

# PROPOSED 2025 COMPREHENSIVE PLAN 5/17/07 PRELPA

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Future

Land

Use

Element

in

Separate

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## 2 CAPITAL IMPROVEMENT 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 1.0 CAP – 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 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 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.

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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 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 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 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 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.

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### **Policy 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**

<b>FACILITY</b>	<b>FREQUENCY &amp; DURATION</b>
Bridges (not located on principal arterials or evacuation routes)	50 years, 24 hours
Principal arterial bridges and evacuation routes	100 years, 24 hours
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 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

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### **Policy 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 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 1.1.10 Conduct Annual Level of Service Review**

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

## **GOAL 2.0 CAP – 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 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 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 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

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accordance with the adopted Schedule of Capital Improvements, including amendments, as outlined in the comprehensive plan.

### **Policy 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 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 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 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 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.

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### **Policy 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 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 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 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 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 2.2.1 Cost of Financing**

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

### **Policy 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 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.

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#### **Policy 2.2.4 Use of Cash Surpluses**

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

#### **Policy 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 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 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 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 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 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 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 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.

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### **Policy 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 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 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 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 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 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 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 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 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

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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 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 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 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 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 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 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 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

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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 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 it is 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 15.3) 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 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 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 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 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

## Summary of Policies, Programs & Capital Improvements with Cost Impacts

**Table CAP 5 – 2005-2006 Summary of the Schedule of Capital Improvements by Category and Funding Source**

FUNDING SOURCE		REVENUES		PLANNED EXPENDITURES
Road Projects				\$39,539,500
	County Transportation Trust Fund	\$1,275,000		
	County Transportation Trust Fund (reimbursable)	\$645,000		
	Road Impact Fees (BD#1 - #6)	\$12,854,000		
	Road Impact Fees Begin Fund Balance	\$20,424,000		
	Renewal Sales Tax	\$4,500,000		
	Renewal Sales Tax Begin Fund Balance	-\$391,000		
(Source: 2006-2010 CIP)		Subtotal:	\$39,307,000	Ending Balance: -\$232,500
Parks & Recreation				\$1,844,461
	Impact Fee Fund #108	\$738,866		
	Beginning Fund Balance	\$1,477,732		
(Source: 2006-2010 Impact Fee Funds)		Subtotal:	\$2,216,598	Ending Balance: \$372,137
Stormwater & Drainage				\$3,641,235
	Stormwater Mgmt Fund	\$3,963,544		
	Interest	\$115,000		
	Intergovernmental Transfers & Charges	\$0		
	Transfers	\$1,600		
	Charges	\$6,100		
	Beginning Fund Balance	\$3,947,073		
(Source: 2006-2010 Stormwater Fund)		Subtotal:	\$8,033,317	Ending Balance: \$4,392,082
Facilities				\$16,041,935
	Fund 301	\$6,852,034		
	Fund 303	\$9,189,901		
(Source: 2006-2010 Facilities Projections)		Subtotal:	\$16,041,935	Ending Balance: \$0
Totals:			<b>Revenues</b>	Expenses
			<b>\$65,598,850</b>	<b>\$61,067,131</b>
			Ending Balance	
			<b>\$4,531,719</b>	

**Table CAP 6 - Five Year Capital Improvements Schedule of Road Projects**

PROJECT	SCOPE OF WORK	NOTES	FUND	FISCAL YEAR					TOTAL
				2005-06	2006-07	2007-08	2008-09	2009-10	
Road System Improvements	Construction projects to improve roads throughout the County (shoulder work & drainage improvements)	Transportation Improvements	115	1,025,000	1,025,000	1,025,000	1,025,000	1,025,000	\$5,125,000
Special Assessment Paving Program	Paving roads not in the County maintenance system for acceptance to maintain, estimate does not include property owner's share	Transportation Improvements	115	250,000	250,000	250,000	250,000	250,000	\$1,250,000
42 from Marion County to Maggie Jones Road	Construct paved shoulders, FM #416988	Transportation Improvements LAP	115	100,000	1,090,000				\$1,190,000
466 from Sumter County to US-27-441 <i>Cost shared with IMF BD 3</i>	Widen to 4-lane, paved shoulders, and intersection improvements	Transportation Improvements LAP	115		2,671,000				\$2,671,000
470 & 48 (part) from Sumter County to US-27 <i>Cost shared with IMF BD 3 &amp; 4 on C-470 and with IMF BD 3 on C-48</i>	Widen to 4-lane	Transportation Improvements LAP	115		6,360,000				\$6,360,000
561 on Lake Minnehaha	Reconstruction of paved shoulders and seawall, FM #418576	Transportation Improvements LAP	115	385,000					\$385,000
Fruitland Park Trail from Griffin Road C-4909 to Lake Ella Road C-6604	Construct 15 foot multi-use trail along the abandoned rail line, FM #416111	Transportation Improvements LAP	115	125,000	166,000				\$291,000
Hartwood Marsh Road C-0854 from US-27 to Orange County <i>Cost shared with IMF BD 5</i>	Widen to 4-lane	Transportation Improvements LAP	115		6,360,000				\$6,360,000
Trails Master Plan	Research project of Trails in Lake County, FM #413994	Transportation Improvements LAP	115	35,000					\$35,000

Table CAP 6 - Five Year Capital Improvements Schedule of Road Project Cont'd

PROJECT	SCOPE OF WORK	NOTES	FUND	FISCAL YEAR					TOTAL
				2005-06	2006-07	2007-08	2008-09	2009-10	
42 Intersection with SR-19	Realign & signalize	Impact Fees BD1	115	280,000	390,000				\$670,000
445 from SR-19 to Deer Road East C-9080A	Widen to 24'	Impact Fees BD1	115	690,000					\$690,000
19A from SR-19/US-441 Ramps to Old 441	Widen to 4-lane, divided	Impact Fees BD2	115	300,000					\$300,000
44 from Hick's Ditch Road to C-44 (Orange Avenue C-5562/6068)	Widen to 30'	Impact Fees BD2	115		900,000				\$900,000
44 Intersection with Hicks Ditch Road #12 in C-44 Corridor Study - Short term improvements	Construct eastbound right turn lane	Impact Fees BD2	115	30,000					\$30,000
44A from C-44 to Estes Road C-5876	Widen to 30'	Impact Fees BD2	115		537,000				\$537,000
44A Intersection with Estes Road C-5876 (Developer's Agreement in discussion)	Construct turn lanes and signalize	Impact Fees BD2	115	320,000					\$320,000
441 Old (Alfred Street) from SR-19 to Bay Road C-4260	Results of PD&E (started in 2004)	Impact Fees BD2	115	400,000		250,000	1,000,000		\$1,650,000
450 (Collins Street) Intersection with SR-19	Signalize, pending FDOT approval	Impact Fees BD2	115	90,000					\$90,000
561 from C-455 to Palm Drive C-3046	Preliminary engineering study	Impact Fees BD2	115				300,000		\$300,000
Bates Avenue C-5771 from C-44 to Estes Road C-5876	Widen to 24', construct sidewalk on south side, construct turn lanes at intersection	Impact Fees BD2	115	531,000					\$531,000
Britt Road C-4981 from Wolfbranch Road C-4583 to SR-44	Widen to 30'	Impact Fees BD2	115	100,000	1,041,000				\$1,141,000

Table CAP 6 - Five Year Capital Improvements Schedule of Road Project Cont'd

PROJECT	SCOPE OF WORK	NOTES	FUND	FISCAL YEAR					TOTAL
				2005-06	2006-07	2007-08	2008-09	2009-10	
25A Dixie Avenue from Fruitland Street to Miller Street/C-466A	Improve drainage, construct sidewalk, curb & gutter, install signal at Berckman Street	Impact Fees BD3	115	240,000	250,000			750,000	\$1,240,000
25A Dixie Avenue from C-466A to US-441	Widen to 24', curb, gutter, sidewalks, bike lanes and intersection improvements	Impact Fees BD3	115	240,000	250,000			750,000	\$1,240,000
44 and Sleepy Hollow Road C-4523 at US-441	Intersection improvements	Impact Fees BD3	115	1,150,000					\$1,150,000
460 (East-West Connector Phase II) from Thomas Avenue C-5108 to C-468	Construct new 24' road	Impact Fees BD3	115					300,000	\$300,000
466 from Sumter County to US-27/441 (Cost share with The Villages for segment A)	Widen to 4-lane with paved shoulders and intersection improvements	Impact Fees BD3	115	400,000					\$400,000
466A Miller Street from Sumter County to US-27/441	Widen to 4-lane, paved shoulders, intersection improvements	Impact Fees BD3	115	800,000					\$800,000
468 from SR-44 to C-466A	Project Development and Environment Study	Impact Fees BD3	115				200,000		\$200,000
473 Intersection with Treadway School Road C-5335	Intersection improvements	Impact Fees BD3	115	150,000					\$150,000
Clay Avenue from Oak Street to US-27/441 Intersection with Fennell Boulevard	Extend and pave	Impact Fees BD3	115	200,000	400,000		650,000		\$1,250,000
Edwards Road C-7009 from US-27/441 to Gray's Airport Road C-7310 (Developer's Agreement for "part")	Extend and pave	Impact Fees BD3	115	902,000					\$902,000
Oak Street Phase II from Rolling Acres Road C-6903 to Clay Avenue (Lady Lake)	Construct new roadway	Impact Fees BD3	115	800,000					\$800,000
Lake Ella Road C-6604 from April Hills Boulevard to US-27/441	Realign & improve intersection, add turn lanes, and signalize at US-27	Impact Fees BD3	115	260,000					\$260,000
Lake Griffin Road C-7611 from US-27/441 to Gray's Airport Road C-7310	Widen to 30'	Impact Fees BD3	115		300,000				\$300,000

