

GOAL 5.0 WEKIVA BASIN AREA

The County recognizes the Wekiva Basin Area, including the Wekiva River and its tributaries, springs, springshed, most effective recharge areas, karst features, sensitive natural habitats, associated wetlands and upland habitats, wildlife, and wildlife corridors as a natural resource of irreplaceable value to the people of Lake County and State of Florida. The County further recognizes that the Wekiva basin is an essential component of the larger Wekiva-Ocala ecosystem of public and private lands that extends into the Ocala National Forest. Lake County shall strive to maintain the long-term viability of these natural resources through a comprehensive and holistic approach to land development, water resource protection, and wildlife and habitat needs within the Wekiva basin, Wekiva springshed, and greater Wekiva-Ocala ecosystem.

OBJECTIVE 5.1 WEKIVA RIVER PROTECTION AREA

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

Regardless of the land use designation or zoning classification assigned to any parcel of property located within the Wekiva River Protection Area, no development may be approved upon parcels so located unless the proposed development conforms to the provisions of the Wekiva River Protection Act and the requirements and performance standards adopted pursuant to this Plan. The following policies pertain to the Wekiva River Protection Area:

Policy 5.1.1 Restrict Expansion of Public Facilities and Services within the Wekiva River Protection Area.

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

Policy 5.1.2 Vested Development within the Wekiva River Protection Area

Land within the Wekiva River Protection Area as defined in the Florida Statutes may be developed at the density permitted by the zoning classification in place immediately prior to March 12, 1990 and depicted on **Map X**, providing that:

- A plat of the property based upon the zoning classification in place immediately prior to March 12, 1990, and depicted on **Map X**, has been recorded in the Public

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Records of Lake County, Florida. The recorded plat property may be developed based upon the zoning density classification in place immediately prior to March 12, 1990.

- A complete application for site plan approval was filed prior to December 21, 1989, the effective date of Ordinance No. 1989-12, which imposed a moratorium on development permit applications within the Wekiva River Protection Area, was based upon the zoning classification in place immediately prior to March 12, 1990 and was approved by the County.
- A complete application for preliminary plat approval was filed prior to December 21, 1989, the effective date of Ordinance No. 1989-12, which placed a moratorium on development applications within the Wekiva River Protection Area, and was based upon the zoning classification in place immediately prior to March 12, 1990. A final plat processed after a preliminary plat submitted prior to December 21, 1989, and subsequently approved by the Lake County Board of County Commissioners, shall be subject to the Lake County Code provisions in effect immediately prior to December 21, 1989.
- Commercial zoning within the Wekiva River Protection Area existing on March 12, 1990, is vested for commercial uses and designated on the FLUM, whether or not a site plan has been previously approved and if a site plan has not been previously approved, County approval is required.

Policy 5.1.3 Limit Density and Intensity of Land Use Within the Wekiva River Protection Area.

Lake County shall set the following limitations on density within the Wekiva River Protection Area, which are deemed necessary in order to protect and enhance the natural resources contained therein. In order to implement this policy, the overlay districts provided for in this section have been created to restrict permitted density.

1. General Provisions. Land within the Wekiva River Protection Area proposed to be developed at densities higher than allowed under the "A-1-40" Wekiva River Protection Area Overlay District 1 and the "A-1-20" Wekiva River Protection Area Overlay District 2 set forth below, must comply with the Development Point Rating System also described below. Such development shall utilize the concept of clustering of units, promote protection of environmentally sensitive areas, concentrate units on those portions of a parcel of land farthest away from publicly owned conservation or preservation lands, and from the surface waters and wetlands of the Wekiva River System and the Wekiva River Protection Area; shall have less impact on natural resources than if developed at lower densities under its overlay district zoning classification; and shall otherwise meet all other requirements of the Lake County Comprehensive Plan, Lake County LDRs set forth in the Lake County Code, regulations of the St. Johns River Water Management District, regulations of the Florida Department of Environmental Protection and the Florida Statutes. Development shall provide central water and sewer facilities where such facilities are shown to be economically feasible or environmentally necessary, as determined by the County.

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2. Transfer of Development Rights within the Wekiva River Protection Area. In order to permit the owners of property subject to the limitation on density established herein to utilize the development potential of that property, a system of transferability of development rights is desirable. In order to facilitate such a system, Sending Areas and Receiving Areas are hereby established and identified.

Sending Area Number One - "A-1-40" Wekiva River Protection Area Overlay District 1.

Land within the Wekiva River Protection Area, and within the farthest boundary of the Wekiva River Hydrologic Basin Protection Zones, established pursuant to the Florida Statutes, and not vested pursuant to **Policy 1-7.2**, above, shall be allowed a maximum density of one (1) dwelling unit per forty (40) net acres. This shall be known as the "A-1-40" Wekiva River Protection Area Overlay District 1. Density may be increased to a maximum of one (1) dwelling unit per ten (10) net acres through the application of the Development Point Rating System described below.

This area is hereby designated as Sending Area Number One for transferable development rights, as shown on Exhibit "A", Map I-4, the Wekiva River Protection Area Transferable Development Rights Sending and Receiving Area Map, attached hereto and incorporated herein. Transferable development rights shall be calculated on the gross density permitted under the zoning classification for the particular sending parcel in place immediately prior to March 12, 1990.

Sending Area Number Two - "A-1-20" Wekiva River Protection Area Overlay District 2.

Land within the Wekiva River Protection Area, outside the Wekiva River Hydrologic Basin Protection Zones established pursuant to the Florida Statutes, outside the Mount Plymouth-Sorrento Urban Compact Node, not vested pursuant to Policy 1-7.2 above, and excluding the area described below as Receiving Area Number One, shall be allowed a maximum density of one (1) dwelling unit per twenty (20) net acres. This area is a portion of the "A-1-20" Wekiva River Protection Area Overlay District 2. Density may be increased to a maximum of one (1) dwelling unit per five (5) net acres through the application of the Development Point Rating System described below.

This area is hereby designated as Sending Area Number Two for transferable development rights as shown on Exhibit "A", **Map X**. Transferable development rights shall be calculated on the gross density permitted under the zoning classification for the particular sending parcel in place immediately prior to March 12, 1990.

Receiving Area Number One - "A-1-20", Wekiva River Protection Area Overlay District 2.

Land within the area described below shall have a maximum density of one (1) dwelling unit per twenty (20) net acres and is a portion of the "A-1-20" Wekiva River Protection Area Overlay District 2. Density may be increased to a maximum of one (1) dwelling unit per five (5) net acres through the application of the Development Point Rating System described below. Density may be also increased to a

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maximum of one (1) dwelling unit per one (1) net acre utilizing the Development Point Rating System in conjunction with the purchase and utilization of Transferable Development Rights from Sending Areas Numbers One and Two.

