CHAPTER 1

FUTURE LAND USE ELEMENT

Groveland

Goals, Objectives and Implementing Policies

GOAL 1-1: ENSURE THAT THE CHARACTER AND LOCATION OF LAND USES PROMOTE CONSERVATION OF RESOURCES, EFFICIENCY AND CONCURRENCY IN THE PROVISION OF PUBLIC FACILITIES AND SERVICES, MAXIMIZATION OF ECONOMIC BENEFITS FOR EXISTING AND FUTURE CITIZENS, AND COMPLIANCE WITH ADOPTED MINIMUM LEVELS OF SERVICE STANDARDS; AND CONCOMITANTLY MINIMIZE DETRIMENTAL IMPACTS TO HEALTH, SAFETY, AND WELFARE WHICH MAY BE JEOPARDIZED BY ENVIRONMENTAL DEGRADATION, NUISANCES, AND INCOMPATIBLE LAND USES.

OBJECTIVE 1.1: FUTURE LAND USE CATEGORIES AND OVERLAYS. The City shall maintain regulations for land use categories and the Future Land Use Map Series in order to manage the allocation of Future Land use through the year 2020.

Policy 1.1.1: The City of Groveland shall maintain the Future Land Use Series, Maps I-1 through I-7, to represent city policy for managing the allocation of Future Land use through the year 2020. The Future Land Use Map Series is and shall be supported by the Comprehensive Plan Data & Inventory Analysis Report (1991), the Comprehensive Plan Evaluation and Appraisal Report and by subsequent updates. Land Use designations on the Future Land Use Map are and shall be allocated pursuant to the following:

- Goals, Objectives and Policies established in the Comprehensive Plan.
- Anticipated growth and development through the year 2020.
- The principles and practice of sustainable development.
- Conservation of natural resources including lakes, wetlands, floodplains, sinkholes, groundwater high recharge area, endangered and threatened species and their natural habitats.
- Efficiency in the provision of public facilities.
- Preservation of fiscal resources and maximization of economic benefit.
- Criteria for education facility planning.

Policy 1.1.2: The City shall designate land use on the Future Land Use Map to accommodate needs identified within the Comprehensive Plan supporting document (i.e., Data Inventory &

Analysis). The City shall allocate a reasonable amount of land above identified needs to avoid economic impacts which a controlled supply of land places on land values and market potential.

Policy 1.1.3: The Future Land Use Map Series shall designate areas for the uses listed in Table I-1 and shall not exceed the maximum density and intensity contained in the Table.

TABLE I-1
DENSITY AND INTENSITY OF FUTURE LAND USE DESIGNATIONS

Land Use Category	**Maximum Density/Intensity**
Single Family Low Density	2 units per acre
Single Family Medium Density	4 units per acre
Single Family Affordable Housing	4 units per acre
Single Family High Density	10 units per acre
Multi-Family High Density	12 units per acre
Green Swamp Single Family Low Density	4 units per acre/40% ISR
Green Swamp Single Family Rural	2 units per acre/40% ISR
Mixed Use	4 units per acre/60% ISR/0.25 FAR Non-residential
Mixed Use Development Old Town	10 units per acre/80% ISR/1.5 FAR Non-residential
Community Mixed Development	4 units per net acre/60% ISR/0.25 FAR Non-residential
North Residential Neighborhood Development	3 units per acre/50% ISR/25% open space
Central Business District	80% ISR/1.0 FAR
Office/Commercial	75% ISR/0.5 FAR
SR 50 Commercial	70%/0.5 FAR
North Groveland Commercial	80%/0.5 FAR
Utilities	70% ISR
Industrial	70% ISR/0.7 FAR
SR 50 Industrial	70%/0.7 FAR
Institutional	50% ISR
Recreation	50% ISR
Agriculture	10% ISR
Conservation	5% ISR

Policy 1.1.4: The City shall regulate land use activities within land use categories shown on the Future Land Use Map through the maintenance of zoning districts. The density and intensity of land use activities established for each zoning district shall be consistent with the density and intensity qualitative standards as set forth on the Future Land Use Map for the associated land use district.

Policy 1.1.5: Single Family Low Density Residential Development. Areas delineated on the Future Land Use Map for low density residential development shall accommodate single

detached dwelling units with a maximum density of less than two (2) units per acre. Supportive community facilities and accessory land uses may be located within these areas but shall be required to comply with performance standards and development requirements set forth with Policy 1.1.25 of this element. This designation serves primarily to place less intensive residential development adjacent to environmentally sensitive areas and natural resources and to allow residential preference for all income groups and to promote a diversity of housing types within the city. Educational facilities shall be limited to elementary schools.

Policy 1.1.6: Single Family Medium Density Residential Development. Areas delineated on the Future Land Use Map for medium density residential development shall accommodate single detached dwelling units with a maximum density of up to four (4) units per acre. Educational facilities shall be limited to elementary and middle schools.

Policy 1.1.7: Single Family Affordable Housing Residential Development. Single family detached dwelling units shall only occur within the area delineated on the Future Land Use Map. Such categories shall accommodate up to four (4) single family dwelling units per gross acre. Educational facilities shall be limited to elementary and middle schools. The Land Development Regulations applicable to this designation shall be less restrictive than the single family medium designation in order to promote more affordable housing such as mobile homes and manufactured housing.

Policy 1.1.8: Single Family High Density. Density in this category shall not exceed ten (10) units per acre. This designation is intended to provide for single family villas and townhomes in the urban area. Elementary, middle and high schools are permitted.

Policy 1.1.9: Multiple Family Residential Development. Density in this category shall not exceed twelve (12) units per acre. Educational facilities shall be limited to middle and high schools.

Policy 1.1.10: Mixed-Use Development (MD). Mixed land uses shall be permitted in the designated areas as shown on the Future Land Use Map. Through this land use designation, the City is promoting the principles and practice of sustainable development; a pattern of development which reduces the need to travel by car, encourages opportunities for cycling and walking whilst conserving the natural environment.

The overall objective is to manage the anticipated growth in a manner which creates a more effective land use pattern, providing an attractive living and working environment with recreational and social facilities, whilst protecting the environment and promoting sustainable development principles. Such areas are likely to be characterized by undeveloped parcels of land located at the City's fringe along S.R.50 and S.R. 19 (south of Cherry Lake Road), or older properties within the City which come forward for redevelopment. The designation is to encourage integrated developments (including neo-traditional town centers/concepts) that will protect the environment, provide for a more efficient use of land and reduce unnecessary automobile trips.

The mixed use designation is intended to be used in instances where a mixture of low to medium density residential, neighborhood commercial, office uses and general commercial uses and community uses may be appropriate, and for which a flexible managed approach will best achieve the Goals, Objective and Policies of the City's Comprehensive Plan. Land subject to this designation will have a Planned Unit Development zoning which will include a master plan of the overall design of the mixed use development, together with performance standards and design guidelines. Lakes, wetlands and land within floodplains which is unsuitable for development will not be considered to be within the developable area of the site.

