

ORDINANCE NO. #2006-
TEXT AMENDMENT
LPA #06-
Tracking No. #-LPTA

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR TEXT AMENDMENTS RELATED TO THE WEKIVA RIVER PROTECTION AREA (WRPA) AND THE WEKIVA STUDY AREA (WSA); CREATING OBJECTIVE 6C-5, CHAPTER VI, PUBLIC FACILITIES ELEMENT, STORMWATER SUB-ELEMENT, REGARDING PROTECTION OF SURFACE AND GROUNDWATER; PROVIDING FOR A MASTER STORMWATER MANAGEMENT PLAN FOR THE WSA; PROVIDING FOR STORMWATER MANAGEMENT WITHIN SPRINGSHEDS; PROVIDING FOR BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT SYSTEMS; AMENDING FUTURE LAND USE ELEMENT, GOAL 2, REGARDING THE WEKIVA RIVER PROTECTION AREA; AMENDING DEFINITIONS; ESTABLISHING THE WEKIVA-OCALA AREA; PROVIDING FOR MINOR AMENDMENTS TO THE POLICIES ASSOCIATED WITH THE WRPA; PROVIDING FOR LOCATIONAL CRITERIA FOR SCHOOL FACILITIES WITHIN THE WRPA; PROVIDING FOR SILVICULTURE EXEMPTIONS IN THE WRPA; DELETING THE DEFINITION OF THE MOUNT PLYMOUTH SORRENTO URBAN COMPACT NODE; DELETING OBJECTIVE 1-21; DELETING OBJECTIVE 1-22; DELETING OBJECTIVE 1-23; DELETING OBJECTIVE 1-24; DELETING OBJECTIVE 1-25; PROVIDING FOR WILD AND SCENIC RIVER PRESERVATION POLICY; CREATING OBJECTIVE 1-26 REGARDING THE WEKIVA STUDY AREA (WSA) AND CREATING ASSOCIATED POLICIES; CREATING THE WEKIVA TRANSITIONAL DISTRICT; CREATING THE WEKIVA TRADITIONAL RURAL DISTRICT; PROVIDING FOR A MUNICIPAL JOINT PLANNING AREAS; PROVIDING FOR OPEN SPACE IN THE WSA; PROVIDING FOR DEDICATION OF OPEN SPACE; PROVIDING FOR DEVELOPMENT DESIGN STANDARDS IN THE WSA; PROVIDING FOR PROTECTION, IDENTIFICATION AND SETBACKS FROM KARST FEATURES; PROVIDING FOR DEVELOPMENT BMPS FOR GROUNDWATER PROTECTION; CREATING OBJECTIVE 1-27 REGARDING THE WEKIVA-OCALA CORRIDOR; PROVIDING FOR POLICIES REGARDING THE WEKIVA-OCALA CORRIDOR; AMENDING CONSERVATION ELEMENT, OBJECTIVE 7.2; PROVIDING POLICIES FOR GROUNDWATER RECHARGE, LANDSCAPING AT COUNTY FACILITIES, AND FOR PROTECTING SINKHOLES AND KARST FEATURES; AMENDING CONSERVATION ELEMENT, OBJECTIVE 7-3; PROVIDING POLICIES FOR PROTECTION OF WATER AND WATERSHEDS, AND TO MAP OUTSTANDING FLORIDA WATERS; CREATING CONSERVATION ELEMENT, OBJECTIVE 7-4A; PROVIDING POLICIES FOR IDENTIFICATION, ACQUISITION, PROTECTION AND RESTORATION OF SPRINGSHEDS; PROVIDING POLICIES FOR GOLF COURSE DEVELOPMENT; PROVIDING FOR A CERTIFICATION PROGRAM FOR LANDSCAPE AND LAWN CARE PROFESSIONALS; AMENDING CONSERVATION ELEMENT, OBJECTIVE 7-5; ADDING POLICY ON PROTECTION OF WETLANDS; CREATING CONSERVATION ELEMENT, OBJECTIVE 7-5B, REGARDING AREAS OF ECOLOGICAL