Table CAP 6 - Five Year Capital Improvements Schedule of Road Project Cont'd

PROJECT	SCOPE OF WORK	NOTES	FUND	FISCAL YEAR					TOTAL
				2005-06	2006-07	2007-08	2008-09	2009-10	
Main Street, East and Lake Street (Leesburg)	Reconstruct, signalize, add sidewalk	Impact Fees BD3	115	300,000					\$300,000
Radio Road C-5433 from Treadway School Road C-5335 to Jackson Road C-5432	Widen to 3-lane with curb & gutter, sidewalk, and signal at Treadway School Road	Impact Fees BD3	115	380,000					\$380,000
Radio Road C-5433 from US-441 to Treadway School Road C-5335	Widen to 4-lane and/or 2-lane divided	Impact Fees BD3	115	500,000					\$500,000
Sleepy Hollow Road C-4523 from Sunnyside Drive C-4122 to new realignment at US-441	Rebuild, widen to 24', construct sidewalk	Impact Fees BD3	115		250,000	1,085,000			\$1,335,000
Urick Street C-5407/C-25A Dixie Avenue from C-468 to Thomas Avenue C-5108	Widen to 24', sidewalks, int. imp. & signal at C-468 and at Thomas Avenue (if warranted)	Impact Fees BD3	115			410,000			\$410,000
Austin Merritt Road, North C-2704 from Austin Merritt Road C-2607 to C-48	Pave	Impact Fees BD4	115		893,000				\$893,000
Buckhill Rd., N. C-2739 Ph. I from Cross Creek Ranch Rd. to E. Revels Rd. C-2837 Cost split 50/50 with IMF BD 2	Pave Bid with Palm Avenue project (IST)	Impact Fees BD4	115		549,000				\$549,000
Dewey Robbins Rd. C-2824 from US-27 to Turkey Lake Road C-2924	Pave to 24', turn lanes at US-27	Impact Fees BD4	115		780,000				\$780,000
Dewey Robbins Rd. S. C-2625 from E. Dewey Robbins Rd. C-2729 to Turkey Lake Rd. C-2924	Pave to 24', "part" curb & gutter	Impact Fees BD4	115		690,000				\$690,000
Turkey Lake Road C-2924 from Dewey Robbins Road C-2824 to Number Two Road C-3024	Pave	Impact Fees BD4	115		730,000				\$730,000

**Table CAP 6 - Five Year Capital Improvements Schedule of Road Project Cont.**

PROJECT	SCOPE OF WORK	NOTES	FUND	FISCAL YEAR					TOTAL
				2005-06	2006-07	2007-08	2008-09	2009-10	
25 from US-27/441 to Fennell Boulevard	Construct 5' sidewalk	Sidewalk Construction	303	22,000	86,000				\$108,000
450A from Church Street C-7265 to Marshall Street C-7367	Construct 5' sidewalk	Sidewalk Construction	303	50,000					\$50,000
455 from Porter Avenue to Lakeside Drive <i>Town of Montverde to design and construct</i>	Construct 5' sidewalk	Sidewalk Construction	303	29,000					\$29,000
Abrams Road C-5371 from Waycross Avenue C-5072 to SR-44	Construct 5' sidewalk	Sidewalk Construction	303				220,000		\$220,000
Dillard Road C-4858 from C-19A to Mt. Homer Road C-4956	Construct 5' sidewalk	Sidewalk Construction	303				19,000	76,000	\$95,000
Mohawk Road C-1548 from South Avenue to C-50	Construct 5' sidewalk	Sidewalk Construction	303	5,000	32,000				\$37,000
Number Two Road C-3024 from SR-19 to Mare Avenue <i>Town of Howey-in-the-Hills acquiring right-of-way</i>	Construct 5' sidewalk	Sidewalk Construction	303	10,000	66,000				\$76,000
Pine Ridge Elementary School (C-561 & Log House Road C-0835)	Construct 5' sidewalk <i>Coordinate with 561 Intersection with C-565B &amp; Log House Road IMF BD 5 &amp; 6</i>	Sidewalk Construction	303		106,000				\$106,000
Round Lake Elementary School (Round Lake Road C-4183)	Construct 5' sidewalk	Sidewalk Construction	303		27,000				\$27,000
Treadway Elementary School (Camp Street C-5337 & S. Haines Creek Road C-5538)	Construct 5' sidewalk	Sidewalk Construction	303		55,000			219,000	\$274,000
Triangle Elementary School (Eudora Road C-4564 and surrounding area of Sylvan Shores)	Construct 5' sidewalk	Sidewalk Construction	303		73,000		290,000		\$363,000
				\$37,054,000	\$40,356,000	\$18,884,000	\$24,923,000	\$12,291,000	\$133,508,000

Table CAP 7 - Five Year Capital Improvements Schedule for Facilities

PROJECT	SCOPE OF WORK	NOTES	FUND	FISCAL YEAR					TOTAL
				2005-06 (FUNDED)	2006-07 (UNFUNDED)	2007-08 (UNFUNDED)	2008-09 (UNFUNDED)	2009-10 (UNFUNDED)	
Agricultural Center	Additions and Renovations		301	1,520,473					\$1,520,473
BCC Records Storage Facility	Purchase of facility		301	1,700,000					\$1,700,000
BCC Records Storage Facility	planning & initial renovations		303	509,200					\$509,200
Citrus Ridge Library	Construction of new facility located @ Cagan's Crossing-near 4 Corners		301	2,200,000	3000000				\$5,200,000
Citrus Ridge Library	Facility design		303	417,026					\$417,026
Fairgrounds	Design of new exposition hall and grounds redesign		303	1,680,000					\$1,680,000
Fairgrounds	Construction of exposition hall and grounds redesign		301		4,320,000				\$4,320,000
Design Phase (multiple projects)	Buildings, parking garage, and expanding related energy infrastructure		303	4,000,000					\$4,000,000
Umatilla Health Clinic	To be renovated or replaced pending review		303	645,000	1,955,000				\$2,600,000
County Administration Building Elevator Controls	Upgrade Elevator Controls		301	169,151					\$169,151
Cooper Memorial Library	Exploration of replacement facility. Currently on hold.			118,000					\$118,000
Hunter Building Re-roof	Re-roof building and repair portico.		301	60,633					\$60,633
Jail and Prelude Buildings Re-roof	Re-roof buildings		303	1,305,675					\$1,305,675
Jail Locking System Upgrade	Upgrade locking system at Jail facility.		303	165,000					\$165,000
Judicial Center Re-roof	Re-roof Facility		301	750,000					\$750,000
Judicial Center Water Intrusion Project	Design Costs - Correct water intrusion problems at facility.		301	252,305					\$252,305
Judicial Center Water Intrusion Project	Construction Costs - Correct water intrusion problems at facility.		303	0	2,000,000				\$2,000,000
Mt. Plymouth/Sorrento Community Center	Construction of new Community Center complex.		301	0	500,000				\$500,000
Sheriff's Administration Building Re-roof	Re-roof Facility		301	199,472					\$199,472
Tavares Health Clinic Building	Renovate Facility		303	350,000					\$350,000
				\$16,041,935	\$11,775,000	\$0	\$0	\$0	\$27,816,935

Table CAP 7 - Five Year Capital Improvements Schedule for Facilities Cont.

PROJECT	SCOPE OF WORK	NOTES	FUND	FISCAL YEAR					TOTAL
				2005-06	2006-07	2007-08	2008-09	2009-10	
455 Extension (Hartle Road) from Hartwood Marsh Road C-0854 to SR-50	Construct new 2-lane road, acquire ROW for 4-lane	Impact Fees BD5	115	500,000	800,000	2,750,000	5,350,000		\$9,400,000
455 Intersection with Ridgewood Avenue C-1864	Intersection improvements, flashing beacon in FY 2006	Impact Fees BD5	115	125,000	150,000	520,000			\$795,000
50 from US-27 to North Hancock Road C-1254	Project Development and Environment Study	Impact Fees BD5	115				400,000		\$400,000
Grand Highway Road from Hooks Street to SR-50 (Clermont) (Awaiting Developer's Agreement to proceed)	Widen to 3-lane, curb & gutter, drainage, bike lanes	Impact Fees BD5	115	420,000					\$420,000
Hancock Road C-1254 from Hartwood Marsh Road C-0854 to SR-50	Widen to 4-lane	Impact Fees BD5	115					600,000	\$600,000
Hancock Road C-1254 Extension from US-27/Lake Louisa Road C-0847 to Hartwood Marsh Road C-0854	Construct new 2-lane road, acquire right-of-way	Impact Fees BD5	115	300,000	750,000	1,500,000			\$2,550,000
Hartwood Marsh Road C-0854 from US-27 to Orange County	Widen to 4-lane	Impact Fees BD5	115	800,000	8,268,000				\$9,068,000
Hooks Street Extension from Hancock Road C-1254 to Hartle Road C-1362	Construct new 4-lane urban section, sidewalks and bike lanes	Impact Fees BD5	115		200,000	400,000	1,340,000	3,500,000	\$5,440,000
Hooks Street Extension Phase III from 3,300 west of Citrus Tower Blvd. to Citrus Tower Blvd.	Construct new 4-lane road, curb & gutter, drainage, bike lanes	Impact Fees BD5	115	2,600,000					\$2,600,000
Hooks Street Extension Phase IV from US-27 to Hooks Street Phase III	Construct new 4-lane road, curb & gutter, drainage, bike lanes	Impact Fees BD5	115	2,250,000					\$2,250,000
Johns Lake Road C-1158 Intersection with Hancock Road C-1254	Signalize and construct left turn deceleration lanes	Impact Fees BD5	115	500,000					\$500,000
Lake Minneola Ridge area	Road improvements from unfunded program (as directed by BCC)	Impact Fees BD5	115			2,000,000	2,000,000	2,000,000	\$6,000,000

Table CAP 7 - Five Year Capital Improvements Schedule for Facilities Cont.

