as aesthetic elements;
- Pretreatment of stormwater runoff, in accordance with applicable federal, state, regional and local regulations, prior to discharge to karst features, and prohibition of stormwater discharge to karst features determined to have an aquifer connection;
- Prohibition of discharge of wastewater effluent to karst features; and
- Perimeter buffering around features to maintain natural function, edge vegetation, and structural protection.

Policy IV-2.3.19 Establish a Water Quality Protection Strategy for Springsheds

The County shall adopt design criteria for stormwater management practices that:

- Minimize the leaching or discharge of nutrients and pollutants;
- Use karst area requirements similar to those required by the St. Johns River Water Management District;
- Provide funding for the Florida Yards and Neighborhoods program to educate the public about proper lawn and landscaped area fertilization and irrigation;
- Incorporate the principles of the Florida Yards and Neighborhoods Program into local landscaping ordinances;
- Require frequent and active street sweeping;
- Adopt water conservation programs;
- Educate the public about the proper operation and maintenance of septic tanks;
- Implement a local septic management program to assure that these systems are regularly inspected, pumped out, and brought up to current standards whenever a parcel is sold; and
- Promote a local stewardship "adopt a spring" type program and other incentive and volunteer springshed awareness and protection programs.

Policy IV-2.3.20 Golf Courses within Springsheds

The County shall require that all golf course siting, design, construction, management, and monitoring practices within springsheds, including within the Wekiva Study Area, implement golf course practices described in the "Protecting Florida's Springs Manual-Land Use Planning Strategies and Best Management Practices" (Florida Department of Community Affairs and Florida Department of Environmental Protection). In addition, the County shall implement Land Development Regulations to further govern the development and management of golf courses within springsheds and aquifer protection zones.

Policy IV-2.3.21 Landscaping within the Wekiva Study Area

Within the Wekiva Study Area, the County shall require that all development implement Best Management Practices described by the principles and practices of the Florida Yards and Neighborhoods Program established by the University of Florida. New development within the Wekiva Study Area shall be designed to limit turf grasses and landscaping requiring regular irrigation to no more than 50% of all pervious surface areas, including residential lots. Drought tolerant vegetation shall be required and

appropriate native vegetation encouraged. The County shall adopt Land Development Regulations as required to implement these provisions, utilizing "Guidelines for Model Ordinance Language for Protection of Water Quality and Quantity Using Florida Friendly Lawns and Landscapes" (Florida Department of Environmental Protection).

Policy IV-2.3.22 Landscape and Lawn Care Education

The County shall establish an education program for homeowners and landscape and lawn-care professionals regarding responsible practices that limit water use, fertilizers and pesticides such as those produced by the Water Management Districts. This program shall be applicable county-wide and specifically for the Wekiva Study Area.

Policy IV-2.3.23 Wastewater Treatment Systems within Environmentally Sensitive Areas

The County shall support and require compliance with all federal, state, regional and local agency regulations relating to the location and operation of central wastewater treatment facilities, including advanced standards for Advanced Wastewater Treatment (AWT) facilities within springsheds and the Wekiva Study Area adopted pursuant to Florida Department of Environmental Protection rule. The County shall coordinate with the Florida Department of Health, and other regulatory agencies having jurisdiction, regarding the development and implementation of rules and regulations relating to septic systems and onsite sewage treatment and disposal systems that may be required within environmentally-sensitive areas, such as springsheds and the Wekiva Study Area. The County shall cooperate and work with the Department of Health toward the establishment of a mandatory pump-out program for septic systems within the Wekiva Study Area, similar to the five-year pump out program utilized within the Green Swamp Area of Critical State Concern.

Policy IV-2.3.24 Incorporate Best Management Practices

Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations (LDRs) for springshed protection and incorporate Best Management Practices (BMPs) contained in the document "Protecting Florida's Springs Manual-Land Use Planning Strategies and BMPs" (Fl. Dept. of Community Affairs and Fl. Dept. of Environmental Protection). These LDRs shall include but not be limited to standards for the use of native and drought tolerant species, clearing of vegetation, landscaping and arbor requirements, agriculture and silviculture practices, aquifer recharge, use of septic systems, creation of open space and efficient irrigation to maximize conservation of water.

OBJECTIVE IV-2.4 FLOODPLAINS

The County shall protect the 100-year floodplain areas so that natural hydrological functions are maintained to the greatest extent practical.

Policy IV-2.4.1 Protect Floodplains

The County shall establish Land Development Regulations pertaining to floodplains that accomplish the following:

- Restrict uses which are dangerous to health, safety, and property, and minimize public and private losses due to flood conditions;
- Prohibit land filling and grade changes where such activity will cause erosion or inhibit flood waters;
- Require development to comply with the requirements and rules of the National Flood Insurance Program and Florida Department of Health; and

- Require all subdivisions and site plans to maintain pre-development run off characteristics, provide compensating storage, comply with wetland regulations, and dedicate post-development flood prone and wetland areas to the County, state agency or other appropriate conservation entity as a conservation easement.

Policy IV-2.4.2 Floodplain Management Program

The County shall develop a strict floodplain management program designed to maintain natural hydrologic functions and preserve wetlands and other natural floodplain features. The County shall cooperate with the St. Johns River Water Management District and the Southwest Florida Water Management District to identify significant floodplains for restoration.

Policy IV-2.4.3 Flood Information Updates

The County using best available technology shall update flood maps in areas not mapped by FEMA and cooperate with all agencies to keep flood information up to date, evaluate the flood-handling capacities of natural drainage systems and develop flood prevention management guidelines.

Policy IV-2.4.4 Preserve Flood Storage Capacity

The County shall amend the Lake County Floodplain Ordinance and Land Development Regulations as necessary to prohibit new development from causing a net loss of flood storage capacity.

Policy IV-2.4.5 Protect Natural Fluctuation of Surface Waters

The County shall require that the natural hydrological character of surface waters be maintained, and promote protection and restoration of natural water systems in lieu of structural alternatives and modified systems. Natural surface water flows, including sheet flow, shall be maintained. Surface water shall be allowed to fluctuate on a seasonal basis. The County shall cooperate with federal, state, regional and local agencies to develop a natural lake level fluctuation plan for lakes currently regulated by water control structures, as feasible.

Policy IV-2.4.6 Protect Floodplain Vegetation

In order to protect the quality and quantity of surface waters and provide habitat for semi-aquatic or water-dependent terrestrial species of wildlife, Lake County shall establish Land Development Regulations for buffer zones within the floodplain of wetlands and riverine systems consistent with federal and state agencies. Lake County shall require buffer zones of at least 25 feet for vegetation occurring within the 100-year floodplain of riverine systems, or as required by federal and state agencies, whichever is more stringent. In order to assist in providing for viable wildlife corridors, Lake County shall require the protection of 100-year floodplains that connect significant isolated wetlands and environmentally sensitive areas identified by state and federal agencies through Land Development Regulations.

Policy IV-2.4.7 Permitted Use of Floodplains

The 100 year floodplain as designated by FEMA, the County or other federal, state, regional or local agencies may be utilized for storage of floodwater, passive recreation, conservation, and water dependent activities. Development, unless otherwise provided for in this policy, shall not encroach into the 100 year floodplain with exception of:

Recreation facilities limited to the following: boardwalks, hiking/horseback trails, picnic areas, and primitive camp sites in designated recreation areas. Recreational facility structures may be permitted within floodplain areas that do not require cleared open areas greater than 10,000 square feet and that do not contain a permanent structure exceeding 1,000 square feet.

Conservation facilities limited to the following: stormwater management facilities designed to protect the natural surface water flow regime and hydroperiod and groundwater quality or quantity; fire lanes and fire towers; wildlife monitoring stations and facilities designed to protect nesting, feeding, or habitat areas for designated species, or to support the propagation of other game and non-game species; facilities designed to protect an archaeological or historical site; facilities designed to retard or eliminate soil erosion problems; and facilities designed to eradicate exotic vegetation.

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

- Compensating storage shall be required;
- The natural hydrological character and flow regime of surface waters shall be maintained;
- Natural surface water flows, particularly, sheet flows, shall be maintained;
- Surface water quality and quantity shall be maintained; and
- Floor elevations shall be raised eighteen inches (18) above the 100 year flood elevation.

OBJECTIVE IV-2.5 WETLANDS

The County shall protect wetlands and the functions provided by wetlands. These functions may vary depending upon the type, location, and classification. The County shall continue to adopt regulations that protect and conserve wetlands, including criteria for identifying the significance of wetlands.

Policy IV-2.5.1 Wetland Mapping

Lake County shall work with federal, state, regional and local agencies to maintain accurate wetland maps and GIS layer information using the best available data and technology. The actual extent of wetlands on a parcel of land proposed for development shall be determined by a site-specific delineation, subject to confirmation by the County or other appropriate agencies.

Policy IV-2.5.2 Establish Wetland Classification System

Consistent with the Future Land Use Element, Lake County shall work with federal, state and local agencies to establish a classification system and criteria for assessing the significance of wetlands based on factors including but not limited to size, location, vegetation, and functional integrity. Once this activity is complete, the County shall update this Comprehensive Plan and the Land Development Regulations as appropriate to include policies protective of wetlands based on this classification system.

Policy IV-2.5.3 Protection of Wetlands

The County shall implement policies and Land Development Regulations to protect and preserve wetlands and other environmentally sensitive areas for natural water management and hydrologic functions; for use by aquatic and wetland dependent wildlife; as habitat for endangered, threatened or species of special concern; and for passive recreation. Within the Wekiva River Protection Area, the Wekiva Study Area, Wekiva-Ocala Area and the Green Swamp Area of Critical State Concern, wetland impacts, including the placing or depositing of fill within wetlands, shall be prohibited except as necessary to provide for legal ingress or egress to developable upland areas. In such circumstances, enhancements shall be required to maintain wetland connectivity and natural flow regimes.

Policy IV-2.5.4 Encourage Protection of Isolated and Ephemeral Wetlands

The County shall implement policies and Land Development Regulations to protect and preserve isolated and ephemeral wetlands, and the unique functions such wetlands provide, such as habitat for upland amphibians that require a wet environment for part of their life cycle.

Policy IV-2.5.5 Require Conservation Easements/Dedications

The County shall require conservation easements to an appropriate management agency or recognized mitigation bank as a tool for preserving floodplains, flood prone areas, springsheds, wetlands and other ecologically significant communities to the extent allowed by law.

Policy IV-2.5.6 Enforce Wetland Regulations

The County shall continue to enforce and apply all special federal, state, regional and local regulations that relate to protection of wetlands and their functions.

Policy IV-2.5.7 Assign Future Land Use Designations

The County shall assign Future Land Use Designations contained within this plan as appropriate to direct incompatible uses such as higher densities and intensities of development away from wetlands. Special planning techniques and overlay districts shall also be used to cluster development away from wetlands.

Policy IV-2.5.8 Wetland Survey and Delineation

The County shall require that a wetland survey and delineation be conducted by a certified biologist, and submitted to the County as part of site plan review. This wetland survey and delineation may be performed either by the applicant or subject to verification by the County and agency with exercising jurisdiction. For developments consisting of twenty (20) acres or more, the applicant shall prepare a study which evaluates the quality and integrity of existing wetland systems and establish areas for wetland preservation and restoration.

Policy IV-2.5.9 Wetland Requirements for Site Plans

The County shall require site plans for all proposed development, which shall include the following information pertaining to wetlands:

- Identification of the location and extent of wetlands on the property to be developed. Wetland delineations shall be determined or verified in the field by agencies exercising jurisdiction. This cost shall be the responsibility of the applicant;
- Assurances that the normal flow regime and quality of the historic hydroperiod will be maintained after development;
- Demonstration that development proposed on site shall be clustered away from wetland areas;
- Use of appropriate upland buffers, consistent with the policies of this Comprehensive Plan; and
- Provision for residential development credit applied to the upland portion of the site, at a rate not to exceed one (1) dwelling unit per five (5) acres of wetland.

Policy IV-2.5.10 Minimize the use and impact to wetlands

Except for water dependent activities and access, there shall be no dredge or fill activities in wetlands. In those instances where dredge or fill activities are authorized, the applicant must demonstrate that (a) there is no other reasonable, practical or economical alternative, (b) without the dredge or fill activity the property owner will be deprived of all reasonable uses of the property, and (c) the developer can adequately mitigate for the dredge or fill activity.

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

Policy IV-2.5.11 Wetland Dedication

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

Policy IV-2.5.12 Establish Minimum Buffer Requirements

Upland buffers adjacent to wetlands provide habitat for wetland dependent species, and assist in minimizing the deleterious effects of development adjacent to the wetland. The County shall require that all developments provide natural upland buffers adjacent to wetlands. These buffers shall be of such size to ensure that the quality and quantity of surface waters and the habitat for aquatic and wetland-dependent species of wildlife are not adversely affected by the proposed development. Buffers shall be determined to start landward from the wetland jurisdictional line as determined in the field by the permitting agency. The following minimum buffer requirements shall apply to isolated wetlands, non-isolated wetlands and rivers and streams:

Table CON 2 – Wetland Minimum Buffer Requirements

WETLAND SYSTEM	MINIMUM WIDTH
isolated	15 feet
non-isolated	25 feet
rivers and streams	50 feet

In situations where more extensive buffering is necessary, the County may alternatively allow for the use of a variable natural upland buffer adjacent to wetlands. The purpose of a variable buffer is to provide additional protection to areas that are considered more environmentally sensitive than others, provided that the aggregate buffer area is not less than that required pursuant to the previous standard. Buffers shall be determined to start landward from the wetland jurisdictional line as determined in the field by the permitting agency. The following standards shall apply to variable buffers:

Table CON 3 – 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

Uses allowed in buffers are limited to: fishing piers, docks, walkways, passive recreation activities, and limited stormwater facilities. Buffers without native vegetation shall be re-vegetated with indigenous

habitat to protect the quality of the adjacent isolated wetland, wetland system, river or stream. A buffer of native upland edge vegetation shall be provided or preserved on new development sites.

To the extent that federal, state or regional requirements exceed the minimum wetland buffers established here, the County shall require compliance with the stricter standard. The County shall require compliance with all riparian and wetland buffer requirements for the Wekiva River System and other Outstanding Florida Waters.

Policy IV-2.5.13 Wetland Impacts and Mitigation

In the consideration of development proposals, the County shall prefer solutions that preserve or restore the natural structure and connectivity of wetlands and that minimize adverse impacts to wetlands, over development alternatives that result in the loss or degradation of wetland systems. The County shall, on a case by case basis, reserve the right to require the protection of wetlands on site and may deny a proposal to destroy or alter wetlands. If wetland mitigation is allowed, the County shall require compliance with all federal and state regulations. If wetlands are taken, mitigation shall be performed within the same drainage basin where the loss occurred in order to ensure no net loss of wetland functionality.

Policy IV-2.5.14 Wetland Best Management Practices

Lake County shall adopt Best Management Practices (BMPs) for wetlands based on the most current available publications. All agricultural and silvicultural activities within wetlands shall comply with applicable BMPs established by the agencies identified above as well as by public-private partnerships such as Clean Marina and programs created by non-profit organizations such as Audubon International, including all criteria and setbacks for stream and wetland management zones.

Policy IV-2.5.15 Surface and Groundwater Withdrawal Impacts on Wetlands

Lake County shall coordinate with the water management districts to limit groundwater and surface water withdrawals which may cause adverse impacts upon natural water bodies, wetlands, and wetland-dependent ecosystems.

GOAL IV-3 LAND

OBJECTIVE IV-3.1 AREAS OF ECOLOGICAL SIGNIFICANCE

The County shall protect and conserve areas of ecological significance. The County shall continue to adopt regulations that protect and conserve these areas.

Policy IV-3.1.1 Green Swamp Area of Critical State Concern

The County shall preserve the integrity of the Green Swamp as an intact ecosystem of statewide significance by protecting its natural resources including but not limited to hydrologic regimes, wetland and upland communities, floodplain, ecologic connectivity, wildlife, and aquifer recharge.

Policy IV-3.1.2 Wekiva-Ocala Area

The County shall preserve the integrity of the Wekiva-Ocala Area consisting of the Wekiva River Protection Area, Wekiva Study Area, and Wekiva-Ocala Protection Area as an intact ecosystem of statewide significance by protecting its natural resources including but not limited to its springs, springsheds, river system, karst features, wetland and upland communities, floodplain, ecological connectivity, and wildlife. This shall also include the Wekiva-Ocala Greenway that links the Ocala National Forest and lands within the Wekiva River Basin.

Policy IV-3.1.3 Emeralda Marsh Protection Area

Lake County shall preserve the environmental integrity of the Emeralda Marsh Protection Area as an intact ecosystem with linkage to the Ocala National Forest by protecting its natural resources including but not limited to hydrologic regimes, wetland and upland communities, floodplain, ecologic connectivity, and wildlife. This area also includes the Emeralda Marsh that is designated as a National Natural Landmark and bird rookery.

Policy IV-3.1.4 Lake Apopka Restoration Area

Lake County shall preserve the environmental integrity of the Lake Apopka Restoration Area as an intact ecosystem and important bird rookery by protecting its natural resources including, but not limited to, hydrologic regimes, waters, wetlands, floodplain, and wildlife.

Policy IV-3.1.5 Lake Wales Ridge

Lake County shall establish a program to secure the protection of rare and native upland communities unique to the Lake Wales Ridge.

OBJECTIVE IV-3.2 HABITAT AND WILDLIFE PRESERVATION

Lake County shall conserve habitat and wildlife populations in order to maintain the health of natural ecosystems and maintain biodiversity. In addition, the county shall cooperate with federal, state, and local agencies to protect and maintain viable habitat for species designated as endangered, threatened, or species of special concern.

Policy IV-3.2.1 General Wildlife Habitat and Populations

Wildlife in existing natural areas such as surface waters and their perimeters, wetlands, floodplains, and native uplands shall be conserved and enhanced by management techniques which encourage the improvement of biological diversity and wildlife resources. Lake County, through implementation of this Plan and the Land Development Regulations, shall maintain species diversity and viable populations of non-listed wildlife species through the provision of open space and public conservation land.

Policy IV-3.2.2 Neighborhood Wildlife Management Programs

Wildlife habitat within developed areas shall be enhanced through a County neighborhood wildlife management program encouraging such techniques as urban forestry, scenic road preservation, wildflower planting, bird sanctuary areas, wildlife-friendly stormwater systems, and native landscaping.

Policy IV-3.2.3 Freshwater Habitat and Wildlife

The County shall seek and utilize management plans developed by FFWCC, LCWA, Florida Department of Environmental Protection, and USFWS, and other relevant agencies in developing strategies for the protection and restoration of significant aquatic habitat and aquatic species, including but not limited to species listed as endangered, threatened, or species of special concern.

Policy IV-3.2.4 Native Vegetation, Habitat, and Wildlife within Development Projects

The County shall require that vegetative communities and wildlife habitats be protected from adverse effects associated with development. The Land Development Regulations (LDRs) shall include provisions to require that development preserve wetlands and portions of developable uplands containing designated species or rare upland habitats. The County shall evaluate its LDRs and code of ordinances (including arbor ordinance), and revise said ordinances and regulations as appropriate to ensure the protection of trees and native vegetation with a target of protecting 50% of trees onsite. As appropriate, a tree replacement ratio may be implemented based on type and caliper. Special consideration shall be given to rare upland

habitats and designated species within Ecologically Significant Areas identified in Objective 4.1. Pursuant to this Comprehensive Plan and LDRs, the development review process shall determine the extent to which preservation of vegetative communities and wildlife habitats shall be protected and incorporated into protected open space on a development site.

Policy IV-3.2.5 Dedication of Environmental Lands within Development Projects

The County shall require that lands which are designated as open space for "preservation" or "conservation" as part of a development project be identified as such in a legal agreement which ensures their protection from future development or other uses that are inconsistent with conservation objectives.

Policy IV-3.2.6 Development Considerations adjacent to Conservation Areas

The County shall protect conservation areas from degradation adjacent to development by conducting impact assessments during the development review process. The Land Development Regulations shall stipulate that development projects within an area of 1000 feet of a federal, state, or locally managed conservation area be evaluated for impacts including but not limited to hydrology, water quality, air quality, ambient noise, wildlife populations, natural ecosystems and aesthetics.

Policy IV-3.2.7 Florida Natural Areas Inventory

Land use planning, development approvals and assignments of priorities for environmental preservation/acquisition and protection programs shall require consideration of the Florida Natural Areas Inventory (FNAI) status of rare or endangered ecosystems.

Policy IV-3.2.8 Identification and Protection of Wildlife and Habitat Corridors

Lake County shall cooperate with federal, state and local agencies and conservation organizations to identify wildlife and habitat corridors that serve as biological connections between natural areas, and shall implement programs that protect the viability of these corridors. These programs shall include focused land acquisition initiatives, conservation easements, and appropriate regulatory measures.

Policy IV-3.2.9 Impact of Land Use on Wildlife and Habitat Corridors

The County shall regulate the use of land within or adjacent to wildlife and habitat corridors in a manner consistent with the continued function of those corridors. The County shall require that land use or development proposals demonstrate that wildlife and habitat corridors will not be adversely impacted by a proposed use or activity. In addition to requiring the preservation of corridors, the County shall regulate the density and intensity of adjacent uses, permitted activities, landscaping, lighting, and other factors that may contribute to the function or viability of identified corridors.

Policy IV-3.2.10 Riparian Habitat Protection Zones

The County shall require compliance with all statutory requirements and regulations pertaining to Riparian Habitat Protection Zones established by state or federal agencies.

Policy IV-3.2.11 Public Conservation Land Priority

Public conservation land acquisition programs shall consider conservation needs before recreation needs when lands that appear on lists or inventories of rare or endangered ecosystems are selected, to protect designated species and their habitats.

Policy IV-3.2.12 Identification of Conservation Programs

The County shall identify public and private conservation programs within the County's boundaries.

Policy IV-3.2.13 Identify and Protect Designated Species and Critical Habitat

The County shall cooperate with State and Federal agencies to determine the presence and habitat distribution of designated species. The County shall cooperate with these agencies to prevent further reductions in designated species populations.

Policy IV.3.2.14 Predevelopment Survey for Designated Species and Protection from Development

Activities that require the alteration or clearing of habitat of designated species shall be surveyed for occurrences of designated species by a qualified biologist prior to the issuance of a development permit. Development activities that have adverse effect upon a designated species shall require mitigation or shall not be permitted. Where viable habitat for designated species occurs on a site, a management plan protecting these species shall be submitted by the applicant. The management plan shall depict areas to be preserved and describe management activities to provide for viability of the species, utilizing management protocols and guidelines accepted by the Florida Fish and Wildlife Conservation Commission. The plan must be approved by the County in consultation with FFWCC before development is authorized.

Policy IV-3.2.15 Clustering Development Away from Designated Species

All development proposals shall be compared to FNAI maps and data to determine if the area is known to contain designated species. If it is determined that designated plant or animal species are present on site, development shall be clustered away from those species and their habitat, according to guidelines established by FFWCC.

Policy IV-3.2.16 Mitigation for Designated Species

Mitigation for species, including relocations, shall be permitted in Lake County only if consistent with applicable State and Federal regulations. If species mitigation is permitted, the County shall require written proof that onsite or offsite mitigation activities have occurred or are scheduled prior to site development. The County reserves the right to perform compliance inspections.

Policy IV-3.2.17 Management of Private Lands

The County shall encourage proper management of natural communities and designated species on private lands.