SIGNIFICANCE; AMENDING CONSERVATION ELEMENT, OBJECTIVE 7-6; REQUIRING ALL DEVELOPMENT PROPOSALS EXCEEDING 50 ACRES TO INVENTORY NATURAL UPLAND AREAS; PROVIDING POLICIES FOR PROTECTION, ACQUISITION AND MANAGEMENT OF SENSITIVE NATURAL HABITAT; AMENDING CONSERVATION ELEMENT, OBJECTIVE 7-7; PROVIDING FOR PROTECTION OF VEGETATIVE COMMUNITIES AND WILDLIFE PROTECTION; REQUIRING SURVEYS AND ON-SITE PROTECTION OF WILDLIFE WITHIN ENVIRONMENTALLY SENSITIVE AREAS; AMENDING CONSERVATION ELEMENT, OBJECTIVE 7-17; REPEALING AND REPLACING CHAPTER VI, PUBLIC FACILITIES ELEMENT, NATURAL GROUNDWATER AQUIFER RECHARGE SUBELEMENT; CREATING OBJECTIVE 6E-1A REGARDING METHODOLOGY; PROVIDING FOR AQUIFER RECHARGE MAPS; PROVIDING FOR FLORIDIAN AQUIFER VULNERABILITY ASSESSMENTS; PROVIDING FOR SPRINGSHED MAPS; CREATING OBJECTIVE 6E-1 REGARDING CONSERVATION OF THE AQUIFER RESOURCE AND ASSOCIATED POLICIES; CREATING OBJECTIVE 6E-1B REGARDING PROTECTED RECHARGE AREAS, AREAS OF AQUIFER VULNERABILITY, AND SPRINGSHEDS AND RELATED POLICIES; PROVIDING FOR ZONES OF PROTECTION; PROVIDING FOR HOMEOWNER ASSOCIATION RESTRICTIONS; CREATING OBJECTIVE 6E-2 REGARDING PREVENTION OF CONTAMINATION OF AQUIFER RESOURCES AND RELATED POLICIES; AMENDING CHAPTER VI, PUBLIC FACILITIES ELEMENT, SANITARY SEWER SUB-ELEMENT; CREATING OBJECTIVE 6A-5 REGARDING CENTRAL SEWER SERVICE IN THE WEKIVA STUDY AREA AND ASSOCIATED POLICIES; PROVIDING FOR TREATMENT OF WASTEWATER DISCHARGE AND COORDINATION WITH WASTEWATER PROVIDERS; CREATING SECTION 6A-6 REGARDING ONSITE SEWAGE DISPOSAL SYSTEMS IN THE WEKIVA STUDY AREA AND ASSOCIATED POLICIES; PROVIDING FOR ONSITE TREATMENT; PROVIDING FOR SEPTIC TANK MONITORING PROGRAM; PROVIDING FOR REPLACEMENT OF SEPTIC SYSTEMS IN THE WEKIVA STUDY AREA; PROVIDING FOR ONSITE DISPOSAL MANAGEMENT ENTITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act is set forth in Chapter 163, Florida Statutes, Part II, Section 163.3161 through 163.3243; and

WHEREAS, Chapter 125, Florida Statutes, Section 125.01(g), authorizes the Board of County Commissioners of Lake County to prepare and enforce comprehensive plans for the development of the County; and

WHEREAS, on the on the 20th day of April, 2006, the Lake County Local Planning Agency held a public hearing to adopt this amendment to the Lake County Comprehensive Plan; and

WHEREAS, on the _____ day of _____, 2006, the Lake County Board of County Commissioners held a public hearing to adopt this amendment to the Lake County Comprehensive Plan; and

WHEREAS, it serves the health, safety and general welfare of the residents of Lake County to adopt this amendment to the Lake County Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that:

1. **Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.

2. **Amendment.** The Stormwater Sub-Element, Chapter VI, Lake County Comprehensive Plan, shall be amended to read as follows:

{Objective 6C-1, Objective 6C-2, Objective 6C-3, Objective 6C-4, and all associated policies shall remain unchanged.}

Objective 6C-5: Stormwater Management in the Wekiva Study Area. The County will revise its Land Development Regulations to protect the functions of groundwater recharge areas, springs, and springsheds within the Wekiva Study Area.