This area is hereby designated as Receiving Area Number One for transferable development rights as shown on Exhibit "A", Map X, and is described as follows:

Beginning at the Southwest corner of Township 18 South, Range 28 East, thence north along the west line of Twp 18 South, Range 28 East to the northwest corner of the South 1/2 of Section 30, Twp 18 S, R 28E; thence east along the north line of the south 1/2 of Section 30 to the northeast corner thereof; thence south along the east line of Section 30 to the southeast corner thereof; thence east along the north line of Section 32, Twp 18 S, Range 28E. to the centerline of Ranch Road (4--6588); thence south along the centerline of Ranch Road to a point on the north line of the south 1/2 of Section 32; thence east along the north line of the south 1/2 of Section 32, and continuing east along the north line of the south 1/2 of Sections 33 and 34 to the northeast corner of the west 1/2 of the southwest 1/4 of Section 34, Twp 18 S, R 28 E., which point is on a line with the northerly extension of the centerline of Huff Road (4-5991); thence south along the east line of the west 1/2 of the southwest 1/4 of Section 34 to SR 44A and its intersection with the centerline of Huff Road; thence continuing south and southwest along the centerline of Huff Road (4-5991) and west along the centerline of West Huff Road (4-5789) to the west line of Section 4, Twp 19 S, R 28 E; thence south along the west line of Section 4 to the southwest corner thereof; thence west along the north line of Section 8, Twp 19 S, R 28 E to the northwest corner of the east 1/2 of said Section 8; thence south along the west line of the east 1/2 of Section 8 to the south line of said Section 8; thence continuing south along the west line of the northeast 1/4 of Section 17, Twp 19 S, R 28 E to the southwest corner of the northeast 1/4 of Section 17; thence east along the south line of the northeast 1/4 of Section 17 to the east line of Section 17; thence south along the east line of Section 17 to the southeast corner thereof; thence continuing south along the west line of Section 21, Twp 19 S, R 28 E to the northwest corner of the south 1/2 of Section 21; thence east along the north line of the south 1/2 of Section 21 to the east line of Section 21; thence continuing east along the north line of the south 1/2 of Section 22, Twp 19 S, R 28 E to the east line of Section 22; thence south along the east line of Section 22 to the centerline of SR 46; thence southwest and west along the centerline of SR 46 to the east line of Section 28, Twp 19 S, R 28 E; thence north along the east line of Section 28 to the northeast corner thereof; thence west along the north line of Section 28 and along the north line of Section 29, Twp 19 S, R 28E to the northwest corner of Section 29; thence north along the west line of Section 20, Twp 19 S, R 28 E to the northwest corner thereof; thence east along the south line of Section 17, Twp 19 S, Range 28 E to the southeast corner of the southwest 1/4 of the southwest 1/4 of Section 17; thence north along the east line of the southwest 1/4 of the southwest 1/4 Section 17 to the northeast corner of the southwest 1/4 of the southwest 1/4 of Section 17; thence west along the north line of the southwest 1/4 of the Southwest 1/4 of Section 17 to the west line of Section 17; thence north along the west line of Section 17 to the northeast corner of the south 1/2 of Section 18, Twp 19 S, R 28 E; thence west along the north line of the south 1/2 of Section 18 to the centerline of CR 437; thence north along the

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centerline of CR 437 to the south line of Twp 18 S, R 28 E; thence west along the south line of Twp 18 S, R 28 E to the point of beginning.

Receiving Area Number Two.

Lands which are within the Mount Plymouth-Sorrento Urban Compact Node and also within the Wekiva River Protection Area Boundary may be developed to a maximum density of five and one-half (5.5) dwelling units per one (1) net acre through the purchase and use of Transferable Development Rights (TDRs) from Sending Areas Numbers One and Two. These lands must utilize the "R-6" Residential district, the "RP" Residential Professional district, or the PUD district, as provided in the Lake County LDRs, Lake County Code. Any increase in density above that permitted by the zoning classification in place immediately prior to March 12, 1990, shall require the purchase and use of TDRs development rights.

Lands within the Mount Plymouth-Sorrento Urban Compact Node and outside of the Wekiva River Protection Area Boundary may be developed to a maximum density of five and one-half (5.5) dwelling units per one (1) net acre and shall utilize the development regulations of Lake County which pertain to the Urban Series land use categories. TDRs will not apply to these lands.

This area is hereby designated as Receiving Area Number Two for Transferable Development Rights as shown on **Exhibit "A", Map X.**

e. Definition of the Mount Plymouth - Sorrento Urban Compact Node. The Mount Plymouth-Sorrento Urban Compact Node is defined as follows:

Sections 24, 25, and 36, Township 19 South, Range 27 East; the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 19 South, Range 28 East; the South 1/2 of Section 18, Township 19 South, Range 28 East; all of Sections 19, 28, 29, 30, 31, 32, and 33, Township 19 South, Range 28 East.

Policy 5.1.4 Develop a Point Rating System and Submittal Requirements for Development Permits Within the Wekiva River Protection Area.

Where applicable, lands proposed to be developed within the Wekiva River Protection Area shall be evaluated according to the following Development Point Rating System in order to be considered for an increase in density. The objectives of these criteria are:

- to ensure environmental protection;
- control urban sprawl;
- maximize land use efficiency;
- promote the efficient use of public facilities;
- ensure that services required by development are in place or are programmed concurrent with development impacts; and
- to direct appropriate growth patterns within the Wekiva River Protection Area.

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The achievement of density points shall not bind the Lake County Board of County Commissioners to grant an increase in density. The application of the Development Point Rating System criteria and the achievement of points are based upon the location of land within the Wekiva River Protection Area. Not all criteria will be specifically applicable to a parcel of land proposed for development.

Table 1: Point System Rating Criteria

POINT SYSTEM RATING CRITERIA	POINTS
Submission of Project as a Planned Unit Development (5 points possible)	5
Project is contained wholly within TDR receiving zone outside the Mt. Plymouth-Sorrento Urban Compact Node (5 points possible)	5
Purchase of TDRs sufficient to reach density of one (1) dwelling unit per net acre (5 points possible)	5
Innovation in Site Design by Providing More Open Space and Protecting Environmentally Sensitive Land than would be protected under existing regulations. (80 points possible)	80
a. Incorporation of Pervious Pavement or Grassed Parking	1
b. Preservation of Native Vegetation within the 100 year Floodplain	2
c. Zero Disturbance or Encroachment within the 100 year Floodplain	5
d. Restriction of Intensity of Development Adjacent to Publicly Owned Lands. If property is not adjacent to publicly owned lands, 5 points can be granted. (5 points possible)	5
1. 150 foot buffer	5
2. 100 foot buffer	4
3. 50 foot buffer	3
e. Preservation of existing Native Vegetation (upland and wetland species)	10
f. Use of Native Vegetation in Landscaping	2
g. Buffers on Wetlands (10 points possible)	10
1. 35 feet	10
2. 25 feet	5
3. 10 feet	3

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Table 1: Point System Rating Criteria

POINT SYSTEM RATING CRITERIA	POINTS
h. Dedication of Natural Areas for Preservation (uplands only - wetlands are already required to be dedicated). (20 points possible)	20
1. 25 percent of each natural upland habitat type	20
2. 10 percent of each natural upland habitat type	15
3. 5 percent of each natural upland habitat type	10
i. Preservation of Existing Hydrological Patterns (surface and groundwater). Must demonstrate minimum interruption of surface and groundwater flow regime (minimize groundwater withdrawals and maximize recharge). (5 points possible)	5
j. Clustering of units to promote common open space, passive recreation, and preservation of environmentally sensitive areas.	10
k. If 70 points are attained, an additional 10 points may be granted.	10
If it can be demonstrated that the development tract or parcel does not have any pre-existing environmental constraints and therefore not afforded the ability to achieve points, the proposed development can receive 67 points. An example of this type of property would be one that has historically (greater than 10 years) been used for citrus production, has no wetlands and no natural upland communities remaining on-site. An additional ten (10) points shall be available for clustering of units. An additional one (1) point shall be available for incorporation of pervious pavement or grassed parking and an additional two (2) points shall be available for the use of native vegetation in landscaping.	67
Contributes to the Expansion of an Existing or Proposed Wildlife Corridor (on or off-site). (10 points possible)	10
Provides Sufficient Habitat for Feeding, Nesting, Roosting, and Resting so as to Maintain Viable Populations of Species Designated As Endangered, Threatened, or Species of Special Concern Pursuant to the Florida Administrative Code (on or off-site). (5 points possible)	5
Provision of Affordable Housing. (5 points possible)	5
a. 15 percent of units for moderate, low, or very low income housing.	5
b. 5 percent of units for moderate, low, or very low income housing.	2