Policy IV-3.2.18 Endangered Species Management Plans

Lake County shall cooperate with the appropriate agencies in identifying habitat ranges for designated species located within the County and shall assist in the preparation of management plans, including mitigation procedures, to ensure the survival of these species.

Policy IV-3.2.19 Intergovernmental Coordination

The County shall adopt agreements with local governments and state and federal agencies as necessary, pertaining to the protection and enhancement of designated species. The County shall continue to coordinate with all public agencies listed in the Intergovernmental Coordination Element as primary or secondary agencies, whether or not they have regulatory authority over the use of the land.

Policy IV-3.2.20 Explore a Land Banking Program for Habitat Mitigation

Lake County, in cooperation with the Lake County Water Authority, and other state and regional regulatory and land use management agencies, shall investigate the feasibility of establishing an off-site "land banking" or land trust program as an option for the mitigation of the unavoidable loss of protected

rare or endangered lands, natural upland communities, and wetlands. The monies generated from this program shall be dedicated to the purchase of significant environmentally sensitive lands for preservation.

Policy IV-3.2.21 Wildlife Consideration within Development Projects

The County shall require the following methodology regarding the development of property potentially containing species designated as endangered, threatened, or species of special concern:

As a condition for development approval, the developer/applicant shall be required to complete a site survey of plants and animals including listed species, utilizing the most current wildlife methodology guidelines published by FFWCC and current information from FNAI.

Protection of listed species shall be accomplished either through onsite preservation or relocation within the designated area in accordance with a plan acceptable to, and permitted by FFWCC, U.S. Fish and Wildlife Service (USFWS), or other agency having jurisdiction. Incidental taking of listed species shall be prohibited unless the jurisdictional agency determines that a particular group of animals on the site can not benefit from either onsite preservation or relocation. Should such a determination be made, any incidental taking must be expressly and specifically approved by the County. To the extent possible, commensal species shall also be relocated with the designated species.

If a listed species is determined to exist on a site within Areas of Ecological Significance identified in Objective 4.1, the following shall apply in the given order of priority:

- The developer/applicant must accomplish development in such a fashion as to avoid the habitat of the listed species; or
- The developer/applicant must demonstrate to the County that it is not possible to avoid the habitat of said species with the approved use, and then relocate the species on site to an equally suitable area consistent with guidelines published by FFWCC; or
- The developer/applicant must demonstrate to the County via site analysis that development with the approved use can not be accomplished through onsite relocation and that a conservation benefit can be achieved for the species and natural community through off-site relocation. Relocation must take place within the Area of Ecological Significance preference given to properties adjacent or close to the donor site. To the extent possible, commensal species shall also be relocated with the designated species.

Whether the designated species is protected in place or relocated on or off site, the developer/applicant must assure that the habitat to be occupied by the species will continue to be compatible with survival of that species. The developer/applicant shall be required to dedicate associated habitat to the County, a conservation agency or conservation entity, or shall ensure that a conservation easement or similar legally binding instrument is established over the associated habitat on or off site. A site-specific management plan shall be required for the designated species and associated funding provided as necessary by the developer/applicant.

Policy IV-3.2.22 Removal of Invasive Exotic Vegetation

A list of invasive exotic vegetation shall be developed by Lake County based on the Florida Exotic Pest Plant Council recommendations. Removal of invasive exotic vegetation shall be required as a condition of development based on the provisions in the Land Development Regulations and when property is acquired for conservation.

OBJECTIVE IV-3.3 CONSERVATION OF NATURAL UPLANDS

Lake County shall conserve natural uplands in cooperation with federal and state conservation agencies, and shall regulate the development of land to ensure the preservation of natural upland communities.

Policy IV-3.3.1 Inventory of Natural Upland Communities

The County shall cooperate with agencies and organizations, including but not limited to the Lake County Water Authority, Florida Fish and Wildlife Conservation Commission, the Florida Natural Areas Inventory, and water management districts to map upland habitat.

Policy IV-3.3.2 Conservation of Natural Upland Plant Communities

The County shall regulate, and as appropriate, require restoration and preservation of natural upland communities through provisions of the Land Development Regulations. The following upland plant communities shall be protected from the impacts of development: pine flatwoods, longleaf pine/xeric oak, sand hill, sand pine scrub, upland mixed coniferous hardwood, mesic flatwoods/dry prairie. This list includes sensitive natural habitats specifically identified by the Wekiva Parkway and Protection Act (longleaf pine, sand hill, Sand Pine Scrub, and xeric oak scrub.)

Policy IV-3.3.3 Site Survey and Protection of Natural Upland Plant Communities

The County shall require all development proposals of forty (40) acres, or greater, to inventory the type and extent of natural upland vegetative communities occurring on the development site. The survey shall be completed by a qualified biologist and also include a survey of plant and wildlife populations, and indicate the presence of any designated species. The species survey shall utilize a professionally accepted methodology approved by the County in consultation with the FFWCC or appropriate agency having jurisdiction.

In addition, the survey shall inventory corridors important for wildlife movement. If a protected upland plant community identified in the previous policy is identified on site, then those communities shall be preserved for up to 50% of the subject site. Within a clustered development, natural upland communities shall be incorporated as common open space. Connectivity shall be maintained among protected upland areas to the greatest extent possible. The County shall have the authority to accept alternatives to onsite conservation that provide for the long-term protection and management of upland communities of equal or greater value elsewhere. Within the Wekiva Study Area, Wekiva River Protection Area and Green Swamp Area of Critical State Concern development proposals greater than two (2) acres shall require an upland vegetative community inventory. The County shall maintain maps identifying natural resources within the Wekiva Study Area, including but not limited to natural upland communities. These maps are for reference purposes and not intended to substitute for professional site surveys and studies required pursuant to this Comprehensive Plan or the Land Development Regulations.

Policy IV-3.3.4 Reestablishment of Natural Upland Communities

The County shall seek public and private assistance in propagating natural upland vegetation, especially designated species, from nursery stock in order to reestablish natural upland communities within the county.

Policy IV-3.3.5 Funding for Conservation of Native Uplands

Lake County shall investigate the establishment of native upland impact fees. The County shall also investigate funding this program through the general fund or other alternatives. If established, this impact fee shall be payable to the County and shall be used by the County for acquisition of native habitat preserve areas.

Policy IV-3.3.6 Protection of Sensitive Natural Habitat within the Wekiva Study Area

The County shall protect sensitive natural habitat identified by the Wekiva Parkway and Protection Act within the Wekiva Study Area, including Longleaf Pine/Sandhill, Sand Pine Scrub, and Xeric Oak Scrub communities, through land acquisition and regulation.

IV-3.3.6.1 Acquisition of Sensitive Natural Habitat

The County shall strive to protect sensitive natural habitat within the Wekiva Study Area through land acquisition and the establishment of conservation easements. The County shall utilize funds from the Lake County Land Acquisition Program and partner with federal, state and local governments and agencies, and with non-profit conservation organizations, to the greatest extent possible.

IV-3.3.6.2 Protection of Sensitive Natural Habitat with Development

For new development within the Wekiva Study Area (WSA), a site analysis shall be performed during the development review process to identify sensitive natural habitats. If any such habitat is determined to exist on site, proposed development shall be required to avoid and protect such areas where they exist as follows:

- Design shall be accomplished to maintain sensitive natural habitat in functional, clustered and contiguous configurations that maximizes use by wildlife and maintains the long-term viability of natural communities. This includes linkages to habitat corridors and greenways where possible.
- If the sensitive natural habitat identified on site is determined to be of minimal ecological value, the County may accept alternatives to onsite conservation that provide for the long-term protection and management of sensitive natural habitat of equal or greater value elsewhere within the WSA that is not otherwise protected. Such alternatives may include the off-site preservation of sensitive natural upland habitat through fee-simple purchase of conservation easement.
- The Land Development Regulations shall establish criteria for determining which projects warrant the use of alternatives to onsite conservation. Criteria may include but are not limited to size, quality, connectivity, management opportunities, and adjacent uses.
- Sensitive natural habitats protected onsite shall require a permanent conservation easement. Within a clustered development, sensitive natural habitat shall be incorporated as common open space.

IV-3.3.6.3 Management Plan for Sensitive Natural Habitat

Within the Wekiva Study Area (WSA), the County shall require the development and implementation of a management plan for any sensitive natural habitat occupying more than two (2) acres that is to be protected on or off-site as a result of a development project. This management plan shall be prepared at the expense of the applicant by a qualified professional biologist and provide for the following:

- Removal of invasive vegetation, and replanting with native vegetation as necessary.
- Maintenance of biodiversity, with special emphasis on protection of listed plant and animal species.
- Removal of debris, articles, and structures not permitted by the management plan.
- Limit uses to passive recreation.
- Any additional measures determined necessary to protect and maintain the functions and values of the habitat area while ensuring protection from wildfire.

OBJECTIVE IV-3.4 SOIL CONSERVATION

Lake County shall support efforts and activities that conserve soils.

Policy IV-3.4.1 Support Natural Resources Conservation Service

The County shall support the Lake Soil Conservation District with its ongoing countywide program that provides soils evaluation for the Agricultural Extension Service, reviews of development plans, public facilities location, and wetlands identification.

Policy IV-3.4.2 Coordinate Land Use with Soil Data

The County shall use the most recent "Soil Survey of Lake County and Soil Supplement" as the source of soil interpretation information for countywide land use planning and development review and approval. Land use activities, including densities and intensities, shall be compatible to soil types whose properties are capable of supporting proposed structures, parking, ancillary uses, and facilities, while ensuring public health and safety and protection of the environment, including groundwater resources. The County shall adopt Land Development Regulations that stipulate and define performance standards for land use activities, including but not limited to septic systems, proposed to occur on soil types whose development potential is limited in some form or manner.

Policy IV-3.4.3 Best Management Practices

The County, in cooperation with IFAS, the Florida Department of Agriculture and Consumer Services, and other relevant agencies, shall require adherence to Best Management Practices for agriculture and silviculture operations to prevent soil erosion, and to protect the biological diversity and health of soils. Best Management Practices shall be followed during construction to prevent soil erosion.

Policy IV-3.4.4 Slope and Land Use

Future Land Use and zoning shall be assigned with consideration to topography. The County shall prescribe land use development limitations for slopes to minimize the impacts of development. The County Land Development Regulations shall limit septic tanks on Astatula (AtF) and Lake (LaE) soil types where steep slopes are present. Conservation easements or dedication shall be required where steep slopes are located adjacent to surface waters to minimize erosion consistent with stream bank and lakeshore stabilization objectives. Steep or severe slopes shall be defined as having a gradient exceeding 10%. The alteration of slopes to reduce relief to gradients that can accommodate development must be approved by the County prior to land preparation activity.

Limitations shall be placed on septic systems upslope of groundwater seepage slopes and shall not be permitted where the density is greater than one dwelling unit per acre.

OBJECTIVE IV-3.5 MINING AND BORROW PITS

The County shall regulate mining extraction activities for mineral commodities including sand, clay and rock to minimize adverse impacts to air quality, surface waters, groundwater, springsheds, wetlands, and other natural resources.

Policy IV-3.5.1 Evaluate Mining and Borrow Pit Operations

The County shall continue to evaluate and enforce its Land Development Regulations relative to mining and borrow pit operations, including criteria of submitted restoration, reclamation and mitigation plans.

Policy IV-3.5.2 Coordination with State Reclamation Program

The County shall coordinate its permitting and regulation of mining and borrow pit operations with activities of the Bureau of Mine Reclamation of the Florida Department of Environmental Protection.

Policy IV-3.5.3 Prohibitions on Mining in Environmentally Sensitive Areas.

Mining in the environmentally sensitive areas of the County which cannot be restored shall be prohibited. Areas which fall into this category include the limestone deposits within the Green Swamp Wildlife Management Area and the Okahumpka Swamp and the phosphate deposits on the west side of Lake George. All new mining is prohibited within the Wekiva River Protection Area, Wekiva Study Area, Wekiva-Ocala Protection Area and Green Swamp Area of Critical State Concern. New phosphate and peat mining operations shall be prohibited in most effective recharge areas and protected recharge areas.

Policy IV-3.5.4 Mining in Aquifer Protection Zones

Within aquifer protection zones, mining must be performed in a manner that would not negatively impact recharge or water quality. Prior to approval of mining in these areas, the County shall require the applicant to provide a hydrogeologic report as described under Objective 2 - Ground Water Protection. The information contained in the hydrogeologic survey shall establish site specific standards and best practices for the mine to minimize mining impacts that include, but are not limited to aquifer and springshed protection, depth of mining, setbacks, buffering, open space and wetland protection.

Policy IV-3.5.5 Mining Reclamation Plans

The County shall continue to require within its mining ordinance that no mining activities shall be permitted until the operator demonstrates a practical and environmentally sound reclamation plan, as required by the Florida Department of Environmental Protection. The County shall encourage owners of existing mines presently exempted from reclamation requirements to carry out environmentally sound reclamation practices.

Policy IV-3.5.6 Preservation of Surface and Ground Water Resources at Mining, Excavation and Recontouring Sites

The County shall implement policies and land development regulations to minimize the effects of recontouring the land surface, resource excavation and mining on ground and surface waters.

Policy IV-3.5.7 Wetland Reclamation Procedures

The County shall establish provisions within the Land Development Regulations for appropriate standards for establishing or restoring the natural functions of mined areas, with respect to hydrology, vegetation, created wetlands and water bodies, and the control of exotic or noxious plant species. The County shall inventory improperly closed mining sites and develop a strategy for restoration of these areas.

OBJECTIVE IV-3.6 SILVICULTURE

The County shall require that silviculture activities be conducted in a manner compatible with the need to protect, conserve and appropriately use natural resources associated with karst features, wetlands and surface waters.

Policy IV-3.6.1 Follow Best Management Practices for Silviculture

Lake County shall require that silviculture activities follow the best management practices contained in the publication titled “Silviculture Best Management Practices Manual” (Florida Department of Agriculture and Consumer Services) or its successor, and comply with requirements of federal, state, regional and local regulations.

Policy IV-3.6.2 Monitoring of Special Management Zones

The County shall require monitoring of special management zones, as established by the “Silviculture Best Management Practices Manual (Florida Department of Agriculture and Consumer Services), to ensure that such zones provide buffering between forestry operations and sinkholes or other karst features in order to reduce or eliminate non-point pollutants such as sediment, nutrients, logging debris, chemicals, and water temperature fluctuations and to protect natural in stream or near-stream habitat functions. In addition, the County shall require compliance with best management practices contained in the Department of Environmental Protection/Department of Community Affairs publication “Protecting Florida Springs Manual-Best Management Practices.”

GOAL IV-4 HUMAN SYSTEMS

OBJECTIVE IV-4.1 GREEN BUILDING

The County shall encourage the public and private-sector in the use of third-party sustainable building rating and certification systems, such as the Master Builder Association's BuiltGreen system and the U.S. Green Building Council's LEED system.

OBJECTIVE IV-4.2 ENERGY CONSERVATION

The County shall promote the use of renewable energy sources and energy conservation practices.

Policy IV-4.2.1 State and Federal Incentives

The County shall support incentives by the state and federal governments to promote energy efficiency and conservation and the use of solar and other clean alternative energy sources.

Policy IV-4.2.2 Coordinated Energy Conservation

The County shall coordinate with the municipalities to promote energy conservation and education.

Policy IV-4.2.3 Alternative Energy Sources

The County shall encourage the development of power generating facilities that use energy efficient technologies, use diverse fuel sources, and take advantage of clean energy resources.

Policy IV-4.2.4 Energy Programs

The County shall encourage participation in the following programs or their successors, as well as others that may apply:

- USEPA's Energy Star Buildings and Green Lights Program to increase energy efficiency through lighting upgrades in buildings
- Rebuild America
- Building for the 21st Century
- Million Solar Roofs
- Energy Smart Schools
- National Industrial Competitiveness through Energy
- U.S. Department of Environmental Protection's Pollution Prevention (P2) Program

Policy IV-4.2.5 Promote Energy Efficiency in Government

The County shall promote energy efficiency in government operations and facilities. "Green Building" techniques shall be employed in the construction or renovation of government facilities, and consideration given to renewable energy demonstration projects such as solar collectors on schools or other government buildings. The County shall evaluate the transitioning of its fleet of government vehicles to hybrid technology.

Policy IV-4.2.6 Reduce Architectural Consumption of Energy

The County shall promote the reduction of architectural energy consumption by encouraging the incorporation of energy efficient site design techniques into all new developments. These guidelines shall

include landscaping, green roofing, solar orientation and solar access provisions that promote the conservation of energy used for the thermal conditioning of buildings.

Policy IV-4.2.7 Promote Renewable Energy Resources

The County shall promote renewable energy applications by providing educational materials to the general public.

Policy IV-4.2.8 Promote Energy Consumption for Transportation

The County shall implement through the Future Land Use Element efficient urban developments that minimize transportation demand. The County shall identify and implement transportation strategies that will lead to reduced per capita consumption of non-renewable energies.

OBJECTIVE IV-4.3 NOISE POLLUTION

The County recognizes the potential for noise pollution from various commercial and domestic sources and shall establish maximum decibel levels allowable for noise emitting vehicles, devices, and activities.

Policy IV-4.3.1 Consider Noise Pollution in Land Use Decisions

The County shall consider the impacts of noise pollution in reviewing proposals for land use, zoning, or permitted activities.

Policy IV-4.3.2 Adopt Noise Ordinance and Land Development Regulations

The County shall adopt a noise ordinance and Land Development Regulations as appropriate to regulate the volume and duration of noise emitted from vehicles, devices, and activities.

OBJECTIVE IV-4.4 LIGHT POLLUTION

The County recognizes the potential for light pollution from various commercial and domestic sources and shall establish standards regarding the intensity, type, and position of light sources.

Policy IV-4.4.1 Consider Light Pollution in Land Use Decisions

The County shall consider the impact of light pollution in reviewing proposals for land use, zoning, or permitted activities.

Policy IV-4.4.2 Adopt Lighting Ordinance and Land Development Regulations

The County shall adopt an exterior lighting ordinance and Land Development Regulations as appropriate to regulate the intensity, duration, direction and the area of illumination produced from artificial sources within urban and rural residential areas. The lighting ordinance shall also protect dark skies, and shall be based on recommendations of the International Dark Sky Association and exemplified by the City of Casselberry Exterior Lighting Ordinance (May 2002).

OBJECTIVE IV-4.5 ENVIRONMENTAL LAND ACQUISITION AND MANAGEMENT

The County shall continue a program to acquire and manage environmentally sensitive lands.

Policy IV-4.5.1 Acquire Land for Conservation

The County shall utilize revenue bonds from the County Land Acquisition program and partner to the greatest extent possible with federal, state, and local agencies, as well as with private conservation entities as appropriate to acquire environmentally-sensitive land for permanent preservation.

Policy IV-4.5.2 Management of Conservation Lands

The County shall coordinate with federal, state, and local agencies regarding the management of public and private conservation land and shall consult with agencies regarding the potential impact of adjacent uses on the health and management of federal, state, and local conservation land and environmentally-sensitive lands. The County shall encourage best management practices associated with native habitats, such as controlled burning, and shall coordinate with the federal, state, and local agencies regarding management programs and policy.

Policy IV-4.5.3 Natural Area Networks

The County shall partner with federal, state and local agencies, and with private conservation entities as appropriate, to identify and protect environmentally-sensitive land, through acquisition or the purchase of conservation easements, in order to establish natural area networks or greenways. These networks or greenways are intended to link public and private conservation areas, preserve and restore habitat and wildlife corridors, maintain viable populations of listed species, maintain aquifer recharge capacity, protect air quality, and provide opportunities for passive recreation. In addition, the County shall adopt Land Development Regulations that establish criteria for creating functional networks of preserved lands and open space within and joining development projects that can be integrated into the countywide network.

Policy IV-4.5.4 Delineate and Manage Critical Lands

The County shall develop a management plan for the protection of the greenway networks. The management plan will address natural resource and habitat protection, public access, recreation, and education consistent with protecting the greenway network. The County shall maintain a greenway land acquisition priority list.

Policy IV-4.5.5 Special Protection Areas

The County shall participate in programs at the local, regional, state, and federal levels to afford protection and management through acquisition and conservation easements within areas given special protection status. These land areas shall include but not be limited to the Green Swamp Area of Critical State Concern, the Lake Wales Ridge, the Emeralda Marsh, the Lake Apopka Restoration Area, the Wekiva-Ocala Greenway, Wekiva River Protection Area and the Wekiva Study Area.

OBJECTIVE IV-4.6 ECOLOGICAL RESOURCES PLAN

Policy IV-4.6.1 Investigate conducting an ecological resources plan

The County shall investigate the feasibility of conducting an ecological resources plan as part of an overall long-range planning effort to provide the County with an approach for sound and sensitive urban and rural development that is interwoven with the community's goals for maintaining and enhancing the ecological and economic benefits of the natural environment.

OBJECTIVE IV-4.7 HISTORICAL AND ARCHAEOLOGICAL RESOURCES

The County recognizes the importance and value of protecting historical and archaeological resources.

Policy IV-4.7.1 Identify and Preserve Historical and Archaeological Resources

The County shall cooperate with state and federal agencies and local archaeological and historical groups to identify and preserve archaeological and historical resources within the county. Land Development Regulations shall take into consideration historic sites and properties to insure appropriate maintenance and preservation.

Policy IV-4.7.2 Prevent Destruction of Archaeological Resources

Development shall cease construction activities on a development site when unidentifiable artifacts are uncovered during either land preparation or construction. The developer shall notify the County of such potential discovery, and the County or the developer shall inform the Florida Department of State of such discovery. Construction shall not begin until the State has determined the archaeological significance of the discovery and restrictions that will be placed on development. Development may continue in areas that will not impact the discovery site.

CHAPTER V: ECONOMIC ELEMENT

PLANNING HORIZON 2030

1

Economic Element

One of the most important factors that determine whether people or businesses move to Lake County is the area's livability. Among the factors that influence livability are the county's ability to provide employment opportunities, healthy businesses that provide goods and services, the quality of public services, the area's natural beauty, good schools, strong neighborhoods, and efficient traffic circulation. Maintaining our community's livability requires that we maintain a strong, sustainable local economy.

In the year 2000, 81,463 persons were employed within the county (www.census.gov) either in a full-time or part-time capacity and more than 3,000 of those employed within the county were over the age of 65. The biggest change as a result of the current population growth is the shift in focus for the population centers within the County. Historically, the Northwest portions of the County (Leesburg, Lady Lake, and Fruitland Park) along with the Golden Triangle area (Eustis, Tavares, and Mount Dora) were the population centers and economic engines of the County. In the first part of the 21st century we anticipate population growth to be the driving factor that will make South Lake (Clermont, Minneola, Groveland, and Four Corners/Citrus Ridge) an equal population center within the county. It is anticipated that a large portion of the population assigned to the unincorporated areas will be transferred to the municipalities through annexations and actual development within those communities. Staff is confident that continued work with the various municipalities of the county will yield more accurate population assignments.

The most recent data available from the Department of Commerce's Bureau of Economic Analysis (BEA) has six business sectors leading the economic engine of the county from 2001 through 2003. The government sector (inclusive of all government enterprises from federal to state and local agencies) led the county with total employee wages in excess of $452 million in 2003. The second leading sector was the healthcare industry, and in particular ambulatory care service providers and hospitals that, in 2003, had employee earnings in excess of $415 million. The third leading sector in the county was the construction industry that paid over $342 million in 2003. The retail trade, manufacturing sector and the professional group rounded out the top six business sectors for the county with $290.4M, $160.7M, and $129.7M, respectively for 2003.