PROJECT	SCOPE OF WORK	NOTES	FUND	FISCAL YEAR					TOTAL
				2005-06	2006-07	2007-08	2008-09	2009-10	
Lakeshore Drive C-1040 Bridge #114077	Widen, replace bridge, reconstruct bridge approaches	Impact Fees BD5	115	500,000					\$500,000
Lakeshore Drive C-1040 Intersection with Harder Road C-1039	Intersection improvements	Impact Fees BD5	115	300,000					\$300,000
Lakeshore Drive C-1040 Intersection with Oswalt Road C-0840	Intersection improvements	Impact Fees BD5	115	450,000					\$450,000
South Clermont Connector from Lakeshore Drive C-1040 to Citrus Tower Boulevard	Construct new 4-lane road, curb & gutter, drainage, bike lanes	Impact Fees BD5	115	6,000,000					\$6,000,000
Steve's Road from US-27 to Citrus Tower Boulevard (Phase II)	Construct 2-lane road	Impact Fees BD5	115	1,370,000					\$1,370,000
478 Cherry Lake Road from SR-19 to East Apschawa Road C-2038	Widen and resurface, int. & drainage improvements, construct sidewalk "part"	Impact Fees BD6	115	400,000	400,000	750,000	1,500,000		\$3,050,000
565 (Villa City Road C-2215) Intersection with SR-50	Signal, sidewalk on C-565	Impact Fees BD6	115	200,000					\$200,000
565A from SR-50 to Lake Minneola Shores C-1733 (C-561)	Widen to 30'	Impact Fees BD6	115	150,000	490,000				\$640,000
565A Montevista Road C-1225 from 565B Pine Island Road C-0926 to SR-50	Widen to 24'	Impact Fees BD6	115			150,000	960,000		\$1,110,000
Anderson Avenue from SR-50 to Albroom Street (Mascotte) <i>Interlocal with City to design, permit, and construct</i>	Widen to 24'	Impact Fees BD6	115		50,000	150,000			\$200,000
Apschawa Road, East C-2038 from Cherry Lake Road C-1829 to US-27	Widen to 30'	Impact Fees BD6	115		100,000	450,000			\$550,000
Crittenden Street from SR-50/SR-33 to SR-19 (Groveland)	Widen and realign	Impact Fees BD6	115		75,000				\$75,000

Table CAP 7 - Five Year Capital Improvements Schedule for Facilities Cont.

PROJECT	SCOPE OF WORK	NOTES	FUND	FISCAL YEAR					TOTAL
				2005-06	2006-07	2007-08	2008-09	2009-10	
Honeycut Road C-2304 from Tuscanooga Road C-2005 to Youth Camp Road C-2403	Pave	Impact Fees BD6	115			150,000	1,365,000		\$1,515,000
Lake Jackson Ridge Blvd. from Tuscanooga Road C-2005 to CR-33 (Mascotte) <i>(Developer shared cost)</i>	Construct new 2-lane (future 4-lane) road	Impact Fees BD6	115			800,000			\$800,000
Mascotte-Empire Road C-1310 from Mt. Pleasant Road C-1412 to SR-50	Widen to 24'	Impact Fees BD6	115		267,000				\$267,000
Max Hooks Road C-1429 from SR-50 to C-565A	Widen to 24', resurface	Impact Fees BD6	115	270,000					\$270,000
Putnam Ave. from South Sunset Ave. to SR-50 (Mascotte) <i>Interlocal w/ City to design, permit, &amp; construct (Developer shared cost)</i>	Widen and extend	Impact Fees BD6	115	184,000					\$184,000
439 from SR-44 to C-44A	Widen to 30'	Transportation Improvements	303			327,000			\$327,000
445 Bridge	Rehabilitate bridge #114047	Transportation Improvements	303				50,000	250,000	\$300,000
445 from Deer Road East C-9080A to Bridge	Widen to 24', rehabilitate bridge	Transportation Improvements	303				3,385,000		\$3,385,000
448 from C-561 to Apopka Beauclair Canal Bridge #114087	Widen to 30'	Transportation Improvements	303	952,000					\$952,000
455 Howey Heights Curve	Realign	Transportation Improvements	303	20,000	61,000				\$81,000
Cemetery Road, East C-7679 from Twin Ponds Road C-7676 to Saltsdale Road C-7776	Pave	Transportation Improvements	303			160,000			\$160,000

Table CAP 7 - Five Year Capital Improvements Schedule for Facilities Cont.

PROJECT	SCOPE OF WORK	NOTES	FUND	FISCAL YEAR					TOTAL
				2005-06	2006-07	2007-08	2008-09	2009-10	
Citrus Valley Road C-2729A from E. Dewey Robbins Road C-2729 to Orange Blossom Road C-2831	Pave	Transportation Improvements	303			500,000			\$500,000
Keene Road C-8165 Phase II from 100' north of County Line Road to the pavement near SR-19	Pave, curb and gutter in low spot of roadway	Transportation Improvements	303	729,000					\$729,000
Lake Nellie Road C-0542 from Dwight's Road C-0539 to pavement	Pave	Transportation Improvements	303				263,000		\$263,000
Libby No. 3 Road C-2233 from South O'Brien Road C-2227 to Groveland Collector (South Libby Road)	Pave (CST)	Transportation Improvements	303			421,000			\$421,000
Libby Road Southwest Road C-2229 from West Libby Road C-2130 to Libby Road No. 3 C-2233	Pave (CST)	Transportation Improvements	303			150,000			\$150,000
Libby Road, West C-2130 from South O'Brien Road C-2227 to Groveland Collector (South Libby Road)	Pave (CST)	Transportation Improvements	303			254,000			\$254,000
O'Brien Road, South C-2227 from end to SR-19	Pave to 24'	Transportation Improvements	303			284,000			\$284,000
Palm Avenue C-2839 from N. Buckhill Rd. C-2739 to E. Revels Road C-2837 Bid w/ N. Buckhill Road project (IMF BD 2 & 4)	Pave	Transportation Improvements	303	100,000					\$100,000
Twin Ponds Road C-7676 from C-44A to Lake Burns Road C-7575	Pave	Transportation Improvements	303		100,000	500,000			\$600,000
Picciola Bridge #114004	Replacement	Transportation Improvements	303	1,270,000					\$1,270,000
Countywide Resurfacing Program	Resurfacing	Resurfacing	303	2,428,000	1,418,000	1,488,000	1,563,000	1,641,000	\$8,538,000

Five Year Capital Improvements Schedule for Stormwater

The following information is presented as an overview of the Stormwater Program which provides for continuing basin evaluations, capital improvements, initiation of water quality studies, and compliance with State and Federal regulations. The Capital Improvements Element schedule of specific basin evaluations, studies, improvement projects, and equipment needs that are listed on the following pages represent the five year capital projects program. One of the primary goals of this program is to reduce system drainage deficiencies over time as allowed by funding. Level of service standards for Stormwater have been adopted for various types of road and development facilities which insure that no further deficiencies are created with new development.

Table CAP 8 - Five Year Capital Improvements Schedule for Stormwater

PROJECT	SCOPE OF WORK	NOTES	FUND	CONSTRUCTION		FISCAL YEAR					TOTAL
				BEGIN	END	2005-06	2006-07	2007-08	2008-09	2009-10	
RO 06-0077	Acorn Road drainage improvements	Design	123			\$29,868.50					\$29,868.50
2003-10	Culvert Replacement - Lake Griffin Basin	Design	123			\$75,552.59					\$75,552.59
2002-16	Culvert Replacement - Greenswamp & Tracy Canal	Design	123			\$22,895.54					\$22,895.54
RO 06-0065	East Road, phase 1 drainage	Design	123			\$29,623.06					\$29,623.06
SPA 02013	Forest Drive drainage evaluation, Sp. Assmt.	Design	123			\$2,977.19					\$2,977.19
STR 03020	Forest Hills drainage investigation	Design	123			\$18,270.27					\$18,270.27
No #	GIS mapping/GPS inventory	Design	123			\$28,466.40					\$28,466.40
STR 05038	Harbor Shores Floodplain modeling	Design	123			\$14,505.97					\$14,505.97
STR 05001	Lake Apopka Basins (Shore Drive & Lake Blvd.)	Design	123			\$54,256.90					\$54,256.90
STR 06012	Lake Beauclair/Dora/Carlton	Design	123			\$125,659.00					\$125,659.00
STR 04021	Lake Eustis/Silver Lake Basin	Design	123			\$63,020.05					\$63,020.05
No #	Lake Gertrude improvement study	Design	123			\$0.00					\$0.00
STR 05012	Lake Harris/Little Lake Harris Basin	Design	123			\$167,424.18					\$167,424.18
RO 03-0004	Lake Katherine/Lake Clair drainage	Design	123			\$17,805.04					\$17,805.04
STR 05007	Lake Mack Park/Biordi property	Design	123			\$13,290.00					\$13,290.00
RO 06-0066	Live Oak Ave. drainage	Design	123			\$41,512.39					\$41,512.39
RO 06-0064	Montverde Boat Ramp retrofit	Design	123			\$29,578.00					\$29,578.00

Table CAP 8 - Five Year Capital Improvements Schedule for Stormwater Cont.