Permitted uses include:

- Residential
- Retail sales and service
- Office
- Educational
- Community facilities
- Recreation
- Conservation
- Utility

In addition, the following shall apply:

1. All future development shall be required to connect to the city central water and sewer system.
2. Residential uses shall occupy a minimum of 50% and a maximum of 80% of the developable area.
3. Commercial, including retail, office uses and community facilities (excluding schools) a minimum of 5% and a maximum of 25% of the developable area.
4. Open space uses shall occupy a minimum of 20% of the site.
5. Maximum impervious surface is limited to 60%.
6. A maximum of 0.25 floor area ratio (FAR) may be considered for non-residential uses.
7. Up to 4 dwelling units per gross acre may be considered.

Policy 1.1.11: Mixed Use Development Old Town. This designation is intended to encourage a mix of uses to complement compact development found in the downtown area. Such areas are likely to be characterized by redevelopment of parcels of land located at the City's core along SR 50 and at the junctions of SR 19 and SR 33. The designation shall not apply to land located within the Green Swamp Area of Critical State Concern. The mixed use designation is intended to provide flexibility in the siting and design of new developments and redevelopment to anticipate changes in the market place, and to be used in instances where a mixture of medium to high density residential, commercial, office and community uses may be appropriate. Development in this category shall be limited to the following three use categories:

A. Residential	B. Commercial
Single Family Detached	Retail sales and service
Townhomes/Villas	Office

Apartments/Condominiums	Restaurants
	Hotels/motels and tourist facilities
	Medical facilities
	Cultural and entertainment

C. Government, Civic and Institutional

Performance Standards
Minimum of 2 of the 3 use categories listed above.
Maximum Impervious Surface Ratio (ISR): 80%
Maximum Floor Area Ratio (FAR) for non-residential uses*: 1.5
Residential Density*: Maximum 10 units per acre.
* Developable acreage

The balance of uses within a site will be determined based on the following criteria:

1. All developments shall contain an element of useable public space to allow for social interaction.
2. Development shall be designed to ensure compatibility with, and contribute to, the character of the street and neighborhood.
3. Commercial uses shall comprise a minimum of 25% of the area, shall be oriented to the street, and shall be required at first floor level in buildings or portions of buildings fronting SR 50, SR 19 or SR 33. Commercial uses may also be permitted above the first floor.
4. Retail uses shall be located to encourage pedestrian activity.
5. Residential dwellings shall be permitted above or behind commercial or civic uses.
6. Residential development shall be integrated with other permitted uses, with adequate on-site facilities provided for residents including landscape and open space areas, and amenity, parking and service facilities.

Policy 1.1.12: Community Mixed Development (CMD) shall be permitted in the Groveland North Overlay Area.

1. The CMD shall provide for a mix of land uses including residential, retail sales and service, office, educational, community facilities, recreation, conservation and public/civic facilities.
2. The CMD shall be laid out in a manner which promotes the principles and practice of sustainable development; a pattern of development which reduces the need to travel by car, encourages opportunities for cycling and walking whilst conserving the natural environment.
3. The CMD shall be laid out in a manner which serves existing and new residential development outside the site's boundaries. This shall include, where appropriate, connecting roads, sidewalks and trail systems.
4. Street trees shall be provided along street, sidewalks and similar areas.
5. Land subject to this designation will have a Planned Unit Development zoning which will include a master plan of the overall design of the mixed use development, together with performance standards and design guidelines. Lakes, wetlands and land within

floodplains which is unsuitable for development will not be considered to be within the developable area of the site.

6. All future development shall be required to connect to the city central water and sewer system.

Permitted Uses
Residential
Retail sales and service
Office
Educational
Community facilities
Recreation
Conservation
Civic Uses

Standards

Residential uses[1]: Min 50% Maximum 80% of developable acreage.

Commercial[2]: Min 5% Max 25% of developable acreage.

Public Squares/Recreation[3]: Min 5%

Open Space[4]: Min 25%

Maximum Impervious Surface Ratio (ISR): 60%.

Maximum Floor Area Ratio (FAR) for non-residential uses: 0.25

Residential Density: Max 4 dwelling units per net acre[5].

[1] Residential dwellings shall be permitted above ground floor commercial and office uses. These dwelling units shall be excluded from calculation of minimum land area required for the residential component of the CMD.

[2] Includes retail, office and community facilities, excludes schools.

[3] Recreation facilities subject to LOS requirement.

[4] Includes lakes, wetlands and natural areas.

[5] For the purpose of this policy, "net acre" excludes open space, right-of-way, and all land in non-residential use, including land for facilities and services as per policy 1.2.1.

Policy 1.1.13: The City shall promote a high quality residential development that will create a sense of place and community through the development of the CMD site. These include:

1. A diversity of housing styles, shapes and materials in order to create variety in the streetscape.
2. Different housing types to be integrated architecturally in order to give the development a harmonious appearance.
3. The creation of visual richness when choosing materials and details. Local characteristics are encouraged.
4. The encouragement of front porches and side entrances for garages.
5. A variety of roof heights, pitches and materials.
6. Landscaping to be incorporated into the overall design as a means of linking the development areas with the open spaces.

Policy 1.1.14: Within a CMD the neighborhood center is intended to provide uses that meet the retail and service needs of a traditional neighborhood center and its vicinity. In addition to shops and offices, the center may contain other compatible uses such as civic and institutional uses of community-wide importance, specifically including second-floor residential uses. The neighborhood center shall be located so that it is easily accessible by pedestrians from as many of the residential areas as possible.

Policy 1.1.15: Streets and Sidewalks. All CMDs shall have a connected street system that serves vehicles, pedestrians and bicycles and which connects the neighborhood center to adjacent residential/community areas. Streets shall be laid out to promote pedestrian circulation and ease of access to the community areas. Within the neighborhood center maximum opportunities for shared parking shall be utilized.

Policy 1.1.16: Groveland North Residential Neighborhood Development (NRND). Areas delineated on the Future Land Use Map for low to medium density residential development shall accommodate residential development with a maximum density up to three (3) units per acre.

1. Generally single use residential neighborhoods should contain no more than 400 dwelling units.
2. Residential neighborhoods should be planned and designed as follows:
   (a) Housing shall be oriented to parks and open public spaces where applicable.
   (b) To encourage architectural variety, lot sizes shall be varied throughout each neighborhood.
   (c) Front porches, side entrances for garages, variety in roof heights, pitches and materials shall be encouraged.
   (d) A mixture of single family residential dwelling units, attached dwelling units and zero lot line detached dwelling units shall be encouraged.
   (e) All utilities within developments shall be underground unless topography, drainage or similar constraints cause this not to be feasible.
   (f) Each residential neighborhood shall have a park depending on the size of the development. The park shall include activities and facilities that serve the projected population of the development.

3. In order to achieve more than two (2) units per acre, the development must meet the following criteria:

(a) Have a functional and proximate relationship to other existing or proposed development.
(b) Be located within 1 mile of a planned Community Mixed Development.
(c) Be connected to city water and sewer system.