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Table 1: Point System Rating Criteria

POINT SYSTEM RATING CRITERIA	POINTS
Vehicular Access to an Arterial Road with Level of Service (LOS) "C" Average Daily Trips (ADT) or better. Ten points can be granted for making improvements to bring up the LOS to "C." (10 points possible)	10
a. Directly Adjacent (existing or proposed)	10
b. Within 1 mile via collector (existing or proposed)	7
c. Greater than 1 mile via collector (existing or proposed)	5
d. Less than 2 miles via local roads	2
Potable Water Supply. (10 points possible)	10
a. Within an Existing Public Supply System Franchise Area with excess capacity or the creation of a franchise.	10
b. Central system	7
c. Private well	0
Sanitary Sewer Service. (10 points possible)	10
a. Within an Existing Wastewater Treatment Franchise Area with excess capacity or the creation of a franchise.	10
b. Central system	7
c. Innovative septic system	5
d. Septic tank	0
Irrigation Water Supply. (10 points possible)	10
a. Grey water reuse (dual water system)	10
b. Surface water	5
c. Surficial aquifer	2
d. Potable Water	0
Fire Protection. (5 points possible)	5
a. Dedication of land and/or facilities sufficient to meet the requirements of the project.	5
b. Within a fire district having a rating of 7 or better and within 3 miles from a fire station.	3
c. Within a fire district having a rating of 7 or better and more than 3 miles from a fire station.	2

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Table 1: Point System Rating Criteria

POINT SYSTEM RATING CRITERIA	POINTS
d. Within a fire district having a rating of 8 to 9 and within 3 miles from a fire station.	2
e. Within a fire district having a rating of 8 to 9.	1
Proximity to Public Schools. (5 points possible)	5
a. Dedication of sufficient acreage to satisfy the requirements of the Lake County School District (on or off-site).	5
b. Within 1/2 mile radius of an existing school and linked by sidewalks and/or bicycle paths.	5
c. Within 1/2 mile radius of an existing school.	4
d. Within one mile radius of an existing school and linked by sidewalks and/or bicycle paths.	4
e. Within one mile radius of an existing school.	1
Neighborhood Parks. (5 points)	5
a. Within 1/2 mile radius of a developed park and linked by sidewalks and/or bicycle paths.	5
b. Dedication of parkland and provision of facilities that meet the County's Level of Service. Facility must be open to the general public.	5
c. Dedication of environmentally sensitive land that is suited for passive recreation.	5
d. Within 1/2 mile radius of a developed park.	2
e. Within one mile radius of a developed park and linked by sidewalks and/or bicycle paths.	3
f. Within one mile radius of a developed park.	1
Other. (5 points possible)	5
The Board of County Commissioners may within its discretion, grant additional points up to a maximum of five (5) points, to developers who opt to provide facilities, land or funds for facilities not specifically identified in the criteria set out above. This provision may also include voluntary impact fees over and above those required by the Lake County Code.	

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Table 2: Density Evaluation, A-1-40

MAXIMUM NUMBER OF UNITS *	
POINTS SCORED	PER NET DEVELOPABLE ACRE
120 - 160	1 per 10 acres
100 - 119	1 per 20 acres
70 - 99	1 per 30 acres
<70	1 per 40 acres
* One (1) unit per forty (40) net developable acres category contains a maximum of 160 possible points.	

Table 3: Density Evaluation, A-1-20

MAXIMUM NUMBER OF UNITS *	
POINTS SCORED	PER NET DEVELOPABLE ACRE
140 - 175	1 per 1 acre
130- 139	1 per 1.5 acres
110 - 129	1 per 2 acres
100 - 109	1 per 3 acres
80 - 99	1 per 4 acres
60 - 79	1 per 5 acres
50 - 59	1 per 10 acres
<49	1 per 20 acres
* The One (1) unit per twenty (20) net developable acres category contains a maximum of 175 possible points.	

In addition to the above review of a proposed development, the performance incentives will be used as a guide to evaluate all residential project densities during:

- The review of an application for a development permit initiated by a property owner or an authorized agent.
- The review of a DRI, pursuant to Florida Statutes.
- The preparation of any future sector or small area plans.

Policy 5.1.5 Submittal Requirements For Development Permits Within The Wekiva River Protection Area.

The following information shall be submitted in narrative or graphic form, or both, as appropriate, as part of the application for a development permit within the Wekiva River Protection Area. The information is supplemental to any other submittal requirements contained in the Lake County Code.

General Information:

- A. Legal Description and Location Map.
- B. Property survey showing the location of Wekiva River Hydrologic Basin Protection Zones.
- C. Soil Classifications.
- D. Surface and groundwater hydrology.

Wetlands and Uplands:

- E. Type and percent of biological communities existing on site and described using the Florida Land Use and Cover Classification System (FLUCCS).
- F. A typical vegetative inventory of the following:
 - i. Overstory or canopy (trees).
 - ii. Understory or sub-canopy (shrubs, small trees).

A typical animal/wildlife inventory using methodology of the Florida Fish and Wildlife Conservation Commission.

- G. A. Mammals
- H. B. Birds
- I. Reptiles
- J. Fish

Pre and post-development acreage/percent of wetlands and uplands.

Monitoring programs (ongoing) for wetland and upland systems.

Borrow and fill requirements.

Wildlife Corridors (U.S. Fish and Wildlife Criteria):

- K. A. Pre and post-development acreage of corridors.
- L. B. Impact of development on corridors.
- M. C. Proposed management, monitoring and maintenance measures for protection of corridors.

Designated Wildlife and Vegetation:

- N. A. List designated species as specified in the Florida Administrative Code as Endangered, Threatened, or Species of Special Concern.
- O. B. List vegetation specified in the Florida Statutes.

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P. C. Pre and post-development acreage of designated vegetation and wildlife.