PROJECT	SCOPE OF WORK	NOTES	FUND	CONSTRUCTION		FISCAL YEAR					TOTAL
				BEGIN	END	2005-06	2006-07	2007-08	2008-09	2009-10	
No #	NPDES phase 2 engineering services	Design	123			\$19,956.36					\$19,956.36
RO 06-0068	Porto Bello Ave. drainage	Design	123			\$44,568.10					\$44,568.10
STR 06006	Sawmill Lake flood evaluation	Design	123			\$27,984.00					\$27,984.00
RO 06-0071	South Grassy Lake Road drainage	Design	123			\$39,412.13					\$39,412.13
RO 06-0071	Sunburst Estates	Design	123			\$9,476.39					\$9,476.39
STR 04020	Upper Palatlahaha Chain retrofit	Design	123			\$3,650.79					\$3,650.79
STR 06010	Wolfbranch Sink Watershed	Design	123			\$90,500.85					\$90,500.85
STR03020	Lake Mack drainage STR05007	Land	123			0	0	0	0	0	\$0.00
RO 03-0021	Bay Avenue drainage improvements	Improvements	123			\$19,249.84					\$19,249.84
2006-02	Bonnet Road drainage improvements RO 05-0049	Improvements	123			\$19,249.84					\$19,249.84
2006-07	County-wide Drainage Project	Improvements	123			\$56.96					\$56.96
2002-16	Culvert Replacement - Greenswamp & Tracy Canal	Improvements	123			\$291.06					\$291.06
2004-02	Culvert Replacement - Lake Nellie & Dwight's Road SPJ 00005/6	Improvements	123			\$1,604.00					\$1,604.00
2006-03	Eustis Park subdivision drainage improvements. RO 03-0007	Improvements	123			\$19,249.84					\$19,249.84
2003-10	Lake Griffin basin (includes Haines Creek, Brittany Estates, Griffwood, Laxy Oaks, Mid Fl Lakes, Picciola) STR04022	Improvements	123			\$0.00					\$0.00
2005-15	Marseilles Blvd. 2005-13/STR05015 RO 03-0016	Improvements	123			\$19,249.84					\$19,249.84
2005-09	Upper Palatlahaha Chain STR04020	Improvements	123			\$176,552.50					\$176,552.50
						\$1,225,757.58	\$0.00	\$0.00	\$0.00	\$0.00	\$1,225,757.58

**Table CAP 9 - Summary of Debt Obligations**

SUMMARY OF DEBT OBLIGATIONS		
	<b>Sales Tax Pari-Mutuel Revenue Replacement Program Revenue Bonds Series 2000</b>	<b>Solid Waste Note Payable</b>
<b>Date Issued</b>	2000	2002
<b>Pledged Revenue</b>	Certain State Sales Tax Revenues	Net Revenues of the Solid Waste System and a Covenant to Budget and Appropriate
<b>Outstanding at 09/30/05</b>	\$4,005,000	\$8,000,000
<b>Interest Rate</b>	4.50% to 5.50%	Fixed @ 3.69%
<b>Annual Principal Payment</b>	Range from \$85,000 to \$280,000	\$1,000,000
<b>Final Maturity Purpose</b>	10/1/2030 Regional Park, Walking Trails, Biking Trail, Certain Capital Improvements	12/1/2012 Landfill closure and other costs
<b>Payment Dates</b>	April 1 October 1	Principal-December Interest-December & June

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### **3 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 1.0 CMS – CONCURRENCY MANAGEMENT**

Lake County shall assure that adequate public facilities and services are available concurrent with the impacts of development.

#### **OBJECTIVE 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 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 1.1.2 Precedence of 2025 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 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 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.

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### **Policy 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 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 1.1.7 Concurrency Requirement**

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:

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- 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.
  - Notwithstanding 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 (Map X-1).

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

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a contract or agreement shall stipulate that facilities or services shall be available for active use within one year after construction commences.

### **Policy 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, 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,
  - 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

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Transportation and shall remain consistent with FDOT 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,
  - Sanitary Sewer Systems: Sewer Facility Service Area.

#### **Policy 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 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 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 insure sufficient capacity of Category A public facilities. Development agreements may be established subject to the following requirements:

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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 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,

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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.

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## 4 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."

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## **GOAL 1.0 CONSERVATION – 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.

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## **GOAL 2.0 CONSERVATION – AIR QUALITY<sup>1</sup>**

### **OBJECTIVE 2.1 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 2.1.1 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.

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1. <sup>1</sup> 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.

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### **Policy 2.1.2 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 FDEP 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 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 2.1.3 Combat Fugitive Particle Emissions from Land Use Practices**

LDRs shall ensure and require compliance with State BMPs 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 2.1.4 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 2.1.5 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 2.1.6 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

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for consistency with landscape requirements for tree preservation or planting, as determined from the project's landscape site plan.

### **Policy 2.1.7 Indoor Air Quality Education Program**

The County shall establish an education program regarding potential indoor air problems.

## **GOAL 3.0 CON - WATER**

### **OBJECTIVE 3.1 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 3.1.1 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 3.1.2 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 3.1.3 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 3.1.4 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;

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- Promoting water reuse and/or 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 water delivery networks;
  - A cooperative plugging program for uncapped artesian wells with SJRWMD and SWFWMD, and the local DOH;
  - 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; and
  - Distribute educational materials, which describe sources of water consumption and opportunities for conservation, to the general public.
  - 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 3.1.5 Adopt a Water Conservation Ordinance**

The County shall adopt within the LDRs 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 3.1.6 Monitor Consumptive Use Permitting**

The County shall track the consumptive use permitting activities of the SJRWMD and the SWFWMD. The County shall evaluate the CUPs issued by the WMDs for potential surface water and groundwater impacts and compliance with LDRs. 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 3.1.7 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 the federal, state, regional and Water Management Districts on countywide ground water monitoring especially in those areas of existing, suspected or the potential for ground water contamination.

#### **Policy 3.1.8 Emergency Water Shortage Plan**

Lake County shall cooperate with the SJRWMD and SWFWMD in the enforcement of provisions of the Water Management District’s emergency water shortage plans.

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### **Policy 3.1.9 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 3.1.10 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 3.1.11 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. 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 and/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 and/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, 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.
- 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 a recommendations of the site-specific hydrogeological report.

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- 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 3.1.12 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 3.1.13 Areas More Vulnerable to Contamination/Conservation Measures**

Through the LDRs 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 3.1.14 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, FDAC, FFWCC, FDEP, RPC, or the water management districts. These planting guidelines shall be incorporated within the County LDRs.

### **Policy 3.1.15 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 BMPs. Such guidelines shall include practices that are designed to reduce nitrate infiltration and pollutants into ground and surface waters.

### **Policy 3.1.16 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 USGS 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

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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 3.1.17 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 3.1.18 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 3.1.19 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 3.1.20 Regulate and Monitor Septic Tanks**

The County shall develop and implement guidelines and standards in the LDRs 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 DOH, shall work toward the development of an inspection, maintenance and repair program for all septic tanks within the County.

**Policy 3.1.21 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 3.1.22 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.

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### **Policy 3.1.23 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 (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 3.1.24 Comply with Wastewater Treatment and Reuse**

The County shall require that the disposal of effluents from all wastewater treatment plants comply with Federal, State, WMD and local regulations. A remedial action and enforcement plan, which encourages non-caustic treatment methods, shall be implemented through the LDRs. 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 3.1.25 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 and/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 3.1.26 Adopt Well field Overlay Zones**

The County shall update the well field protection program and siting criteria contained in the LDRs. 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 3.1.27 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.

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## **OBJECTIVE 3.2 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 3.2.1 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 USGS, FDEP, 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 3.2.2 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 3.2.3 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, SJRWMD's SWIM plans for Lake Apopka and the Upper Ocklawaha River Basin Stormwater Management Systems

### **Policy 3.2.4 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 3.2.5 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 3.2.6 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 FLUE & LDRs 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 3.2.7 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:

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- 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 FDEP 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 3.2.8 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 3.2.9 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/or aquatic weed control management practices shall be applied, as appropriate within environmentally sensitive areas, including OFWs.

#### **Policy 3.2.10 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 3.2.11 Waterless Toilets and Grey Water Systems**

In cooperation with the local DOH 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 3.2.12 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 and/or treat wastewaters and pollutants onsite in conformance with State and Federal rules and regulations. The County shall

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continue to have its rules codified in the County Code of Ordinances and shall be made part of the County LDRs.

### **Policy 3.2.13 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 3.2.14 Best Management Practices**

The County shall participate in initiatives that support water conservation, water reuse and BMPs to minimize the impact of agricultural, horticultural, silvicultural, construction, and landscape practices to surface water quantity and quality, wetland and floodplain areas.

### **Policy 3.2.15 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 3.2.16 Evaluate BMPs**

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 3.2.17 BMPs 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 NRCS, FDOT, FDEP, FDACS, and IFAS or other agencies.

#### **IMPLEMENTATION MECHANISMS**

Require the LDRs to incorporate the BMPs 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 3.2.18 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.

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### **Policy 3.2.19 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 GSACSC, WRPA, WSA, the Wekiva-Ocala Greenway, the Wekiva River and its tributaries, the Ocklawaha River, the St. Johns River, OFWs, and OLWs. 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 3.2.20 Outstanding Lake Water Program.**

The County shall implement an OLW program that will identify those water bodies that possess exceptional water quality and/or habitat for aquatic, terrestrial, and avian wildlife, including designated species habitat, or possess strong hydrogeological logical 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 LDRs as appropriate to identify OLWs and implement policies for their protection.

### **Policy 3.2.21 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 3.3 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 3.3.1 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 (SPZs) 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 area, 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.

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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 3.3.2 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 BMPs to protect primary and secondary protection zones.

**Policy 3.3.3 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 3.3.4 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 DEP/DCA 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 BMPs, to the greatest extent possible. Land Development Regulations shall be adopted to specify the required practices.

**Policy 3.3.5 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 Wekiva Study Area.

**Policy 3.3.6 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.

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### **Policy 3.3.7 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 3.3.8 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 USGS, 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 3.3.9 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 3.3.10 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 3.3.11 Require Use of BMPs 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 (DEP/DCA)”. 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.

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### **Policy 3.3.12 Encourage Residential and Commercial use of BMPs**

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 3.3.13 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 LDRs requirements.

### **Policy 3.3.14 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 3.3.15 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 LDRs for the Wekiva Study Area.

### **Policy 3.3.16 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

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from karst features with an aquifer connection. Setback and buffer standards established within the Future Land Use Element shall apply within the Wekiva Study Area.

### **Policy 3.3.17 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 FAVA, WAVA 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 3.3.18 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 3.3.19 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 SJRWMD;
- 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.

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### **Policy 3.3.20 Golf Courses within Springsheds**

The County shall require that all golf course siting, design, construction, management, and monitoring practices within springsheds, including within the WSA, implement golf course practices described in the “Protecting Florida’s Springs Manual-Land Use Planning Strategies and BMPs” (FDCA and FDEP). 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 3.3.21 Landscaping within the WSA**

Within the Wekiva Study Area, the County shall require that all development implement BMPs described by the principles and practices of the Florida Yards and Neighborhoods Program established by the University of Florida. New development within the WSA 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 LDRs 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” (FDEP).