Policy 6C-5.1: Master Stormwater Management Plan for the WSA. 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 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 6C-5.2: Stormwater Management within Springsheds. 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 6C-5.3: Best Management Practices. Best management practices shall be used as part of a BMP treatment train in combination with other policies contained within this Comprehensive Plan to protect surface and groundwater quality and quantity, and to minimize flooding within the WSA. BMP's shall be used in the design of stormwater management facilities and systems, and shall be adopted within the Land Development Regulations. The following stormwater BMP's shall apply within the WSA:

1. All residential development shall use swales and swale blocks or raised driveway culverts wherever 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 stormwater systems for residential and non-residential uses shall use bio-retention areas (below grade vegetated areas) to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and non-residential development shall be directed from the roof to vegetated areas for uptake.
3. Where infiltration systems are not feasible, wet detention systems may be use for stormwater treatment and management.
4. The following additional requirements shall apply within the WSA:
 - a. Sensitive karst features, including but not limited to sinkholes with a direct connection to the aquifer and stream-to-sink features, shall not be utilized as stormwater management facilities. Prior to subdivision approval, all depressions shall be investigated by a licenses hydrogeologic professional using a professionally acceptable methodology for suitability of water retention using generally accepted geo-technical practices with an emphasis on identification of potential connections to the aquifer. If connections are determined to exist, the depression shall not be used for stormwater retention and the area draining to this feature under pre-development conditions shall be preserved through a conservation easement.
 - b. All development approval by the County shall require the applicant to submit to the County a copy of the DEP stormwater permit and the NPDES notice of intent to be covered by the construction generic permit prior to any land clearing.
 - c. Sensitive karst features will be identified and placed in a conservation easement so that they will be thereafter used solely for passive recreation subject to permitted activities in subparagraph 4 herein. Sensitive karst features within the WSA shall be defined as any open sinks, relic sinks with a direct connection to the aquifer and stream-to-sink systems.
5. All components of the stormwater treatment and management system shall be in common ownership and maintained by the responsible legal entity identified in the DEP stormwater permit.
6. The studies referenced above shall be used to characterize on-site soils and determine locations of geologic features including sinkholes, solution pipes, depressions, and dept of soil to lime rock. Sensitive karst features such as sinkholes with a direct connection to the aquifer and stream-to-sink features shall be protected.

Policy 6C-5.4: Stormwater Design for New Development. New development will be required to design stormwater management systems that maintain surface and groundwater flow rates and volumes at pre-development levels so that the natural functions of groundwater recharge areas are protected.

Policy 6C-5.5: Stormwater Design for Redevelopment. Substantial redevelopment projects shall comply with the standards for stormwater runoff that apply to new development. Substantial redevelopment shall be defined as alteration of 50% or more of the project site.

Policy 6C-5.6: Industrial Activities. The County shall discourage industrial uses that generate soluble pollutants 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.

3. Amendment. The Future Land Use Element, Goal 2, entitled the Wekiva River Protection Area, shall be amended to read as follows:

~~GOAL 2. WEKIVA RIVER PROTECTION AREA. THE GOAL IN ESTABLISHING THE WEKIVA RIVER PROTECTION AREA IS THE PROTECTION AND ENHANCEMENT OF THE WATER QUALITY, WATER QUANTITY, HYDROLOGY, WETLANDS, NATIVE VEGETATION AND WILDLIFE OF THE WEKIVA RIVER SYSTEM AND THE WEKIVA RIVER PROTECTION AREA IN LAKE COUNTY, THROUGH THE PROVISION OF COMPATIBLE LAND USES AND APPROPRIATE DEVELOPMENT REGULATIONS.~~ WEKIVA-OCALA AREA. The Wekiva basin and springshed, including the Wekiva River and its tributaries, springs, aquifer recharge areas, wetland and upland habitats, sensitive natural habitats, wildlife, and wildlife corridors, are natural resources of irreplaceable value. Furthermore, the Wekiva basin and springshed are essential components of a larger Wekiva-Ocala ecosystem of public and private lands that extend into the Ocala National Forest. Collectively this Wekiva-Ocala Area constitutes an integrated set of natural resources of irreplaceable value to the people of Lake County, State of Florida, and citizens of the United States. Lake County shall maintain the long-term viability of these natural resources through a comprehensive and holistic approach to land use, land preservation, water resource protection, and wildlife and habitat needs within the Wekiva basin, Wekiva springshed, and greater Wekiva-Ocala ecosystem.