The goal of the Economic Element is to provide a balanced, diversified, robust economy that will attract businesses that provide high paying jobs for the citizens of Lake County. Economic activities provide jobs, goods and services, and contribute to County revenues. Because of the importance of economic activity, Lake County will support economic development through commerce parks and expansion of existing businesses, and create a climate conducive to economic growth.

Lake County is committed to working with others in the public and private sector to identify issues and develop ways to work together to promote economic development. To ensure there is a citizen perspective in economic development, Lake County will maintain a relationship with Chambers of Commerce, Lake-Sumter Community College, the Industrial Development Authority, and various citizen groups.

It is essential to acknowledge the contributions and effect to Lake County's economy that are made by surrounding communities. Understanding the interrelation of all parts of the region is vital to successfully promoting economic activity. Through staff coordination, the County will work with neighboring counties, and also adhere to interlocal agreements with Lake County municipalities.

Lake County's residential character, natural beauty, geographic location, and high quality of living all provide a favorable atmosphere for success. Lake County fully intends to capitalize on these strengths.

GOAL V-1 ECONOMIC DEVELOPMENT

Lake County shall create an economic environment that will enhance the prosperity and quality of life for all of its citizens. Lake County shall promote balanced and orderly economic prosperity that will provide increased economic opportunity while reducing dependence on any one employment sector.

OBJECTIVE V-1.1 DIVERSIFIED AND STABLE ECONOMY

Policy V-1.1.1 Create a desirable business environment

- Lake County shall create a desirable business environment that attracts and retains business by:
- fostering an attitude that welcomes new and expanding industries;
- providing necessary infrastructure on an on-going and timely basis for future business locations;
- streamlining regulations and the review processes;
- maintaining competitive tax and fee structures;
- making business incentives available; and
- supporting employee training and education programs.

Policy V-1.1.2 Create a desirable quality of life

Lake County shall create a desirable quality of life that attracts and retains business through the protection of natural resources, promotion of excellence in education and the expansion of recreational and cultural activities.

Policy V-1.1.3 Encourage economic development program

Lake County shall anticipate, foster and encourage an economic development program that serves the needs of business, actively markets Lake County, and continues to participate in regional economic development efforts.

OBJECTIVE V-1.2 MAKE KNOWN THE BENEFITS OF LAKE COUNTY

Lake County shall promote public and private sector partnerships that fortify and expand the County's presence in the actively growing Central Florida regional business community

Policy V-1.2.1 Strengthen Regional Presence

The County shall continue to support the Central Florida regional economy and utilize the strength of the Orlando brand name worldwide. The County shall increase its presence in the region by promoting its own unique image and identity.

Policy V-1.2.2 Image and Identity

In partnership with the business community, chambers of commerce, municipalities, and other key stakeholders, the County will maintain a marketing program that continues to expand Lake County's presence in the Metro Orlando statistical area.

OBJECTIVE V-1.3 RETAIN AND EXPAND THE COUNTY BUSINESS COMMUNITY

Lake County shall develop incentive and assistance programs designed to encourage the retention and expansion of the county's businesses and industries.

Policy V-1.3.1 Retention of Existing Businesses

To every extent possible, Lake County will ensure that programs, assistance, and incentives which are available to new businesses will be made available to existing business as well.

Policy V-1.3.2 Business Expansion

The County's Growth Management Department, in partnership with the municipalities, business community, chambers of commerce, and other key stakeholders will prepare on an ongoing basis a county-wide map that identifies parcels that have the potential (based upon future land use, transportation network, and availability of services) to be used for the relocation of new businesses or the expansion of existing businesses.

OBJECTIVE V-1.4 RECRUIT NEW BUSINESSES AND INDUSTRIES

Lake County shall partner with the business community, chambers of commerce, municipalities, the Metro Orlando Economic Development Commission, the Lake County Industrial Development Authority, and other key stakeholders in efforts to identify and recruit high wage industries while promoting balanced, diversified and sustainable economy in the County.

Policy V-1.4.1 Prospect Identification

Lake County will initiate an aggressive marketing program which identifies active prospects.

Policy V-1.4.2 Target Industries and Occupations

Lake County will partner with the business community, chambers of commerce, municipalities and other key stakeholders to focus on identifying and attracting industries that will provide a higher than average wage and which will strengthen the economic base of the County.

OBJECTIVE V-1.5 ECONOMIC DEVELOPMENT STRATEGIES

Lake County is committed to developing a business and living environment that promotes economic prosperity and opportunity. The County will continue to engage in strategic planning to develop strategies, policies, and incentives that will allow it to remain competitive.

Policy V-1.5.1 Direction and Focus

The Department of Economic Development and Tourism shall periodically evaluate the appropriateness of economic development goals, objectives and policies. The Department shall also periodically review and evaluate its economic development activities.. The County shall use the best available information, along with input from the business community, chambers of commerce, municipalities and other key stakeholders, in the preparation of new economic development objectives and policies and recommend revisions to the Comprehensive Plan as needed.

Policy V-1.5.2 Effects of Fees, Taxes and Regulations

As needed, the Department of Economic Development and Tourism will present to the Industrial Development Authority an evaluation of the effect of increased fees and taxes and regulations on business attraction and retention. The IDA will make recommendations to the Board of County Commissioners based on its findings.

OBJECTIVE V-1.6 PERMITTING PROCESS

Policy V-1.6.1 One-Stop Permitting Process

The County Department of Growth Management will implement and improve the *One-Stop Permitting Process* in keeping with section 288.1093 and section 403.973 Florida Statutes.

- The County will establish a one-stop permitting system to lower development costs and reduce the gap between project review and construction.

- The County will create a One-Stop Permitting system that not only allows citizens to complete the development approval process in one physical location but also allows the initiation and completion (to the extent possible) of their transactions via the internet.

OBJECTIVE V-1.7 ENHANCE AND ENCOURAGE SUSTAINABLE AGRICULTURE AND EQUINE INDUSTRIES

Lake County shall develop and maintain programs designed to enhance opportunities for sustainable agricultural and equine pursuits.

Policy V-1.7.1 Agricultural Partnerships

The County, in partnership with the agricultural community, will research programs and incentives that will help maintain viable the agricultural businesses.

Policy V-1.7.2 Value of Agriculture

The County, in partnership with the agricultural industries, will promote the economic value of agriculture through education and marketing endeavors.

Policy V-1.7.3 Clearinghouse of Agricultural Information

The County, in partnership with the Cooperative Extension Service, will provide a clearinghouse of information and resources to businesses in the agricultural field to help sustain the industry.

Policy V-1.7.4 Value of Equine Industry

The County, in partnership with equine interests, shall promote the economic, recreational, and cultural value of the equine industry and related activities.

Policy V-1.7.5 Support of Equestrian Activities

The County shall support and promote equestrian activities and special events within the County as a means of generating public interest, promoting tourism, and fueling the local economy.

OBJECTIVE V-1.8 ALLOCATE ADEQUATE ACREAGE FOR FUTURE ECONOMIC NEEDS

Lake County shall identify future land use needs and ensure that adequate commercial, office and industrial acreage is available for development.

Policy V-1.8.1 Target Areas

The Future Land Use Element establishes the Higher Intensity Development District Future Land Use Category to serve as the locations for targeted development centers.

Policy V-1.8.2 Business-friendly Land Use Allocations

Lake County will foster and encourage the creation of additional business and commerce throughout the County. Therefore, in order to provide the necessary acreage and intensities to grow the county's economic prosperity, Growth Management staff will, in partnership with recommendations from the Department of Economic Development and Tourism, the business community, chambers of commerce, municipalities and other key stakeholders, recommend to the Board Of County Commissioners adequate areas to be designated Higher Density Development District on the Future Land Use Map.

Policy V-1.8.3 Intensity In Planned Development Areas

The County shall evaluate and monitor the need for higher intensity in targeted development areas (Higher Density Development Districts) to assure that targeted industries and occupations are able to develop the targeted areas as economic employment centers.

OBJECTIVE V-1.9 ENSURE NECESSARY INFRASTRUCTURE TO FACILITATE ECONOMIC PROSPERITY

Lake County shall provide the infrastructure on an on-going and timely basis in preparation for planned economic development.

Policy V-1.9.1 Transportation Network

The County will assure that the Transportation Element, the MPO Long Range Transportation Plan, the Schedule of Capital Improvements, and the Capital Improvement Program harmoniously focus and address the transportation needs of our existing and future business community.

Policy V-1.9.2 Utility Services

As the County has chosen not to provide central water and sewer for the citizens and businesses of the county and is dependent on municipal and private enterprises for these services, Lake County shall coordinate with providers to ensure that central water and sewer are available to service development within the Higher Density Development District in a timely way.

Policy V-1.9.3 Libraries, Parks and Trails

Generally referred to as quality of life indicators, the libraries, parks and trails (both wooded and blueways) must be maintained and expanded to ensure our current and future residents will continue to enjoy these amenities that add to the character of Lake County.

OBJECTIVE V-1.10 WORKFORCE DEVELOPMENT

Lake County recognizes the crucial role an educated and trained workforce plays in the retention and recruitment of business and industry. Therefore, in partnership with public and private enterprise, the County will endeavor to bring advanced educational opportunities to the residents of Lake County.

Policy V-1.10.1 Advanced Educational Opportunities

The County will actively seek and support advanced educational opportunities by working with Lake Sumter Community College, the University of Central Florida, Lake Technical Center and other educational providers to expand the technical training and college level offerings made available to the residents of Lake County. The County will also seek and support programs that increase accessibility to educational opportunities at all grade levels (inclusive of pre-K through 12th grade) for residents in all areas of the County.

OBJECTIVE V-1.11 SUPPORT TOURISM

Policy V-1.11.1 Actively Promote Lake County

The County will actively promote itself as a destination for tourism activities in Central Florida and support the tourism industry in the County.

Policy V-1.11.2 Eco-Tourism

The County will continue to promote eco-tourism businesses and opportunities.

Policy V-1.11.3 Tourist Development Tax

The County will continue to use the Tourist Development Tax to promote tourism in Lake County.

CHAPTER VI: HOUSING ELEMENT

PLANNING HORIZON 2030

1

Housing Element

The purpose of the Housing Element is to guide Lake County in developing appropriate goals, objectives and policies that demonstrate the County's commitment to meet the identified needs of all of our residents. In addition, this element intends to develop alternative housing policies and strategies for coordinating a wide range of public and private sector programs to meet the County's current and future housing needs.

The livability of Lake County, along with its quality of life, is in part determined by the availability of housing that is affordable to the broad spectrum of persons who have chosen to make Lake County their home. Lake County will be a community that embraces a variety of housing opportunities that enhance its character, diversity, and vitality, while continuing to demonstrate our respect and commitment to the efforts needed to conserve our environment. This involves protecting our existing stock of housing inventory. It also means ensuring that new housing involving public investment of any kind includes a range of pricing options that includes consideration for low and moderate income households. Our vision focuses on the people who occupy housing as much as the product itself. Therefore, our housing options will include a wide range of opportunities for people living and working in Lake County, and people at different life stages, income levels, and social and physical needs.

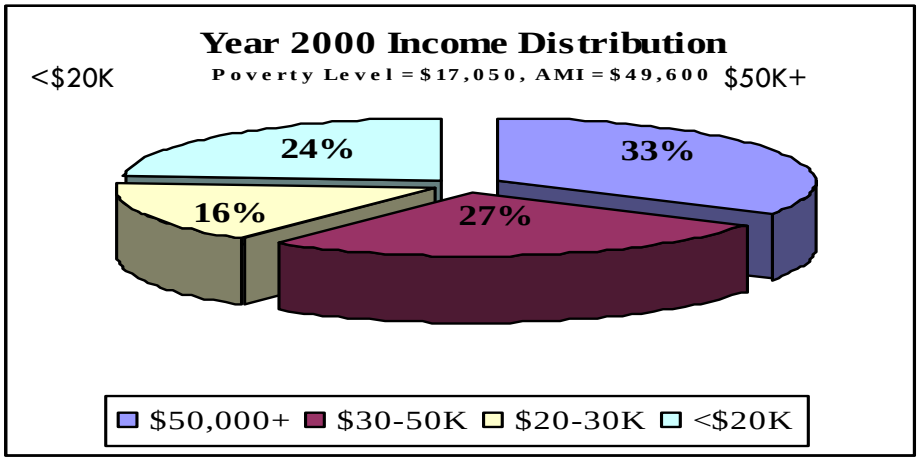
The focal points of Lake County's housing and neighborhoods have shifted and evolved in response to marketplace trends and family lifestyles. Where once the hub of Lake County was found along the US 441 corridor (Leesburg, Fruitland Park, Lady Lake to the west and Tavares, Eustis, and Mount Dora to the east) now the State Road 50 corridor with the City of Clermont leading the way (along with Minneola, Groveland, and the Four Corners area) have literally burst into the fore with unprecedented housing construction to accommodate the masses seeking refuge from the housing costs of our neighboring counties to the east, Orange and Seminole.

Demand for housing in Lake County has steadily increased since the opening of Disney World in 1969, the continuing growth of the City of Orlando, both structurally and economically, the Metro Orlando area— especially the partnership of the five central Florida counties— and the availability of land prime for development in Lake County after the orange freezes of the 1980s. Residents moving to the Central Florida area now have housing options outside the Orlando urban node, and Lake County offers amenities not available in a highly urbanized region.

The demographics of Lake County are changing as well. As of the 2000 census, 26% of the County's residents are 65 years or more, while another 20% are 18 years or less. Now and in the future, the County will focus attention on the revitalization and preservation of our more mature housing neighborhoods, seek creative infill development strategies, and encourage a diversity of housing that accommodates a variety of income levels, households, and socioeconomic needs.

The Census 2000 figures show that 67% of Lake County households earned below the Orlando MSA Area Median Income of $49,600 and nearly one out of every four households was near, or below, the Poverty Level of $17,050. For better or for worse we are not alone as nationally, 16% of all households are below the poverty level (16,724,255) and over 53% are categorized as low income (<80% of Annual Medium Income). Lake County's *low income* households accounted for 54% of our total 88,383 households.

Figure HOU 1 – Year 2000 Income Distribution



According to the Shimberg Center for Affordable Housing at the University of Florida, and if construction trends continue on their present path, by 2025 the County will need an additional 67,189 "affordable" single family homes, and an additional 5,844 "affordable" multi-family units to meet the projected demands based on our current population growth.

GOAL VI-1 HOUSING

Lake County will adopt standards, plans and principles, and participate in partnerships that will provide decent, safe, and sanitary housing for all current and anticipated future residents regardless of income.

OBJECTIVE VI-1.1 PRIVATE SECTOR HOUSING DELIVERY

The County shall ensure that adequate land is available to provide affordable, decent, safe and sanitary housing for all existing and future residents, including households with special needs, regardless of income.

Policy VI-1.1.1 Adequate residential land area

The Future Land Use Map shall designate sufficient acreage that will support the construction of housing to serve the varied and special needs of the current and future residents of Lake County. Acreage shall be designated on the Future Land Use Map to accommodate housing demands and needs anticipated to the year 2030.

1-1.1.1 Adequate sites

The County, in cooperation with housing providers, shall assure that adequate sites are available for the construction of housing—both single family and multi-family homes—for all income groups and particularly the very low, low, and moderate income residents of Lake County.

Policy VI-1.1.2 Definition of income limits

As defined by the federal Department of Housing & Urban Development (HUD), moderate income is earnings that do not exceed 120 percent of the Area Median Income (AMI); low income is earnings that do not exceed 80 percent of the AMI; and very low income is earnings that do not exceed 50 percent of the AMI. In each income category, additional adjustments are made dependent on the total number of household members.

Policy VI-1.1.3 Planned development tracking

The County shall create and maintain an accurate Development Database reflective of available data for approved and permitted housing developments.

VI-1.1.3.1 Update development database

The Development Database will be updated on at least a monthly basis based on approved platted subdivisions, building permits issued, and Final Certificates of Occupancy issued by the Building Department.

VI-1.1.3.2 Update planned development database

The Development Database will be supported by an accurate GIS-generated countywide map showing all platted subdivisions, building permits issued, and Final Certificates of Occupancy issued. The Planned Development Database map will be updated on at least a quarterly basis (four times a year).

Policy VI-1.1.4 Parcel location assistance

The County shall assist housing providers (and especially providers of housing affordable to low income households) in locating in-fill parcels for housing development through the use of the Future Land Use Map, the Planned Development Database Map, and the Developable Lands Map.

VI-1.1.4.1 Developable lands map

The Developable Lands map will be created, maintained, and updated by County staff on at least a quarterly basis (four times a year). Parcels to be included in the developable lands map will have the future land use designations of Low Density Residential, Medium Density Residential, and High Density Residential.

OBJECTIVE VI-1.2 AFFORDABLE HOUSING STOCK PRESERVATION

The County shall take direct action and shall partner with civic organizations, nonprofit and for profit organizations and other interested parties to ensure the improvement and continued viability of existing neighborhoods through preservation of the existing affordable housing stock.

Policy VI-1.2.1 Promote maintenance of housing

The County shall enforce all applicable codes and regulations in an effort to assure the continued viability of the existing housing stock in Lake County. A searchable database will be created as a result of any violations noted. Violations will be monitored for instances of repeat offenders, substandard housing, owner neglect or abandonment and to identify housing units in need of repair. County staff will assist property owners—to the best of their abilities—in identifying innovative, cost effective solutions that will reduce the time between issuance of citation and abatement of violation(s).

Policy VI-1.2.2 Repairs to existing structures

County staff will partner with public and private organizations to establish and maintain programs and subsidies that will aid in the preservation and rehabilitation of the existing housing stock.

OBJECTIVE VI-1.3 AFFORDABLE HOUSING

The County shall adopt and implement policies, programs and regulations that will result in development of decent, safe and sanitary housing for very low, and low income households, the elderly, disabled, rural and farm worker households and other households with special needs.

Policy VI-1.3.1 Promote diversity in housing types and sizes

The County shall promote an appropriate mix of housing types and sizes to accommodate housing needs for all household incomes, particularly for very low, and low incomes and persons with special housing needs, through the following actions:

VI-1.3.1.1 Diverse land use categories

The Future Land Use Map shall include a diverse range of residential land use categories of varying densities to accommodate broad demands in housing design and neighborhood characteristics.

VI-1.3.1.2 Floor area and lot size

The land development regulations shall establish lot size and floor area requirements that encourage low and moderate income housing developments to locate in the Urban Land Use Series.

VI-1.3.1.3 Structural and architectural design

Provisions in the Land Development Regulations controlling structural and architectural construction of residential development shall be drafted with consideration of affordable housing needs for very low, low and moderate income housing.

Policy VI-1.3.2 Utilize federal and state housing subsidy programs

Lake County shall utilize federal and state subsidy programs to assist very low, and low income households to secure rental homes or home ownership. Community Development Block Grant Funds or other grant sources shall be pursued to assist financing the improvement of redevelopment areas identified in the Future Land Use Element at that time such action is taken.

OBJECTIVE VI-1.4 HISTORIC HOUSING

The County shall inventory, identify and evaluate historically significant properties including non-residential structures and shall adopt policies, procedures and regulations that will ensure their preservation.

Policy VI-1.4.1 Master site file update

The County shall periodically update the County's portion of the Florida Master Site File by continuing to assist the Department of State Division of Historical Resources' efforts in this regard.

Policy VI-1.4.2 Promote the conservation of historically significant housing

The County shall assist property owners of historically significant housing by supporting applications seeking standing on the Florida Department of State Master Site File and the National Register of Historic Places. The County shall promote adaptive re-use and rehabilitation of historically significant structures through assistance with grant functions and coordination with State technical services available for such activities.

Policy VI-1.4.3 Conservation and rehabilitation of historic sites

Lake County shall maintain an accurate record of all significant historic sites. Alteration of such sites shall be discouraged by including alteration restrictions within the Lake County Land Development Regulations. Prior to alteration, demolition, or relocation of a historic structure listed on the National Register of Historic Places or the State Master Site File of Historic Sites, a Certificate of Historical Importance must be issued by Lake County. Criteria for issuing a certificate under intentions to rehabilitate or relocate a designated historic structure shall follow the U.S. Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" and visual compatibility standards set forth in the Land Development Regulations. Additional criteria for issuing a certificate under intentions to relocate, demolish, or rehabilitate a historic structure shall be guided by provisions within the Land Development Regulations, which stipulate the following factors:

- How the historic character and aesthetic interest of the building, structure, or object contributes to its present setting;
- Whether there are definite plans for the area to be vacated and the effect of those plans on the character of the surrounding neighborhood;
- Whether the building, structure, or object can be moved without significant and irreversible damage to its physical integrity;
- Whether the building, structure, or object represents the last remaining example of its kind in the neighborhood, county, or region;
- Whether definite plans exist to reuse the subject property if a proposed demolition is carried out, and the effect of those plans on the character of the surrounding area;
- Whether reasonable measures can be taken to save the building, structure, or object to a level safe for occupation; and
- Whether the building, structure, or object is capable of earning reasonable economic return on its value.

OBJECTIVE VI-1.5 MANUFACTURED HOUSING & MOBILE HOMES

The County shall allow manufactured housing and mobile homes meeting current HUD standards in all residential land use categories.

Policy VI-1.5.1 Provision for temporary housing for care of the infirm or disabled

The County shall include provisions in the Land Development Regulations that consider the temporary housings needs of the infirmed or disabled or those who provide care to them.

Policy VI-1.5.2 Placement of mobile homes

Lake County shall extend to mobile and manufactured homes the same location considerations accorded to conventional single-family dwelling units.

OBJECTIVE VI-1.6 DISPLACEMENT/RELOCATION

The County shall develop criteria for the placement of public facilities which will maximize the preservation of the existing housing stock, and which will minimize the relocation of residents and demolition of housing.

Policy VI-1.6.1 Permit system for demolition of housing

To maintain accurate records on housing units, and protect the useful life of existing housing, all demolitions to be performed within the County shall require a permit from the Building Department.

Policy VI-1.6.2 Displacement assistance

Lake County shall provide non-monetary relocation assistance to households displaced by public programs.

OBJECTIVE VI-1.7 GROUP & FOSTER HOMES

The County shall allow foster and group homes in residential zoning districts.

Policy VI-1.7.1 Approval of group homes, community residential homes, and foster care homes

The Land Development Regulations shall include definitions of group homes, community residential homes, and foster care homes that are consistent with those established by the Florida Department of Health and

Rehabilitative Services. All three facilities shall only provide residential care for aged persons, physically disabled persons, non-dangerous mentally ill persons, and children.

OBJECTIVE VI-1.8 REGULATORY IMPACTS UPON HOUSING COSTS

The County shall review, and amend as deemed necessary, provisions in the Land Development Regulations that segregate land uses and artificially increase the cost of producing housing.

Policy VI-1.8.1 Calculation of the impacts on housing costs

All proposed modifications to the Land Development Regulations shall include an analysis of the impacts said modification may have upon housing development costs. The analysis shall be part of the review process for all proposed modifications of the Land Development Regulations.

OBJECTIVE VI-1.9 HOUSING PROGRAMS IMPLEMENTATION

The County, along with its partners in the public and private sectors, will take an active and proactive role in formulating and implementing effective programs that will provide decent, safe, and sanitary housing that is affordable to very-low, low and moderate income households. The programs shall include strategies to motivate active private sector involvement.