Q. D. Plan for protection of designated plant and animal species.

5. Buffers:

R. A. Building setbacks from:

- i. Wetlands
- ii. Uplands
- iii. Wildlife corridor
- iv. Publicly owned conservation/preservation lands
- v. Wekiva River or other surface water bodies

S. B. Acreage of Buffers

T. C. Types of buffers, i.e.; vegetative (trees, shrub, or combination), masonry, fence, berms, etc.

U. D. Use within buffers (i.e.; parks, recreational boardwalks, nature trails, bike paths, non-use, etc.)

V. Percent/Acreage of property dedicated to County for conservation easements or deeded to County for public purpose.

Water Resource Management:

Complete statement and calculations of the following:

- Water quality and quantity for both pre and post-development.
- hydrological evaluation of development
- plans for conservation of potable water such as reuse of waste water (treated effluent and/or grey water including use of natural vegetation to reduce irrigation needs)
- recharge and discharge areas/recharge mechanisms
- potential contamination and abatement procedures
- use of underdrains/side drains
- degree of salt water encroachment in the Floridian Aquifer

Air Quality:

W. A. Residential Emission Sources (fireplaces, type of heat-oil, gas, heat pump)

X. Monitoring Plans/Mechanisms

Storm and Waste Water Management:

Y. Stormwater

- Calculations

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- Retention/detention design
 - a. Type of system (wet, dry, on-line, off-line, etc.)
 - b. Pond/Swale
 - (1) volume
 - (2) elevations
 - (3) overflow mechanisms flood elevations discharge point (internal, to tributary, to Wekiva River)
 - c. Culvert, pipe, channel hydraulics
 - d. Soil borings
 - e. Energy dissipation/erosion and sediment control measures.
- (1) Grading/drainage plan
 - (a) Materials Used: pervious/impervious
 - (b) Percent pervious/impervious surface
- (2) Monitoring plans/mechanisms

Z. Wastewater

- 1. Collection
 - a. Pump stations
 - (1) wet well water level control elevations
 - (2) emergency pump connection
 - (3) backup pump (at least two pumps total in pump station)
 - (4) elevation above 100-year flood elevation
 - b. Gravity lines
 - (1) slopes
 - (2) clearance from water lines
- 2. Treatment System
 - a. Type (septic-conventional/ no conventional, on-site-low pressure, etc., package plant on-site/off-site, regional plant-on-site/off-site)
 - b. Siting
 - (1) relation to 100-year flood elevation
 - (2) adjacent property
 - c. Plant
 - (1) general process

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- (2) bypass
- (3) Hydraulic profile
- (4) Flow diagram
- 3. Effluent disposal method
 - a. sprayfield
 - b. perc pond
 - c. reuse
 - d. wetland
 - (1) Location of disposal area
 - (2) Analysis
- (a) soil report
 - (i) soil type
 - (ii) groundwater depth
 - (iii) K factor
 - (iv) confining layers
- (b) impact on groundwater quality/quantity
- 4. Design
 - a. application
 - b. load/rest schedule
 - c. pond on steep slope
 - (1) dam design for berms; seepage prevention
 - (2) rip rap for influent flow
 - d. pond bottom compared to soil profile
 - e. overflow
 - f. elevations
 - g. buffers
 - h. nearby potable wells
- 5. Monitoring wells
 - a. background - upstream
 - b. compliance - downstream

Potable Water System:

- A. Type (individual wells, package plant, regional plant)
- B. Location (on-site, off-site)

- C. Withdrawal rate/consumptive use
- D. Treatment Methods
- E. Impact on aquifer

Policy 5.1.6 Non-Exempt Parcels

Parcels of lands within the Wekiva River Protection Area, not exempted due to a determination of vested rights, under single ownership and twenty (20) or forty (40) acres or less in total area, depending upon the land's location within the Wekiva River Protection Area, as of March 12, 1990, shall be allowed a maximum of one (1) dwelling unit provided that a minimum of 12,500 square feet is not classified as open waterbodies and wetlands under the jurisdiction of Lake County or St. Johns River Water Management District, or within the Wekiva River Basin Riparian Habitat Protection Zone established pursuant to the Florida Statutes, or designated flood prone areas by the Federal Emergency Management Administration. Any easement existing on a parcel of land under this policy may be utilized in the calculation of the required minimum area of 12,500 square feet.

Policy 5.1.7 Wekiva System Setbacks

The following minimum setback requirements from wetlands and water bodies shall apply to all development activity proposed within the Wekiva River Protection Area, as appropriate:

- Land proposed to be developed under Policy 1.2-2, Vested Development within the Wekiva River Protection Area, or Policy 1.2-5, Non-Exempt Parcels, on the Wekiva River, Blackwater Creek, Sulphur Run, Seminole Creek, and Lake Norris:
- Those lands subject to the setback requirements of the St. Johns River Water Management District, established pursuant to the Florida Statutes, shall conform to said setbacks.
- Where setbacks for such development activity are not regulated by the St. Johns River Water Management District, the following minimum setbacks shall be established: 200 feet from the ordinary high water mark, 50 feet from associated wetlands, or as provided in the Lake County Code or LDRs, whichever is farther.
- Land proposed to be developed under Policy 1.2-3, Density and Intensity of Land Use Within the Wekiva River Protection Area, on the Wekiva River, Blackwater Creek, Sulphur Run, Seminole Creek, and Lake Norris:
 - a. Minimum setbacks shall conform to those required by the St. Johns River Water Management District, established pursuant to the Florida Statutes.
 - b. Where setbacks for such development activity are not regulated by the St. Johns River Water Management District, the following minimum setbacks shall be established: 200 feet from the ordinary high water mark, 50 feet from

associated wetlands, or as provided in the Lake County Code, whichever is farther.

Policy 5.1.8 Restrictions on Land Adjacent to Conservation or Preservation Area

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

Policy 5.1.9 General Prohibitions

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

Policy 5.1.10 Lakeshore and Waterfront Development

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

- A. Industrial or commercial uses shall not be permitted adjacent to water bodies.
- B. Purchase waterfront areas and islands for public use when identified as an environmentally sensitive resource.
- C. Require environmental surveys to be conducted in accordance with a County approved methodology to assess the impacts of waterfront development on ground and surface water quality, quantity, and hydrology; native and endangered vegetation and wildlife species; wetlands and associated uplands before granting approval of the proposed development. This policy shall apply to proposed developments requiring approval by Lake County pursuant to Appendix C, Subdivision Ordinance, or the "PUD" Planned Unit Development District regulations, Section 696, Lake County Code.
- D. Utilize the Planned Unit Development approach to waterfront development wherever appropriate in order to maintain the best possible controls over such developments.
- E. Require setbacks in conformance with Chapter 40C-41, F.A.C. and those of the Lake County Comprehensive Plan and LDRs to ensure safety, protect environmental factors and conserve public shores as established by local, State and

Federal agencies to protect environmental factors and conserve public and private waterfront areas.

Policy 5.1.11 Location of Commercial Development

Commercial areas shall be developed in clearly defined complexes, harmoniously related to surrounding land use, traffic flow and the Lake County Comprehensive Plan.

A. Expressway interchanges within the Wekiva River Protection Area shall be developed as Planned Unit Developments under the Community Facilities District (CFD) classification as contained in the Lake County Code.

B. Commercial Zoning District within the Wekiva River Protection Area existing on March 12, 1990, is vested for commercial use whether or not a site plan has been previously approved, and if a site plan has not been previously approved, County approval is required.

C. Commercial and Industrial uses permitted in the WRPA are depicted on the FLUM. Commercial and Residential uses are permitted in the Industrial Land Use category when the alternate use shall result in a reduction in density or intensity.

D. Commercial development within the WRPA, except as provided in subsection B above, shall be discouraged. Such development shall be restricted to the following intersections:

SR 44 and CR 437;

CR 44A and CR 437;

SR 46 and CR 437;

SR 44 in the vicinity of the Royal Trails subdivision;

SR 46 and CR 435.

Commercial development shall not exceed two (2) acres in the aggregate at each intersection, and shall be developed under the "CP" Planned Commercial zoning classification as contained in the Lake County Code. Limited commercial development will also be considered in the Pine Lakes and Cassia areas when densities increase and a small area study conducted by the Lake County Growth Management Department determines the need for such development. A land use plan amendment shall be processed pursuant to Chapter 163, FS, to permit any commercial uses in the Pine Lakes and Cassia areas. Commercial development will also be allowed as a part of a "PUD" Planned Unit Development, which shall be located interior to the PUD, in increments of one (1) acre per 500 dwelling units. No commercial uses shall be considered in the vicinity of the proposed interchange of the proposed northwest beltway until the completion of the beltway interchange, and after a small area study to determine appropriate uses and locations has been conducted by the Lake County Planning Department.