~~OBJECTIVE 1-20: DEVELOPMENT WITHIN THE WEKIVA RIVER PROTECTION AREA WITHIN LAKE COUNTY, PURSUANT TO CHAPTER 369, PART III, FLORIDA STATUTES AND LAKE COUNTY ORDINANCE 1989-3. Lands Designated in Chapter 369, Part III, Florida Statutes, as the Wekiva River Protection Area Shall Be Protected as a Natural System to the Greatest Extent Possible Through the Regulation of Land Use Densities and Intensities.~~ WEKIVA-OCALA AREA. Lake County shall, through the implementation of this Comprehensive Plan, preserve and protect the Wekiva-Ocala Area as a natural resource of critical state and regional importance. The Wekiva-Ocala Area, consisting of the Wekiva River Protection Area, Wekiva Study Area and Wekiva-Ocala Corridor, is illustrated in Figure Y.

Policy 1-20.1: Definitions Applicable to Wekiva River Protection Area. The following definitions shall apply to the Wekiva River Protection Area as defined in Chapter 369, Part III, Florida Statutes and the Lake County Comprehensive Plan.

The purpose of this Policy is to eliminate ambiguity by providing a full definition of certain words and phrases which are used within the Wekiva River Protection Area. Should the definitions contained under this Policy conflict with the definitions contained elsewhere in the Lake County Comprehensive Plan or in the Lake County Code or in the Land Development Regulations, the following definitions shall apply only to the Wekiva River Protection Area, as defined in Chapter 369, Part III, Florida Statutes. These definitions, currently codified within Appendix B, Zoning Ordinance Article IV, Section 40.0, shall be codified within the Land Development Regulations.

Agriculture – The use of land for agricultural purposes, including farming, dairying and pasturage, apiculture, horticulture, floriculture, viticulture, forestry, animal and poultry husbandry, and the necessary accessory uses for packing, treating, or storing the produce raised thereon.

Aquatic - See surface-waters.

Aquatic Dependent Wildlife Species - Any wildlife species whose life cycle depends in whole or in part on an aquatic environment.

Base density – ~~Within the Wekiva River Protection Area,~~ The maximum number of dwelling units permitted by the zoning classification of property in a receiving area computed on the net acreage of the property without the use of transferred development rights.

Board - Board of County Commissioners of Lake County, Florida.

Clustering or Cluster Development - A development design technique that concentrates buildings in specific areas of a site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive natural features.

Commercial Development - C1, C2, or CP zoning as defined in the Lake County Code or Land Development Regulations, as amended from time to time.

Density - a ratio of dwelling units per unit of land.

Designated Vegetation - Those species designated as endangered, threatened or commercially exploited pursuant to Chapter 581, ~~Section 581.185(5)(a) and (5)(b)~~, Florida Statutes.

Designated Wildlife - Those species designated as endangered, threatened or species of special concern pursuant to Chapter ~~3968A~~, Sections ~~3968A-27.003, 3968A-27.004, and 3968A-27.005~~, Florida Administrative Code.

Development - 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, ~~and the dividing of the land into three or more parcels.~~

Development approval - Final approval by Lake County of a development permit.

Development permit - means any zoning permit, subdivision approval, rezoning, special exception, variance, site plan approval, or other official action of local government having the effect of permitting the development of land ~~in the Wekiva River Protection Area.~~ A Wekiva River 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, ~~measured in dwelling units per gross acre,~~ 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.