Policy VI-1.9.1 Affordable Housing Incentives

By January 1, 2008, the County shall establish policies and provisions relating to affordable housing opportunities within the Urban Land Use Series that includes provisions for:

- Permitting development up to twelve (12) dwelling units per net buildable acre under both conventional and Planned Unit Development (PUD) zoning classifications;
- Providing density bonus on a sliding scale based on the percent of low and very low-income units provided on the development site;
- Permitting reduced lot sizes and open space requirements, duplex, zero-lot line, triplex structures, and cluster developments;
- Providing standards to ensure the integration of conventional and lower income units to prevent the undue concentration of lower income units within the development site;
- Requiring a binding affordability agreement to ensure units are priced for low and very low income owners and renters;
- Requiring conditions under which day care and group homes should be permitted when designed to serve the needs of the development site; and
- Conditions under which day care and group homes should be allowed when designed to serve the needs of the development site.

Policy VI-1.9.2 Housing information service

The County shall make available land use, housing and housing agency services information to assist both very low and low income households (including homeless persons and families) in finding adequate housing or shelter, and to assist nonprofit developers in locating suitable development sites for both very low and low income housing.

GOAL VI-2 AFFORDABLE HOUSING

Lake County will provide decent, safe, and sanitary housing that is affordable to all current and future very low, low, and moderate income residents.

OBJECTIVE VI-2.1 IMPLEMENTATION

Lake County will address financing on an ongoing basis for the construction, maintenance and preservation of housing units affordable to very low, low, and moderate income households through development, support of, and participation in partnerships with the private sector and other public entities. Financing shall be provided through federal and state funded housing subsidy programs and other local initiatives.

Policy VI-2.1.1 Community Renewal Trust Fund

The County, in partnership with public and private, profit and not-for-profit groups, shall consider by 2008 a trust fund for the purpose of funding the renovation of affordable housing units for the very low and low income households of Lake County.

OBJECTIVE VI-2.2 DE-CONCENTRATION OF HOUSING UNITS

The County shall develop policies and programs to prevent the concentration of single and multi-family dwelling units affordable to very-low, low and moderate-income households.

Policy VI-2.2.1 Planning

Inclusionary zoning provisions and additional incentives to facilitate development and de-concentration of housing affordable to very-low, low and moderate income households shall be incorporated into the Land Development Regulations thus assuring implementation throughout the planning process.

Policy VI-2.2.2 Long term management

Lake County will make every effort to prevent the creation of segregated communities specifically designed for the housing and isolation of the County's very low, and low income residents. In instances where this is unavoidable, the County will assure that the developer creates a long-term, fully funded, client-focused facility management team prior to any unit being issued a Certificate of Occupancy.

OBJECTIVE VI-2.3 PERMITTING PROCESSES

The County shall expedite and simplify the development approval process for projects including but not limited to projects that produce housing affordable to very low, low, and moderate income households.

Policy VI-2.3.1 Expedited affordable housing review

To the maximum extent possible, the County shall incorporate into the Land Development Regulations procedures that will shorten the duration and costs of affordable housing development reviews—from platting through final certificates of occupancy.

Policy VI-2.3.2 One-stop Permitting Process

The County Department of Growth Management will implement and improve the One-Stop Permitting Process in keeping with Section 288.1093 and Section 403.973 Florida Statutes.

VI-2.3.2.1 Reduce gap between review and construction

The County will establish a One-Stop Permitting System to lower development costs and reduce the gap between project review and construction.

VI-2.3.2.2 Internet permitting

The County will create a One-Stop Permitting system that not only allows citizens to complete the development approval process in one physical location but also allows the initiation and completion (to the extent possible) of their transactions via the Internet.

OBJECTIVE VI-2.4 SUBSTANDARD HOUSING

The County shall collaborate with public and private sector organizations to identify and upgrade or replace substandard housing.

Policy VI-2.4.1 Identification

Housing rehabilitation efforts shall be focused in those geographic areas of the County with the highest percentages of substandard housing units as well as areas of low income populations.

Policy VI-2.4.2 Displacement/Relocation

The housing code shall not require displacement of persons from substandard homes where the homeowner-occupant cannot afford the necessary improvements to meet the minimum housing code standards, and relocation or rehabilitation resources are not available. In the case of rental units, the housing code shall not require the displacement of tenants except in cases in which the code violations are potentially life threatening. This policy does not absolve landlords or home owners of the responsibility to maintain their unit(s) in a manner that promotes the health, safety, and welfare of the tenant.

Policy VI-2.4.3 Public and private partnerships

The County will provide incentives to developers and not-for-profit groups to rehabilitate housing units that will be used to provide housing for very low, and low income households. Incentives will include, but not be limited to, rapid review of all proposals, and reduced permitting fees. All projects must still comply with all County, state, and local building code regulations.

Policy VI-2.4.4 Acquired properties

The County shall make available to not-for-profit developers of affordable housing appropriate surplus property, be it developable lands or habitable structures, that it acquires due to code enforcement, property tax forfeitures, etc., for the purpose of renovating or constructing new housing affordable to low and moderate income households.

OBJECTIVE VI-2.5 INTERGOVERNMENTAL COORDINATION

The County shall take a leadership role in ensuring that all municipalities and the County perform housing needs assessments on a schedule that coordinates the timing of the assessments with the Evaluation and Appraisal Report required by Florida Statute 163.3191.

Policy VI-2.5.1 Use of common data sources

The County shall utilize, and each municipal government shall be encouraged to utilize, the data and analysis from the needs assessment as one basis for the housing element of its local comprehensive plan.

OBJECTIVE VI-2.6 ESTABLISHMENT OF WORKFORCE HOUSING INCENTIVES

The County shall seek to partner with the financial community, the development community, and not-for-profit housing providers in order to define incentives that will aid the construction of housing affordable to the workforce of Lake County.

Policy VI-2.6.1 Eligible Workforce

The Lake County Workforce shall be defined as those individuals employed by either a local government entity (both county and municipal employees) or individuals employed by any other company based and physically located within Lake County

Policy VI-2.6.2 Income Requirements

Family income of participants in the Lake County Workforce Housing program cannot exceed 120% of the Lake County Median Income as defined by U.S. Department of Housing & Urban Development

Policy VI-2.6.3 Eligible Dwelling Units

The dwelling units eligible for Workforce Incentives shall be at or below 120% of the median housing price as established annually by the U.S. Department of Housing & Urban Development

Policy VI-2.6.4 Implementation of Incentives

All incentives that are to be considered for incorporation must be brought before the Lake County Affordable Housing Committee and the Local Planning Agency for review and recommendation prior to presenting to the Board of County Commissioners for adoption.

CHAPTER VII: INTERGOVERNMENTAL COORDINATION ELEMENT

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 14 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; Lake-Sumter Metropolitan Planning Organization 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 VII-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; Lake-Sumter Metropolitan Planning Organization; Lake County School Board; adjacent governments; utilities and quasi-public agencies; and regional, state and federal governments.

OBJECTIVE VII-1.1 COORDINATION OF THE LAKE COUNTY COMPREHENSIVE PLAN WITH ADJACENT LOCALITIES

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.

Policy VII-1.1.1 Joint Planning Committees

The County shall form and utilize joint City/County planning committees, to ensure consistency between comprehensive plan programs and issues.

Policy VII-1.1.2 Multiparty Development Agreements

The County shall seek multiparty agreements (e.g., City/County/developer tri-party agreements) as a means to expedite facility improvements and reduce public costs.

Policy VII-1.1.3 Coordinated Concurrency Management Systems

The County shall coordinate with the Cities when applicable in the implementation of their concurrency management system for compatible adopted levels of service.

Policy VII-1.1.4 Policy Coordination

The County will form a local council to provide a policymaker forum to coordinate growth plans and programs and to resolve interlocal disputes. The council shall be comprised of representatives from the Municipalities, School Board, and County to ensure that there is intergovernmental coordination and communication between all entities in land use decisions.

Policy VII-1.1.5 Advance Notification of Land Use Requests and Changes in Land Use Regulations

The County shall continue to transmit advance notification of requests for land use, zoning and development approval, and changes in land use regulations to municipalities that may be affected and the School Board, as required through interlocal agreements with the Cities and the School Board of Lake County.

Policy VII-1.1.6 Interlocal Agreements for Land Use

The County shall develop new, update or maintain existing interlocal agreements or Joint Planning Agreements with the Cities for future annexations which include procedures and criteria to implement, at a minimum, the following: compatibility between adjacent future land use designations, consistency between land development regulations, future annexation area, or utility service areas and land use compatibility.

Policy VII-1.1.7 Incorporated Policies and Objectives

The following policies from other elements are hereby incorporated into this Element by this reference thereto as if fully set forth herein verbatim:

- Future Land Use Element:
- Policy 12.2: Establish Future Service Areas.
- Capital Improvements
- Not Applicable
- Conservation Element
- Policy 2.1.2: Plan for Safe Withdrawal Rates of Water.
- Economic
- Policy 4.2: Target Industries and Occupations.
- Policy 9.1: Target Areas.
- Housing Element

- Not Applicable
- Public Facilities Element:
- Aquifer Recharge Sub-Element:
- Not Applicable
- Potable Water Sub-Element:
- Policy 2.1: Coordination of Services with the Municipalities.
- Sanitary Sewer Sub- Element:
- Policy 1.1: Coordination of Services with the Municipalities.
- Solid Waste Sub-Element:
- Policy 6.5: Regulation of the Waste Stream.
- Policy 9.2: Intergovernmental Coordination.
- Storm water Sub-Element
- Not Applicable
- Recreation
- Policy 2.1: Coordination.
- Policy 5.1: Trails Program.
- Policy 8.1: Coordination and Facilitation.
- Policy 8.3: Co-location.
- Policy 8.4: Mutual Use Agreement.
- Policy 8.5: Interlocal Agreements.
- Policy 8.6: Non-Profit Recreation Providers.
- Policy 8.7: Joint Agency Funding
- Transportation Element:
- Policy 4.1: Coordination and Consistency with Other Agencies.
- Policy 4.2: Policy 4.2: Collaborative Planning.

Policy VII-1.1.8 Coordinated Efforts to Protect Established Residential Areas

The County will work diligently with the municipalities for the protection of established residential uses, through formal and informal agreements. Emphasis will be placed on protecting homes from adverse impacts caused by incompatible land uses, cut-through traffic, provide transitional uses where needed on border parcels, and provide adequate separation of homes from land uses that are sensitive in nature and locally unwanted.

Policy VII-1.1.9 Coordination with Local Governments within Wekiva Study Area

The County shall coordinate with other local county and municipality governments located in the Wekiva Study Area (WSA) to ensure a consistent approach to springs, springshed, and aquifer recharge protection.

Policy VII-1.1.10 Interlocal Agreement within the Wekiva Study Area

The County shall coordinate and propose an interlocal agreement relating to land development regulations, stormwater management, and other matters of shared interest that impact the springs and springshed within the Wekiva Study Area (WSA). The interlocal agreement, containing joint strategies for springs protection, shall be implemented by local governments having development activities or development review authority, and with the consent of regulatory agencies having permitting authority within the WSA.

Policy VII-1.1.11 Joint Strategies for Water Supplies

The County shall propose joint strategies for protection of water resources through water supply planning, specifically addressing identification and use of alternative water resources.

Policy VII-1.1.12 Joint Strategies for Land Acquisition

Propose joint strategies to coordinate land acquisition efforts for protection of water resources, environmentally sensitive lands and open spaces.

OBJECTIVE VII-1.2 COORDINATION OF THE LAKE COUNTY COMPREHENSIVE PLAN WITH THE LAKE COUNTY SCHOOL BOARD

Lake County shall coordinate its programs and Comprehensive Plan with the programs and plans of the Lake County School Board.

Policy VII-1.2.1 Use of School Data for Planning County Infrastructure

The County shall continue to include school enrollment data in transportation planning and capital programs. The County shall exchange data with the School Board for use in the respective capital planning programs.

Policy VII-1.2.2 Coordinate School Plans

The County shall coordinate with the Lake County School Board to discuss development plans for expansion of existing or new education facilities within the unincorporated County to ensure such activities are consistent with growth management and development plans established within the Lake County Comprehensive Plan. Also, the County shall coordinate and address any issues concerning impacts of such facilities on adopted levels of service established for roads, water, drainage, and solid waste services.

Policy VII-1.2.3 Avoid Duplication of Services

The County shall coordinate with the Lake County School Board and the municipalities to integrate recreation facilities on school property into the recreation system for Lake County to avoid duplication of services. In addition, school facilities shall continue to be available for public meetings and other public uses when demand warrants the use.

Policy VII-1.2.4 School Board Representation on Various County Boards

The County shall continue providing a position for a School Board representative at its Development Review Staff meetings and on the Local Planning Agency.

Policy VII-1.2.5 Policy Coordination Between School and County Boards

The County shall ensure effective coordination of the policies and programs of the School Board and Board of County Commissioners.

OBJECTIVE VII-1.3 COORDINATION OF THE LAKE COUNTY COMPREHENSIVE PLAN WITH REGIONAL, STATE AND FEDERAL AGENCIES

Lake County shall 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.

Policy VII-1.3.1 Compliance of State Development with Local Regulations

The County shall continue to review all State and other government development activities for consistency with the Comprehensive Plan and land development regulations. Such development will be considered subject to local regulation unless found to be statutorily exempt, in which case the County shall rely on other coordination mechanisms, including, but not limited to, informal negotiation, to ensure the compatibility of the development with County land development regulations.

Policy VII-1.3.2 Regional, State, and Federal Agencies

Lake County shall coordinate its comprehensive planning activities with the plans and programs of regional, State and Federal agencies by, at minimum, continuing to coordinate with the following agencies: East Central Florida Regional Planning Council; St. Johns River Water Management District; Southwest Florida Water Management District; Lake-Sumter Metropolitan Planning Organization; the Florida Departments of Environmental Protection, Transportation, and Community Affairs; the Florida Public Service Commission, the Florida Highway Patrol; and the Federal Agencies of Housing and Urban Development, Federal Transit Administration, Federal Environmental Protection Agency, Federal Emergency Management Agency, Lake County Water Authority and the Army Corps of Engineers. The County shall also seek legislative action by the Florida Legislature when the needs of the County so require. The County shall continue to work on issues with the Florida Association of Counties and shall consider working with the Florida League of Cities.

Policy VII-1.3.3 Coordination During Major Regional Transportation Construction Projects

The County will coordinate with the Lake-Sumter Metropolitan Planning Organization, Florida Department of Transportation, and other jurisdictions and agencies to prepare in advance for the maintenance of traffic during construction of major regional transportation projects.

Policy VII-1.3.4 Participation in the Preservation and Protection of Lake County's Natural and Cultural Resources

The County shall recognize and participate in programs to ensure the beautification, preservation, and protection of designated Federal, State, and Local Scenic Highways and waterways; local, regional, state or federally designated environmentally sensitive areas; and sites listed on the National Register of Historic Places.

Policy VII-1.3.5 Coordination of Sewer Services within the Wekiva Study Area

The County shall coordinate with the Department of Health regarding onsite sewage treatment and disposal systems located in the Wekiva Study Area to ensure a coordinated approach to the provision of wastewater treatment.

Policy VII-1.3.6 Onsite Sewage Treatment and Disposal Systems

The County shall coordinate with the county health department regarding the owners of onsite sewage treatment and disposal systems that will be required to connect to central sewer facilities, and owners of onsite sewage treatment and disposal systems that will remain, including those that require a Department of Health permit or permit modification because of failing systems or systems requiring major repairs.

Policy VII-1.3.7 Notification of Central Sewer Availability

The County shall coordinate with publicly owned or investor owned central sewer providers regarding the process for notification of existing owners of the availability of central sewer facilities.

OBJECTIVE VII-1.4 IMPACT OF THE LAKE COUNTY COMPREHENSIVE PLAN ON OTHER JURISDICTIONS

Lake County shall ensure that the impacts resulting from the implementation of the Comprehensive Plan upon development in municipalities, adjacent counties, regions and the State are addressed through the effective use of the following intergovernmental coordination mechanisms.

Policy VII-1.4.1 Incorporated Policies and Objectives

The following policies from other elements are hereby incorporated into this element by this reference as if fully set forth herein verbatim:

Future Land Use Element:

- Policy 12.1: Adopt Joint Planning Areas.
- Policy 12.5: Evaluate JPA Effectiveness.

Capital Improvements:

- Policy 2.7: Intergovernmental Assistance.

Conservation Element:

- Policy 6.5: Coordinate with Agencies.

Economic:

- Policy 8.1: Business Friendly Land Use Allocations.

Housing Element:

- Policy 14.1: Use of Common Data Sources.

Public Facilities Element:

Aquifer Recharge Sub-Element:

- Policy 1.4: Support of Federal, State, and Local Agencies.
- Policy 1.7: Intergovernmental Coordination.

Potable Water Sub-Element:

- Policy 3.1: Extension of Service to New Development.

Sanitary Sewer Sub- Element:

- Policy 4.1: Extension of Service to New Development.

Solid Waste Sub-Element:

- Policy 9.2: Intergovernmental Coordination.

Storm water Sub-Element:

- Policy 1.6: Coordination with Adjacent Jurisdictions

Recreation:

- Policy 8.1: Coordination and Facilitation

Transportation Element:

- Policy 4.1: Coordination and Consistency with other Agencies.
- Policy 4.2: Collaborative Planning.
- Policy 4.3: Consistent Plans.

OBJECTIVE VII-1.5 COORDINATION OF LEVEL OF SERVICE STANDARDS

The County shall maintain coordination efforts, with responsible local, regional, Lake-Sumter Metropolitan Planning Organization and State authorities, School Board and private utility companies, as appropriate, to ensure consistency with adopted level of service standards.

Policy VII-1.5.1 Incorporated Policies and Objectives

The following policies from other elements are hereby incorporated into this element by this reference thereto as if fully set forth herein verbatim:

Future Land Use Element:

- Objective 12.0: Intergovernmental Coordination.
- Policy 12.1: Adopt Joint Planning Areas.
- Policy 12.7: Coordinate Levels of Service.

Capital Improvements:

- Policy 1.2: Apply Level of Service Categories to Public Facilities.

Conservation Element:

- Policy 3.2.2: Stormwater Management Guidelines.

Economic:

- Not Applicable.

Housing Element:

- Not Applicable

Public Facilities Element:

Aquifer Recharge Sub-Element:

- Policy 3.3: Protection of Recharge Volume.

Potable Water Sub-Element:

- Policy 1.1: Level of Service Standards.

Sanitary Sewer Sub- Element:

- Objective 2.0: Level of Service Standards.

Solid Waste Sub-Element:

- Objective 6.0: Solid Waste Management Facility Planning.

Storm water Sub-Element:

- Policy 2.6: Provide Effective Stormwater Treatment.

Recreation:

- Policy 4.3: Level of Service.

Transportation Element:

- Policy 1.4: Use of Level of Service (LOS) Maximum Volumes.

OBJECTIVE VII-1.6 EXCHANGE OF SUPPORT AND DATA

The County shall increase the effectiveness and efficiency of public programs and minimize costs by providing, seeking and sharing information.

Policy VII-1.6.1 Internet Services

Lake County will continue to provide information on its Internet webpage. This information includes the agendas and minutes of the meetings of the Board of County Commissioners and many of its supporting citizen and staff committees, information on the County Departments, important county documents and progress statements on major work efforts, such as road construction projects.

Policy VII-1.6.2 Sharing of Geographical Information Systems (GIS) Data

The County will continue to provide access to its GIS system via the internet webpage.

Policy VII-1.6.3 Review of County Plans

The County shall coordinate the transmission of copies of the County's proposed Comprehensive Plan updates, land development regulations, other design standards and Capital Improvements Programs for City, the School Board and adjacent county review and comment prior to Board action.

Policy VII-1.6.4 Sharing of Resources

The County will continue to provide land use data and socio-economic data to the Cities, the School Board and other levels of government and agencies.

Policy VII-1.6.5 Incorporated Policies

The following policies from other elements are hereby incorporated into this Element by this reference thereto as if fully set forth herein verbatim:

Future Land Use Element:

- Policy 12.1: Adopt Joint Planning Areas.

Capital Improvements:

- Policy 2.7: Intergovernmental Coordination

Conservation Element:

- Policy 2.1.6: Ensure Supply of Safe Potable Water.
- Policy 5.1.2: Keep Flood Information Updated.
- Policy 18.2: Use Soil Survey Data.

Economic:

- Policy 5.1: Direction and Focus.
- Policy 7.3: Clearinghouse of Agricultural Information.

Housing Element:

- Policy 1.3: Planned Development Tracking.
- Policy 1.3.2: Update Planned Development Database.
- Policy 1.4: Parcel Location Assistance.

- Policy 2.1: Promote Maintenance of Housing.
- Policy 14.1: Use of Common Data Sources.
- Policy 4.1: Master Site File Update

Public Facilities Element:

Aquifer Recharge Sub-Element:

- Policy 1.2: Floridan Aquifer Vulnerability Assessment (FAVA) Map.

Potable Water Sub-Element:

- See Future Land Use Policy 12.7

Sanitary Sewer Sub- Element:

- See Future Land Use Policy 12.7

Solid Waste Sub-Element:

- See Future Land Use Policy 12.7

Storm water Sub-Element:

- Policy 1.2: Priorities for Stormwater Master Planning.
- Policy 5.1: Regional Master Stormwater Management Plan

Recreation:

- Policy 1.3: Planning Process
- Policy 3.2: Partnership Plan

Transportation Element:

- Policy 4.1: Coordination and Consistency with other Agencies.
- Policy 4.2: Collaborative Planning.
- Policy 4.3: Consistent Plans.

OBJECTIVE VII-1.7 CONFLICT RESOLUTION

The County shall endeavor to prevent and resolve conflicts and inconsistencies with other governments and agencies, through the use formal and informal mediation and conflict resolution techniques.

Policy VII-1.7.1 Regional Planning Council Conflict Resolution

In cases where the County is unable to resolve intergovernmental conflicts through informal means or existing coordination mechanisms, the County shall follow policies stipulated in the Interlocal Agreement. The Interlocal Agreement provides a three step process for mediation to use when informal negotiations have failed. If needed, the County shall adhere to the provisions of Chapter 164, Florida Statutes (the "Florida Governmental Cooperation Act"). The East Central Regional Planning Council (ECFRPC) mediation process shall be considered, in particular, when the issue involved is of regional significance and the ECFRPC would have particular and significant expertise which would be of a unique value in terms of resolving the issue in dispute; and, when the dispute involves the location of a community residential home under Section 419.001(5), Florida Statutes, or its successor provision.

OBJECTIVE VII-1.8 JOINT PLANNING AREA AGREEMENTS

Lake County shall establish Joint Planning Area Agreements 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.

Policy VII-1.8.1 Future Land Use Coordination

Lake County will coordinate with each municipality to ensure Future Land Use compatibility within their respective joint planning area boundaries.

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CHAPTER VIII: PARKS AND RECREATION ELEMENT

PLANNING HORIZON 2030

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 community. 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 VIII-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.

OBJECTIVE VIII-1.1 CUSTOMERS

The residents in Lake County are our most important customer.

Policy VIII-1.1.1 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 VIII-1.1.2 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 VIII-1.1.3 Planning Process

When developing new parks and facilities, Lake County shall include nearby residents and other interested parties in the planning process.

OBJECTIVE VIII-1.2 COMMUNICATION

Lake County shall develop programs to communicate the recreational amenities of Lake County to residents and visitors.

Policy VIII-1.2.1 Coordination

Lake County Parks and Recreation shall coordinate with Lake County Economic Development and Tourism to help promote Lake County's parks, trails, cultural events, natural areas, and special events to visitors.