A land use plan amendment shall be processed pursuant to Chapter 163, FS, to permit any commercial uses in the vicinity of the proposed interchange.

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

Policy 5.1.12 Industrial Development

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

Policy 5.1.13 Maintenance of Open Space System

An open space system shall be maintained to serve the needs of people and shall range from neighborhood to regional scale. Such system shall also include recreation and conservational elements and shall conform with open space requirements of residential (50%) and commercial (25%).

A. Establish flood zones along streams or rivers. Such flood zones shall qualify for open space requirements. Regulate the use of flood prone areas for purposes compatible with the hydrological character of the area. Recreation and water storage are beneficial uses of flood prone areas.

B. Prohibit building within swamps and marshes, except in accordance with the Comprehensive Plan Policy 1-2.1 and policies found within the Conservation Element, the Lake County Code, or in accordance with a wetland alteration/mitigation plan approved by Lake County.

C. Require all structures to have floor elevations at least eighteen (18) inches above the 100-year flood plain, and also require all public improvements such as roads, sewer and water lines, etc. to be designed to meet the criteria of the Flood Disaster Act of 1973, Public Law 93-234 and other applicable Federal, State and local requirements.

D. Native vegetation within the 100-year flood plain in the Wekiva River Protection Area shall be preserved to the greatest extent possible. Therefore, clearing of native vegetation shall be limited to only those areas approved in accordance with a vegetation survey and protection plan submitted to and approved by Lake County, with the exception of those areas devoted to agricultural uses as specified under Policy 5.1.20 and 5.1.21 of this FLUE and those activities necessary for normal yard maintenance.

Policy 5.1.14 Consideration of Environmental Factors

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

Policy 5.1.15 Agricultural Uses

Recognizing agriculture as an important and necessary economic activity within Florida and Lake County, adequate and appropriate land and water shall be reserved for its continuance. Agriculture is also recognized as a legitimate and productive use of lands within the Wekiva River Protection Area.

Draft Wekiva Goals, Objectives and Policies
Future Land Use (Staff)

A. All lands within the Wekiva River Protection Area presently in use for a particular form of agriculture, such as grazing, row crops, fruit production or other agricultural uses of comparable agronomic or cultural intensity, may continue to be used in the same manner.

B. The clearing of land for commercial agricultural use within the Wekiva River Protection Area will be permitted, provided that the following conditions are met and approved by the Board of County Commissioners.

1. A notice of intent shall be provided to Lake County prior to any clearing for agricultural uses. This notice of intent shall include as a minimum: a description of the land to be converted including the area, location, vegetation; the surface hydrological conditions; the crop or livestock enterprise intended; and a time schedule for the proposed activity.

2. An agricultural plan shall be presented demonstrating the suitability of the land for the proposed use. Such a plan may be prepared directly by the applicant, a consultant, or the U.S. Department of Agriculture, Soil Conservation Service. The plan shall conform to best management practices recommended by the U.S. Department of Agriculture, Soil Conservation Service.

3. Approval shall have been received by any regulatory agencies having jurisdiction.

Policy 5.1.16 Silviculture in Wekiva River Protection Area

Silviculture is recognized as a legitimate and productive use of lands within the Wekiva River Protection Area.

A. All areas currently in use for the production of pine trees, or other trees not found in wetlands, may continue to be used in the same manner.

B. Before harvesting cypress, or other species of trees found in wetland areas, for all parcels of land one (1) acre or more, cumulative over a one (1) year period from date of initial harvesting, a notice of intent must be approved by the Board of County Commissioners. At a minimum, the notice of intent shall include a description of the land to be harvested, including the area, location, vegetation, surface hydrological condition and a time schedule for the harvesting activity.

C. A harvesting plan shall be presented demonstrating the suitability of the timber for harvesting. Such a plan may be prepared directly by the applicant, the Florida Division of Forestry, or a consultant.

D. The harvesting plan shall conform to the most current Best Management Practices recommended by the Florida Division of Forestry.

Policy 5.1.17 Surface and Subsurface Hydrology

The hydrology of a site should be utilized in determining land use as opposed to land use determining hydrology. This would entail discouraging any land use that would

significantly alter surface and subsurface water levels and have an adverse effect on the environment.

Policy 5.1.18 Reduction of Density of Waterfront Development

Lake County shall implement policies aimed at controlling the density of waterfront development.

Policy 5.1.19 Protection of the Water Quantity, Water Quality and Hydrology of the Wekiva River System

Special consideration shall be given to the protection of the water quantity, water quality and hydrology of the Wekiva River System as defined in Chapter 369, Part III, FS.

Policy 5.1.20 Restriction of Development within the Floodplain

Floodplain maps prepared by FEMA shall be used in the development of the theory of the people water principle: in existing urbanized areas, keep the water from interfering with the people. In all other areas, keep the people from interfering with the water.

Policy 5.1.21 Protection and Conservation of Wetland Areas

Lake County shall implement policies, which are aimed at protecting and conserving wetland areas.

Policy 5.1.22 Protection of Wetlands and Wetlands Systems

It is the intent of the Lake County Board of County Commissioners to protect wetlands and wetlands systems to the maximum extent possible, within the limitations contained in the Lake County Code and LDRs. In furtherance of this intent, it shall be the policy of Lake County that regulations governing the alteration of wetlands, or the mitigation of such alteration, within the Wekiva River Protection Area shall apply to all development as defined in the Lake County Code and LDRs, and to agricultural and silvicultural activities, as well.

Policy 5.1.23 Preservation of Natural Habitats within the Wekiva River Protection Area

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

Policy 5.1.24 Preservation of Native Vegetation within the Wekiva River Protection Area

Native vegetation within the Wekiva River Protection Area shall be preserved to the greatest extent possible. Therefore, clearing of native vegetation shall be limited to only those areas approved in accordance with a vegetation survey and protection plan submitted to, and approved by, Lake County, with the exception of those areas devoted to agricultural uses as specified under Policy 5.1.15 Agricultural Uses and Policy 5.1.16 Silviculture in Wekiva River Protection Area and those activities necessary for normal yard maintenance.

Policy 5.1.25 Protection of Aquatic and Wetland-dependent Wildlife Species Associated with the Wekiva River System

Aquatic and wetland-dependent wildlife species associated with the Wekiva River System shall be protected through the protection of wetlands, associated habitat and aquatic systems.

Policy 5.1.26 Mining Activities within the Wekiva River Protection Area

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

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

Policy 5.1.27 Encourage Acquisition of Environmentally Sensitive Areas

Lake County shall support and actively encourage acquisition of Environmentally Sensitive Areas by donation or purchase by Federal, State or units of local government and non-profit groups that would preserve them in their natural state.

Policy 5.1.28 Provision of Central Water Systems within the Wekiva River Protection Area

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

Policy 5.1.29 Protection of Ground and Surface Waters

Lake County shall protect the normal quantity, quality, and flow of ground and surface water, which are necessary for the protection of resources of State and regional concern ~~and other protection~~ including designated areas such as the Wekiva River Protection Area and Wekiva Study Area.