### **Policy 3.3.22 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 WSA.

### **Policy 3.3.23 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 WSA adopted pursuant to FDEP 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 WSA. The County shall cooperate and work with the DOH toward the establishment of a mandatory pump-out program for septic system within the WSA, similar to the five-year pump out program utilized within the GSACSC.

### **Policy 3.3.24 Incorporate Best Management Practices**

Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt LDRs for springshed protection and incorporate BMPs contained in the document “Protecting Florida’s Springs Manual-Land Use Planning Strategies and BMPs” (FDCA and FDEP). 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.

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## **OBJECTIVE 3.4 FLOODPLAINS**

The County shall protect the 100-year floodplain areas so that natural hydrological functions are maintained to the greatest extent practical.

### **Policy 3.4.1 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 DOH; 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 3.4.2 Floodplain Management Program**

The County shall develop a strict floodplain management program designed maintain natural hydrologic functions, preserve wetlands and other natural floodplain features. The County shall cooperate with the SJRWMD and the SWFWMD to identify significant floodplains for restoration.

### **Policy 3.4.3 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 3.4.4 Preserve Flood Storage Capacity**

The County shall amend the Lake County Floodplain Ordinance and LDR as necessary to prohibit new development from causing a net loss of flood storage capacity.

### **Policy 3.4.5 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.

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### **Policy 3.4.6 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 a 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 3.4.7 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 3.5 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.

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### **Policy 3.5.1 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 and/or other appropriate agencies.

### **Policy 3.5.2 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 3.5.3 Protection of Wetlands**

The County shall implement policies and LDRs 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 WRPA, WSA, Wekiva-Ocala Area and GSACSC, 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 3.5.4 Encourage Protection of Isolated and Ephemeral Wetlands**

The County shall implement policies and LDRs 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 3.5.5 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 3.5.6 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 3.5.7 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.

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### **Policy 3.5.8 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/or restoration.

### **Policy 3.5.9 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 3.5.10 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 3.5.11 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 3.5.12 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
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	MINIMUM	AVERAGE
isolated	10 feet	25 feet
non-isolated	15 feet	50 feet
rivers and streams	35 feet	100 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,

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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 3.5.13 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 3.5.14 Wetland BMPs**

Lake County shall adopt 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 3.5.15 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 4.0 CONSERVATION- LAND**

### **OBJECTIVE 4.1 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 4.1.1 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 4.1.2 Wekiva-Ocala Area**

The County shall preserve the integrity of the Wekiva-Ocala Area consisting of the WRPA, WSA, and Wekiva-Ocala Protection Area as an intact ecosystem of statewide significance by

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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 4.1.3 Emeraldal Marsh Protection Area**

Lake County shall preserve the environmental integrity of the Emeraldal 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 Emeraldal Marsh that is designated as a National Natural Landmark and bird rookery.

#### **Policy 4.1.4 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 4.1.5 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 4.2 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 4.2.1 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 LDRs, shall maintain species diversity and viable populations of non-listed wildlife species through the provision of open space and public conservation land.

#### **Policy 4.2.2 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 4.2.3 Freshwater Habitat and Wildlife**

The County shall seek and utilize management plans developed by FFWCC, LCWA, FDEP, and USFWS, and other relevant agencies in developing strategies for the protection and restoration

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of significant aquatic habitat and aquatic species, including but not limited to species listed as endangered, threatened, or species of special concern.

#### **Policy 4.2.4 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 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 4.2.5 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 4.2.6 Development Considerations adjacent to Conservation Areas**

The County shall protect conservation area from degradation adjacent to development by conducting impact assessments during the development review process. The LDRs 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 4.2.7 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 4.2.8 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 4.2.9 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

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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 4.2.10 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 4.2.11 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 4.2.12 Identification of Conservation Programs**

The County shall identify public and private conservation programs within the County's boundaries.

#### **Policy 4.2.13 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 4.2.14 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 FFWCC. The plan must be approved by the County in consultation with FFWCC before development is authorized.

#### **Policy 4.2.15 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 4.2.16 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

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scheduled prior to site development. The County reserves the right to perform compliance inspections.

#### **Policy 4.2.17 Management of Private Lands**

The County shall encourage proper management of natural communities and designated species on private lands.

#### **Policy 4.2.18 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 4.2.19 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 4.2.20 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 4.2.21 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:

1. 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.
2. 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.
3. 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:

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- a. The developer/applicant must accomplish development in such a fashion as to avoid the habitat of the listed species; or
  - b. 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
  - c. 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.
4. 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 4.2.22 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 LDRs and when property is acquired for conservation.

### **OBJECTIVE 4.3 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 4.3.1 Inventory of Natural Upland Communities**

The County shall cooperate with agencies and organizations, including but not limited to the LCWA, FFWCC, FNAI, and water management districts to map upland habitat.

#### **Policy 4.3.2 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 LDRs. The following upland plant communities shall be protected from the impacts of development: pine flatwoods, longleaf pine/xeric oak, sand hill, sand pine, 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, and xeric oak scrub.)

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### **Policy 4.3.3 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 GSACSC development proposals greater than two (2) acres shall require an upland vegetative community inventory. The County shall maintain maps identifying natural resources within the WSA, 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 4.3.4 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 4.3.5 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 4.3.6 Protection of Sensitive Natural Habitat within the WSA**

The County shall protect sensitive natural habitat identified by the Wekiva Parkway and Protection Act within the WSA, including Longleaf Pine/Sandhill, Sand Pine, and Xeric Oak Scrub communities, through land acquisition and regulation.

#### ***4.3.6.1 Acquisition of Sensitive Natural Habitat***

The County shall strive to protect sensitive natural habitat within the Wekiva Study Area (WSA) 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.

#### ***4.3.6.2 Protection of Sensitive Natural Habitat with Development***

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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:

1. 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.
2. 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.
3. The LDRs 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.
4. 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.

#### **4.3.6.3 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 4.4 SOIL CONSERVATION**

Lake County shall support efforts and activities that conserve soils.

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#### **Policy 4.4.1 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 4.4.2 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 LDRs 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 4.4.3 Best Management Practices**

The County, in cooperation with IFAS, FDACS, and other relevant agencies, shall require adherence to BMPs for agriculture and silviculture operations to prevent soil erosion, and to protect the biological diversity and health of soils. BMPs shall be followed during construction to prevent soil erosion.

#### **Policy 4.4.4 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 LDRs 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 4.5 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 4.5.1 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/or mitigation plans.

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### **Policy 4.5.2 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 4.5.3 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 WRPA, WSA, Wekiva-Ocala Protection Area and GSACSC. New phosphate and peat mining operations shall be prohibited in most effective recharge areas and protected recharge areas.

### **Policy 4.5.4 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 4.5.5 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 FDEP. The County shall encourage owners of existing mines presently exempted from reclamation requirements to carry out environmentally sound reclamation practices.

### **Policy 4.5.6 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 4.5.7 Wetland Reclamation Procedures**

The County shall establish provisions within the LDRs 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 4.6 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.

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### **Policy 4.6.1 Follow BMPs for Silviculture**

Lake County shall require that silviculture activities follow the best management practices contained in the publication titled “Silviculture Best Management Practices Manual” (FDACS) or its successor, and comply with requirements of federal, state, regional and local regulations.

### **Policy 4.6.2 Monitoring of Special Management Zones**

The County shall require monitoring of special management zones, as established by the “Silviculture Best Management Practices Manual (FSACS), 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 DEP/DCA publication “Protecting Florida Springs Manual-Best Management Practices.”

## **GOAL 5.0 CONSERVATION - HUMAN SYSTEMS**

### **OBJECTIVE 5.1 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 5.2 ENERGY CONSERVATION**

The County shall promote the use of renewable energy sources and energy conservation practices.

#### **Policy 5.2.1 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 5.2.2 Coordinated Energy Conservation**

The County shall coordinate with the municipalities to promote energy conservation and education.

#### **Policy 5.2.3 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.

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#### **Policy 5.2.4 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 5.2.5 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 5.2.6 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 5.2.7 Promote Renewable Energy Resources**

The County shall promote renewable energy applications by providing educational materials to the general public.

#### **Policy 5.2.8 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 5.3 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.

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### **Policy 5.3.1 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 5.3.2 Adopt Noise Ordinance and LDRs**

The County shall adopt a noise ordinance and LDRs as appropriate to regulate the volume and duration of noise emitted from vehicles, devices, and activities.

## **OBJECTIVE 5.4 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 5.4.1 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 5.4.2 Adopt Lighting Ordinance and LDRs**

The County shall adopt an exterior lighting ordinance and LDRs 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 5.5 ENVIRONMENTAL LAND ACQUISITION AND MANAGEMENT**

The County shall continue a program to acquire and manage environmentally sensitive lands.

### **Policy 5.5.1 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 5.5.2 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.

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### **Policy 5.5.3 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 5.5.4 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 5.5.5 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 5.6 ECOLOGICAL RESOURCES PLAN**

### **Policy 5.6.1 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 5.7 HISTORICAL AND ARCHAEOLOGICAL RESOURCES**

The County recognizes the importance and value of protecting historical and archaeological resources.

### **Policy 5.7.1 Identify and Preserve Historical and Archaeological Resources**

The County shall cooperate with the 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.

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**Policy 5.7.2 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 and/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.

05/17/07

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## 5 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](http://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 21<sup>st</sup> 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

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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 1.0 ECON 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 1.1 DIVERSIFIED AND STABLE ECONOMY**

#### **Policy 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 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 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 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

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### **Policy 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 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 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 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 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 and/or the expansion of existing businesses.

## **OBJECTIVE 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 1.4.1 Prospect Identification**

Lake County will initiate an aggressive marketing program which identifies active prospects.

### **Policy 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.

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## **OBJECTIVE 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 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 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/or taxes and regulations on business attraction and retention. The IDA will make recommendations to the Board of County Commissioners based on its findings.

## **OBJECTIVE 1.6 PERMITTING PROCESS**

### **Policy 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 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 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.

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### **Policy 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 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 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 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 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 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 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 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 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.