Policy VIII-1.2.2 Facility Development

Lake County should support the development of quality athletic and community facilities to attract state, regional, and national tournaments and events to Lake County. Such facilities should also be available to residents of Lake County for cultural and athletic programs when not hosting special events.

Policy VIII-1.2.3 Promotional Program

Lake County shall develop and distribute a promotional guide for parks and recreation facilities, environmental lands, and trails owned and operated by the County. Such brochures and promotional materials should be available at all public facilities, schools, libraries, and other public facilities throughout the County.

OBJECTIVE VIII-1.3 FACILITY LOCATION

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.

Policy VIII-1.3.1 Recreation Planning Areas (RPAs)

Recreation Planning Areas (RPAs) will be established based on location, growth patterns, and the individual character of each particular area.

Policy VIII-1.3.2 Partnership Plan

Lake County shall work toward creating a model for a City/County/Private Partnership plan.

OBJECTIVE VIII-1.4 FACILITY DEVELOPMENT

Lake County will facilitate the development of a well-balanced system of community and regional facilities that include active and resource based recreational opportunities to meet a variety of needs for individuals as well as groups.

Policy VIII-1.4.1 Park Classification System

The park classification system in Lake County will be limited to community parks, regional parks, and special facilities. Parks will be further classified as either resource-based or activity-based.

Policy VIII-1.4.2 Existing Parks

Existing mini parks, neighborhood parks and parcels of undeveloped land less than 10 acres in size currently maintained by Lake County should be evaluated for potential phase out. Any new parks developed by Lake County shall be community parks or larger.

Policy VIII-1.4.3 Level of Service

The adopted Level of Service shall be 4 acres per 1000 people.

Policy VIII-1.4.4 Park Facilities Inventory

Lake County Parks and Recreation shall maintain an up to date inventory of all Lake County maintained park facilities.

Policy VIII-1.4.5 Mandatory Dedication of Land for Recreation Space

Lake County shall incorporate provisions within its Land Development Regulations which require new residential development to provide recreation space consistent with the Concurrency Management System. The provision of open space for activity-based recreation shall be in addition to the area required for open space.

Policy VIII-1.4.6 State Comprehensive Outdoor Recreation Plan (SCORP)

Lake County will use, as a guideline, the activity standards suggested in the 'State Comprehensive Outdoor Recreation Plan' (SCORP) for Florida, as updated on a regular basis.

Policy VIII-1.4.7 Outsourcing

Lake County should consider the possibility of outsourcing park maintenance for activities where appropriate.

Policy VIII-1.4.8 Phased Development and Renovation Plan

Lake County will create and approve a phased development and renovation plan for the existing parks in the System to determine appropriate development of new facilities or phase out of parkland that does not meet the objectives of the Lake County Parks Master Plan.

OBJECTIVE VIII-1.5 TRAILS AND GREENWAYS

Lake County shall foster the development of a comprehensive greenway, blueway, trails, equestrian and bikeway system that provides for the protection of natural resources, scenic value, eco-tourism, and resource-oriented recreation.

Policy VIII-1.5.1 Trails Program

Lake County shall continue working towards implementing its trails program by coordinating with federal, state, regional, and local public agencies and private organizations.

Policy VIII-1.5.2 Greenways and Blueways

Lake County shall coordinate the establishment of greenways and blueways with its trails and bikeways program to help connect natural resources and parks to the trail system.

VIII-1.5.2.1 Interconnectivity

The County shall strive to interconnect existing and future dedicated open space areas, pedestrian and bicycle trails, hiking trails, equestrian trails, canoe runs, and where appropriate, utility corridors, into the greenways and blueways network.

VIII-1.5.2.2 Incentives

The County shall consider incentives to private landowners to encourage their participation in the creation of the greenways system.

VIII-1.5.2.3 Greenway Land Acquisition Priority List

The County shall adopt a greenway land acquisition priority list to assist in identifying and coordinating the acquisition or protection of the elements of the greenway.

VIII-1.5.2.4 Greenway Management Plan

The County shall develop a master management plan for the greenway network and specific plans for lands acquired, preserved, or otherwise included in the greenways network that address protection of natural resources, public access, recreation, education, and opportunities for ecotourism that are complementary to maintaining integrity of the network.

Policy VIII-1.5.3 Guidelines for Trail Development

Lake County shall adopt as a guideline the Florida Bicycle Facilities Planning and Design Handbook by the Florida Department of Transportation and the Florida Office of Greenways and Trails Reference and Resource Guide. These documents shall be used in the planning and development of trails.

Policy VIII-1.5.4 Maintenance and Operation Standards

Maintenance and operation standards shall be developed and approved prior to new trail design and development.

OBJECTIVE VIII-1.6 ACCESS AND AVAILABILITY

Lake County will ensure equal access and maximum availability to all facilities to the greatest extent possible, consistent with the protection of natural resources.

Policy VIII-1.6.1 Access ways

Lake County shall design, construct, and manage parks and trails with access ways that are compatible with the natural features and character of the individual park site.

Policy VIII-1.6.2 Linkages

Sidewalks, bikeways, and trails should be provided to link residential areas, community facilities, schools, and other park sites where feasible.

Policy VIII-1.6.3 Parking

Parking areas and bicycle racks, where appropriate, will be provided at recreation sites.

Policy VIII-1.6.4 Barrier-free Access

Lake County shall ensure the provision of disabled parking spaces and barrier-free access to activity-based parks and facilities, where practical and appropriate.

OBJECTIVE VIII-1.7 FINANCE

Lake County shall identify and implement methods to finance the on-going operation and management of its recreational facilities.

Policy VIII-1.7.1 Streamlining of Facilities

Lake County will streamline its parks and recreation facilities and programs to focus on providing larger scale facilities to supplement existing city and county recreation facilities, natural resource based parks, and a trails system linking these facilities together.

Policy VIII-1.7.2 Revenue Generation

Design of new facilities should consider revenue-generating opportunities that could offset operational costs or enhance the recreational experience of participants (i.e. concessions, rentals, etc) as appropriate and consistent with the protection of natural resources.

Policy VIII-1.7.3 Grant Program

The County's grant programs should be refined to be consistent with the goals and objectives of the Lake County Parks Master Plan and expanded to more adequately address the impact of unincorporated residents on municipal recreation facilities and programs.

Policy VIII-1.7.4 Capital Funding Source

The County shall evaluate the establishment of a reliable and consistent capital funding source for recreation facilities and operations to help implement the policies contained in this Element.

Policy VIII-1.7.5 Fees and Charges

The County shall adopt fees and charges, where appropriate, for the Parks and Recreation System that are fair and equitable to residents and visitors that use County facilities.

Policy VIII-1.7.6 Facility Maintenance Costs

New park and trail development shall address the cost to maintain each facility prior to implementation. Design/maintenance techniques, materials, and procurement methods should be used that provide the most cost effective measures to develop, as well as maintain, the park and trail facilities.

OBJECTIVE VIII-1.8 PARTNERSHIPS

Lake County shall develop and maintain partnerships with the municipalities, the Lake County School Board and the Lake County Water Authority as well as not-for-profit organizations and the private sector.

Policy VIII-1.8.1 Coordination and Facilitation

Lake County shall coordinate the development of recreational facilities and work with federal, state, regional, and local agencies to facilitate recreation programs.

Policy VIII-1.8.2 Alternative Funding Sources

Lake County shall continue to investigate alternative funding sources and relationships to provide for public park facilities, programs, and management.

Policy VIII-1.8.3 Co-location

Lake County and the School Board should further work to co-locate sites for new and existing schools and parks where feasible. Lake County should work with the School Board to identify possible joint opportunities to provide athletic and recreation opportunities for students and residents. A school/park design model should be developed to be used for planning such joint facilities. Lake County and the School Board should also work to identify existing school sites for possible improvements to better accommodate public recreation usage.

Policy VIII-1.8.4 Mutual Use Agreement

Lake County should work with the School Board to develop a model 'Mutual Use Agreement' for the use of school and park facilities for public use.

Policy VIII-1.8.5 Interlocal Agreements

Lake County shall coordinate with the County's municipalities and adjacent counties for the provision of public parks and recreational programming through the use of interlocal agreements.

Policy VIII-1.8.6 Non-Profit Recreation Providers

Lake County shall develop agreements with non-profit recreation providers such as the YMCA and Boys and Girls Club to provide recreational programming and facilities.

Policy VIII-1.8.7 Joint Agency Funding

Lake County shall pursue joint agency funding for the purchase, development, and management of public parks, environmental lands, and trails.

GOAL VIII-2 OPEN SPACE

Lake County shall guide the acquisition, protection and management of lands for the development of parks, open space and recreation opportunities.

OBJECTIVE VIII-2.1 OPEN SPACE PROTECTION

Lake County shall assure the provision of open space within the county by requiring minimum open space standards for new development, through public land acquisition and through designation of Conservation and Recreation land use categories on the Future Land Use Map.

Policy VIII-2.1.1 Provision of Access to Lake County's Lakes

Lake County shall provide access to lakes and waterways through maintenance and enhancement of its public boat ramp parks. Additional public boat ramp parks shall be provided when the demand caused by future residents warrants additional sites and facilities.

Policy VIII-2.1.2 Protect and Preserve Environmentally Sensitive Lands as Open Space

Lake County shall, through the Land Development Regulations, provide a mechanism to protect, acquire or otherwise set aside natural areas and environmentally sensitive lands as open space for permanent preservation or passive recreation. Protection can be accomplished by the donation of land or establishment of a permanent conservation easement held by the County, conservation agency, or appropriate non-profit conservation entity. The protection and acquisition of these lands shall be consistent with the Future Land Use Element and Conservation Element.

Policy VIII-2.1.3 Participation in State and Local Land Acquisition Programs

Lake County shall partner with federal, state, and regional agencies in the purchase of environmentally-sensitive lands, with emphasis on identified state projects including the Wekiva-Ocala Greenway, Wekiva Study Area, Green Swamp, Emeralda Marsh, and Lake Wales Ridge. The County shall, as appropriate, recommend additional property for acquisition and assist in the preparation of boundary amendments for state acquisition project areas through the Acquisition and Restoration Council. Further, Lake County shall pursue the acquisition of lands deemed to have local conservation, historic, or recreational value. The County shall utilize funding from the voter-approved Lake County Land Acquisition Program, and shall to the greatest extent possible, partner with state programs such as the Florida Communities Trust as well as with private conservation organizations to maximize acquisition opportunities.

Policy VIII-2.1.4 Protection from Incompatible Land Uses

The Land Development Regulations shall require through the site plan and development review process the protection of conservation, recreation, and open space areas from incompatible adjacent land uses and activities.

Adjacent land uses that are considered incompatible with conservation, recreation, and open space areas include Heavy Industry. All other land uses shall be required to use screening and ample vegetated buffers

to limit off-site impacts. Land uses adjacent to and near resource-based conservation and recreation sites shall be of a low density and intensity as defined in the Future Land Use Element.

Additional land development regulations shall be established to limit the undesirable intrusion of noise, light, access, and other impacts onto conservation and recreation lands from adjacent property.

Policy VIII-2.1.5 Open Space Definition within a Development Site

For the purpose of determining the minimum amount of required open space within a development site, the following definition shall apply: Open space shall be defined as the 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 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.

Policy VIII-2.1.6 Environmentally Sensitive Lands as Open Space

Open space within a development project shall include the environmentally sensitive lands on the project site. Further, to the maximum extent practical, all development shall be clustered away from any environmentally sensitive lands.

Policy VIII-2.1.7 Open Space Requirements for Planned Unit Developments

Lake County shall require within the Land Development Regulations that Residential Planned Unit Developments set aside at a minimum 25 percent of the net buildable area of a project site as open space for conservation purposes. Within designated overlay districts or special areas defined by the Future Land Use Element, the minimum quantity of required open space may be greater as part of a conservation subdivision design. The provision of open space shall emphasize the protection of existing natural areas containing native plant and animal species, wildlife corridors, karst features, and aquifer recharge potential.

Policy VIII-2.1.8 Forms of Open Space

Lake County recognizes the following general forms of open space

Conservation Open Space: Natural areas that are permanently protected from development for the purpose of conserving natural resources including but not limited to habitat, wildlife, wildlife corridors, environmentally-sensitive features, and aquifer recharge. Uses within conservation open space are limited to preservation and passive recreation.

Utility Open Space: Outdoor areas unsuitable for development because of the potential threat to public health and safety as a result of the presence of a public or private utility. Such areas include but are not limited to drainage canals, airport flight paths clear zones, and regional electric or gas utility easements.

Transportation Corridor Open Space: This open space type constitutes areas separating development from transportation corridors and areas that improve the aesthetic character or recreational benefit of a transportation corridor. Such areas include buffer areas adjacent to roadways and bicycle/pedestrian/equestrian paths.

Multiple-Purpose Open Space: This type of open space can serve one or more of the above open space types.

CHAPTER IX: TRANSPORTATION ELEMENT

PLANNING HORIZON 2030

1

Transportation Element

The transportation of people and goods in a community is one of the most important elements of a community plan. Without access, land cannot be developed or used for residential, commercial, recreational, or other purposes. While recognizing that automobile transportation is the single most important component of Lake County's transportation system, this element comments on a number of issues outside the simple provision of streets and highways. In order to look at the whole community transportation system, this element includes automobile circulation, parking, mass transit, rail, bikeways and pedestrian facilities.

As the population of Lake County continues to increase, it is apparent that significant increases in traffic volume on the county's major roadways will continue, and the expansion and widening of roadways cannot continue indefinitely. The high costs of right-of-way acquisition and concerns related to neighborhood impact have already become deterrents to roadway expansion. Therefore, the County's future transportation planning will focus on a multi-modal transportation network to reduce the demand for automobile travel and to maximize the efficiency of the transportation system.

The goal of this element is to prepare a plan that emphasizes more efficient use of the existing transportation system and contributes to the wider national objectives of energy conservation, improved air quality, and increased social and environmental amenity.

GOAL IX-1 TRANSPORTATION

To facilitate a balanced multi-modal transportation system that encourages increased mobility options, and provides for efficient transportation alternatives while minimizing environmental impacts.

OBJECTIVE IX-1.1 LEVEL OF SERVICE STANDARDS

Level of service standards, in accordance with the latest version of the Quality/Level of Service Handbook developed by the Florida Department of Transportation Systems Planning Office, shall be adopted in order to maximize the efficient use and safety of roadway facilities in order to coordinate capital improvement planning with land use decisions to meet the requirement that adequate roadway facilities be available concurrent with the impacts of development.

Policy IX-1.1.1 Rural Areas Minimum Operating Level of Service Standards

Consistent with the Florida Department of Transportation Quality /Level of Service Handbook, Lake County adopts the following peak hour minimum operating level of service standards for rural areas:

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

Policy IX-1.1.2 Transitioning Urbanized Areas Minimum Operating Level of Service Standards

Consistent with the Florida Department of Transportation Quality /Level of Service Handbook, Lake County adopts the following peak hour minimum operating level of service standards for transition areas, defined as

Within one (1) mile of city corporate limits; or

Within one (1) mile of an area designated as Urban using Florida Department of Transportation Standards

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

Policy IX-1.1.3 Urbanized Areas Minimum Operating Level of Service Standards

Consistent with the Florida Department of Transportation Quality/Level of Service Handbook, Lake County adopts the following peak hour minimum operating level of service standards for urbanized areas:

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

Policy IX-1.1.4 Use of Level of Service (LOS) Maximum Volumes

Lake County, in coordination with the Florida Department of Transportation (FDOT) and the Lake-Sumter Metropolitan Planning Organization, shall use generalized peak hour level of service maximum volume tables, appropriate LOS software or direct field measurements in order to assess the most accurate Level of Service and available capacity for SIS/FIHS, arterial, collector and local roadways.

Policy IX-1.1.5 Arterial Functional Classification System

Lake County, in coordination with the Florida Department of Transportation, the Lake-Sumter Metropolitan Planning Organization, and Federal Highway Administration (FHA), shall determine functionally classified arterial roadways.

Policy IX-1.1.6 Collector and Local Functional Classification System

Lake County, in coordination with the Florida Department of Transportation and the Lake-Sumter Metropolitan Planning Organization, shall maintain a functional classification system for collector and local roadways under its jurisdiction that is sensitive to the local dynamics of the County.

OBJECTIVE IX-1.2 DEVELOPMENT STANDARDS

Lake County shall review all proposed developments for compliance and consistency with the Comprehensive Plan.

Policy IX-1.2.1 Traffic Concurrency for Proposed Developments

Available capacity on roadways must be concurrent with the impacts of development. Lake County shall review all proposed development for compliance and consistency based on the appropriate LOS software, direct field measurements or the generalized LOS tables. No final development order shall be approved until the requirements of the Concurrency Management System have been satisfied.

Policy IX-1.2.2 Encourage Trip-Capturing Development

Lake County shall encourage the development of mixed use, self-contained projects that promote shorter trip lengths and generate fewer vehicle miles.

Policy IX-1.2.3 Onsite Transportation Improvements

Lake County shall maintain provisions that require new developments to establish safe and convenient onsite traffic flow that considers circulation and parking needs.

Policy IX-1.2.4 Analysis of Traffic Noise Impacts and Abatement Measures

Lake County intends to prevent noise on future road widening or existing traffic from negatively impacting adjacent land use. Land development regulations shall establish standards requiring noise mitigation on collector and arterial roadways. The applicant shall determine and analyze expected traffic noise impacts on the proposed development and alternative noise abatement measure to mitigate these impacts, giving weight to the benefits and cost of abatement, and to the overall social, economic, and environmental effects.

OBJECTIVE IX-1.3 TRANSPORTATION SYSTEM AND DEMAND MANAGEMENT

Lake County shall develop, maintain and implement a transportation system utilizing Transportation Systems Management strategies to provide a safe, convenient, and energy efficient multimodal transportation system.

Policy IX-1.3.1 Transportation System Management

Lake County shall develop a series of Transportation System Management (TSM) strategies to preserve and increase traffic flow in a cost effective way, and as an alternative to traditional capacity projects. TSM strategies can include, but are not limited to: Intersection Improvements; Signalization Improvements; Ramp Metering; Freeway Bottleneck Removal; Special Event Management; Parking Management; Transit Improvements; and Incident Management.

Policy IX-1.3.2 Promote Transportation Demand Management

Lake County shall promote vanpooling, guaranteed ride-home, carpooling, employer-based public transit subsidies, park and ride, and telecommuting programs to reduce peak hour demand and reduce vehicle miles traveled.

Policy IX-1.3.3 Provision of Transportation System Management for New Developments

Lake County shall include provisions within the development review process that require new and expanding development to consider the implementation of transportation system management strategies in addition to any necessary internal or off-site improvements.

Policy IX-1.3.4 Access Management for State Roads

Lake County shall maintain access management standards, consistent with Rule 14-97 F.A.C., to regulate and control vehicular ingress and egress to and from the State Highway System (SHS). The intent of these standards is to protect public safety and the general welfare, to provide for mobility of people and goods, and to preserve the functional integrity of the SHS. New development, and redevelopment along State Roads shall be required to conform with or exceed these standards.

Policy IX-1.3.5 Access Management for County Maintained Roads

Lake County shall maintain regulations and design standards for access to County maintained roads, and require new development and redevelopment along these roads to comply with or exceed such standards.

OBJECTIVE IX-1.4 COORDINATION WITH TRANSPORTATION AGENCIES

Lake County shall directly coordinate with Florida Department of Transportation, Lake-Sumter Metropolitan Planning Organization and other transportation agencies as appropriate to identify needed state transportation improvement projects.

Policy IX-1.4.1 Coordination and Consistency with Other Agencies

Lake County shall coordinate with the Florida Department of Transportation, Lake-Sumter Metropolitan Planning Organization and other transportation agencies as appropriate to ensure the transportation system is coordinated and consistent with current and future agency plans of Lake and Sumter counties, its communities and neighbors.

Policy IX-1.4.2 Collaborative Planning

Lake County shall support collaborative Land Use and Transportation Planning efforts among local governments that will ensure that the community can develop in an efficient and sustainable way. This shall be achieved through intergovernmental coordination and joint planning.

Policy IX-1.4.3 Consistent Plans

Lake County shall ensure consistency between the Lake-Sumter Metropolitan Planning Organization Long-Range Transportation Plan (LRTP) and the Comprehensive Plan.

OBJECTIVE IX-1.5 TRANSPORTATION CONCURRENCY

Lake County shall maintain a concurrency management system that ensures that transportation facilities and services needed to support new development and redevelopment are available concurrent with the impacts of such development.

Policy IX-1.5.1 Concurrency Management System

Lake County shall maintain the Concurrency Management System established within the Concurrency Management Element and the Lake County Land Development Regulations.

Policy IX-1.5.2 Defined Transportation Concurrency

Transportation Facilities shall be in place or funded within three years after the County approval of a building permit or its functional equivalent that results in traffic generation.

Policy IX-1.5.3 Transportation Concurrency Exception Areas and Management Areas

The County shall, in coordination with the municipalities, examine the utility of transportation concurrency exception areas and management areas as tools to promote compact growth and development patterns that establish a clear delineation between urban and rural land uses and promote economic development.

Policy IX-1.5.4 Proportionate Share

Lake County shall adopt a Proportionate Share Ordinance for transportation impacts according to State statute.

OBJECTIVE IX-1.6 BICYCLE & PEDESTRIAN ACCESSIBILITY

Lake County shall develop an efficient and coordinated bicycle and pedestrian system that will ensure the safe, convenient and efficient travel of pedestrians and bicyclists.

Policy IX-1.6.1 Enhance Bicycle and Pedestrian Mobility

Lake County shall:

- Provide bicycle lanes and sidewalks on all new and rebuilt collector and arterial facilities in urban areas.
- Evaluate the need to expand bicycle and pedestrian facilities on existing arterial and collector facilities.
- Consider increasing the number of miles of off-street bicycle and pedestrian trails based on the five-year sidewalk and Bike/Pedestrian master plan.
- Enhance and provide sidewalk and bicycle facilities when feasible to include connectivity to other like facilities, schools and major trip generators.

Policy IX-1.6.2 Neighborhood Connectivity

Lake County shall strive to provide connections between and within neighboring land uses in order to increase pedestrian mobility and transit accessibility where opportunities and resources permit. The County shall adopt land development regulations providing for interconnections in new development.

Policy IX-1.6.3 Motorized and Non-Motorized Design Standards for State Roads

To minimize conflicts between motorized and non-motorized transportation traffic, Lake County shall coordinate with the Florida Department of Transportation to ensure that, at a minimum, paved shoulders are added to all State roads within the jurisdictional limits of the County at the time of reconstruction or additional capacity improvements occur.

Policy IX-1.6.4 Motorized and Non-Motorized Design Standards for County and Local Roads

Lake County shall identify collector, arterial, and local roadways and include design standards for those roadways. The County shall ensure that design standards are followed at the time of improvement or reconstruction of a roadway. Further design standards shall be included in the bikeway plan as part of a coordinated master improvement plan.

Policy IX-1.6.5 Rails to Trails

Lake County shall coordinate with government agencies and private organizations involved in the acquisition and development of a trail system utilizing abandoned railroad right-of-way where feasible.

Policy IX-1.6.6 Bicycle and Recreational Trail Planning and Coordination

Lake County shall fund and construct a countywide network of pedestrian, bicycle, recreational and equestrian trails. The County will coordinate with the Lake-Sumter Metropolitan Planning Organization, Florida Department of Transportation, municipalities and other appropriate agencies to study and implement options for coordinated provision of a bike trail network.