4. Developments up to 2 units per acre will be required to connect to city water system but may install dry lines if central sewer is not available at time of construction. Connection to the city's sewer system will be required within six (6) months of the city's sewer becoming available.

Standards

Impervious Surface Area: 50%

Open Space[1]: 25%

[1] Includes lakes, wetlands, natural areas and recreation areas.

Policy 1.1.17: Green Swamp Single Family Low Density Residential Development Area. The Green Swamp Low Density Development area (GSLD) shall allow single detached dwelling units up to a density of 4 per acre. The following restrictions will apply:

1. All development will be clustered on the least environmentally sensitive areas.
2. 60% of the site will be retained as open space.
3. Impervious surfaces ratio shall be limited to 40% of the site. This shall include the principal dwellings, all paved area, accessory structure and swimming pools.
4. All developments shall be required to connect to central water and sewer.
5. All developments shall use water conservation devices.
6. All developments shall contain facilities for the retention of all stormwater on site.

Supporting commercial and community uses will be allowed where they are to serve local needs and are part of an overall site plan (see policy 1.3.6).

Policy 1.1.18: Green Swamp Single Family Rural Development Area. The Green Swamp Rural Development Area (GSRD) shall allow single detached dwellings units up to a density of 2 per acre. The following restrictions will apply:

1. All development will be clustered on the least environmentally sensitive areas.
2. 60% of the site will be retained as open space.
3. Impervious surfaces ratio shall be limited to 40% of the site. This shall include the principal dwellings, all paved area, accessory structure and swimming pools.
4. All developments shall be required to connect to central water and sewer.
5. All developments shall use water conservation devices.
6. All developments shall contain facilities for the retention of all stormwater on site.

Supporting commercial and community uses will be allowed where they are to serve local needs and are part of an overall site plan (see policy 1.3.6).

Policy 1.1.19: General Pattern of Commercial Land Use. Commercial land uses shall be permitted in six land use categories: Central Business District (CBD), Commercial/Office (COMM), SR 50 Commercial (SRC), Groveland North Commercial (GNC), Mixed-Use Development (MD) and Community Mixed Development (CMD). Higher intensive commercial activities shall be directed either towards the existing City center located near the one-way pairs along S.R. 50, S.R. 19, US 27 or on mixed-use development sites.

Policy 1.1.20: Central Business District. Development in this land category shall be limited to retail sales and service, professional services, higher intensity commercial uses and wholesale commercial uses. Residential use will be permitted at second floor or above. Public facilities shall be allowed as outlined in policy 1.1.25. No industrial development shall be allowed. The maximum intensity standard for this land use category is limited to 80% impervious surface and a 1.0 FAR.

Policy 1.1.21: Office/Commercial. The Office/Commercial district is intended to provide for a less intensive variety of commercial, business, and office uses outside of the central business district such as professional office buildings, low intensive community retail sales and services, cultural and entertainment, and medical facilities. The maximum intensity standard for this land use category is limited of 75% impervious surface and a 0.5 FAR.

Policy 1.1.22: SR 50 Commercial. The designation shall apply only to land located to the south of SR 50 which annexes into the City of Groveland and has an existing Employment Center Future Land Use designation in Lake County. Commercial development in this land use shall be limited to:

Retail (excluding gasoline services and businesses using chemical operations)
Offices
Restaurants including drive-ins
Hotels/motels and tourist facilities
Commercial recreation
Health facilities
Government and civic uses

The maximum intensity standard for this land use category is 70% impervious surface and a 0.5 FAR. Development shall comply with the Guiding Principles for Development in the Green Swamp Area of Critical State Concern.

Policy 1.1.23: Groveland North Commercial. Commercial development shall be permitted in the Groveland North Overlay area on land which annexes into the City of Groveland and which is located adjacent to US 27 and has an existing Lake County Future Land Use designation of Urban, Urban Expansion or Suburban. Development in this land category shall be limited to retail sales and service, professional services, higher intensity commercial uses and wholesale commercial uses. Public facilities shall be allowed as outlined in policy 1.1.25. No industrial

development shall be allowed. The maximum intensity standard for this land use category is limited to 80% impervious surface and a 0.5 FAR.

Policy 1.1.24: Utilities. Utility services are designated on the Future Land Use Map as Utility. The Utility land use designation is intended to accommodate necessary major public or semi-public utility plant operations and related facilities required to service urban development. Plants and facilities for which the utility designation is reserved include: potable water treatment plants, pumping facilities, and water wells, and wastewater treatment plants and lift stations. Existing land accommodating utilities shall be designated on the Future Land Use Map as Utility land use. Educational facilities are not permitted in Utility Service Areas. Utilities shall be permitted on a conditional basis within commercial and institutional land use categories, with such conditions defined in the Land Development Regulations. Utilities requiring separation from other forms of development and human activity shall be designated as open space if such land use represents a potential threat to the health or safety of citizens or to the investment in development.

Policy 1.1.25: Necessary community public facilities, such as utility and water service lines, shall be permitted within any future land use designation if such activity satisfies established criteria of the Comprehensive Plan and the City's Code of Ordinances. A definition for a "community public facility" shall be provided within the revised Land Development Regulations. Performance standards for community public facilities shall be incorporated into the Land Development Regulations to direct the placement of such facilities.

Policy 1.1.26: Industrial. The City shall designate industrial land use on the Future Land Use Map where existing industrial uses are located. The City shall also designate land adjacent to these existing industrial areas where future industrial land uses are most appropriate and compatible. Educational facilities are not permitted in the Industrial Land Use Category. The maximum intensity standard for this land use category is limited to 70% impervious surface and a 0.7 FAR.

Policy 1.1.27: SR 50 Industrial. The designation shall apply only to land located to the south of SR 50 which annexes into the City of Groveland and has an existing Employment Center Future Land Use designation in Lake County. The following industrial uses shall be prohibited:

Petroleum pipelines
Wholesale chemical operations
Petroleum related industries and fuel dealers
Dry cleaning plants
Chemical research operations.

The maximum intensity standard for this land use category is limited to 70% impervious surface and a 0.7 FAR. Development shall comply with the Guiding Principles for Development in the Green Swamp Area of Critical State Concern.

Policy 1.1.28: Institutional. The institutional land use designation shall accommodate land resource needs of existing public and semi-public services, which shall comprise: governmental administration buildings; utilities; and essential public services and facilities. Child-care and

adult-care centers and religious facilities shall be allowed to locate in residential areas as conditional uses.

Policy 1.1.29: Recreation. The City shall designate the existing parks for continued recreation use. Additional land shall be acquired only if necessary to meet adopted level of service. At any time land for recreation purposes becomes available to the City, the comprehensive plan shall be revised to establish the subject site under a designated land use policy.

Policy 1.1.30: Agriculture. Acceptable agricultural practices within this designation shall be restricted to the following activities:

1. Agricultural uses consisting of: citrus groves, pasture land, forestry, and vegetable and feed crops; No commercial feed lots, confined or exterior, shall be permitted within the City of Groveland;
2. Single-family housing up to one unit per five aces;
3. Recreation, active or passive;
4. Public facilities and Utilities.