Easement - means any strip of land created by a subdivider 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.

Environmentally sensitive - ecological systems which are sensitive to development impacts and provide important natural functions for maintenance of environmental quality and wildlife habitat.

Flood Plain - any normally dry land area that is susceptible to being inundated by waters from any source.

Gross ~~acre~~ area - includes the entire area of a parcel of land excluding road right of way prior to development.

~~Gross density - For the determination of transferable development rights within the Wekiva River Protection Area gross density shall mean the total number of dwelling units permissible on a parcel of land based upon the zoning in place immediately prior to March 12, 1990, and depicted on Map 1-5.~~

Groundwater - water beneath the surface of the ground whether or not flowing through known or definite channels.

Improvements - physical changes made to raw land, and structures placed on or under the land surface in order to make the land more usable.

Lake County - a political subdivision of the State of Florida, the governing body of which is the Board of County Commissioners.

Lot - a portion of land or a building or structure capable of being legally identified. The word "lot" includes the words "plot", "parcel", "condominium" or "cooperative unit" or "tract".

Low Density Residential Development - within the Wekiva River Protection Area shall be the same as Rural Density Residential Development as defined below.

Mean high water mark - See ordinary high water mark.

Mount Plymouth-Sorrento Urban Compact Node - The Mt. Plymouth-Sorrento Urban Compact Node shall mean the following area; 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.

Native Vegetation - Plants that are indigenous to the State of Florida.

Neighborhood Commercial development - CP zoning as defined by the Lake County Code or Land Development Regulations, as amended from time to time.

~~Net Acre - derived by subtracting the following from the entire area of a parcel of land: All wetlands as defined by the St. Johns River Water Management District or the Lake County Code or Land Development Regulations; lands within the Wekiva River Hydrologic Basin Riparian Habitat Protection Zones established pursuant to Section 373.415, Florida Statutes; areas within the 100-year floodplain; road rights-of-way; and easements for ingress and egress. 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.

One Hundred (100) yr. floodplain - The regulatory flood which is representative of large floods known to have occurred generally in the area and reasonably 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 Floodprone 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 - Means any parcel of land essentially unimproved and set aside, dedicated, designated, or reserved for public or private use of enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Open space, does not include wetlands, man-made lakes, wet or dry retention or detention areas, natural bodies of water, impervious surfaces, or active recreation sites and facilities, such as tennis courts or golf driving ranges. The grassed areas of golf courses may be counted as open space. 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. 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 that are naturally vegetated and not subject to regular chemical application may be credited towards the minimum open space requirement, and provided that the golf course is certified as being in compliance with BMP's described in "Protecting Florida's Springs-Land Use Planning Strategies and Best Management Practices" (DCA/DEP). 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.~~

Ordinary high water mark - as defined and determined by the St. Johns River Water Management District.

Parcel - see lot.

Permitted - any development for which all required permits have been issued.

Plot - see lot.

~~Receiving area -The areas described in Policy 1-20.4 in the Future Land Use Element of the Lake County Comprehensive Plan, for development beyond its base density through the transfer of development rights or the Development Point Rating System, or both as appropriate. The Mount Plymouth-Sorrento Urban Compact Node Receiving Area is limited to a maximum density of five and one-half (5.5) dwelling units per net acre. The portion of the Plymouth-Sorrento Urban Compact Node which is not within the Wekiva River Protection Area boundary is not a receiving area for TDR's and the allowable maximum density for these lands is five and one-half (5.5) dwelling units per net acre. An area designated for potential development beyond its base density through the transfer of development rights from a designated sending area. "A-1-20" Receiving Area Number One and Receiving Area Number Two (Mount Plymouth-Sorrento Urban Compact Node) located within the Wekiva River Protection Area are defined and described in the Future Land Use Element of the Lake County Comprehensive Plan.~~

Regulatory Flood - see one hundred year flood definition.

Right-of-Way - 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 vehicular and pedestrian access to properties adjacent to it, and which may also provide for the location of underground utilities; whether designated as a street, highway, thoroughfare, parkway, freeway, road, avenue, boulevard, lane, place, court or

however designated whenever dedicated for public use and accepted by the Board of County Commissioners.