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### **Policy 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 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 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 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 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 12<sup>th</sup> grade) for residents in all areas of the County.

## **OBJECTIVE 1.11 SUPPORT TOURISM**

### **Policy 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 1.11.2 Eco-Tourism**

The County will continue to promote eco-tourism businesses and opportunities.

### **Policy 1.11.3 Tourist Development Tax**

The County will continue to use the Tourist Development Tax to promote tourism in Lake County.

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## 6 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 that 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, people at different life stages, income levels, and social and physical needs.

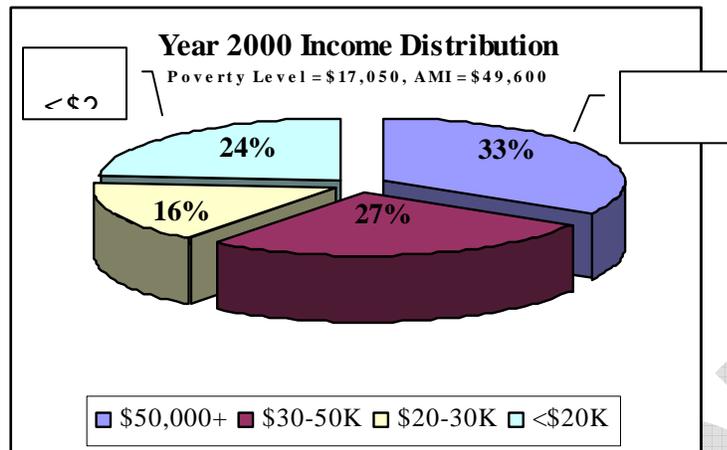
The focal points of Lake County's housing and neighborhoods have shifted and evolved in response to marketplace trends and family lifestyles. Where once the hub of Lake County was found along the US 441 corridor (Leesburg, Fruitland Park, Lady Lake to the West and Tavares, Eustis, and Mount Dora to the east) now the SR 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 categorically low income (<80% of AMI). 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 1.0 HOU – 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 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 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 2025.

##### 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 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

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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 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.

#### ***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.

#### ***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 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.

#### ***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 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 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).

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### **Policy 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 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 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:

#### ***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.

#### ***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.

#### ***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 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 Land Use Element at that time such action is taken.

## **OBJECTIVE 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.

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#### **Policy 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 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 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 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;
- Whether reasonable measures can be taken to save the building, structure, or object to a level safe for occupation;
- Whether the building, structure, or object is capable of earning reasonable economic return on its value.

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## **OBJECTIVE 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 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 housing needs of the infirmed or disabled or those who provide care to them.

### **Policy 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 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 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 1.6.2 Displacement assistance**

Lake County shall provide non-monetary relocation assistance to households displaced by public programs.

## **OBJECTIVE 1.7 GROUP & FOSTER HOMES**

The County shall allow foster and group homes in residential zoning districts.

### **Policy 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 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.

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### **Policy 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 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 low and moderate income households. The programs shall include strategies to motivate active private sector involvement.

### **Policy 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 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; and
- Requiring conditions under which day care and group homes should be permitted when designed to serve the needs of the development site.
- Conditions under which day care and group homes should be allowed when designed to serve the needs of the development site.

### **Policy 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 and/or shelter, and to assist nonprofit developers in locating suitable development sites for both very low and low income housing.

### **GOAL 2.0 HOU – 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.

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## **OBJECTIVE 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 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 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 low and moderate-income households.

### **Policy 2.2.1 Planning**

Inclusionary zoning provisions and additional incentives to facilitate development and de-concentration of housing affordable to low and moderate income households shall be incorporated into the Land Development Regulations thus assuring implementation throughout the planning process.

### **Policy 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 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 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 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.

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### **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.

### **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 2.4 SUBSTANDARD HOUSING**

The County shall collaborate with public and private sector organizations to identify and upgrade or replace substandard housing.

### **Policy 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 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 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 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 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.

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### **Policy 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 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 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 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 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 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

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## **7 INTERGOVERNMENTAL COORDINATION ELEMENT**

Coordination between local, State, regional, and federal government entities are 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 polices 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 (LSMPO) and the Lake County School Board; adjacent governments; utilities and quasi-public agencies; and regional, state and federal governments.

Lake County will coordinate its programs and Comprehensive Plan with the programs and plans of municipalities, agencies and adjacent counties to ensure effective and efficient delivery of public services. Moreover, Lake County will coordinate its Comprehensive Plan with the plans and programs of regional, state and federal agencies in order to more effectively and efficiently address cross jurisdictional issues. Ensuring that the impacts resulting from the implementation of the Lake County Comprehensive Plan upon development in municipalities, adjacent counties, regions and the State are addressed through the effective use of the following intergovernmental coordination mechanisms is also a County priority. A tool that will be used to achieve this goal is to establish Joint Planning Area Agreements with the 14 municipalities and utilize the informal mediation process of the East Central Florida Regional Planning Council to implement the goals, objectives and policies of the Comprehensive Plan.

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## **GOAL 1.0** **IGC**

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 (LSMPO); Lake County School Board; adjacent governments; utilities and quasi-public agencies; and regional, state and federal governments.

### **OBJECTIVE 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 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 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 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 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 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 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

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use designations, consistency between land development regulations, future annexation area, and/or utility service areas and land use compatibility.

### **Policy 1.1.7 Incorporated Policies and/or 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.

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- 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 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 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 1.1.10 Interlocal Agreement within the WSA**

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 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 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 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.

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## **OBJECTIVE 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 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 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, 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 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 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 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 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 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,

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informal negotiation, to ensure the compatibility of the development with County land development regulations.

### **Policy 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; LSMPO; 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 1.3.3 Coordination During Major Regional Transportation Construction Projects**

The County will coordinate with the LSMPO, 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 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 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 and coordinated approach to the provision of wastewater treatment.

### **Policy 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 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.

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## **OBJECTIVE 1.4 IMPACT OF THE LAKE COUNTY COMPREHENSIVE PLAN ON OTHER JURISDICTIONS**

To ensure 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.

### **Policy 1.4.1 Incorporated Policies and/or 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

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Transportation Element:

- Policy 4.1: Coordination and Consistency with other Agencies.
- Policy 4.2: Collaborative Planning.
- Policy 4.3: Consistent Plans.

**OBJECTIVE 1.5 COORDINATION OF LEVEL OF SERVICE STANDARDS**

The County shall maintain coordination efforts, with responsible local, regional, LSMPO and State authorities, School Board and private utility companies, as appropriate, to ensure consistency with adopted level of service standards.

**Policy 1.5.1 Incorporated Policies and/or 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.

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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 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 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 Commissioner 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 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 1.6.3 Review of County Plans**

The County shall coordinate the transmission of copies of the County's proposed 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 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 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.

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- 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.

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## **OBJECTIVE 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 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 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 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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## **8 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 2025.

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 1.0 REC - 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 1.1 CUSTOMERS**

The residents in Lake County are our most important customer.

##### **Policy 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.

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### **Policy 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 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 1.2 COMMUNICATION**

Lake County shall develop programs to communicate the recreational amenities of Lake County to residents and visitors.

### **Policy 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 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 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 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 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 1.3.2 Partnership Plan**

Lake County shall work toward creating a model for a City/County/Private Partnership plan.

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## **OBJECTIVE 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 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 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 1.4.3 Level of Service**

The adopted Level of Service shall be 4 acres per 1000 people.

### **Policy 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 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 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 1.4.7 Outsourcing**

Lake County should consider the possibility of outsourcing park maintenance for activities where appropriate.

### **Policy 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 and/or phase out of parkland that does not meet the objectives of the Lake County Parks Master Plan.

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## **OBJECTIVE 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 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 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.

#### ***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.

#### ***1.5.2.2 Incentives***

The County shall consider incentives to private landowners to encourage their participation in the creation of the greenways system.

#### ***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.

#### ***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 1.5.3 Guidelines for Trail Development**

Lake County shall adopt as a guideline the Florida Bicycle Facilities Planning and Design Handbook by FDOT 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 1.5.4 Maintenance and Operation Standards**

Maintenance and operation standards shall be developed and approved prior to new trail design and development.

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## **OBJECTIVE 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 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 1.6.2 Linkages**

Sidewalks, bikeways, and/or trails should be provided to link residential areas, community facilities, schools, and other park sites where feasible.

### **Policy 1.6.3 Parking**

Parking areas and bicycle racks, where appropriate, will be provided at recreation sites.

### **Policy 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 1.7 FINANCE**

Lake County shall identify and implement methods to finance the on-going operation and management of its recreational facilities.

### **Policy 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 1.7.2 Revenue Generation**

Design of new facilities should consider revenue-generating opportunities that could offset operational costs and/or enhance the recreational experience of participants (i.e. concessions, rentals, etc) as appropriate and consistent with the protection of natural resources.

### **Policy 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 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.

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### **Policy 1.7.5 Fees and Charges**

The County shall adopt fees and charges, where appropriate, for the Parks and Recreation System that is fair and equitable to residents and visitors that use County facilities.

### **Policy 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 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 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 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 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 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 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 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.

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### **Policy 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 2.0 REC 2**

Lake County shall guide the acquisition, protection and management of lands for the development of parks, open space and recreation opportunities.

### **OBJECTIVE 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 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 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 and/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 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, Emerald 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 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.

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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 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 gold 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 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 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 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,

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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.

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## 9 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 1.0 TRAN - 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 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 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 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; and/or

Within one (1) mile of an area designated as Urban using FDOT 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 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 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 (LSMPO), shall use generalized peak hour level of service maximum volume tables, appropriate LOS software and/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 1.1.5 Arterial Functional Classification System**

Lake County, in coordination with the FDOT, LSMPO, and Federal Highway Administration (FHA), shall determine functionally classified arterial roadways.

**Policy 1.1.6 Collector and Local Functional Classification System**

Lake County, in coordination with the FDOT and LSMPO, 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 1.2 DEVELOPMENT STANDARDS**

Lake County shall review all proposed developments for compliance and consistency with the Comprehensive Plan.