Policy 1.1.31: Conservation. Conservation areas shall be those which are designated for the purpose of conserving or protecting natural resources or environmental quality and include areas designated for such purposes as flood control, protection of quality or quantity of ground water or surface water, floodplain management, fisheries management, or protection of vegetative communities, or wildlife habitats. Such areas shall include wetlands. Improvement shall be limited to those uses permitted under Conservation Policy 7.6.3.

GROVELAND NORTH OVERLAY

Based upon the Joint Planning Agreement with the City of Mascotte, the Joint Planning Agreement between Lake County and the City of Clermont, and existing Chapter 180 water and sewer service territories, the City of Groveland has designated an area to the north of its existing City limits as an area in which future annexations are likely to take place. All future annexations to the north of Groveland, but outside the defined Groveland North Overlay Area, shall include a justification based upon changes in water or sewer service areas.

The area is designated on Map I-7 in the Future Land Use Map Series as the Groveland North Overlay Area. As property located within the Groveland North Overlay Area is annexed into the City, and is subsequently included on the Future Land Use Map, the goals, objective and policies specific to the Groveland North Overlay Area will apply, in addition to all the existing goals, objectives and policies in the City of Groveland Comprehensive Plan.

The only land use categories available for development within the Groveland North Overlay Area shall be Community Mixed Development, Groveland North Residential Neighborhood Development, Groveland North Commercial and Industrial.

OBJECTIVE 1.2: GROVELAND NORTH OVERLAY AREA. As property located within the Groveland North Overlay Area is annexed into the City, and is subsequently included on the

Future Land Use Map, the City shall utilize the Groveland North Overlay to manage the anticipated growth in a manner which creates a more effective land use pattern, promotes sustainable development based on residential neighborhoods and mixed communities which ensure compatibility between the environment, new development and existing developed areas.

Policy 1.2.1: Groveland North General

1. Groveland North shall be developed with neighborhoods that create a sense of place and are supported by Community Mixed Developments (CMDs), schools, parks and open spaces and civic spaces.
2. Groveland North shall be developed with an orderly transportation network that includes new collector roads and a recreational trail system.
3. A priority within Groveland North shall be the enhanced conservation of lakes and wetlands through conservation designations, recreation areas and trails and through City purchase of wetlands, subject to compliance with all applicable County, Regional, State and Federal permitting requirements.
4. New development within Groveland North shall be required to identify and reserve land or provide appropriate mitigation for the following public facilities and services, if it is determined that the proposed new development has an impact on the public facilities and services:

    (a) Right-of-way for limited access, collector and local roads, bikeways and recreational trails.
    (b) Water and wastewater treatment facility sites.
    (c) Community and neighborhood parks.
    (d) School sites.
    (e) Police, EMS and fire station sites.

Policy 1.2.2: Conservation. In order to conserve, protect and appropriately use the natural resources in the Groveland North area the following criteria shall apply when property is annexed into the Groveland North Overlay Area:

1. All lakes, rivers and wetlands within the Groveland North area shall have a Future Land Use designation of “Conservation”. Within these areas, improvements shall be limited to those uses permitted under Conservation Policy 7.6.3.

2. All land shall be subject to the policies contained in the Conservation Element which protect air quality, water sources, minerals, soils, natural vegetative communities, fisheries, wildlife and wildlife habitats.

Policy 1.2.3: As parcel annexed within the Groveland North Overlay Area are developed, a diversity of land uses shall be provided by a mixture of residential, retail, offices and manufacturing. A combined total of retail, office and manufacturing space shall be at a minimum ratio of 300 sq feet net per dwelling unit. Residential development shall be at a minimum of 1 unit per gross acre up to a maximum of 3 units per gross acre.

Policy 1.2.4: It is the City's intent that as property annexed into the Groveland North Overlay Area is developed, the following shall apply:

1. Development shall avoid the creation of urban sprawl and strip development.
2. Innovative land development application principles shall be promoted through the use of Planned Unit Developments, Community Mixed Developments and design principles such as cluster design.
3. A mixture of complimentary land uses that include housing, retail, offices, commercial services, manufacturing, education, civic, community and recreation uses shall be required to create economic and social vitality and to encourage the linking of trips;
   (a) Create an attractive and high quality environment which is compatible with the scale and character of the surrounding community;
   (b) Protect and enhance the environment, and promote sustainable development principles;
   (c) Develop commercial, residential and mixed-use areas that are safe, comfortable and attractive to pedestrians;
   (d) Provide social and community facilities to serve the new development and to enhance existing service levels in the area;
   (e) Reinforce streets as public places that encourage pedestrian and bicycle travel;
   (f) Provide roadway and pedestrian connections to residential areas; and
   (g) Provide a network of open space provision in the form of squares, plazas, parks, greens and similar open space design.
4. When determined appropriate, planned unit developments shall provide a mixture of housing types and price ranges to provide housing opportunities for all residents of the City and benefit the area's economy.
5. Incompatibilities between existing and new development shall be mitigated through architectural design, recreational trails, additional landscaping and similar types of screening.

GREEN SWAMP AREA OF CRITICAL STATE CONCERN

OBJECTIVE 1.3: DEVELOPMENT WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN. The City shall apply the following policies to the Green Swamp Area of Critical State Concern, in order to conserve and protect its environmental and economic resources, provide an appropriate land and water management system and facilitate orderly and well planned growth.

LEGAL DESCRIPTIONS FOR THOSE PORTIONS OF THE CITY'S BOUNDARIES THAT LIE WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN

"Commencing at the N.W. corner of Tract 2, Groveland Farms, in Section 30, Township 22 South, Range 25 East, Lake County Florida, according to Plat Book 2, pages 10 and 11, Public Records of Lake County, Florida, run South 30.00 feet to the South right-of-way of Anderson St., and the Point of Beginning; from said POB, run thence N.89°39'03"E., parallel with and 30.0 ft. South of North line of aforesaid Tract 2 for a distance of 375 ft; thence South parallel with the West line of Tract 2 a distance of 630.01 ft., to the South line of said Tract 2; thence S. 89°39'03"W along said South line 214.42 ft; thence N. 33°01'30"E., 79.66 ft. thence S.