Policy IX-1.6.7 Provision of Bicycle and Pedestrian Ways for New Development

Lake County shall adopt provisions in the Land Development Regulations to require that developers of new development and redevelopment projects evaluate the need for bicycle and pedestrian facilities based on measurable criteria, and provide for such facilities as necessary.

Policy IX-1.6.8 Bicycle Storage for Public Facilities and New Development

The County shall provide bicycle storage facilities at existing county parks, and shall analyze the need to provide such facilities at other public buildings. The Land Development Regulations shall incorporate

provisions requiring all new shopping centers, recreation areas, and other public use developments to provide storage facilities for bicycles.

OBJECTIVE IX-1.7 SCENIC ROADWAYS

Lake County shall establish and protect Scenic Roadways in the interest of promoting and preserving the County's natural environment and the character of rural areas and rural communities.

Policy IX-1.7.1 Establishment of Scenic Roadways

Lake County hereby designates the following roadways as scenic, for which the maximum through lane standard shall be two (2) lanes:

- **Lakeshore Drive/County Road 452:** From the City of Tavares to the City of Mount Dora.(Local Designated Scenic Roadway)
- **Green Mountain Scenic By-Way: Lake** County roads 455 from CR 561 to CR Old Highway 50, and CR Old Highway 50, roughly parallel to the western and southern shoreline of Lake Apopka from CR 455 to the Orange County line. (State Designated Scenic Roadway)
- **Lake Eustis Drive/Lakeshore Drive:** From the City of Tavares to the City of Eustis (Local Designated Scenic Roadway)
- **Lakeshore Drive:** From Washington Street to the City of Minneola. (Local Designated Scenic Roadway)
- **Lakeshore Drive:** From Hook Street to the South Clermont Connector, Clermont. (Local Designated Scenic Roadway)
- **East Crooked Lake Drive:** From US 441 to Country Club Drive. (Local Designated Scenic Roadway)
- **Adair Road:** From CR 437 to Dubsdread Drive. (Local Designated Scenic Roadway)
- **Wolfbranch Road:** From Roundlake Road to County Road 437 (Local Designated Scenic Roadway)

Policy IX-1.7.2 Protection of Future Scenic Roadways

The County shall adopt land development regulations that establish criteria for designated scenic roadways and development standards for the preservation of the values of Scenic Roadways. Lake County shall annually update the list of scenic roadways to include roadways with scenic amenities that could potentially be lost and fit the scenic roadway criteria. Scenic Roadways can be enhanced with the addition of bike lanes; sidewalks; turn lanes; bike paths; median treatments; landscaping; and other appealing, noninvasive improvements.

OBJECTIVE IX-1.8 AIRPORTS

Lake County shall coordinate with the Lake-Sumter Metropolitan Planning Organization, Federal Aviation Administration, U.S. Military, Florida Department of Transportation Five Year Plan, Continuing Florida Aviation System Planning Process, and the various airports to ensure that the expansion of existing general aviation airports and surface transportation access roads are consistent with the goals, objectives, and policies of the Lake County Comprehensive Plan, and applicable Federal and State regulations; and ensure access to airports and related facilities are properly integrated with other modes of surface transportation.

Policy IX-1.8.1 Airport and Related Facility Development and Expansion

Lake County shall ensure that airport and related facility development and expansion will be consistent with the Conservation and Future Land Use Element Goals, Objectives, and Policies; and protect and conserve natural resources within airports and related facilities.

Policy IX-1.8.2 Evaluation of Existing Airport Ordinance

Lake County shall evaluate the effectiveness of its existing airport ordinance to determine if there are any necessary modifications that that should be made to airport regulations for the purpose of update and make necessary changes deemed appropriate.

Policy IX-1.8.3 Ensure Access Routes to Airports

Lake County shall encourage and promote safe and efficient access to aviation facilities using multimodal approaches when such access methods are compatible with the safe and efficient movement of people, goods and services. In addition, access to existing, proposed and private airports shall be improved throughout the planning period through integration of existing and future transportation systems.

Policy IX-1.8.4 Determination of Need for Additional General Aviation Facility Within Lake County

Lake County shall cooperate with the Florida Department of Transportation in the update of the Five-Year Plan (Central Florida Aviation System Planning Process-CFASPP) for air transportation. The County shall provide technical information and assistance for use in development of the Florida Aviation System Implementation Program (ASIP), which will refine the inventory of Florida's aviation capacity needs for the next twenty years. Consideration will be given throughout this process to the feasibility of an additional general aviation facility being located in the County.

Policy IX-1.8.5 Amendment of Land Development Regulations to Regulate Airport Area Uses

Lake County shall include utilization of runway noise contours in regulating land uses, and further establish airport compatible land uses consistent with the land uses approved by the Federal Aviation Administration.

OBJECTIVE IX-1.9 RAIL EXPANSION

All rail expansion shall be coordinated with the Future Land Use and Conservation Elements of the Lake County Comprehensive Plan. In addition, all facility expansions shall be coordinated with the provision of public improvements. Lake County shall also encourage coordination of rail facilities among cities, private owners, state and federal agencies, the Lake-Sumter Metropolitan Planning Organization, and users of the rail lines.

Policy IX-1.9.1 Consistency with Lake County Comprehensive Plan

Any development, redevelopment, or expansion of rail facilities in Lake County shall be consistent with the goals, objectives and policies of the Lake County Comprehensive Plan.

Policy IX-1.9.2 Suitable Adjacent Land Use

Lake County shall restrict land uses in the proximity of rail facilities to those uses which are compatible with such facilities.

Policy IX-1.9.3 Encourage Rail Use

Lake County shall encourage the use of rail by businesses and industry as an alternative to roadway transport for the movement of freight, and examine and coordinate the possibility of commuter rail.

OBJECTIVE IX-1.10 ENVIRONMENTAL IMPACTS

Lake County shall consider the primary and cumulative impacts of proposed transportation improvements upon natural resources and promote the use of innovative design techniques to ensure the protection of ecological systems.

Policy IX-1.10.1 Techniques to Protect Natural Resources

In the planning, design and construction of transportation improvements, Lake County shall take into consideration:

- Design techniques to avoid adverse impacts on natural resources, such as underpasses and spans to provide for habitat connectivity and wildlife movement, and speed management and traffic calming features to reduce wildlife mortality.
- Design techniques to mitigate adverse impacts on natural resources, the quality of the environment and surrounding development; and
- Design and operational techniques which complement adjacent development and enhance the aesthetic and sensory quality of the transportation corridors

Policy IX-1.10.2 Prohibit Use of Roadway Improvements as Sole Justification For Land Use Amendments

Lake County shall prohibit the use of new or expanded roadway facilities as sole justification for amendments to the Future Land Use Element where new or expanded development will adversely impact resources, conservation areas, and neighborhoods.

Policy IX-1.10.3 Enforcement of Environmental Regulations

In the planning, design and construction of new transportation facilities, the County shall enforce policies, standards and regulations that provide for the protection of environmentally sensitive lands, included but not limited to public conservation lands, wetland areas and rare upland habitat by requiring documented evidence of an overriding public interest and appropriate mitigation of any unavoidable disturbance of the environmentally sensitive areas as required by other environmental agencies. The County shall consider avoidance of impact to environmentally sensitive land a priority. Primary and cumulative effects including but not limited to land use, habitat loss, wildlife impacts, noise penetration, light intrusion, and impacts to the management of natural lands shall be considered in providing for the location and design of new and improved transportation facilities.

Policy IX-1.10.4 Mitigation of Environmentally Sensitive Lands

When environmentally sensitive lands are impacted by transportation facilities including but not limited to roads, airports, and railways, Lake County shall assure that mitigation measures are provided consistent with the Conservation Element Goals, Objectives, and Policies, the wetland ordinance contained within the Land Development Regulations, rules of the St. Johns and Southwest Florida Water Management Districts, the Florida Department of Environmental Protection, and the U.S. army Corps of Engineers and U.S. Environmental Protection Agency. Disturbance of environmentally sensitive lands and subsequent mitigation shall be in conformance with rules and regulations of the agency or agencies involved.

Policy IX-1.10.5 Wildlife Crossing Structures

The County shall support structural modifications to roads within the Wekiva River Protection Area and generally within the Wekiva-Ocala ecological corridor for wildlife movement. Lake County shall coordinate with transportation and conservation agencies regarding the provision of crossing structures for bear and other wildlife, including underpasses and spans, to be integrated into the design of the Wekiva Parkway and appurtenant roadway facilities. Further, the County shall cooperate with and encourage the Fish and Wildlife Conservation Commission and transportation agencies to study wildlife crossing structures for SR 40, SR 44, and CR 42.

Policy IX-1.10.6 Support Quality of Environment

Lake County shall consider public transit, para-transit and transportation demand management activities as a means of supporting the County's goals, objectives and policies to conserve natural resources, maintain the quality of the environment, improve the aesthetic and sensory quality of the urban community and to maintain a clear delineation between urban and rural land uses.

Policy IX-1.10.7 Reduce Vehicular Pollutant Emission Levels

The County should reduce or stabilize vehicular emission levels by requiring air quality impact analyses be performed on all significant traffic generating development proposals. Projects that are predicted to violate air quality standards shall be required to pursue the implementation of traffic mitigation techniques (or down-scaling of the proposal to achieve compliance standards), as conditions in all development orders.

OBJECTIVE IX-1.11 NEIGHBORHOOD ROADWAYS AND NEIGHBORHOOD IMPACTS

Lake County shall establish and preserve Neighborhood Roadways in the interest of promoting and preserving the neighborhood's natural environment and character.

Policy IX-1.11.1 Establishment of Neighborhood Roadways

Lake County shall designate Neighborhood Roadway(s), for which the neighborhood's aesthetic landscape shall be maintained.

Policy IX-1.11.2 Protection of Neighborhood Roadways

The County shall adopt land development regulations that establish criteria for designated neighborhood roadways and development standards for the preservation of the values of neighborhood roadways. Lake County shall annually update the list of neighborhood roadways to include roadways with unique amenities that could potentially be lost and fit the neighborhood roadway criteria. Neighborhood roadways can be enhanced with the addition of new vehicle lanes; bike lanes; sidewalks; turn lanes; bike paths; median treatments; landscaping; and other appealing improvements as long as they maintain the designated roadway's viewshed and neighborhood characteristics.

Policy IX-1.11.3 Establish Road Standards to Protect Neighborhoods

Lake County shall adopt roadway design standards that minimize the impact of noise from new or expanded arterial and collector roads on adjoining land uses. The County shall also adopt standards for landscaping and other buffering techniques to maintain or enhance the visual character of such roads.

GOAL IX-2 TRANSPORTATION SYSTEM

To create a safe, accessible, convenient, and efficient transportation system for residents, employees and visitors, in coordination with the needs of land use activities, population densities, and housing and employment patterns.

OBJECTIVE IX-2.1 COORDINATION OF TRANSPORTATION PLANNING WITH FUTURE LAND USE.

Lake County shall develop a transportation system that provides the infrastructure associated with future land use designations in a manner consistent with the goals of the Comprehensive Plan.

Policy IX-2.1.1 Transportation/Land Development Coordination

To promote conservation of the County's natural and cultural resources, promote economic development, and promote compact growth and development patterns that establish a clear delineation between urban and rural land uses, the County shall support a balanced transportation system that provides for:

- A network of roads that support areas designated for economic development;
- The use of transit both within Lake County and from Lake County to major regional attractors;
- The identification and preservation of Scenic Roadways; and
- Walkable communities, alternative corridors.

Roadway classifications and design capacity shall be based on the land uses that they serve, consistent with the Future Land Use Element.

Policy IX-2.1.2 Corridor Preservation

Recognizing the need to act proactively towards preserving, protecting, and acquiring transportation corridors to provide for future planned growth, Lake County, in the interest of protecting the health, safety, and welfare of the citizenry, shall continue to work towards the development of land use policies and land development regulations to ensure that the County transportation system is adequate to meet future needs and to ensure that concurrency requirements of the County for Transportation are satisfied using corridor preservation. These land use policies shall be drafted prior to or concurrent with, the next Evaluation and Appraisal Report (EAR)-based Comprehensive Plan Update.

OBJECTIVE IX-2.2 PUBLIC TRANSIT SERVICES

Lake County shall strive to address the need for a public transit system that serves major trip generators and attractors, and transit-dependent populations, land uses and to provide a viable alternative to single-occupant vehicle travel in the urbanized areas of Lake County and within the region.

Policy IX-2.2.1 Establish Public Transit Zones

Lake County in coordination with the Lake-Sumter Metropolitan Planning Organization shall identify and analyze mass transit zones, using County adopted traffic analysis zones as a basis.

Policy IX-2.2.2 Fixed Route Public Transit

Lake County shall promote fixed route service along routes established as priorities in the Lake-Sumter Metropolitan Planning Organization (LSMPO) Transit Development Plan or as determined by the Community Transportation Coordinator (CTC) and the LSMPO and shall seek to coordinate that service with other providers in the region.

Policy IX-2.2.3 Level of Service

Upon implementation of the Lake County fixed route transit system, the County shall establish a level of service for transit.

Policy IX-2.2.4 Promotion of Transit Services

Lake County shall promote the use of existing and future private sector transit, both fixed route and demand-response, through the local media.

Policy IX-2.2.5 Para-transit System Management

Lake County will work with the Lake-Sumter Metropolitan Planning Organization, CTC, and Transit Service Provider to determine and help eliminate the inefficiencies in public paratransit service provided for the transportation disadvantaged population and implement recommendations from the Transportation Disadvantaged Service Plan that maximizes the efficient provision of access to facilities required for a healthy lifestyle.

Policy IX-2.2.6 Coordination with Private Providers

Lake County and the Lake-Sumter Metropolitan Planning Organization shall evaluate retirement communities, medical and other private sector transit providers that form part of the coordinated transportation system in order to determine the need to expand and increase the productivity of paratransit service, and lessen the adverse environmental and traffic impacts from inadequate service delivery, such as duplication of service.

Policy IX-2.2.7 Accessible Transit System

To ensure the accessibility of the transit system, Lake County will strive to provide to its residents and business community the ability to move from one mode of travel to another with ease using parking strategies such as having available parking at transfer stations and major stops; park and ride; parking garages to reduce on-street parking; and locating bus stops at existing, major parking facilities (i.e. malls, shopping centers, and parking garages.). The County will establish, in the Land Development Regulations, land use, site, and building guidelines and requirements for development in public transit corridors to assure accessibility of new development to public transit.

Policy IX-2.2.8 Local, State or National States of Emergency

Lake County shall ensure that available public transit will be utilized in the event of a mandatory evacuation due to Local, State or National States of Emergency.

OBJECTIVE IX-2.3 FUNDING FUTURE MASS TRANSIT

Lake County and the Lake-Sumter Metropolitan Planning Organization shall establish a method for funding a safe and economically viable form of public transportation, at the local level, in the event that both state and federal funding assistance decrease or are found to be inadequate.

Policy IX-2.3.1 Analysis of Stable Funding

An analysis shall be conducted of all stable funding mechanisms for transit and updated regularly as part of the development of the Transit Development Plan for Lake County and the Lake-Sumter Metropolitan Planning Organization.

Policy IX-2.3.2 Developments of Regional Impact

The County shall require that Developments of Regional Impact enter into an agreement/funding contribution with Lake County for transit operations that will stipulate the Developer's fair share obligation with respect to providing or assisting the local share in providing transit services and certain facilities (bus stops, shelters/benches) to the development.

GOAL IX-3 COORDINATION

To promote coordination among government agencies, Lake Sumter MPO, public and private entities in order to encourage regional system-wide transportation solutions.

OBJECTIVE IX-3.1 PUBLIC PARTICIPATION

Ensure that the Comprehensive Plan supports community social values through developing transportation systems that are user friendly, accessible, interconnected and aesthetically appropriate.

Policy IX-3.1.1 Input

Actively solicit input from community groups, businesses, underserved populations, etc. through the Lake-Sumter Metropolitan Planning Organization Citizens Advisory Committee (CAC).

Policy IX-3.1.2 Diversity of the Citizens Advisory Committee

Encourage and monitor the diversity of the CAC membership.

OBJECTIVE IX-3.2 WEKIVA PARKWAY PLANNING AND DESIGN

Lake County shall coordinate with the various regional transportation entities during the planning, design, and construction of the Wekiva Parkway and related transportation facilities, and shall ensure compliance with provisions of the Wekiva Parkway and Protection Act.

GOAL IX-4 FINANCIAL FEASIBILITY

To develop a financially feasible multi-modal transportation plan that meets the future needs of Lake County.

OBJECTIVE IX-4.1 FUTURE FUNDING

Lake County shall develop a transportation plan that is cost feasible.

Policy IX-4.1.1 Ensure a Transportation Plan that is Cost Effective and Affordable within Future Funding Levels

- In cooperation with the Lake-Sumter Metropolitan Planning Organization adopt a cost-feasible plan which directly relates to the future and anticipated funding sources and levels.
- Utilize Intelligent Transportation Systems (ITS) where possible to maximize efficiency of existing facilities.
- Monitor lane miles of roadway network developed by alternative funding sources like toll revenues or other user fees.
- Support and promote the need to have and maintain strong strategic regional alliances and partnership.
- Monitor and evaluate the annual funding allocations and rates coming to Lake County to support the transportation program.

OBJECTIVE IX-4.2 TRANSPORTATION CAPITAL IMPROVEMENT PROGRAM

Lake County will review annually its Schedule of Capital Improvements and the Capital Improvements Element to ensure that it is responsive to the transportation demand generated by new growth and development as well as provide for a safe, convenient, and efficient transportation system.

Policy IX-4.2.1 Update Transportation Construction Program

Public Works shall annually update its five-year Transportation Construction Program listing road projects by type of work to be undertaken and level of funding for each phase by year.

Policy IX-4.2.2 Include Projects in the CIP

Projects in the County's five-year work program shall be included in the Schedule of Capital Improvements showing projects by funding source.

Policy IX-4.2.3 Include Five-Year Plan in the TIP

Public Works shall submit its annual update of the 5-year Transportation Construction Program to the Lake-Sumter MPO for inclusion in the Transportation Improvement Program.

OBJECTIVE IX-4.3 CORRIDOR PROTECTION

Lake County shall protect and maintain corridors and acquire rights-of-way, to the extent financially practical and permitted by law, in order to provide for an efficient and cost-effective transportation system.

Policy IX-4.3.1 Minimum Right-of-Way Standards for Arterial Roadways

Lake County shall utilize the following right-of-way standards shown in the table below as minimum right-of-way standards for arterial roads (measured according to corridor width).

Table TRAN 4 - Minimum Right-of-Way Standards for Arterial Roadways

	RIGHT OF WAY WIDTH (FEET`)		
TYPE OF FACILITY	FOUR (4) LANE	SIX (6) LANE	EIGHT (8) LANE
Urban Arterial	94	128	N/A
Suburban Arterial	174	200	N/A
Rural Arterial	200	200	N/A
Freeway	216	240	264

Policy IX-4.3.2 Minimum Right-of-Way Standards for Collector & Local Roadways

Lake County will utilize the following roadway design standards in the table below for collector and local roadways (measured according to corridor width).

Table TRAN 5 - Lake County Roadway Design Standards

ROADWAY CLASSIFICATION	PAVEMENT WIDTH	NO. OF LANES	RURAL MIN. ROW	URBAN MIN ROW	SPEED (MPH) RURAL	SPEED (MPH) URBAN	PROPERTY ACCESS	PAVED SHOULDER PED/BIKE PATH*
Principal Arterial	12'	4-6	200'	128'	45-65	45-65	Minimal Controlled	4' – 5'
Minor Arterial	12'	2-5	200'	128'	45-55	40-50	Moderate Controlled	4' – 5'

ROADWAY CLASSIFICATION	PAVEMENT WIDTH	NO. OF LANES	RURAL MIN. ROW	URBAN MIN ROW	SPEED (MPH) RURAL	SPEED (MPH) URBAN	PROPERTY ACCESS	PAVED SHOULDER PED/BIKE PATH*
Major Collector	12'	2-5	100'	80'	45-55	35-45	Discouraged Joint Driveways Recommended	3' – 5'
Minor Collector	12'	2-3	80'	70'	40-55	30-40	Incremental	3' – 5'
Local Feeder / Distributor	10'-12'	2	80'	60'	30-45	30-40	Continual	0' – 2'
Local **	10'	2	66'	50'	30-45	25-35	High	0'

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

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

Note: ROW - Right-of-Way requirements may be greater on approaches to major intersections. Local Feeder/Distributor roadways include local roads, as determined by the Florida Department of Transportation, which act as collector roads for communities and residential developments.

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

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

Source: Lake County Public Works Department

Policy IX-4.3.3 Rights-of-Way and Building Setback Policies, Regulations

Lake County shall adopt and enforce policies, standards and regulations which specify the County's right-of-way and building setback standards based on generally accepted planning principles adopted by the County and the needs identified in the Lake-Sumter Metropolitan Planning Organization and County's long range transportation plan.

Policy IX-4.3.4 Dedication of Rights-of-Way

Lake County shall require, as set forth in the Land Development Regulations and as authorized by law, the dedication of rights-of-way and appropriate building set backs as conditions of approval for all development proposals and subdivision plats.

Policy IX-4.3.5 Evaluation of Rights-of-Way and Building Setback Policies, Regulations

Lake County shall review and, as deemed necessary, revise its right-of-way and building setback policies, standards and regulations to include new or additional provisions for the acquisition, reservation and protection of mass transit rights-of-way and designated rail/mass transit corridors.

Policy IX-4.3.6 Designation of Future Enhanced Transit Corridors

Lake County shall evaluate the feasibility of the designation of future enhanced high capacity mass transit corridors.

Policy IX-4.3.7 Identification of Future Enhanced Transit Corridors

Lake County shall evaluate deed reservations, rail rights-of-way, major utility corridors and undeveloped platted road rights-of- way for potential use as future multi-use corridors and make a determination of consistency of these corridors with other elements of the Plan.

Policy IX-4.3.8 Review of Development Proposals

Lake County shall review all proposals for new or expanded land development activities for consistency with planned transportation improvements in order to address rights-of-way (existing and future) and the viability of the property in the post road construction state.

Policy IX-4.3.9 Review Requests to Vacate or Abandon Rights-of-Way

Lake County shall review all requests to vacate or abandon rights-of-way for consistency with the Comprehensive Plan and future transportation improvement needs.

Policy IX-4.3.10 Coordinate Transportation/Other Public Facilities

As part of the process for the acquisition or development of land for public uses, such as, trails, parks, open space, environmental protection or other public purpose, the County shall evaluate the impacts of the proposed project on the future transportation system and the potential for the development of future transportation corridors as a joint use.

Policy IX-4.3.11 Evaluate Rail Rights-of-Way and Utility Corridors

The County shall evaluate rail rights-of-way, major utility corridors, and undeveloped platted road rights-of-way for potential use as future multi-use corridors and trails. All rail right-of-way within the County shall be evaluated for acquisition. In addition, Lake County shall attempt to acquire potential trail related structures such as bridges, trestles, culverts, and tunnels.

CHAPTER X: PUBLIC FACILITIES ELEMENT

PLANNING HORIZON 2030

1

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 Pubic Facilities Element is broken down into five sub-elements: Sanitary Sewer, Potable Water, Stormwater, Solid Waste, and Aquifer Recharge.

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 X-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 X-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 X-1.1.1 Aquifer Recharge Maps

Lake County shall utilize best available aquifer recharge maps created by local, regional, state, and federal agencies.

Policy X-1.1.2 Floridian 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 Floridan Aquifer Vulnerability Assessment (FAVA) 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 (WAVA).