Policy 5.1.30 Protection of the Water Supply

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

Policy 5.1.31 Provision of Sewer Water Systems within the Wekiva River Protection Area

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

Policy 5.1.32 Acquisition of Open Space Areas

Open space areas shall be acquired, if economically feasible, in advance of urban encroachment in order to ensure their continued value as open space. These open space areas include any "~~E~~-environmentally ~~S~~ sensitive ~~A~~-areas" identified in the Conservation Element of the Lake County Comprehensive Plan; and the environmentally sensitive lands of the Wekiva River Protection Area.

Policy 5.1.33 School Siting Within The WRPA

Notwithstanding any other provision of this Comprehensive Plan, in order to limit the intensity of structures and facilities, high schools and middle schools within the Wekiva River Protection Area shall be restricted to Receiving Areas 1 and 2.

OBJECTIVE 5.2 WEKIVA STUDY AREA

The County shall regulate the use of land within the Wekiva Study Area, as defined by Florida Statutes, through land use strategies that protect and preserve the function of natural resources within the Wekiva Study Area, including but not limited to springs, springsheds, karst features, most effective recharge areas, and sensitive natural habitats, wetlands, wildlife and wildlife corridors, and ~~rare upland habitat~~. It is the intent of this section to supplement the provisions contained in this Comprehensive Plan relative to portions of the Wekiva Study Area that include the Wekiva River Protection Area.

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

Policy 5.2.1 Survey and Studies

New development within the Wekiva Study Area shall be required to conduct surveys and studies as part of the site plan or subdivision review process for the purpose of identifying and locating Most Effective Recharge Areas, karst features, and sensitive natural habitats. The following surveys and studies are required to be submitted with the site plan or subdivision, and conducted by a licensed professional geologist to evaluate the location and presence of certain features:

- An analysis of soils, and other geotechnical information such as the Wekiva Aquifer Vulnerability Assessment (WAVA), to determine the location of Most Effective Recharge Areas, as the term is defined in Rule 40C-41.063(3), F.A.C., or soils determined by the U.S. Soil Conservation Service to be Type "A" Hydrologic Soils Group which are considered to be the most effective recharge areas.
- An analysis of the site to determine the location and nature of sinkholes and other karst features on the property, such as stream-to-sink and other direct connections to the aquifer including an analysis to determine the depth to water table, the location of the Floridan aquifer relative to ground surface, and the thickness and extent of protective clay ~~layers~~-layers over the aquifer. This analysis may include the use of geophysical surveys, such as microgravity, ground penetrating radar surveys and soil borings. This analysis may be supplemented with documented locations of sinkholes, light detection and ranging surveys (LIDAR) and aerial photographs.
- An analysis of the site by a qualified biologist to determine the location of sensitive ~~upland~~ natural habitats including Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub. This analysis shall be coordinated with the Florida Fish and Wildlife Conservation Commission and the Florida Department of Environmental Protection.

- A comparative nitrogen loading analysis for the proposed development shall be prepared using professionally acceptable methodology based on the existing land use activity versus the proposed land use activity at buildout. The analysis may take into account specific on-site best management practices and compensatory treatment for nitrogen reduction both on and off-site. The analysis must demonstrate, with all factors taken into account, that there shall be no increase in nitrogen loading to groundwater or surface water.

Policy 5.2.2 Land Use Strategy within the WSA and Outside of the WRPA

The Wekiva Parkway and Protection Act recognizes both clustering and low density rural development as strategies applicable to the protection of natural resources within the Wekiva Study Area (WSA). Consistent with this, and in order to provide for responsible growth management boundaries that respect the integrity of urban and rural areas, the county shall adopt the following overlay districts and provisions within that portion of the WSA located outside of the Wekiva River Protection Area (WRPA). Notwithstanding this, no provision contained herein shall be construed as a right to develop at the maximum density or intensity described or a guarantee that a requested zoning or land use shall be granted. Additional conditions to ensure the protection of natural resources and community character as determined by the County may be required consistent with this Comprehensive Plan.

1. Wekiva Transitional District

The Wekiva Transitional Overlay District is hereby established and identified in Exhibit X. It is the intent of this district to promote the use of clustering while providing for transitional densities and intensities between designated rural lands and the urban areas associated with Mt Dora, Eustis and Mt Plymouth-Sorrento. Land within the Wekiva Transitional District, and not otherwise vested pursuant to Policy _____, may be allowed to develop at a maximum residential density of one (1) dwelling unit per one (1) net acre. Proposed development exceeding ~~20 acres~~ ten (10) in size and having a density greater than one (1) dwelling unit per five (5) net acres shall be required to utilize PUD zoning and protect a minimum ~~50%~~ 60% of the net area as open space. Residential development consistent with the Wekiva Traditional Rural District may also be permitted within this district. Non-residential uses shall be consistent with the rural high density future land use category.

2. Wekiva Traditional Rural District

The Wekiva Traditional Rural Overlay District is hereby established and identified in Exhibit X. It is the intent of this district to promote the viability of rural communities and protect natural resources of the WSA through the continued pursuit of low-impact rural activity. Land within the Wekiva Traditional Rural District, and not otherwise vested pursuant to Policy _____, may be allowed

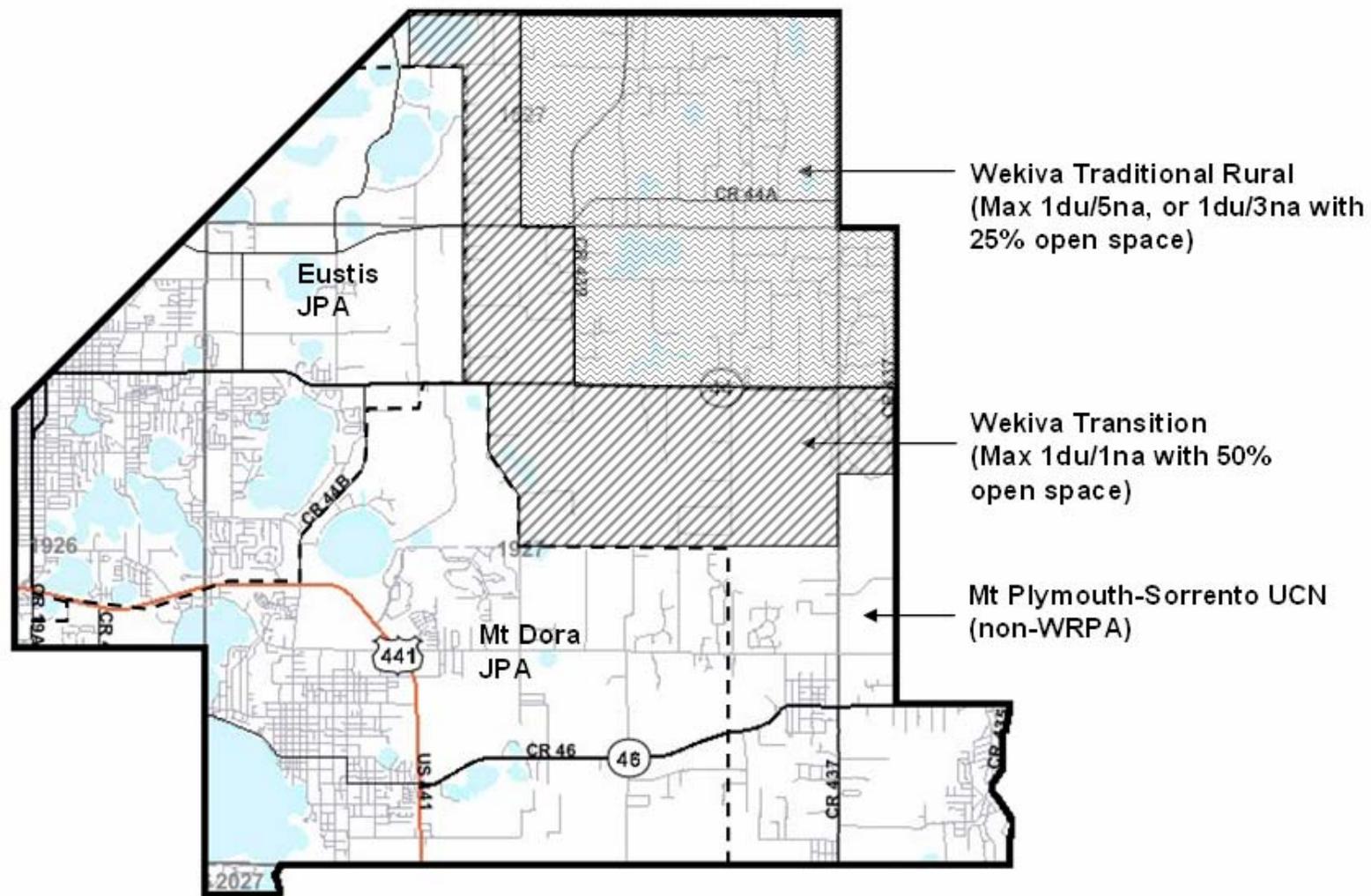
to develop at a maximum residential density of one (1) dwelling unit per five (5) net acres, or alternatively at a maximum residential density of one (1) dwelling unit per three (3) net acres with PUD zoning and provided that a minimum ~~25%~~ 35% of the net area is protected as open space. Non-residential uses within this district shall be consistent with the rural medium density future land use category.