89°39’03”W, a distance of 204.00 ft. to the West line of said Tract 2; thence North along said West line 563.48 ft. to the POB. The West 11.0 feet thereof subject to an easement for ingress and egress; and The Northwest ¼ of the Northeast ¼ of the Northwest ¼ East of S.R. 33 right-of-way, less the North 20 feet thereof, all in Section 30, Township 22 South, Range 25 East, Lake County, Florida; and The North 495 feet of the South ½ of the NE ¼ of the NW ¼ of Section 30, Township 22 South, Range 25 East, Lake county Florida; and The South 165 feet of the NE ¼ of the NW ¼ of Section 30, Township 22, Range 25 East, Lake County, Florida, LESS and EXCEPT the East 1033.26 feet thereof. AND, The East 1033.62 feet of the South 165 feet of the NE ¼ of the NW ¼ of Section 30, Township 22 South, Range 25 East, Lake County, Florida. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, TO WIT: the South 25 feet of the South 165 feet of the NE ¼ of the NW ¼ of Section 30, Township 22 South, Range 25 East, Lake County, Florida, LESS AND EXCEPT the East 1033.26 feet thereof. AND, the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) if the Northeast Quarter (NE ¼) of Section 30, Township 22 South, Range 25 East, also described as Tract No. Twenty-one (21), according to the Plat of Groveland Farms, recorded in Plat Book 2, at page 11, of the Public Records of Lake County, Florida. AND, Tract No. Twenty (20), according to Florida Development Corporation’s Map of Groveland Farms, recorded in Plat Book 2, at Pages 10-11 of the Public Records of lake county, Florida, and being the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 30, Township 22 South, Range 25 East, EXCEPT one and one-third (1 1/3) acres in the Northeast corner of said Tract, thence West 310 feet; thence East 310 feet; thence South 200 feet; thence East 310 feet; thence North 200 feet to the point of beginning; the land hereby conveyed containing Eight and Two Thirds (8 2/3) acres, more or less. AND Tracts 34, 35, 36, 37, 38, 43, 44, 45, 46, 47, 49, 50, 51, 52, 53, 63 and 64, in Section 21, Township 22 South, Range 25 East, according to the Plat of Groveland Farms, recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida; AND The East 310 feet of the North 200 feet of Tract 20, Groveland Farms, in Section 30, Township 22 South, Range 25 East, Lake County, Florida, as recorded in Plat Book 2, Pages 10 & 11; AND That part of the South 1/2 of Tract 12, GROVELAND FARMS, in Section 30. Township 22 South, Range 25 East, according to the plat thereof as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, being described as follows: COMMENCE at a concrete monument at the SW corner of the NE 1/4 of said Section 30, also being the SW corner of Tract 28, of said Groveland Farms; thence N 00°31'35" W along the West line of the said NE 1/4 of said Section 30 and the West line of Tracts 28 and 21 of said Groveland Farms a distance of 1327.80 feet to the NW corner of said Tract 21, also being the SW corner of the aforesaid Tract 12, Groveland Farms and the POINT OF BEGINNING; thence N 89°45'35" E along the South line of said Tract 12, a distance of 414.80 feet to a point on the Easterly edge of a pond; thence along the said Easterly edge of a pond the following described courses; N 43°19'19" W, 56.35 feet; thence N 40°09'50" W, 77.30 feet; thence N 40°40'47" W, 73.76 feet; thence N 42"39'01" W, 79.96 feet; thence N 44°52'46" W, 65.45 feet; thence N 51°43'45" W, 43.22 feet; thence N 71°48'05" W, 46.89 feet; thence N 86°20'40" W, 64.29 feet; thence N 79°20'O3" W, 38.77 Feet more or less to the West line of the aforesaid Tract 12, Groveland Farms, also being the West line of the NE 1/4 of said Section 30, thence S 00°31'35" E along the West line of said Tract 12 and the West line of the said NE 1/4, a distance of 315.63 feet more or less to the SW corner of said Tract 12 and the POINT OF BEGINNING; AND Tracts 39, 40, 41 and 42, Section 21, Township 22 South, Range 25 East, Groveland Farms, according to the plat thereof recorded in Plat Book 2, Pages 10

and 11, Public Records of Lake County, Florida, LESS that part of Tracts 39 and 40 designated as right-of-way, described in ORB 641, page 768, Public Records of Lake County, Florida; AND Tract 37, lying South of the right of way line of State Road No. 50, LESS AND EXCEPT: Beginning at the Southwest corner of Tract 37 of GROVELAND FARMS, in Section 20, Township 22 South, Range 25 East, Lake County, Florida, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, run North along the West line of said Tract 37 a distance of 549.58 feet to the South right of way of State Road 50, thence North 89°41'20" East along said South right of way 200.15 feet, thence South 00°07'41" West 550.02 feet to the South line of said Tract 37, thence South 89°48'44" West 198.92 feet to the Point of Beginning, LESS road right of way; Tracts 38 and 43, lying South of the right of way line of State Road No. 50, LESS AND EXCEPT: That part of said Tract 38 lying East of and within 11 feet and West of and, within 19 feet of the ditch survey line described as fol1ows: Commence on the East line of Section 20, Township 22 South, Range 25 East, at a point 58.10 feet South 00°10'48" East of the Northeast corner of the SE ¼ of said Section 20, thence run South 89°30'12" West a distance of 1,333.65 feet for the Point of Beginning, thence run South 0°10'43" East a distance of 414.77 feet for the end of this ditch survey line description. AND LESS AND EXCEPT: That part of said Tracts 38 and 43 lying within the following described boundaries: Commence on the East line of Section 20, Township 22 South, Range 25 East, at a point 58.10 feet South 00°10'48” East of the Northeast corner of the SE ¼ of said Section 20, thence run South 89°30'12" West a distance of 1,333.65 feet, thence run South 0°10'43" East a distance of 414.77 feet, thence run South 89°28'47" West a distance of 19 feet for the Point of Beginning, thence run North 89°28'47" East a distance of 450 feet, thence run South 0°10'43" ,East a distance of 450 feet, thence run South 89°28'47" West a distance of 450 feet, thence run North 0°10'43" West a distance of 450 feet to the Point of Beginning; all lying and being in Section 20, Township 22 South, Range 25 East, GROVELAND FARMS, according to the Plat thereof recorded in Plat Book 2, pages 10 and 11, Public Records of Lake County, Florida.

The above parcels of land are located within the ACSC entitled “Green Swamp” and fall within the purview of Chapter 380, F.S. Development of these parcels is protected by the following policies:

Policy 1.3.1: For each annexation of land within the Green Swamp ACSC, the City shall amend the Future Land Use series to include the newly annexed land.

Policy 1.3.2: The City of Groveland shall establish development standards to ensure the protection and conservation of environmentally sensitive land within the City and within the Green Swamp ACSC. The City shall maintain Land Development Regulations that are consistent with the Green Swamp in the plan area agreed between the City and the DCA and which implement the provisions of the Comprehensive Plan.

Policy 1.3.3: The City shall prohibit any development in floodplains and wetlands within the Green Swamp ACSC.

Policy 1.3.4: All development in the Green Swamp ACSC shall be agricultural, residential, commercial or recreational in nature. Commercial uses permitted in this area shall be low impact, low intensity, commercial and community uses intended to serve local residents (see

policies 1.3.6 & 1.3.9). All recreational uses, other than passive recreation uses, shall be limited to low impact, low intensity public or private recreation uses that do not require impervious surface coverage of more than 10% of the lot. Alternative paving techniques shall be used to achieve this goal.

Policy 1.3.5: Within the Green Swamp ACSC residential densities shall be transferred from the wetlands within a site based on a density of one dwelling unit per 20 acres.

Policy 1.3.6: Commercial development within the Green Swamp ACSC will be limited to 5,000 square feet, and to defined uses to serve local residents. Specific uses, locational criteria and development standards are set out in the Land Development Regulations. Paved roads will be required, together with central water and sewer. For all vacant, annexed land, owners seeking a Commercial classification must file for a Future Land Use Map amendment.