**Policy 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 and/or the generalized LOS tables. No final development order shall be approved until the requirements of the Concurrency Management System have been satisfied.

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### **Policy 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 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 1.2.4 Analysis of Traffic Noise Impacts and Abatement Measures**

Lake County intends to prevent noise on future road widening and/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 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 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 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 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 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

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development, and redevelopment along State Roads shall be required to conform with or exceed these standards.

**Policy 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 1.4 COORDINATION WITH TRANSPORTATION AGENCIES**

Lake County shall directly coordinate with FDOT, Lake-Sumter Metropolitan Planning Organization (LSMPO) and other transportation agencies as appropriate to identify needed state transportation improvement projects.

**Policy 1.4.1 Coordination and Consistency with Other Agencies**

Lake County shall coordinate with the FDOT, LSMPO 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 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 1.4.3 Consistent Plans**

Lake County shall ensure consistency between the Lake-Sumter Metropolitan Planning Organization (LSMPO) Long-Range Transportation Plan (LRTP) and the Comprehensive Plan.

**OBJECTIVE 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 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 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.

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### **Policy 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 1.5.4 Proportionate Share**

Lake County shall adopt a Proportionate Share Ordinance for transportation impacts according to State statute.

## **OBJECTIVE 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 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 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 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.

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#### **Policy 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 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 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 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 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 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 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)

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- **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 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 1.8 AIRPORTS**

Lake County shall coordinate with the LSMPO, FAA, U.S. Military, FDOT 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 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 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 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

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airports shall be improved throughout the planning period through integration of existing and future transportation systems.

**Policy 1.8.4 Determination of Need for Additional General Aviation Facility Within Lake County**

Lake County shall cooperate with the FDOT 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 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 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 LSMPO, and users of the rail lines.

**Policy 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 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 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 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.

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### **Policy 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 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 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 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 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.

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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 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 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 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 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 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 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.

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## **GOAL 2.0 TRAN – 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 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 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 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 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 2.2.1 Establish Public Transit Zones**

Lake County in coordination with the LSMPO shall identify and analyze mass transit zones, using County adopted traffic analysis zones as a basis.

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### **Policy 2.2.2 Fixed Route Public Transit**

Lake County shall promote fixed route service along routes established as priorities in the 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 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 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 2.2.5 Para-transit System Management**

Lake County will work with the LSMPO, 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 2.2.6 Coordination with Private Providers**

Lake County and the LSMPO 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 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 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.

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## **OBJECTIVE 2.3 FUNDING FUTURE MASS TRANSIT**

Lake County and the LSMPO 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 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 LSMPO.

### **Policy 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 and/or assisting the local share in providing transit services and certain facilities (bus stops, shelters/benches) to the development.

## **GOAL 3.0 TRAN - COORDINATION**

To promote coordination among government agencies, Lake Sumter MPO, public and private entities in order to encourage regional system-wide transportation solutions.

## **OBJECTIVE 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 3.1.1 Input**

Actively solicit input from community groups, businesses, underserved populations, etc. through the LSMPO Citizens Advisory Committee (CAC).

### **Policy 3.1.2 Diversity of the Citizens Advisory Committee**

Encourage and monitor the diversity of the CAC membership.

## **OBJECTIVE 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 4.0 TRAN – FINANCIAL FEASIBILITY**

To develop a financially feasible multi-modal transportation plan that meets the future needs of Lake County.

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## **OBJECTIVE 4.1 FUTURE FUNDING**

Lake County shall develop a transportation plan that is cost feasible.

### **Policy 4.1.1 Ensure a Transportation Plan that is Cost Effective and Affordable within Future Funding Levels**

- In cooperation with the LSMPO 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 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 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 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 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 4.3 CORRIDOR PROTECTION**

Lake County shall protection 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 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**

TYPE OF FACILITY	RIGHT OF WAY WIDTH (FEET <sup>2</sup> )		
	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 4.3.2 Minimum Right-of-Way Standards for Collector and 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)	SPEED (MPH)	PROPERTY ACCESS	PAVED SHOULDER PED/BIKE PATH*
					Rural	Urban		
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'
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'

ROADWAY CLASSIFICATION	PAVEMENT WIDTH	NO. OF LANES	RURAL MIN. ROW	URBAN MIN ROW	SPEED (MPH)	SPEED (MPH)	PROPERTY ACCESS	PAVED SHOULDER PED/BIKE PATH*
<p>* 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.</p> <p>** 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.</p> <p>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 FDOT, 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.</p> <p>Source: Lake County Public Works Department</p>								

**Policy 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 LSMPO and County's long range transportation plan.

**Policy 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 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 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 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.

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### **Policy 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 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 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 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/or 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.

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## 10 PUBLIC FACILITIES

The purpose of the Public Facilities Element is to ensure that public facilities are available to meet the needs of Lake County. The Public Facilities Element is broken down into 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.

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## **11 AQUIFER RECHARGE SUB-ELEMENT**

### **GOAL 1.0 AQU – 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 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 1.1.1 Aquifer Recharge Maps**

Lake County shall utilize best available aquifer recharge maps created by local, regional, state, and federal agencies.

##### **Policy 1.1.2 Floridan Aquifer Vulnerability Assessment (FAVA) Map**

Lake County shall coordinate with the Florida Geological Survey, Water Management Districts and FDEP 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 1.1.3 Springshed Maps**

Lake County shall utilize best available springshed maps created by state, regional and federal agencies.

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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 USGS potentiometric map available shall be used.

#### **Policy 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 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 FGS FAVA map, to augment state and federal regulations pertaining to the protection of the surficial and Floridan aquifers.

#### **Policy 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 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 1.2.1 Water Conserving Plumbing Fixtures**

The County shall require the use of water conserving plumbing fixtures in all new development.

#### **Policy 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/or Water Management District rules.

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### **Policy 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 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 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 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 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 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."

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## **OBJECTIVE 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 1.3.1 Protection Strategies**

The County will actively pursue the following to enhance the protection of groundwater resources:

- Institute BMPs 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 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 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 WSA.

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#### **Policy 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 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 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 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 USGS potentiometric map available shall be used.

#### **Policy 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 DEP/DCA publication “Protecting Florida Springs: Land Use Planning Strategies and Best Management Practices” 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/or 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;
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- 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 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 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 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 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.

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## **OBJECTIVE 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 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;
- Activities regarding the use of regulated substances, including but not limited to pesticides and fertilizers.

### **Policy 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 material governed by and/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), and/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 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 and/or hazardous wastes as defined in 9J5.003 (38) F.A.C..

### **Policy 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 FDEP 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.

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**Policy 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.

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## **12 POTABLE WATER SUB-ELEMENT**

### **GOAL 1.0 POT – 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 1.1 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 1.1.1 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 1.1.2 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 1.1.3 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 1.1.4 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 1.1.5 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 1.1.6 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.

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### **Policy 1.1.7 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 1.1.8 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 1.1.9 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 instillation 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 1.1.10 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.

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## **OBJECTIVE 1.2 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 1.2.1 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 1.2.2 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 FDEP 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 1.2.3 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 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 this 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 1.2.4 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

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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 and/or special benefit assessments.

### **Policy 1.2.5 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 and/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 1.2.6 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 1.2.7 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 1.3 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 1.3.1 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 1.3.2 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.

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**Policy 1.3.3 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.

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## **13 SANITARY SEWER SUB-ELEMENT**

### **GOAL 1.0 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 1.1 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 1.1.1 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 1.1.2 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 Gallons per Day 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.

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### **Policy 1.1.3 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 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 1.1.4 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 and/or special benefit assessments.

### **Policy 1.1.5 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 and/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 1.1.6 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 1.1.7 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.

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## **OBJECTIVE 1.2 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 1.2.1 Detailed Methodologies**

The Land Development Regulations shall contain detailed methodologies for determining available capacity and the impact upon capacity of any proposed development.

### **Policy 1.2.2 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 1.2.3 Industrial and Hazardous Waste**

Central Sewer Systems shall be required for land uses proposing the generation or processing of industrial and/or hazardous waste (based upon DOH and 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 1.2.4 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 1.2.5 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 1.3 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 1.3.1 Advanced Wastewater Treatment**

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### **Policy 1.3.2 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 1.3.3 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 1.3.4 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 DOH. The County shall consider incentives to encourage the use of more efficient nutrient-removing technologies for onsite systems as they become available.

### **Policy 1.3.5 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 WSA and Green Swamp.

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### **Policy 1.3.6 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 1.4 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 1.4.1 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 1.4.2 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 1.4.3 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.

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## **14 SOLID WASTE SUB ELEMENT**

### **GOAL 1.0 SOL – 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 1.1 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 1.1.1 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 1.1.2 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 1.2 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 1.2.1 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 1.2.2 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.

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### **Policy 1.2.3 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 1.2.4 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 1.2.5 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 1.2.6 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 1.2.7 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 1.2.8 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 1.2.9 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 1.3 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.

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### **Policy 1.3.1 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 1.3.2 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 1.3.3 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 1.3.4 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 1.3.5 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 1.4 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 1.4.1 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 1.4.2 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.

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### **Policy 1.4.3 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 1.5 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 1.5.1 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 1.5.2 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 1.5.3 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 1.6 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 1.6.1 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.

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### **Policy 1.6.2 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 1.6.3 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 1.6.4 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 1.6.5 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 1.6.6 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 1.7 PROPER DISPOSAL OF SOLID WASTE**

The County shall develop and implement programs to address the problems of illegal dumping of solid waste materials.

### **Policy 1.7.1 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 1.7.2 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.

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## **OBJECTIVE 1.8 HEALTH AND SAFETY**

The County shall endeavor to protect County residents from diseases associated with solid waste, from nuisances caused by the improper management and/or disposal of waste materials and from adverse impact resulting from the improper management and/or disposal of regulated materials and hazardous waste.

### **Policy 1.8.1 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 1.8.2 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 1.8.3 The Lake County FDEP 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 1.8.4 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 1.8.5 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 1.8.6 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.