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 (TMDLs), 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 X-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 X-1.1.4 Aquifer Monitoring Programs

Lake County will cooperate with federal, state, regional water management, local agencies, local governments, and interest groups in the implementation of on-going aquifer-monitoring programs.

Policy X-1.1.5 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.

Policy X-1.1.6 Intergovernmental Coordination

Lake County shall collaborate with federal, state, regional, and local agencies, including the Water Management Districts and local agencies in studying the surficial and Floridan aquifers, springs, karst areas and surface waters as they apply, and in determining the most appropriate actions to take in order to protect these resources. Approaches and measures to accomplish this shall be developed consistent with the intergovernmental coordination element of the comprehensive plan.

OBJECTIVE X-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 X-1.2.1 Water Conserving Plumbing Fixtures

The County shall require the use of water conserving plumbing fixtures in all new development.

Policy X-1.2.2 Irrigation Rain Sensors or Soil Moisture Sensors

The County shall require irrigation rain sensors or soil moisture sensors with automatic cut-offs on all new irrigation systems in accordance with the Florida Standard Building Code and Water Management District rules.

Policy X-1.2.3 Golf Course Ordinance

Lake County shall comply with the adopted golf course ordinance as it applies to, water conservation, reuse and drought management in order to limit the impact of golf courses on ground water resources.

Policy X-1.2.4 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 X-1.2.5 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 X-1.2.6 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 X-1.2.7 Minimizing Impact to Floodplains

The County shall maintain or improve the quality and function of drainage systems, ground and surface waterways, recharge areas and associated natural resources through an emphasis on non-structural approaches to floodplain management. Compensating storage shall be required for development in floodplains.

Policy X-1.2.8 Educational Enhancement

Lake County, through the Public Outreach Program of Environmental Services, 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 X-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 X-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 springshed 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

- Provide pre-treatment, in the form of swales, berms, ponds, or dry basins, to runoff that currently discharges directly into wetlands, and in Aquifer Protection Zones and karst areas.

Policy X-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 and groundwater resources.

Policy X-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 X-1.3.4 Design Strategies for Aquifer Recharge Protection

Development within an Aquifer Protection Zones 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 X-1.3.5 Secure Lands for Aquifer Protection

Where feasible, Lake County shall purchase or secure conservation easements on lands that contains Aquifer Protection Zones and property that contains unique or sensitive karst features.

Policy X-1.3.6 Site Specific Review

The Land Development Regulations shall include the requirement of a hydrogeologic report for all Aquifer Protection Zones as part of site evaluation prior to development.

In the event that the applicant disputes a determination by the county that a site is located within an Aquifer Protection Zone, the applicant may, at their expense, prepare a site-specific study performed by a qualified Florida Professional Geologist or Engineer to determine if the site lies within an Aquifer Protection Zone. This report will be provided to the appropriate agency for review and consideration. Should a site-specific study be performed within a springshed, the most conservative U. S. Geological Survey potentiometric map available shall be used.

Policy X-1.3.7 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," (Department of Environmental protection/Department of Community Affairs) 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 pads) 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 a 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 X-1.3.8 Sinkholes and Karst Features

The County shall require a site-specific scientific study to evaluate the risks of development in or adjacent to sinkholes and karst features. Additionally, the type, density and intensity of land uses established adjacent to a sinkhole or karst features shall be limited to activities that will not result in further expansion of the hole or that would negatively impact ground water quality. When development in the vicinity of a sinkhole is proposed, appropriate setbacks and buffering shall be required. Recommendations for development shall be based on a site specific study by a qualified licensed professional, either a State licensed professional engineer or professional geologist paid for by the developer. Specific setbacks and buffering proposed shall require approval by qualified county staff.

Stormwater management systems shall be designed to assure adequate treatment of the stormwater before it can enter a sinkhole or karst features, and to preclude the formation of solution pipe sinkholes or subsidence. Should a sinkhole or karst features be determined to have a aquifer connection,, any diversion of surface water or stormwater directly or indirectly to this karst feature shall be prohibited.

Policy X-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 X-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 X-1.3.11 Evaluation of Future Land Use and Zoning

The County shall require that a report by a licensed professional geologist be submitted with a future land use amendment or rezoning application 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.

OBJECTIVE X-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 X-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 X-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 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 X-1.4.3 Regulated and/ or Hazardous Waste Disposal

Lake County shall cooperate with all state and federal authorities in the regulation and disposal of regulated or hazardous wastes as defined in 9J5.003 (38) F.A.C.

Policy X-1.4.4 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 X-1.4.5 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 X-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 X-2.1 COORDINATE THE PROVISION OF POTABLE WATER SERVICE TO MEET THE ANTICIPATED DEMAND AND ESTABLISH REQUIRED LEVELS OF SERVICE

Lake County shall coordinate with central water providers under the Joint Planning Areas (JPAs) and with private utilities to meet the anticipated demand and to establish the required levels of service for the provision of potable water. Design and construction standards for potable water systems will be updated to standards consistent with the providers.

Policy X-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 X-2.1.2 Design and Construction Standards

Lake County shall update the current design and construction standards for the production of raw water supplies, treatment, storage and distribution.

Policy X-2.1.3 Promote Innovative Methods

Lake County, through the Land Development Regulations, will allow innovative methods, such as dual water systems that demonstrate reduction and conservation of potable water.

Policy X-2.1.4 Monitor the Impact of Reclaimed Water

Lake County shall monitor the impact of reclaimed water on potable water demand. Development containing irrigated open space shall be required to accept reclaimed water for irrigation when such reclaimed water is available.

Policy X-2.1.5 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 self-supply wells.

Policy X-2.1.6 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 X-2.1.7 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 X-2.1.8 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 X-2.1.9 Coordination with Other Agencies

Lake County shall work closely with the 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 where ever possible including installation of dual lines in anticipation of reuse water becoming available;
- Promote and facilitate Joint Planning Agreements (JPAs) between cities, and with the county and cities;
- 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;
- Water Resource Cooperation and Support Agreement developed through the JPA process;
- Active participation in regional water supply planning with municipalities and regulatory agencies;
- Promote conservation through education, incentives, and regulation;
- Encourage phasing-out septic systems where possible; and
- Develop incentives to connect to central water and wastewater systems.

Policy X-2.1.10 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 X-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 enterprise and individuals. The coordination of service delivery shall be in a manner that provides maximum use of existing facilities.

Policy X-2.2.1 Coordination of Services with the Municipalities

Lake County shall execute Interlocal Agreements with the municipal utility suppliers within Lake County for establishing service areas so as not to duplicate services and to provide for conditions for the establishment of and the operation within the service area. Municipal service areas shall be based upon the available capacity reported, and the future service areas delineated in the Comprehensive Plans of each municipality that provides potable water service. Prior to the execution of Interlocal Agreements, the

County shall allow municipalities to provide service in the unincorporated part of Lake County in accordance with the area set forth in the adopted Comprehensive Plans of each municipality that provides potable water service, and the criteria set forth in the Lake County Comprehensive Plan. Expansion of services, both water and sewer by the municipalities, should be consistent with their Capital Improvement Plan (CIP), Capital Improvement Element (CIE) and the Joint Planning Agreement (JPA).

Policy X-2.2.2 Potable Water Service Criteria

At a minimum, all systems must meet the regulatory criteria of a Public Water Supply System (PWS) for the provision to the public of water for human consumption through pipes or other constructed conveyances, where such system has at least fifteen service connections or regularly serves an average of at least twenty-five individuals daily at least 60 days out of the year or otherwise as applicable to Florida Department of Environmental Protection regulation and those systems that service less than 15 connections or a density greater than 1 dwelling unit per net acre must connect to a regional system.

Policy X-2.2.3 Mandatory Connection Ordinance

Lake County shall prepare and adopt as appropriate a mandatory connection ordinance which, at a minimum shall require the following within the Urban Land Use Series: New development that exceeds 1500 Gallons Per Day (GPD) and is located within 1000 feet of a public potable water system, or new homes or developments with usage less than 1500 GPD and located within 300 feet of public potable water, shall be required to connect to public potable water. Existing homes and development shall be required to connect to public potable water within 5 years of meeting these criteria or within 5 years of the effective date of this ordinance.

Upon connection to public water supply, private wells completed in and or otherwise withdrawing water from the Floridan Aquifer must be abandoned in accordance with Water Management District rules. Where reuse water is not available, private wells with back flow prevention may be used for irrigation. Where reuse water is available for irrigation, private wells completed in the Surficial Aquifer must be abandoned in accordance with Water Management District Rules.

Policy X-2.2.4 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 X-2.2.5 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 X-2.2.6 Provision of Potable Water Services Inside of Designated Urban Areas

The county shall require that property within the Urban 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 Land Use Series where

connection to a municipal system is not feasible, and if such services are both cost efficient and environmentally sound.

Policy X-2.2.7 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 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.

OBJECTIVE X-2.3 COORDINATION AND URBAN SPRAWL

The County shall coordinate the extension of lines or increase of facility capacity with adjacent municipal and private facilities to discourage urban sprawl.

Policy X-2.3.1 Extension of Service to New Development

Within the Urban 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 X-2.3.2 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 X-2.3.3 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 X-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 X-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 X-3.1.1 Coordination of Services with the Municipalities

Lake County shall execute Interlocal Agreements with the municipal utility suppliers within Lake County for establishing service areas so as not to duplicate services and to provide for conditions for the establishment of and the operation within the service areas. Municipal service areas shall be based upon the available capacity reported, and the future service areas delineated in the Comprehensive Plans of each municipality which provides sanitary sewer service. Prior to the execution of Interlocal Agreements, the County shall allow municipalities to provide service in the unincorporated part of Lake County in accordance with the area set forth in the adopted Comprehensive Plans of each municipality that provides sanitary sewer service, and with the criteria set forth in the Lake County Comprehensive Plan. Expansion of sanitary sewer service by the municipalities should be consistent with their Capital Improvement Plan (CIP), Capital Improvement Element (CIE) and the Joint Planning Agreement (JPA).

Policy X-3.1.2 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 land use series with a capacity of 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 land use series where development occurs at one unit per acre and wastewater discharge of the development is equal to or greater than 100,000 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.

Policy X-3.1.3 Mandatory Connection Ordinance

Lake County shall review and revise, as appropriate, its existing Mandatory Connection Ordinance, which at a minimum, shall require the following within the Urban Land Use Series:

New development that exceeds 1,500 gallons per day (GPD) , or new homes or developments with usage less than 1,500 GPD and located within 300 feet of public sanitary sewers, shall be required to connect to public sanitary sewer. Existing homes and development shall be required to connect to public sanitary sewer within five (5) years of meeting these criteria or within five (5) years of the effective date of this ordinance. Within the Urban Land Use Series, an existing home on a five (5) acre or larger tract shall not

be required to connect to a public sanitary sewer system unless the property is developed at a higher density.

Policy X-3.1.4 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 X-3.1.5 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 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 where centralized utilities are needed and cannot be provided by a public utility.

Policy X-3.1.6 Provision of Central Sewer Services Inside of Designated Urban Areas

The County shall require that property within the Urban 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 Land Use Series where connection to a municipal system is not feasible, and if such services are both cost efficient and environmentally sound.

Policy X-3.1.7 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 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 X-3.2 LEVEL OF SERVICE STANDARDS

The County hereby adopts the following level of service standards, and shall adopt land development regulations that ensure that existing and projected needs are met that development orders are not issued which degrade the level of service standards. 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 X-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 X-3.2.2 Onsite Wastewater Treatment Systems

All septic systems installed on or after 2005 shall meet best industry standards for the reduction of nutrients and other potential groundwater contaminants or shall meet Federal or State standards and guidance for maximum continuation level discharge, whichever is more stringent.

Policy X-3.2.3 Industrial and Hazardous Waste

Central Sewer Systems shall be required for land uses proposing the generation or processing of industrial or hazardous waste (based upon Department of Health (DOH) and Florida Department of Environmental Protection (FDEP) rules). The installation of such facilities should only be permitted by the County subject to the receipt of all applicable DOH and FDEP permits.

Policy X-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 X-3.2.5 Septic System Inspection Program

The County will establish a septic system inspection 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.

OBJECTIVE X-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 X-3.3.1 Advanced Wastewater Treatment

Policy X-3.3.2 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 X-3.3.3 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 X-3.3.4 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 (WSA), consistent with

the state requirements. The Florida Department of Health rule making 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 X-3.3.5 Onsite Sewage Disposal Maintenance

At the time an existing onsite wastewater disposal system fails or requires repair 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. The County shall seek to enter into an Interlocal Agreement with the DOH to establish and implement an inspection, maintenance, and pump-out program for onsite individual wastewater disposal systems within areas vulnerable to surface water or groundwater contamination, including but not limited to the Wekiva Study Area and Green Swamp.

Policy X-3.3.6 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.

OBJECTIVE X-3.4 COORDINATION AND URBAN SPRAWL

The County shall coordinate the extension of service or increase of facility capacity with adjacent municipal and private facilities to discourage urban sprawl.

Policy X-3.4.1 Extension of Service to New Development

In the Urban Land Use Series the County shall require new development to connect and to fund the connection of their wastewater facilities to municipal or private utility systems where possible.

Policy X-3.4.2 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 X-3.4.3 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 X-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 X-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. 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 Counties and Municipalities needs for safe and effective Solid Waste Management.

Policy X-4.1.1 Receipt of Materials at Landfills

Landfills shall be designated to receive only regulatory 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 X-4.1.2 Focus on Proper Management, Conservation, and Optimization of Capacity

The integrated solid waste management program shall focus on the proper management of solid waste, conservation of resources, and responsible management of landfill capacity.

OBJECTIVE X-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 X-4.2.1 Continuance of Universal Solid Waste Collection Service

The County will provide universal collection service. Universal collection of solid waste was adopted for residents in the unincorporated portions of the County. The ordinance requires residences to pay a fee for solid waste collection. The ordinance includes provisions for exemptions from fee payment when severe economic hardship can be demonstrated.

Policy X-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 X-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 X-4.2.4 Opening of New Landfill Facility

The County maintains more than eighty acres of land at the existing County Solid Waste Facility on which additional permitted solid waste landfill cells may be built. New cell(s) shall be operational to replace the existing operating cell. The capacity of waste disposal represented by the additionally permitted land is in excess of 11 million cubic yards. This meets the disposal needs of the County for the duration of this Comprehensive Plan.

Policy X-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 X-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 set backs will comply with Florida Department of Environmental Protection regulation.

Policy X-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 X-4.2.8 Landfill Monitoring

The County shall continue the present well monitoring program at the County's landfills to determine ground water and surface water pollutant levels and shall expand the number of monitoring wells concurrent with any expansion of the landfills and any future establishment of landfills/monofills.

Policy X-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 X-4.3 IMPLEMENTATION OF RECYCLING PROGRAMS

Lake County shall develop programs to reuse, reduce, and recycle the waste streams generated by the residential, commercial and industrial sectors.

Policy X-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 X-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 X-4.3.3 Enhance Public Education

Lake County shall promote, expand, and enhance public education and awareness programs to encourage and inform both the residential and the commercial/industrial sectors of the need to reduce, recycle, reuse, and recover.

Policy X-4.3.4 Composting and Mulching Program

Lake County shall 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 local composting areas.

Policy X-4.3.5 Inclusion of Materials not Traditionally Targeted for Recycling, Reuse or Volume Reduction

Lake County shall develop, improve, and expand the waste reduction, reuse, and recycling programs to include additional materials, methods, or technologies.

OBJECTIVE X-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 X-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, but no later than 2010.

Policy X-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 X-4.4.3 Monitor the Potential for Ash Residue Reuse

The County shall monitor the research and development of ash residue reuse to reduce the quantity requiring ultimate disposal.

OBJECTIVE X-4.5 ENVIRONMENTAL MONITORING OF PRIVATE SOLID WASTE MANAGEMENT FACILITIES

Lake County and the Florida Department of Environmental Protection (FDEP) shall monitor privately owned and operated solid waste management facilities including landfills, resource recovery facilities, and solid waste processing facilities. This monitoring is needed to ensure that solid waste facilities in Lake County remain in compliance with applicable air, groundwater, and surface water pollution standards established by Federal, State, and local laws, regulations, and guidelines.

Policy X-4.5.1 Safe Operation of Privately-Owned Solid Waste Management Facilities

Upon adoption of its Comprehensive Plan, the County shall cooperate with the Florida Department of Environmental Protection in their regulation of privately-owned, as well as publicly-owned, solid waste management facilities to assure they are operated in a manner that will protect the public health, welfare, and safety.

Policy X-4.5.2 Monitoring Impacts from Privately-Owned Solid Waste Management Facilities

The Department of Environmental Services shall cooperate with the Florida Department of Environmental Protection in their efforts to monitor the impacts to air, land, ground and surface water, and wildlife habitat from privately operated solid waste management facilities.

Policy X.4.5.3 Acceptance of Imported Solid Waste

Lake County shall encourage the acceptance of only those imported solid wastes for disposal at the waste-to-energy facility that have, at the point of origin, a recycling program that eliminates to a practicable degree materials such as batteries from the waste stream.

OBJECTIVE X-4.6 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 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 X-4.6.1 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 25-year planning period.

Policy X-4.6.2 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 X-4.6.3 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 X-4.6.4 Cost and Performance Efficiency

The County shall operate all of its solid waste management facilities in a manner that will protect the public health, welfare, and safety, and will control cost and performance.

Policy X-4.6.5 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 X-4.6.6 Solid Waste Level of Service

The County's adopted level of service (LOS) for its solid waste disposal facilities shall be:

- The base LOS is 2-1-1: 2 days per week garbage pickup, 1 day per week recycling pickup, and 1 day per week yard waste pickup.
- Exceptions are in the north and northeast part of the County, which are contracted for 1-1-1 due to road conditions and a less dense population.

OBJECTIVE X-4.7 PROPER DISPOSAL OF SOLID WASTE

The County shall develop and implement programs to address the problems of illegal dumping of solid waste materials.

Policy X-4.7.1 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 X-4.7.2 Emphasize the Problems Associated with Illegal Dumping

Lake County shall discourage illegal dumping, through education, public awareness, and cooperation with County and Departmental Code Enforcement staff in the issuance of enforcement penalties.

OBJECTIVE X-4.8 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 X-4.8.1 Household Hazardous Waste Programs

Lake County shall maintain a Household Hazardous Waste Program and Conditionally Exempt Small Quantity Generators' (CESQG) Program, 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 X-4.8.2 Compliance with State Regulations – Pollutant Storage Tank Systems

The County shall comply with Florida Administrative Code (FAC) requirements for above ground facilities, below ground storage facilities, and for Florida Petroleum Liability Insurance requirements.

Policy X-4.8.3 The 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 X-4.8.4 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-road program. The County shall cooperate with other jurisdictions and agencies on the detection and correction of nuisances through a countywide litter

committee comprised of Solid Waste, Potable Water, DOT, Library & Leisure Services and Administrative Services.

Policy X-4.8.5 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 than they should be disposed in a properly permitted landfill.

Policy X-4.8.6 Battery and Used Oil Collection Program

Lake County shall maintain battery and used oil collection programs in order to eliminate these materials from the waste stream.

Policy X-4.8.7 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 (WSA). 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 X-4.9 COORDINATION, MAXIMIZATION, AND DEFICIENCY CORRECTION

The County shall correct any future capacity deficiencies, coordinate capacity increases and maximize the use of existing facilities.

Policy X-4.9.1 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 X-4.9.2 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 monthly coordination meetings and any future interlocal agreements.

Policy X-4.9.3 Annual Capital Improvement 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 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 and regulations at the federal, state, and local level.

GOAL X-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.

OBJECTIVE X-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 (TMDL) mandates, and shall enhance aquifer recharge through the management of stormwater where practical and without negative impact to water quality.

Policy X-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 (NPDES) and Total Maximum Daily Load (TMDL) mandates. The County shall amend its Comprehensive Plan and Land Development Regulations to reflect prevailing requirements of federal and state regulations, as appropriate.

Policy X-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 Improvement Element of the Comprehensive Plan.

Policy X-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 X-5.1.4 Stormwater Management Regulations

Lake County shall implement, update, and improve Land Development Regulations (LDRs) 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 X-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 X-5.1.6 Contour Interval Mapping

The County shall pursue a complete, detailed County-wide mapping at two (2) foot contour intervals or better to improve accuracy and efficiency of basin evaluations and Base Flood Elevation (BFE) determinations. The Federal Insurance Rate Map (FIRM) shall be used as a tool for development review.

Policy X-5.1.7 Coordination with Adjacent Jurisdictions

Lake County shall coordinate and consult with the 14 municipalities, adjoining counties and appropriate state and federal agencies, in the implementation of the Stormwater Management Plan. The coordination and consultation shall include specifically issues regarding TMDL and any adopted TMDL legislation, guidelines, implementation and potential joint projects.

OBJECTIVE X-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 X-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 X-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 X-5.2.3 Design of Stormwater Management Systems

Lake County shall require that all stormwater management systems constructed 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 St. Johns River 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.

Policy X-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 the 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, state, regional, and federal regulations.

Policy X-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 X-5.2.6 Non-Structural Best Management Practices

Lake County shall require that non-structural Best Management Practices (BMPs) be utilized in conjunction with structural BMPs to solve existing and future stormwater problems. Non-structural BMPs may include the use of conservation areas, public education, street sweeping, and maintaining floodplain protection (capacity) through the provision of compensating storage.

Policy X-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 X-5.2.8 Design Storms and Pollution Abatement Level of Service Standards

Lake County hereby adopts the following minimum level of service standards for design storms and pollution abatement level of service standards:

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

FACILITY	FREQUENCY AND DURATION
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
Houses/Buildings/Garages first floor elevation must be 18 inches or above the 100-year flood elevation	100 years, 24 hours
Storm sewers	10 year storm

- 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.

If the site's runoff directly discharges to Class I, Class II or Outstanding Florida Waters (OFW), then the Pollution Abatement Treatment Requirements shall be increased an additional fifty percent (50%) more than described, and off-line retention or off-line detention with filtration of the first one-half inch of runoff or off-line detention without filtration of the first inch of runoff shall be required. Lake County shall discourage the use of detention with filtration pollution abatement systems due to their high failure rate and costly maintenance; thus, Lake County shall allow detention with filtration only if detention without filtration cannot be used.

Policy X-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 X-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 X-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 X-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 X-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 X-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 (FDOT) and Army Corps of Engineers (COE).

OBJECTIVE X-5.3 MAINTAIN OR IMPROVE LEVEL OF SERVICE

Lake County shall maintain or improve 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 X-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 Practice's and programs which protect and conserve the County's water resources.

Policy X-5.3.2 Best Management Practices for Agriculture, Silviculture and Construction

Lake County shall require that Best Management Practices for agriculture, construction and silviculture 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 X-5.3.3 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 X-5.4 FLOODPLAINS AND DRAINAGE WELLS

Lake County shall minimize flooding, protect floodplains and prohibit drainage wells for the purpose of stormwater management.

Policy X-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 X-5.4.2 Minimization of Threats to Life and Property

Lake County shall minimize the threat to life and property from flooding through enforcement of the Lake County Flood Ordinance.

Policy X-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 X-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. These drainage and injection wells, used for the purpose of stormwater management, shall be phased out if technically feasible.

OBJECTIVE X-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 X-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 (WSA) regional 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 Improvement Element of the Comprehensive Plan. Priority projects that have been identified within the WSA include but are not limited to: Royal Trails Drainage Inventory, Wolfbranch Sink water quality improvement, Lake Dora drainage basin evaluation, Lake Eustis drainage basin evaluation and the Lake Gertrude basin study.