Policy 1.3.7: Residential Density Cap Applicable to Lands Within Green Swamp. No lands (a) either currently within Groveland City limit or later annexed and (b) within the Green Swamp Area of Critical State Concern shall be permitted, approved, rezoned, or designated for residential development at a net density greater than or more intense than one (1) unit per five (5) acres. The Green Swamp Area of Critical State Concern is defined by Section 380.0551, Florida Statutes, and Fla. Admin.Code R. 28-26.003.

Policy 1.3.8: The eight properties identified on Map 1-9 are excluded from the requirements of Policy 1.3.7. These eight properties have the land use and density/intensity of use provided by the Comprehensive Plan and must meet all applicable requirements of the Comprehensive Plan other than Policy 1.3.7.

Policy 1.3.9: Convenience stores may be located within the Green Swamp ACSC subject to the following requirements:

1. The store shall be located no closer to another convenience store, or store providing similar shopping needs, than one mile along a public, vehicular right-of-way.
2. The store shall have frontage on, and direct access to SR 33 or a paved collector roadway.
3. The maximum lot area shall be 2 acres.
4. The maximum gross leasable area shall be 5,000 square feet.
5. The store shall be designed to be compatible with neighboring residential development.

Policy 1.3.10: The use of native Floridian plants and irrigation systems that conserve water shall be encouraged within the Green Swamp ACSC for all landscaped areas including residential and commercial development, golf course and publicly owned spaces.

Policy 1.3.11: Golf courses within the Green Swamp ACSC shall be approved on a case by case basis pursuant to specified approval criteria which are set out in the Land Development Regulations. To reduce the potential for negative impacts to water resources, the developer shall utilize the Audubon International Signature Program (AISP), or an equivalent program. Siting of the golf course is a critical first step in the golf course development process. If the site is not appropriate for the activities associated with developing and maintaining a golf course, there are

likely to be problems. To avoid siting a golf course at an inappropriate location, a thorough analysis of the site should be done to evaluate its suitability. Key indicators of the suitability of a site include the following:

1. Proximity to wetlands and surface waters; a golf course should not be sited adjacent to wetlands or surface waters without a 50 foot natural buffer to protect these sensitive resources.
2. Golf courses should not be sited in the 100 year flood plain; additives used on a golf course (chemicals, pesticides and fertilizers) can be spread to adjacent wetlands, surface and groundwater when the golf course is inundated with flood waters.
3. Geology that has connections to the groundwater (e.g. sinkholes, fissures or fractures).

Policy 1.3.12: Impervious surfaces within the Green Swamp ACSC shall be kept to a minimum by limiting paved areas and encouraging alternatives to impervious paving surfaces.

Policy 1.3.13: The City hereby established within the Green Swamp ACSC a fifty (50) foot wide upland buffer from the wetland line in which no structure may be placed.

Policy 1.3.14: Wetland systems shall not be used for stormwater treatment or storage within the Green Swamp ACSC.

Policy 1.3.15: Projects located within the Green Swamp Area of Critical State Concern and within the Most Effective Recharge Areas must retain three inches of runoff from directly connected impervious areas within the project. Applicants may instead demonstrate that the post-development recharge will be equal to or greater than the pre-development recharge. Most Effective Recharge Areas are those areas with soils classified by the Soil Conservation Service as Type “A” Hydrologic Soil Group. Directly connected impervious areas are those impervious areas which are connected to the surface water management system by a drainage improvement such as a ditch, storm sewer, paved channel, or other man-made conveyance. Stormwater that is retained must be infiltrated into the soil or evaporated such that the storage volume is recovered within 14 days following a storm event.

Policy 1.3.16: The City shall prohibit any and all placement of wastewater sludge within the Green Swamp ACSC.

Policy 1.3.17: The City shall prohibit all Industrial development, peat and lime rock mining, clay mining and sand mining.

Policy 1.3.18: Where a development is serviced with a septic tank, the lot owner shall have it cleaned and inspected in accordance with the requirements of the Lake County Public Health Unit at least one very five (5) years.

OBJECTIVE 1.4: PLANNING FOR RESIDENTIAL NEIGHBORHOODS. Designate and promote sufficient areas for quality residential development and neighborhood cohesiveness, and require the availability of adequate facilities to support demands necessitated by existing and future housing development and associated populations.

Policy 1.4.1: Maximum gross residential densities shall be construed to represent the maximum allowable units which may be constructed on the gross land area, determined by dividing the "maximum allowable units" by the "gross land area" (i.e., dwelling units/gross land area). Residential densities shown on the Future Land Use Map shall be construed as the maximum gross residential density permitted for development in that residential district. Gross land area shall be construed to represent all land under common ownership proposed for residential development. Density designations shall be restricted or reduced for the following circumstances:

1. Waters of the State shall not be included as gross land area.
2. Land area which encompasses floodplains, wetland, or other environmentally sensitive lands shall be restricted to density credits determined by criteria and performance standards set forth within the Land Development Regulations. No development shall be permitted in the wetlands or floodplains other than passive recreation or conservation uses.

Policy 1.4.2: The Future Land Use Map shall designate sufficient land area for residential land uses according to a pattern which promotes neighborhood cohesiveness and identity, sustainable development principles and which enables efficient provision of public facilities and services.

Policy 1.4.3: Residential Subdivisions, plats, and PUD's shall be required to dedicate recreation space and public open space in accordance with policy 10.1.1.

Policy 1.4.4: Residential areas delineated on the Future Land Use Map shall be protected from the encroachment of incompatible non-residential development. The City shall maintain a landscape ordinance that requires buffering between incompatible land uses. The vegetated buffer may be applied as credit towards meeting the site's open space requirements.

Policy 1.4.5: The City shall maintain site design requirements and subdivision regulations in the Land Development Regulations which adequately address the impacts of new development on adjacent properties in all land use categories and zoning districts.

Policy 1.4.6: Supportive community facilities may be located within residential areas but shall be required to comply with performance standards and development requirements set forth within the Land Development Regulations. A "community facility or service" shall mean a building or structure owned and operated or authorized by the City of Groveland to provide a public service and is limited to fire stations, police substations: emergency medical response stations, and postal drop box stations and other similar community-oriented facilities.

Policy 1.4.7: Transportation systems within designated residential areas delineated on the Future Land Use Map shall be designed to accommodate traffic conditions that further public safety and

limit nuisances. Access to residential areas shall comply with policies established within the Traffic Circulation Element that address access management. The design of new residential subdivisions must include the dedication of right-of-way to enable pedestrian access to adjacent residential subdivisions.

OBJECTIVE 1.5: PLANNING FOR COMMERCIAL ACTIVITIES. Allocate sufficient land area to accommodate commercial activities which provide goods and services demanded by local and area-wide markets, with consideration to fiscal and environmental impacts to the City of Groveland.