3. Municipal Joint Planning Areas and Mount Plymouth-Sorrento

The County shall coordinate with the municipalities of Mount Dora and Eustis regarding the distribution of density and intensity and the protection of open space within their respective Joint Planning Areas (JPAs), consistent with adopted Joint Planning Agreements as they may be amended from time to time. Development of property within the Mount Plymouth-Sorrento Planning Area of the WRPA shall comply with policies established within the Comprehensive Plan and the LDRs for the Mount Plymouth-Sorrento Historic Village Overlay District.

~~Land proposed for urban development within the Mount Plymouth-Sorrento Urban Compact Node outside of the WRPA, unless otherwise vested pursuant to Policy _____, may be allowed to develop at a maximum density consistent with the urban low-density future land use category, provided that development exceeding 10 acres in size shall be required to utilize PUD zoning and protect a minimum 50% of the net area as open space. Property within the Mount Plymouth-Sorrento Urban Compact Node having a zoning assignment prior to adoption of this policy that would otherwise allow for a density greater than provided for by the urban low-density future land use category shall be exempt from this provision.~~

Exhibit X: Land Use Strategy for Wekiva Study Area outside of WRPA



Policy 5.2.3 Open Space Requirements Within the WSA

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

- Clustering of units shall be required, where the term clustering means that the built area of the development site is well defined and compact, thereby enabling the creation of contiguous expanses of common open space and the protection of environmentally sensitive areas. Development shall be clustered away from environmentally sensitive areas on site and away from adjacent public conservation land. Open space created through clustering shall be connected to the greatest extent possible to adjacent open space areas and public conservation lands to create contiguous networks and corridors of larger open space.
- Within the WSA and outside of the WRPA, minimum open space requirements shall be consistent with Policy 5.2.2. Within the WSA and inside of the WRPA, if a proposed development seeks to increase density through the WRPA points system, ~~PUD zoning shall be required and~~ a minimum ~~50%~~ 60% of the net area ~~shall be protected as open space.~~
- At least 50% of the required open space shall be in a single contiguous tract. Open space shall be contiguous with protected open space on adjacent parcels and public conservation lands to the maximum extent feasible.

Policy 5.2.4 Open Space Definition Within the WSA

Open space within the WSA 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. Open space excludes waterbodies, ~~wetlands~~, private lots, street rights of way, parking lots, impervious surfaces, and active recreation areas. ~~No more than 50% of the pervious area occupied by a golf course may count toward the minimum open space requirement.~~ Golf courses shall be generally excluded, with the exception that areas of a golf course that are naturally vegetated and are not maintained and are not subject to chemical application may be credited towards the open space provided that the golf course is certified as being in compliance with the BMP's as described in the DCA Model GOPs Policy 5.3 (February 20, 2006). Open space may include permeable stormwater management areas if enhanced as amenities utilizing native vegetation and a maximum of 25% of a site's wetland acreage. Open space shall be calculated over the net buildable area of a parcel. ~~exclusive of wetlands and water bodies.~~

Policy 5.2.5 Priority for Open Space within the WSA

Priority for preservation and dedication of open space shall be given to the following resources: Most Effective Recharge Areas, wetlands, springs, spring runs, sinkholes, surface and subsurface caves, and karst features ~~with a direct connection to the aquifer~~ as well as sensitive natural habitats including long leaf pine, sand hill, xeric oak scrub, and sand pine scrub vegetative communities.

Policy 5.2.6 Dedication of Open Space within the WSA

Open space required ~~with PUD zoning~~ within the WSA shall be protected as follows:

1. Open space shall be designated to remain undeveloped and protected in perpetuity through the use of conservation easements, plat restrictions, or similar legally recorded and bindings instruments that run with the land and establish the conditions and restrictions on the use of the open space area.
2. Dedication and responsibility for maintenance of open space shall be to one or a combination of the following, which shall be designated prior to development:
 - Original landowner
 - Homeowner Association
 - Established Land Trust
 - Non-profit Conservation Organization
 - Lake County, subject to County Approval
 - Other Public Agencies (for example Water Management District)
3. The boundaries of the designated open space shall be clearly delineated on project site plans, including recorded plats, and marked in the field to distinguish these areas from areas suitable for development.

Policy 5.2.7 Development Design Standards

All new residential development ~~utilizing PUD zoning~~ within the WSA as required pursuant to FLU Policy 5.2.2 or 5.2.3 shall implement conservation subdivision design standards including:

- Clustering of dwelling units on smaller lots to create contiguous tracts of common open space for the protection of wildlife, natural habitat, karst features, most effective recharge areas and aquifer recharge.
- Maintain, enhance, and protect corridors for wildlife movement in coordination with adjacent properties.

- Protection of open space in perpetuity by easement, plat, or similar recorded binding instrument;
- Minimal site disturbance and alteration of terrain, through use of design techniques that protect native vegetation and minimize earth movement such as reduced pavement widths, stem-wall construction, swales, and native landscaping.
- Use of drought-tolerant Florida Friendly landscaping, and limiting turf grass (~~St Augustine~~) to 50% of the pervious area of residential lots.
- Central water and sewer facilities that can be connected to a regional system when available for all new development within the WSA with a density in excess of one unit per net buildable acre as described in the Public Facilities Element.
- Installation of reclaimed water lines within service areas in order to ensure the present or future capability to receive treated reuse water.

Policy 5.2.8 Protection of Karst Features

The County shall require that new development be designed to ~~avoid karst features~~ avoid and protect karst features with the intent of ~~maintaining their structure and function~~ maintaining their natural function, integrity and structure. Karst features shall be considered for potential acquisition by the County with priority given to those areas where protection would render a property undevelopable.