Roadway - a portion of the street right-of-way which contains the street pavement, swale, curb and gutter, and is used primarily for vehicular movement and secondarily for stormwater drainage.

Rural Density Residential Development - less than or equal to one dwelling unit per ~~gross~~ net buildable acre.

~~Sending Area - The area designated "A-1-40" and "A-1-20" Wekiva River Protection Area Overlay Districts on Exhibit "A" and described in Policy 1-20.4 the Land Use Element of the Comprehensive Plan, Section 699.31, Lake County Code, and designated on the Wekiva River Protection Area Transferable Development Rights Sending and Receiving Map on file in the Lake County Planning Department and Building Department. 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. "A-1-40" Sending Area Number One and "A-1-20" 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.~~

Silviculture - a process, following accepted forest management principles, whereby the crops constituting forests are tended, harvested, and reforested either by natural or artificial reforestation, or both.

Site Alteration - activity 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.

Street - see road.

Surface waters - water upon the surface of the earth, whether contained in bounds created naturally, artificially, or defused. Water from natural springs shall be classified as surface water when it exits from the springs on the earth's surface.

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.

Transfer of Development Rights (TDR) - the conveyance of development rights, to an individual or legal entity, from a sending area by deed, easement or other legal instrument, as approved by the County Attorney for Lake County, assignment to another parcel of land in a receiving area, and recordation of the conveyance in the Public Records of Lake County, Florida. Within the Wekiva River Protection Area, transferable development rights shall be calculated on the gross density permitted under the zoning classification for a sending area parcel in place immediately prior to March 12, 1990, and depicted on Map I-5.

Tract - see lot.

Uplands - as defined in Appendix B, Zoning Regulations, Section 40.1010, Lake County Code, and all land that is not wetlands or water bodies.

Urban density - more than one (1) unit per ~~gross~~ net acre.

Usable land area - See ~~net acre~~ Net Buildable Area.

Viable population - any species population that is of sufficient quantity to self-propagate and continue in existence without outside intervention.

Water bodies - ~~Wekiva River, the Little Wekiva River, Black Water Creek, Rock Springs Run, Sulphur Run, Seminole Creek and Lake Norris.~~ 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.

Waterfront - any lot or parcel bordering on a water body.

Wekiva River Protection Area - means the lands within Township 18 South, Range 28 East; Township 18 South, Range 29 East; Township 19 South, Range 28 East, less those lands lying west of a line bounded by County Road 437, State Road 46 and County Road 435; Township 19 South, Range 29 East; Township 20 South, Range 28 East, less all lands lying west of County Road 435; and Township 20 South, Range 29 East, less all those lands east of Markham Woods Road.

Wekiva River System - means the Wekiva River, the Little Wekiva River, Black Water Creek, Rock Springs Run, Sulphur Run, Lake Norris and Seminole Creek.

Wetland Dependent Wildlife Species - any wildlife species whose life cycle depends in whole or in part on a wetland environment.

Wetlands - hydrologically sensitive areas identified by the St. Johns River Water Management District regulations and Appendix B, Zoning Regulations, Section 41.58, Lake County Code or Land Development Regulations as amended from time to time.

Policy 1-20.1A: The County shall regulate the use of land within the Wekiva River Protection Area (WRPA) 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 1-20.2: 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 1-20.3: Vested Development Within the Wekiva River Protection Area. Land within the Wekiva River Protection Area as defined in ~~Chapter 369, the Florida Statutes, Part III,~~ may be developed at the density permitted by the zoning classification in place immediately prior to March 12, 1990 and depicted on **Map I-5**, providing that:

1. A plat of the property based upon the zoning classification in place immediately prior to March 12, 1990, and depicted on **Map I-5**, has been recorded in the Public 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.

2. 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.
3. 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.
4. 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.
5. Application is made to the County for a determination of vested rights.