Policy 1.5.1: The location and distribution of commercial land use categories delineated on the Future Land Use Map shall be determined according to the following criteria:

1. Access and vicinity to arterial and collector roads, ease of access and egress from major thoroughfares to commercial sites, ability to achieve a functional internal circulation and off-street parking system.
2. The promotion of sustainable development within mixed-use sites by establishing a pattern of development which reduces the need to travel by car, encourages opportunities for cycling and walking.
3. Ability to comply with adopted performance standards for preventing or minimizing nuisance impacts, such as emission of air pollutants, noise, odor and generation of hazardous waste or products.
4. Impact on the conservation and preservation of natural resources.
5. Demand on existing and planned public services, utilities, water resources and energy resources.
6. Availability of central sanitary sewer systems.

Policy 1.5.2: Access to commercial sites shall utilize adjacent streets adjoining U.S. 27, S.R. 50, S.R. 19, S.R. 33, C.R. 565, and C.R. 565A where such streets serve to provide safe ingress\egress to the site. Such use of existing streets shall not be designed to direct traffic into residential areas. Commercial development pursuing access to State and County facilities shall be required to obtain all access management (curb cut) permits from those entities in accordance with their established rules and regulations and not prior to a site plan being approved by the City.

Policy 1.5.3: The density and intensity of commercial uses shall be compatible with the ability of public facilities to provide adequate services according to adopted level of service standards. The Future Land Use Map shall not designate more commercial areas than that which existing and planned public facilities and roadways can support at adopted minimum level of service standards.

Policy 1.5.4: To discourage urban sprawl, Lake County has oriented land use patterns in its Future Land Use Map to direct development requiring public services and facilities to urbanized or rural/urban transitional areas which already provide them. Hence, the Future Land Use Map for Groveland shall dedicate more land for commercial activities than its population can support

in order to meet regional market demands and to discourage urban sprawl into rural areas by development requiring facilities and services of an urban nature.

Policy 1.5.5: Commercial buildings shall be designed along the following principles:

1. Building facades should be designed to a human-scale, for aesthetic appeal, pedestrian comfort, and compatibility with the design character of the development. The buildings may be either traditional in their architectural character, or be a contemporary expression of traditional styles and forms, respecting simply the scale, proportion and character of village shops.
2. The massing of larger commercial buildings shall be softened in a variety of ways, including the use of projecting and recessed sections, to reduce their apparent overall bulk and volume.
3. The design of buildings should support a safe and attractive pedestrian environment.
4. Buildings shall generally be designed for multiple uses, with offices and/or residential units above.
5. Buildings over two stories should serve a role in urban design terms as key or marker buildings, to help provide a varied townscape. Church steeples are exempt from this limitation.
6. Landscaping around commercial buildings and their parking lots shall emphasize native species trees, shrubs and flowers to reduce maintenance, help ensure longevity, and to reinforce the natural spirit of the area. Species should be selected partly on the basis of their visual interest at different times of the year.
7. Public art and landmark buildings should be used to add interest and variety to the townscape

Policy 1.5.6: New development shall be required to maintain a portion of commercial sites as open space. The Land Development Regulations shall specify the proportion of land which shall be retained for open space.

OBJECTIVE 1.6: DISCOURAGE URBAN SPRAWL. Discourage urban sprawl through a future land use pattern which promotes orderly, compact development.

Policy 1.6.1: Land use patterns delineated on the Future Land Use Map shall promote orderly, compact growth. The City shall encourage growth and development in existing developed areas where public facilities and services are presently in place and in those areas where public facilities can provide the most efficient service. Land shall not be designated for growth and development if abundant undeveloped land is already present within developed areas served by facilities and services.

Policy 1.6.2: The City of Groveland shall coordinate with Lake County through a Joint Planning Agreement to develop an areawide planning approach by 2010, taking into account environmental suitability, functional relationships and areas where public facilities and services are available or proposed to be available by year 2020.

OBJECTIVE 1.7: PROMOTE INNOVATIVE LAND DEVELOPMENT PRINCIPLES. Promote innovative land development applications principles through the use of Planned Unit Developments, Mixed-Use Developments and Cluster Design.

Policy 1.7.1: Planned unit development techniques shall be used as a management strategy for promoting smart growth principles, negotiating innovative development concepts, design amenities, and measures intended to encourage unique planning concepts not attainable with certainty under conventional zoning or to protect environmentally, historically, or archaeologically significant sites.

Policy 1.7.2: As a means to promote conservation design, ecological integrity and maintain the City's character, cluster developments are encouraged by the City. Cluster developments shall be designed along the following principles:

1. The provision of open space within developed areas.
2. The creation of a variety of active and passive recreational uses.
3. The creation of a friendlier pedestrian environment, including walking and cycling opportunities.
4. Enhancement of the environmental setting and significant features.
5. The conservation of on-site wetlands and water bodies.
6. The maintenance of large areas of natural vegetation.
7. The maintenance of vegetation corridors along major water courses.
8. Connectivity for species, either as continuous corridors or clusters of stepping stones.

Policy 1.7.3: Crime prevention shall be considered in site design through application of all of the following guidelines:

1. All proposed building entrances, parking areas, pathways and other elements should be defined with appropriate features that express ownership. Such features should not conflict with the need for natural surveillance;
2. The proposed site layout, building and landscape design should promote natural surveillance. Physical features and activities should be oriented and designed in ways that maximize the ability to see throughout the site. For example, window placement, the use of front porches or stoops, use of low or see-through walls, and appropriate use of landscaping and lighting can promote natural surveillance. Sight-obscuring shrubs and walls should be avoided, except as necessary for buffering; and
3. The proposed site layout and building design should encourage legitimate activity in public spaces. For example, locating outdoor seating in areas that are visible from inside a restaurant helps to discourage crime and supports the activity of dining.

Policy 1.7.4: Priority should be given to the creation of a hierarchy of public spaces that relate to buildings and create a sense of community. Public spaces are "public" when they are within view of a street or other public space, accessible by pedestrians, and can be occupied by people. The public space may include sidewalks, a plaza or park.

OBJECTIVE 1.8: ENCOURAGE THE REDEVELOPMENT AND RENEWAL OF BLIGHTED AREAS. The City shall encourage the redevelopment and renewal of blighted areas to maintain and enhance the quality of life and economic base of Groveland.

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

Policy 1.8.2: The City shall continue to enforce appropriate standards for the design and construction of development, including public and semi-public facilities.

OBJECTIVE 1.9: PREVENT FUTURE NEEDS FOR REDEVELOPMENT AND RENEWAL. The City shall prevent future needs to undertake redevelopment and renewal activities through continuation of code enforcement activities.

Policy 1.9.1: The City shall continue the enforcement of building codes to maintain safe structures which promote and preserve the desired character of the City of Groveland.

OBJECTIVE 1.10: PLANNING FOR CONSERVATION OF ENVIRONMENTALLY SENSITIVE LANDS AND OTHER NATURAL RESOURCES. The City shall manage and control existing and future land uses located within or adjacent to environmentally sensitive lands and other significant natural resources.