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### **Policy 1.8.7 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 1.9 COORDINATION, MAXIMIZATION, AND DEFICIENCY CORRECTION**

The County shall correct and future capacity deficiencies coordinate capacity increases and maximize the use of existing facilities.

#### **Policy 1.9.1 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 1.9.2 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 1.9.3 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.

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## **15 STORMWATER SUB- ELEMENT**

### **GOAL 1.0 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 1.1 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 1.1.1 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 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 NPDES and 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 1.1.2 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 1.1.3 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.

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#### **Policy 1.1.4 Stormwater Management Regulations**

Lake County shall implement, update, and improve Land Development Regulations relating to construction and maintenance of stormwater management facilities to prevent degradation of water bodies and wetlands, to ensure aquifer recharge, and to provide for adequate flood protection and storage. The LDRs shall be compatible with requirements of regulatory agencies to ensure uniform application.

#### **Policy 1.1.5 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 1.1.6 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 1.1.7 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 1.2 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 1.2.1 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 1.2.2 Stormwater Conveyance Rights-of-Way**

Lake County shall pursue, if necessary, the acquisition of stormwater rights-of-way and/or easements necessary for the expansion/upgrade and the operation and maintenance of the County's stormwater management system.

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### **Policy 1.2.3 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 SJRWMD or DEP stormwater permit and the NPDES notice of intent to be covered by the construction generic permit prior to any land clearing.

### **Policy 1.2.4 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 1.2.5 Provide Effective Stormwater Treatment**

Lake County, in coordination with the Water Management Districts, shall require that new development or expansion, modifications, or replacement of existing development meet the adopted level of service. This policy shall also apply to individual phases of development.

### **Policy 1.2.6 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 and capacity through the provision of compensating storage.

### **Policy 1.2.7 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 1.2.8 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
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 1.2.9 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 1.2.10 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.

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### **Policy 1.2.11 Protection of Natural Hydrologic Functions**

Lake County shall adopt LDRs 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 1.2.12 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 1.2.13 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 1.2.14 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 1.3 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 1.3.1 Innovative Stormwater Management**

The County shall actively develop and participate in the development of innovative and alternative stormwater management systems, Low Impact Development methods, BMP's and programs which protect and conserve the County's water resources.

### **Policy 1.3.2 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.

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### **Policy 1.3.3 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 1.4 FLOODPLAINS AND DRAINAGE WELLS**

Lake County shall minimize flooding, protect floodplains and prohibit drainage wells for the purpose of stormwater management.

### **Policy 1.4.1 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 1.4.2 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 1.4.3 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 1.4.4 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 and/or capped by the owner of the well and/or the County. These drainage and injection wells, used for the purpose of stormwater management, shall be phased out if technically feasible.

## **OBJECTIVE 1.5 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 1.5.1 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 regional master stormwater

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management plan. The County will incorporate findings, methods and recommendations of the WSA Master Stormwater Management Plan into the Comprehensive plan and LDRs 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 1.5.2 Stormwater Management within Springsheds**

Within 12 months of the effective date of this Comprehensive Plan, Lake County shall adopt LDRs 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 1.5.3 Stormwater Run-off**

Stormwater run-off shall be pre-treated to remove nutrients and other contaminants so that post-development water quality equals or exceeds pre-development water quality to the greatest extent feasible. Stormwater runoff shall not be allowed to drain directly through any sinkhole or other karst feature. The County shall coordinate with the Water Management Districts and other entities to improve stormwater quality.

### **Policy 1.5.4 Drainage Retention Areas**

All stormwater management and drainage systems proposed to be constructed in karst 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 1.5.5 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 and include 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 1.5.6 Karst 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

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facilities located within karst 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 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 1.5.7 Best Management Practices**

All new development and redevelopment, except non-substantial redevelopment as defined in the LDRs, shall utilize best management practices in combination as part of a 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 this Comprehensive Plan and within karst areas. Such BMPs may include design standards for stormwater ponds, use of biological treatment trains for nutrient and contaminant removal, rainwater harvesting systems, 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 1.5.8 Additional Best Management Practices within the WSA**

In addition to Best Management Practices identified in Policy 1.5.7, the following BMPs shall be established within the Wekiva Study Area and incorporated into the Land Development Regulations of Lake County:

1. All residential development shall use roadside 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.
2. 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.
3. . Where infiltration systems are not feasible as determined by a professional geologist or qualified professional engineer licensed in Florida, wet detention systems may be used for stormwater treatment and management.
4. Karst features having an aquifer connection 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

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feature under pre-development conditions shall be preserved through a conservation easement.

5. All development approvals by the County shall require the applicant to submit to the County a copy of the SJRWMD or DEP stormwater permit and the NPDES notice of intent to be covered by the construction generic permit prior to any land clearing.
6. Karst features with a connection to the aquifer will be identified and placed in a conservation easement limited to passive recreational uses consistent with WSA policies.
7. All components of the stormwater treatment and management system shall be owned and maintained by the responsible legal entity identified in the SJRWMD or DEP stormwater permit, typically a homeowner or property owners association.
8. 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 1.5.9 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 1.5.10 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 1.5.11 Stormwater Management within the GSACSC**

Lake County shall conserve and protect natural resources of the GSACSC relative to stormwater, consistent with the Principles for Guiding Development for the Green Swamp Area of Critical State Concern. The County shall revise land development regulations applicable to stormwater management within the GSACSC to meet or exceed the site alteration criteria contained within Section 28-28.008 (7), Florida Administrative Code. Stormwater shall be treated to the level for quality and quantity (Levels of Service) as established by this sub-element and in conformance with the Future Land Use Element and [Conservation Element](#).

## 16 DEFINITIONS –LPA DRAFT 04/18-19/07 FOR REFERENCE

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 and/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 FGS 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	The removal and transport of earth materials. See also Excavation.
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.
Closed Depression	Natural depression watershed areas which have no positive outfall for surface water runoff except by infiltration or evapotranspiration.
Clustering or Cluster Development	The grouping together of structures and infrastructure on a portion of a development site. It refers to a development design technique that concentrates buildings on a part of the site to allow the remaining land to be used for recreation, the creation of common contiguous expanses of open space and the protection of environmentally sensitive areas.
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 use in common by the owners, residents or tenants.
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 and/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 approved in form by the County Attorney which legally describes a portion of a property that is bound to conservation uses in perpetuity, and which prohibits or limits the activities described in the Florida Statutes. 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.
Development Rights	The potential for the improvement of a parcel of real property, which exists because of the combination of the future land use category and zoning classification of the parcel, and providing for consistency with provisions of the Comprehensive Plan and Land Development Regulations of Lake County.
Distribution	The spatial array of land uses throughout an area.
Easement, Utility	Means any strip of land designated for public or private utilities, drainage, sanitation, or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the reservation of the servitude.

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 and/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 earth materials (also referred to as "borrow" activities). This definition excludes commercial mining operations (such as lime rock and sand mining operations), excavation associated with construction of storm water management facilities, excavation activities governed by the Lake County Subdivision Regulations, and excavation associated with sod farming and removal activities, and tree farming activities.
Exotic Species	A non-native plant or animal.
Extent	The amount of development, including the area or size in acres.
Extraction	The removal of resources from their location so as to make them suitable for commercial, industrial, or construction use; but does not include excavation solely in aid of onsite farming or onsite construction, nor the process of searching, prospecting, exploring, or investigating for resources by drilling.
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 Protections 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 <i>A Guide to Florida-Friendly Landscaping – Florida Yards &amp; Neighborhoods Handbook</i> . 3 <sup>rd</sup> 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	The important farmlands that are identified by the U. S. Natural Resource & Conservation Service. These 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	Those 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 and/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 know 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 one building and its accessory building(s) and not divided by any public highway or alley. The word "lot" includes the words "plot", "parcel", "condominium" or "cooperative unit" 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 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.
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	The extraction of natural deposits from the earth which are regulated by the State of Florida under Part II of Chapter 211 and Chapter 378, Florida Statutes, and by Lake County code.
Mobile Home	A structure, transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.
Moderate Income Household	One or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

Most Effective Recharge Areas	Type "A" Hydrologic soils, defined by the NRCS Soil Survey, unless otherwise provided for by rule of the St Johns River Water Management District. Applies only to the Wekiva Study Area.
Mounding	Filling the area of the absorption field of a septic tank with suitable soil material to raise it above the water table to meet state and local regulations.
National Ambient Air Quality Standards (NAAQS)	Restrictions established by the U.S. EPA pursuant to Section 109 of the Clean Air Act to limit the quality or concentration of an air pollutant that may be allowed to exist in the ambient air for any specific period of time. Those air pollutants for which standards exist are: carbon monoxide, lead, nitrogen dioxide, ozone, sulfur dioxide and total suspended particulates.
Native Biota	The natural occurrence of species of plants and animals in a specific region. Native biota does not include species that are exotic or introduced by humans and that have become "naturalized".
Native Vegetation	Plants that are 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, and/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 and/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 may 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 Density Residential Development	Less than or equal to one dwelling unit per net buildable acre.
Secondary Treatment	The second step in wastewater processing whereby most of the organic material in sewage areas is broken down to simpler, inorganic molecules. The biological demands of sewage, such as the heavy use of oxygen, are reduced at this step. This kind of treatment is commonly the last step in sewage treatment plants.
Seepage	The movement of water through small openings within porous materials, generally soils (see <i>Percolation</i> ).
Sending Area	An area designated as environmentally-sensitive and therefore suitable for the reduction of development potential through the transfer of development rights to a designated receiving area. 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, 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 and/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 within a springshed 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 of Federal Regulations, Sections 17.11 and 17.12 as may be amended.
Timber	Any wood for 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.
Urban Density	More than one (1) dwelling unit per net buildable acre.
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.
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
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ASR	Aquifer Storage And Recovery
AWT	Advanced Water Treatment
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
NRCS	Natural Resources Conservation Services
OFW	Outstanding Florida Waters
OLW	Outstanding Lake Waters
PUD	Planned Unit Development
RPC	Regional Planning Council

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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

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**17 MAP SERIES**

05/17/07