Policy 5.2.9 Identification of Karst Features

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

- Inclusion of karst features into pervious open space areas.
- Incorporation of karst features as aesthetic elements.
- Prevention of stormwater discharge to karst features with direct connection to the aquifer.
- Pretreatment of stormwater prior to discharge to karst features that are verified to have no direct connection to the aquifer ~~without direct connection to the aquifer~~.
- Avoidance of all karst features in the discharge of wastewater effluent.
- Protection zone buffering around karst features to maintain natural context, edge vegetation, and structural protection.

Policy 5.2.10 Setback from Karst Features

Development shall be setback from springs, spring runs, sinkholes, and other karst features as specified below. The setback shall consist of a buffer that retains all natural vegetation within the setback area. Karst features including sinkholes with a direct connection to the aquifer and stream-to-sink features, shall not be utilized as stormwater management facilities.

Feature	Minimum setback
Springs	300 feet
Spring runs	150 100 feet
Sinkholes and other karst features with direct connection to the aquifer	200 feet
Sinkholes and other karst features without direct connection to the aquifer	100 feet

If a lot of record is too small to comply with the setback requirements above, structures and pervious surfaces shall be located at the maximum distance possible from the karst feature(s), and a swale and berm shall be built between the developed area and karst feature to direct drainage away from the feature.

Policy 5.2.11 Development Best Management Practices for Groundwater Protection

In order to minimize the contribution of nitrates to groundwater and to foster stewardship of Wekiva springshed, special design and best management practices shall be instituted for development within the WSA:

1. Development shall use joint or shared access to the maximum extent feasible in order to minimize impervious surfaces.
2. Nonresidential development shall minimize the size of contiguous impervious areas and shall use shared parking to the maximum extent feasible in order to minimize impervious surfaces. All parking lots with 100 or more spaces shall be designed with a minimum of 20% of the parking spaces as pervious area.
3. Design of parking lots, sidewalks, buildings, and other impervious surfaces shall minimize connections between impervious surfaces through techniques that shall be depicted on the development site plan, such as:
 - Directing flows from roof drains to vegetated areas or to rain barrels or cisterns for reuse
 - Directing flows from paved areas to vegetated areas
 - Locating impervious surfaces to drain to vegetated buffers or natural areas
 - Breaking up flow directions from large paved surfaces

4. Porous pavement materials, pervious concrete, and pervious asphalt should be used to minimize the amount of impervious surface.
5. ~~Drainage for streets and roads should utilize roadside swales and berms to the greatest extent possible, and curb and gutter design should be discouraged.~~ Drainage for streets and roads within new development shall be through roadside swales and berms. Curb and gutter design should not be approved, except where safety issues exist. Infill and redevelopment within existing urban areas with existing curb and gutter are exempt from these requirements. Where curb and gutter is approved and the extent feasible, the curb and gutter shall be designed to provide adequate curb cuts to allow run-off to be directed to roadside landscape swales for infiltration and treatment prior to discharge.
6. Development shall be designed to minimize site disturbance using techniques including but not limited to:
 - Limiting clearing to the minimum area necessary for development
 - Avoid or minimize the removal of existing trees and vegetation
 - Minimize soil compaction to the footprint of development ~~by delineating the smallest disturbance feasible~~
 - Minimize connected impervious surfaces to reduce water runoff flows and increase opportunities for infiltration

OBJECTIVE 5.3 WEKIVA-OCALA CORRIDOR

The County shall regulate the use of land within the Wekiva-Ocala Corridor, generally described as the portion of the northeast Lake County that includes the Wekiva River Protection Area and its northern extension into and including the Ocala National Forest, with an emphasis on sustaining rural land use patterns and the preservation of natural habitat, wildlife populations, and opportunities for passive recreation.

Policy 5.3.1 Development within the Wekiva-Ocala Corridor

Lake County shall protect the Wekiva-Ocala Corridor by regulating the density and intensity of development within the WRPA, consistent with the Future Land Use Element, and through application of the Rural Future Land Use series within the Wekiva-Ocala Corridor outside of the WRPA. In addition to those areas that utilize PUD zoning to protect open space pursuant to FLUE Policy 5.2.2 and 5.2.3, the County may require PUD zoning and clustering for any proposed development within the Wekiva-Ocala Corridor, if necessary as determined by the County, to ensure the protection of natural resources, including but not limited to habitat, wildlife, wildlife corridors, karst features, most effective recharge areas, and sensitive natural habitats or to provide for resource management such as prescribed fire. Future Land Use Objective 5.2 and associated policies for the Wekiva Study Area shall apply within the Wekiva-Ocala Corridor.

Policy 5.3.2 Development within the Ocala National Forest

In order to protect natural resources of the Ocala National Forest, it shall be the policy of Lake County to limit future development on private land within boundaries of the forest to the Rural Low Density future land use category, with the exception of the Astor and Astor Park communities as depicted on the Future Land Use Map. Lake County shall review all proposals for the development of private land within the boundaries of the Ocala National Forest, including within Astor and Astor Park, for potential impact to forest resources.

Policy 5.3.3 Coordination of Land Use with Objectives of the Wekiva-Ocala Greenway Project

By December 31, 2006, Lake County in cooperation with the Department of Environmental Protection shall identify essential ecological corridors within northeast Lake County and the Florida Division of State Lands Wekiva-Ocala Greenway project area that are necessary to establish a viable and permanent landscape linkage between the Wekiva basin and Ocala National Forest. This evaluation shall consider habitat connectivity, corridors for wildlife movement and the relationship between public and private lands within the project area with the intent of developing a comprehensive land use and conservation strategy for ensuring long-term protection of the greater Wekiva-Ocala ecosystem.

Policy 5.3.4 Agriculture within the Wekiva-Ocala Corridor

The County shall support the use of land within the Wekiva-Ocala Corridor for low-impact sustainable agriculture, such as silviculture, that is compatible with natural resource protection. The County shall require compliance with the most current revision of "Silviculture Best Management Practices" developed by the Florida Department of Agriculture and Consumer Services, Division of Forestry.

Policy 5.3.5 Structural Modification For Wildlife

The County shall support structural modifications to roads within the Wekiva River Protection Area and generally within the Wekiva-Ocala ecological corridor that provide permeability and allow for wildlife movement within appropriate road segments.

Policy 5.3.6 Roadway Corridor Overlays

By December 31, 2006, the County shall enact LDRs establishing an overlay zoning classification for arterial roads within the Wekiva-Ocala corridor of Lake County to maintain visual quality, provide a sense of place, protect the viability of wildlife corridors and improve/protect the rural character of the Protection and Study Areas. These roads include, but are not limited to SR46, SR44, SR44A, SR42, SR40, SR19, SR445, and SR445A. The development standards set forth in the overlay zoning classification shall establish, at a minimum, standards for:

- Preservation, removal/replanting of canopy trees;
- Black Bear and other wildlife corridors;
- Florida Friendly landscaping and buffer requirements;
- Clearing of native vegetation;
- Signage and lighting, including adoption of a Dark Sky Ordinance;
- Building setbacks and height restrictions;
- Walls, fences, entrance features and similar structures;
- Access management;
- Location of parking;
- Location of equipment storage;
- Location and design of retention ponds; and
- Land uses and mobility within two hundred feet from the centerline of the roadway.