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

Policy 1.10.2: Development within wetlands is limited according to principles established in Policy 7.3.4. Uplands adjacent to wetlands shall be protected from the encroachment of development according to buffer requirements established in Policy 7.3.5. Wetlands shall be defined in Policy 7.3.3.

Policy 1.10.3: Policy 7.8.3 within the Conservation Element stipulates development restrictions within the 100 year Flood Zone for purposes of maintaining its natural flow regime and protecting surface water quality.

Policy 1.10.4: The City rests on an area possessing a high aquifer recharge potential. Permeable surface areas shall be protected through impervious surface principles, as detailed in Table I-1 and other policies within the Conservation and Public Facilities Elements.

Policy 1.10.5: The City shall maintain stormwater management requirements in the Land Development Regulations which provide specific standards for the design of on-site stormwater systems, as well as strategies and measures to minimize runoff into natural water bodies.

Policy 1.10.6: Vegetative communities and wildlife habitats (particularly those identified as primary habitat for endangered or threatened species) shall be protected and conserved directly or indirectly by rules and principles established in Conservation policies:

Policy 1.10.7: Land use activities, including their densities and intensities, shall be compatible with soil types whose properties are capable of supporting the structures, parking areas, ancillary uses, and facilities proposed to be placed on them. The City shall maintain provisions in the Land Development Regulations which stipulate and define performance standards for land use activities proposed to occur on soil types whose development potential is limited in some form or manner.

Policy 1.10.8: Severe slopes shall be defined as having a gradient exceeding 10%. Land uses shall be delineated on the Future Land Use Map with consideration to the topography. Alterations to slopes at sites with greater than 10% slope must be approved by the City prior to land preparation activity.

Policy 1.10.9: Septic tanks will not be allowed on new residential, commercial and industrial sites within the City. When financially feasible, the City shall extend central sewer service to all developed properties within the current City limits. The City will also coordinate with the County to limit septic tank permits in unincorporated areas adjacent to the City's urban boundary.

Policy 1.10.10: The City shall coordinate with the State, the St. John River Water Management District, the East Central Florida Regional Planning Council, Lake County, and other agencies concerned with managing natural resources for the purpose of protecting the function and existence of natural systems.

OBJECTIVE 1.11: PROTECTION OF ARCHAEOLOGICAL AND HISTORIC RESOURCES. The City shall assure that land development and conservation activities further the protection of archaeological and/or historic sites that may be discovered in the future.

Policy 1.11.1: Any structure, building, or site which is deemed historically significant and is placed on the Florida Master File or the National Register of Historic Places shall be identified on the Future Land Use Map Series.

Policy 1.11.2: The City shall prevent detrimental impacts of development to historic sites including provisions within the Land Development Regulations which preclude: 1) destruction or alteration of all or part of such site: 2) transfer or sale of a site of historical significance without adequate conditions or restrictions regarding continued preservation, maintenance, or use of such property; 3) encroachment or introduction of visible, audible, or atmospheric elements which are inconsistent with the character of the property; and 4) alteration or destruction of the site's surrounding environment.

Policy 1.11.3: 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 City of such potential discovery, and the City and/or the developer

shall contact the Florida Department of State of such discovery. Construction shall not begin until the state has determined the archaeological significance of the discovery and the restrictions which shall be imposed on development. Development may continue in areas which will not impact the site of the discovery.

OBJECTIVE 1.12: PLANNING FOR PUBLIC FACILITIES. The City shall assure that needed public services and facilities are developed concurrent with the impact of new development.

Policy 1.12.1: The City shall extend public facilities only to existing and proposed land use activities, as shown on the Future Land Use Map, which shall require and demand such services. Undeveloped land shall not be designated for development without assurance through the Comprehensive Plan that public facilities shall be available concurrently with the impacts of development. The impacts of land uses, including their densities and intensities, shall be coordinated with the City's ability to finance or require provision of necessary public facilities at conditions meeting or exceeding the adopted minimum level of service standards.

Policy 1.12.2: The timing and location of public facilities shall be coordinated through the Concurrency Management System to assure that development occurs in an orderly and timely manner consistent with the availability of public facilities and services.

Policy 1.12.3: To protect wellfield areas from potential contamination emanating from adjacent land uses, wellfield protection zones shall be established that prohibit, restrict, and control development and land use activities within a seventy-five, two-hundred, and one thousand foot radius zone. Principles and regulations for the wellfield protection zones are stipulated in Policy 5.4.3.

Policy 1.12.4: The City shall coordinate the Comprehensive Plan with the development and service plans of utility companies to assure that sufficient right-of-way and other land is available for utility placements and distribution lines. An institutional land use category shall be used to allocate areas on the Future Land Use Map to accommodate utilities. Distribution lines, such as telephone lines and water mains, shall be permitted in public right-of-way or as otherwise stated in the Land Development Regulations.

Policy 1.12.5: As existing utility service lines are placed within existing transportation right-of-ways, the City shall review future land use plans and transportation improvements to assure that appropriate land and air space are available to accommodate utility lines. Such land use needs shall be delineated as utility open space on the Future Land Use Map when necessary. The City shall inform the utility company of all transportation improvements scheduled within the Five-Year Schedule of Capital Improvements which require relocation of utility service lines or other ancillary facilities.

Policy 1.12.6: Development orders and permits shall not be issued unless the necessary facilities and services are available concurrent with the impacts of development. Future land use allocations, including their related densities and intensities, shall not exceed the financial and legal ability of the City to provide public facilities to serve those land uses delineated on the

Future Land Use Map. The City's concurrency management system shall determine whether adequate public facility capacities are available to meet the demands generated by new development and redevelopment.

OBJECTIVE 1.13: PLANNING, LOCATING AND COLLOCATING SCHOOL FACILITIES. In conformance with mandates and directives of Section 163.3177 (6) (a), and Section 235.19, Florida Statutes, the City of Groveland shall establish criteria and cooperatively plan for the location, and to the greatest extent practicable, the collocation of School Facilities. Consistent with adopted legislation, schools shall be located proximate to existing and planned urban residential areas, and collocation shall occur proximate with other public facilities, park, libraries and community centers to the greatest extent possible.

In order to effectively locate and co-locate school facilities the City and school board shall share and coordinate pertinent information relative to existing and planned public school facilities and overall community development. Specific considerations shall include actual construction concurrent with proposed community development, coordination with necessary infrastructure and services, and consistency with the adopted Comprehensive Plan and implementing land development regulations. Consistency with the land development regulations shall mean consistency to the extent that the adopted regulations are not in conflict with or the subject regulated is not specifically addressed by Chapter 235, Florida Statutes or the State Uniform Building Code.

Policy 1.13.1: In conformance with mandates and directives of Section 235.193, and Section 235.34, Florida Statues, Public School location shall be based upon siting criteria that includes, but is not limited to school size, land area, land use compatibility, environmental impacts, availability of public utilities, transportation considerations and public safety. Public uses, including schools, are subject to public hearing as part of the approval process that is administered and performed by the City Commission. This process provides an opportunity for public input to discuss project plans for siting, expansion, co-location and other related development issues the public may feel appropriate to the situation.