Policy X-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" by the Department of Community Affairs and Department of Environmental Protection.

Policy X-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 X-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 X-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 X-5.5.6 Karst Sensitive Areas

The County shall cooperate with the Water Management District 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 certified 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 so that they will be thereafter limited to passive recreational use.

Policy X-5.5.7 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 (BMP) 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" as defined in the Aquifer Recharge sub-element 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 X-5.5.8 Additional Best Management Practices within the Wekiva Study Area

In addition to Best Management Practices (BMPs) identified in 0, 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 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.

- All development approval by the County shall require 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 NPDES notice of intent to be covered by the construction generic permit prior to any land clearing.
- Karst features with a direct connection to the aquifer will be identified and placed in a conservation easement so that 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 X-5.5.9 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 X-5.5.10 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 X-5.5.11 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 meets 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, Cities, and School Board, that meets at least quarterly to discuss issues concerning school concurrency.

Kindergarten Classroom: A special classroom designed or provided with special built-in equipment for use by a group or class organized to provide educational experiences for children preceding the first grade. Room must not be located above the first floor and must have self-contained rest rooms.

Laboratory: An instructional area designed for and furnished with specialized equipment to serve the needs of a particular program of study. Included in this category are science laboratories, language laboratories, reading laboratories, and vocational /technology laboratories.

Lake County Educational Concurrency Review Committee: A committee established by the County, School Board and municipalities comprised of sixteen members with one representative from the School Board and County Commission, and one representative from each City. Members may be elected officials or citizens and shall be appointed annually by each appointing body. The Committee shall meet at least annually but more often if needed, and will hear reports and discuss issues concerning school concurrency.

Level of Service (LOS): The measure of the utilization, expressed as a percentage, which is the result of comparing the number of students with the satisfactory FISH capacity at a given location, e.g., an elementary facility with 1,000 students and a FISH capacity of 970, has an LOS of 103%. Also referred to as the utilization of a facility.

Long-range Planning: Devising a systematic method based on educational information and needs, carefully analyzed, to provide the facilities to meet the goals and objectives of the educational agency.

Maintenance and Repairs: The upkeep of educational and ancillary plants, including, but not limited to, roof or roofing replacement short of complete replacement of membrane or structure; repainting of interior or exterior surfaces; resurfacing of floors; repair or replacement of glass; repair of hardware, furniture, equipment, electrical fixtures, and plumbing fixtures; and repair or resurfacing of parking lots, roads, and

walkways. "Maintenance and repair" shall not include renovation except for the replacement of equipment with new equipment of equal systems meeting current code requirements, provided that the replacement item neither places increased demand upon utilities services or structural supports nor adversely affects the function of safety to life systems.

Maximum Utilization of Capacity: Utilization of facilities to ensure the adopted LOS for all schools of each type in each CSA and for each individual school is not exceeded.

Media Center: An area specifically designed or adapted as a place for study, reading, and the custody, circulation, and administration of a collection of books, manuscripts, and periodicals kept for use by the student body.

Middle School Classroom: A general classroom designed for students in grades 5 through 8.

Mitigation Options: The provision by an applicant of any combination of land, construction, expansion, payment for land acquisition or construction of a public school facility; or the creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits. The fair market value of the proportionate fair-share mitigation shall not differ based on the form of mitigation. Such options must include execution by the applicant and the local government of a binding development agreement that constitutes a legally binding commitment to pay proportionate-share mitigation for the additional residential units approved by the local government in a development order and actually developed on the property, taking into account residential density allowed on the property prior to the plan amendment that increased overall residential density. The district school board shall be a party to such an agreement.

Music Room: An instructional area designed or provided with special built-in equipment for learning activities involving choral and instrumental music.

New Construction: Any construction of a building or unit of a building in which the entire work is new or an entirely new addition connected to an existing building.

Parcel: The unique acreage of contiguous land. Typically consists of a plot of land that is not divided by a county, city, state, or federally owned or maintained road or highway.

Permanent Student Station: The floor area in a public school facility required to house a student in an instructional program.

Primary Classroom: A special classroom designed for children in grades 1 through 3. These classrooms have rest rooms and hand washing facilities located within the classroom or in adjoining spaces that may be a part of two or more classrooms. Rooms for Grade 1 should not be located above the first floor.

Program Capacity: The number of students that can be housed at a specific school given the programs at that school and the actual uses of the instructional spaces in that school. It differs from the State FISH in two ways: 1) the class size factors and utilization levels are lower, and 2) all the District's special and supplemental programs are recognized as legitimate classroom uses.

Proportionate Share Mitigation: The contribution by a developer/applicant, through any of various means (see definition of Mitigation Options), of resources sufficient to offset or compensate for the site-specific impacts generated by a development. The fair market value of this mitigation must be credited against any impact fees or other exactions levied against the development.

Proposed Residential Development: Any application for residential development or amendment to a previously approved residential development that increases the number of housing units. This shall include any request for any approval of the type that establishes a density of development and which approves a Site Specific Development Order.

Remodeling: The changing of existing facilities by rearrangement of spaces and their use and includes, but is not limited to, the conversion of two classrooms to a science laboratory or the conversion of a closed plan arrangement to an open plan configuration.

Renovation: The rejuvenating or upgrading of existing facilities by installation or replacement of materials and equipment and includes, but is not limited to, interior or exterior reconditioning of facilities and spaces; air-conditioning, heating, or ventilating equipment; fire alarm systems; emergency lighting; electrical systems; and complete roofing or roof replacement, including replacement of membrane or structure.

R**equired 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 X-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 X-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 X-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 X-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 X-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 X-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 X-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 City's Comprehensive Plan. The amended LOS shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed.

Policy X-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 X-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 X-6.2.1 Adopted Concurrency Service Areas

Lake County's Concurrency Service Areas are depicted on Map 6F-1 and incorporated herein by reference. Also depicted on Map 6F-1 are all ancillary plants and public school facilities for the county.

Policy X-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 City's comprehensive Plan. The amended CSA(s) shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed.

Policy X-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 X-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 X-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 X-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 X-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 X-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 X-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 X-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 X-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 X-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 X-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; d) The expansion and rehabilitation of existing schools to support neighborhoods.

Policy X-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 X-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 X-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 X-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 Lake-Sumter MPO and Lake County Public Works. Parking and sidewalks at public schools will be provided consistent with applicable Land Development Regulations.

GOAL X-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 X-7.1 CAPACITY DETERMINATION STANDARDS

The County shall cooperate with the School District in the implementation of capacity determination standards.

Policy X-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 X-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 X-7.2 AVAILABILITY STANDARDS

The County shall coordinate with the School Board to establish availability standards for school facilities.

Policy X-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 X-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 X-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 X-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 X-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 X-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 X-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 X-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:

Number of Dwelling Units in the proposed development (by unit type)

MULTIPLIED BY

Student Generation Rate (by type of DU and by School Type)

EQUALS

Number Student Stations needed to serve the proposed development

Step 2: Comparing the available capacity to the number of student stations calculated in Step 1 to assess the need for mitigation:

Available Capacity

MINUS

The Number of new Student Stations needed to serve the proposed development

EQUALS

The shortfall (negative number) or surplus (positive number) of capacity to serve the development

Step 3: Evaluating the available capacity in contiguous service areas

If Step 2 results in a negative number, repeat that step for one or more contiguous service areas. If this step results in a negative number, then proceed to step 4 to calculate the proportionate share mitigation.

Step 4: Calculating proportionate share mitigation

Needed additional Student Stations from Step 3

MULTIPLIED BY

Average cost per Student Station

EQUALS

Proportionate-Share Mitigation Obligation

Policy X-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

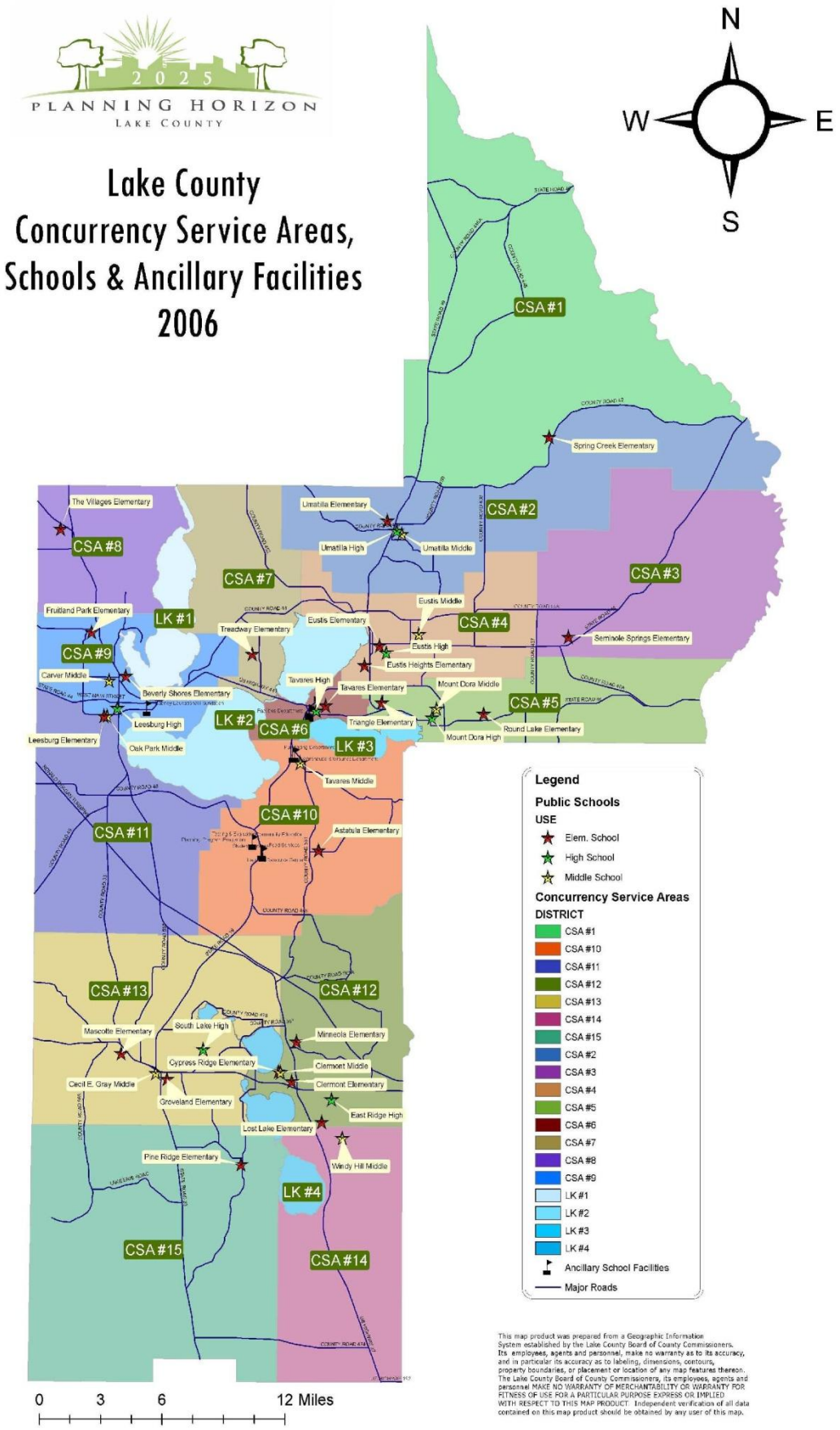


Figure SCHOOL-2: FY 2009 2013 Work Plan for Elementary Schools

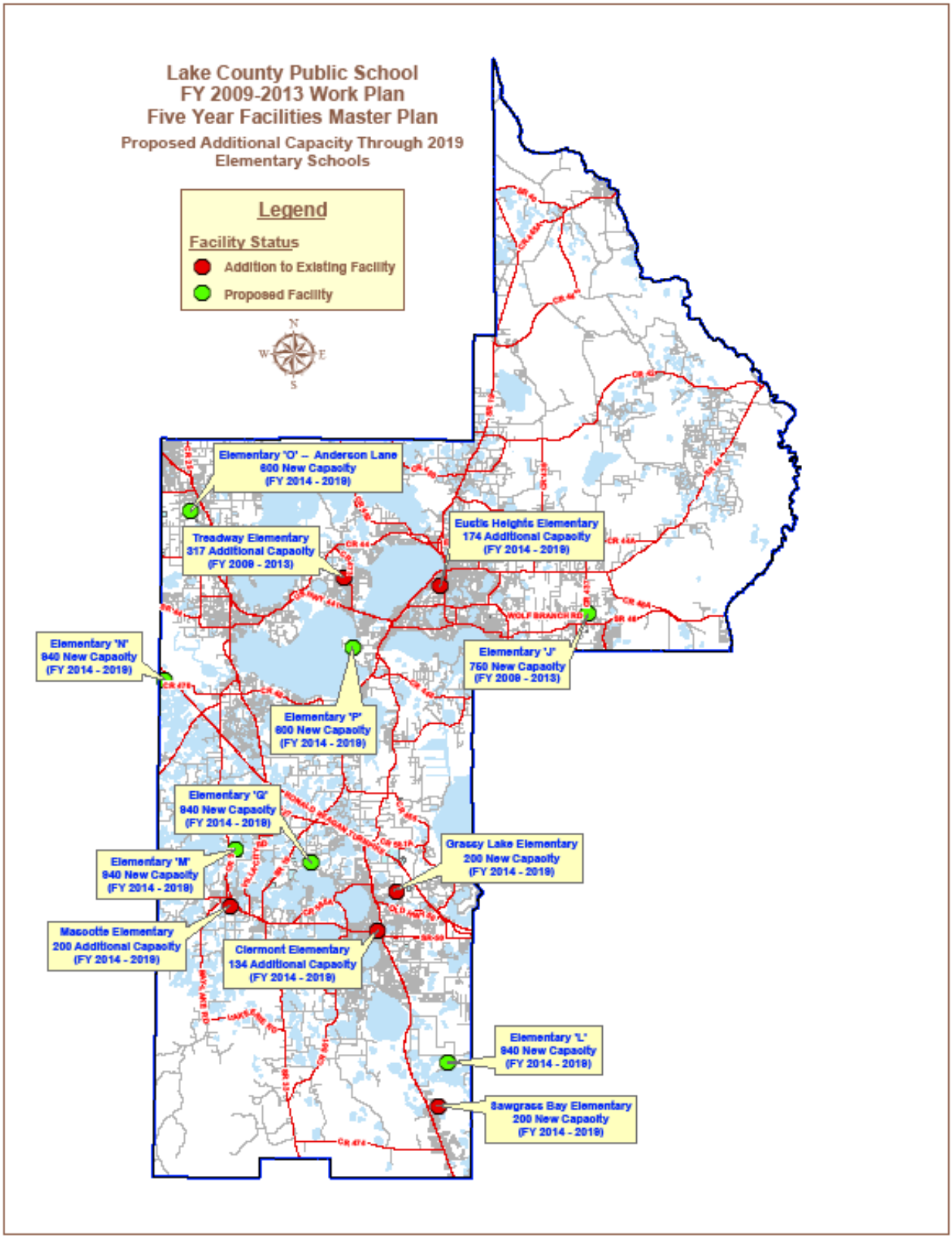
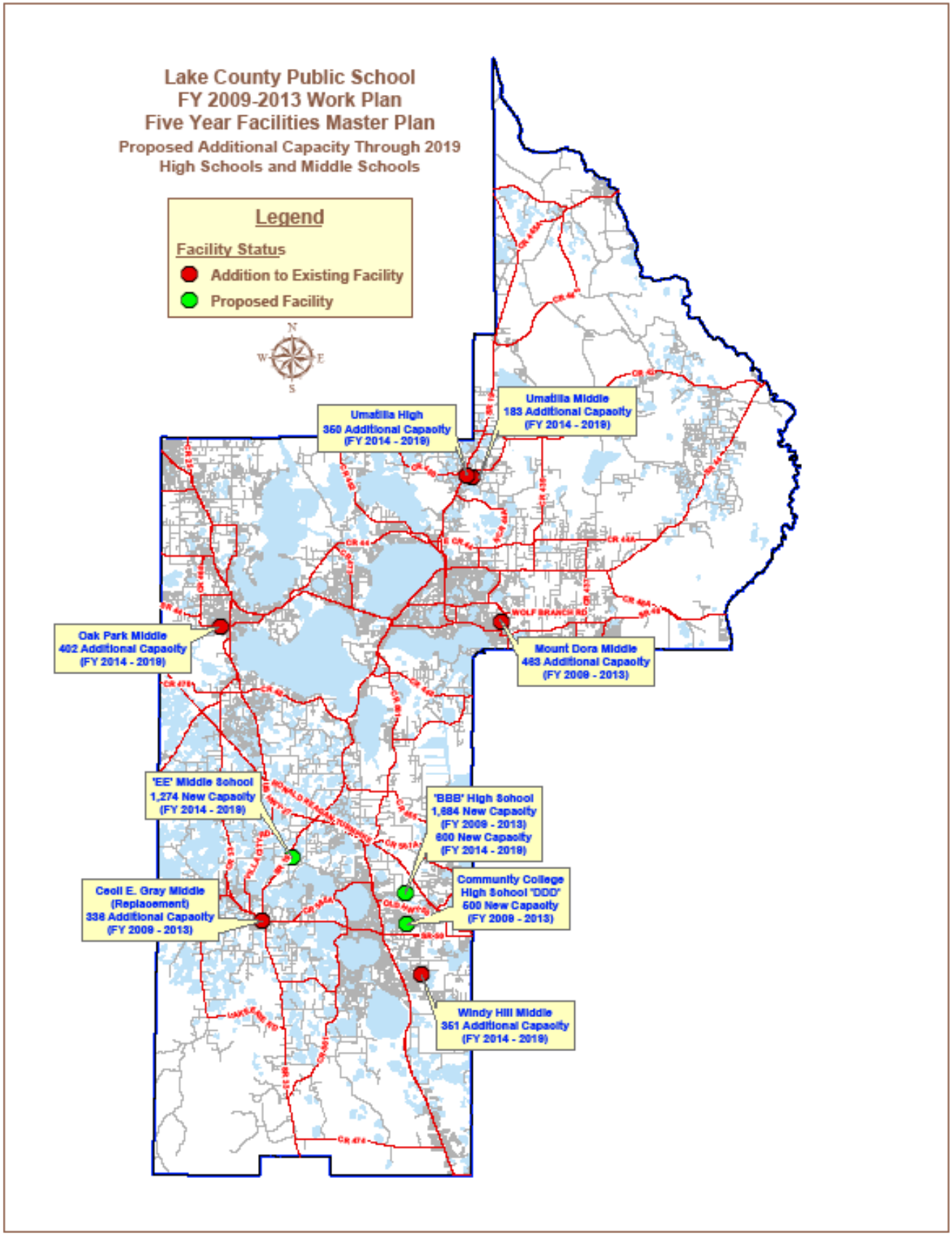


Figure SCHOOL-3: FY 2009 2013 Work Plan for Middle and High Schools



CHAPTER XI: 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 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, or Municipal, Use or Service.
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, natural areas and recreational areas which are part of a common area.
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 ss. 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 through 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 naturally occurring in Florida, whose prospects of survival are in jeopardy due to modification or loss of habitat; over utilization for commercial, sporting, scientific, or educational purposes; disease; predation; inadequacy of regulatory mechanisms; or other natural or manmade factors affecting its continued existence. Endangered species include, at a minimum, those identified as such in Chapter 39-27, Florida Administrative Code, s. 581.185, Florida Statutes and 50 of Federal Regulations, Sections 17.11 and 17.12 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.
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 inundation of land by the overflow of a stream basin or depression basin, the accumulation of runoff, or the rise of ground water.
Floodplain	Areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps. *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 *A Guide to Florida-Friendly Landscaping – Florida Yards & Neighborhoods Handbook*. 3rd 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 evapo-transpiration 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 to period 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 Mark	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 exists in the ambient air for any specific period of time. Those air pollutants for which standards exists 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 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	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	The regulatory flood which is representative of large floods known to have occurred generally in the area and reasonable characteristic of what can be expected to occur on a particular stream. The regulatory flood generally has a flood frequency of approximately 100 years as determined from analysis of floods in a particular area. The area of the 100 year floodplain will be that shown on the Federal Emergency Management Administration Map used by Lake County, United States Geological Survey 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 inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A zone or V zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

Open Space	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 Mark	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	Contamination 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. Receiving Area Number One and Receiving Area Number Two located within the Wekiva River Protection Area are defined and described in the Future Land Use Element of the Lake County Comprehensive Plan.
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 *Percolation)*.
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. Sending Area Number One and Sending Area Number Two located within the Wekiva River Protection Area are defined and described in the Future Land Use Element of the Lake County Comprehensive Plan.
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	Include longleaf pine, sandhill, sand pine scrub, and xeric oak scrub habitats.

Services	The programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan 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.
Significant Natural Upland Community	Those sites identified on the Conservation Element as "Significant Upland Communities".
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 drainageway.
Soil	A natural three-dimensional body at the earth's surface. It is capable of supporting plants and has properties resulting from the integrated effect of climate and living matter acting on earthy parent material, as conditioned by relief over periods of time.
Solid Waste	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.

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	Springshed protection zones include the following: 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. 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.
Stream	Any river, creek, slough, or natural watercourse in which water usually flows in a defined bed or channel. It is not essential that the flowing be uniform or uninterrupted. The fact that some part of the bed or channel has been dredged or improved does not prevent the watercourse from being a stream.
Stream Basins	Watershed areas which drain surface water runoff via streams and channels, both natural and manmade.
Stream Crossing	Transportation and utility crossings of stream basins.
Stream-to-Sink Basins	A drainage basin typified by surface streams or runoff discharging into a karst area that is directly open to the limestone of the FAS.
Street	See Road
Suitability	The degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.
Surface Waters	Water upon the surface of the earth, whether contained in bounds created naturally or artificially or diffused. Water from natural springs shall be classified as surface water when it exits from the spring onto the earth's surface.
Surficial Aquifer System (water table aquifer)	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.

Tertiary Treatment	The third and usually most expensive in a series of processes whereby pollutants such as phosphorous or nitrogen compounds are removed from wastewater. Most sewage treatment plants are only capable of secondary treatment of wastewater.
Threatened Species	Any species of flora or fauna naturally occurring in Florida which may not be in immediate danger of extinction, but which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modification of its environment. Threatened species include, at a minimum, those identified as such in Chapter 39-27, Florida Administrative Code, s. 581.185, Florida Statutes and 50 CFR of Federal Regulations, Sections 17.11 and 17.12 as may be amended.
Timber	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.
Tract	See Lot
Transfer of Development Rights (TDR)	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.
Transportation Demand Management	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.
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 annual flood 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	Any member of the animal kingdom, including, but not limited to, any mammal, fish, bird, amphibian, reptile, mollusk, crustacean, arthropod, or other invertebrate.
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
ASR	Aquifer Storage And Recovery
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
FAC	Florida Administrative Code
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
GIS	Geographic Information System
GSACSC	Green Swamp Area of Critical State Concern
F.A.C.	Florida Administrative Code
FAS	Florida Aquifer System
FAVA	Florida Aquifer Vulnerability Assessment
FLUE	Future Land Use Element
FLUM	Future Land Use Map
FNAI	Florida Natural Areas Inventory
GIS	Geographic Information System
IFAS	Institute of Food and Agricultural Services
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
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 XII: MAP SERIES

PLANNING HORIZON 2030

MAP SERIES