Policy 1-20.4: 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.
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.
 - a. 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.

b. 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 I-4**. 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.

c. 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 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 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.

d. Receiving Area Number Two – Mt Plymouth-Sorrento Urban Compact Node within Wekiva River Protection Area

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 I-4**.

~~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 1-20.5: Development 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 embodied in Tables 1 through 3, in order to be considered for an increase in density. The objectives of these criteria are to:

1. ~~to~~ ensure environmental protection;
2. control urban sprawl;
3. maximize land use efficiency;

4. promote the efficient use of public facilities;
5. ensure that services required by development are in place or are programmed concurrent with development impacts; and
6. ~~to~~ direct appropriate growth patterns within the Wekiva River Protection Area.

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. In addition Development Point Rating System 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.

Table 1: Point System Rating Criteria

POINT SYSTEM RATING CRITERIA	
Submission of Project as a Planned Unit Development (5 points possible)	
Project is contained wholly within TDR receiving zone outside the Mt. Plymouth-Sorrento Urban Compact Node (5 points possible)	
Purchase of TDRs sufficient to reach density of one (1) dwelling unit per net acre (5 points possible)	
Innovation in Site Design by Providing More Open Space and Protecting Environmentally Sensitive Land than would be protected under existing regulations. (80 points possible)	
a.	Incorporation of Pervious Pavement or Grassed Parking
b.	Preservation of Native Vegetation within the 100 year Floodplain
c.	Zero Disturbance or Encroachment within the 100 year Floodplain
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)
1.	150 foot buffer
2.	100 foot buffer
3.	50 foot buffer
e.	Preservation of existing Native Vegetation (upland and wetland species)
f.	Use of Native Vegetation in Landscaping
g.	Buffers on Wetlands (10 points possible)
1.	35 feet
2.	25 feet

Table 1: Point System Rating Criteria

POINT SYSTEM RATING CRITERIA	
3.	10 feet
h.	Dedication of Natural Areas for Preservation (uplands only - wetlands are already required to be dedicated). (20 points possible)
1.	25 percent of each natural upland habitat type
2.	10 percent of each natural upland habitat type
3.	5 percent of each natural upland habitat type
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)
j.	Clustering of units to promote common open space, passive recreation, and preservation of environmentally sensitive areas.
k.	If 70 points are attained, an additional 10 points may be granted.
<p>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.</p>	
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
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

Table 1: Point System Rating Criteria

POINT SYSTEM RATING CRITERIA	
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
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	5

Table 1: Point System Rating Criteria

POINT SYSTEM RATING CRITERIA	
public.	
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
<p>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.</p>	

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
<p>* One (1) unit per forty (40) net developable acres category contains a maximum of 160 possible points.</p>	

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 50	1 per 20 acres
* The One (1) unit per twenty (20) net developable acres category contains a maximum of 175 possible points.	

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.

1. 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.

2. Wetlands and Uplands:

- A. Type and percent of biological communities existing on site and described using the Florida Land Use and Cover Classification System (FLUCCS).
- B. A typical vegetative inventory of the following:
 - 1. Overstory or canopy (trees)
 - 2. Understory or sub-canopy (shrubs, small trees)
- C. A typical animal/wildlife inventory using methodology of the Florida Fish and Wildlife Conservation Commission.
 - 1. Mammals
 - 2. Birds
 - 3. Reptiles
 - 4. Fish
- D. Pre and post-development acreage/percent of wetlands and uplands.
- E. Monitoring programs (ongoing) for wetland and upland systems.
- F. Borrow and fill requirements.

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

- A. Pre and post-development acreage of corridors.

- B. Impact of development on corridors.
- C. Proposed management, monitoring and maintenance measures for protection of corridors.

4. Designated Wildlife and Vegetation:

- A. List designated species as specified in the Florida Administrative Code as Endangered, Threatened, or Species of Special Concern.
- B. List vegetation specified in the Florida Statutes.
- C. Pre and post-development acreage of designated vegetation and wildlife.
- D. Plan for protection of designated plant and animal species.

5. Buffers:

- A. Building setbacks from:
 - 1. Wetlands
 - 2. Uplands
 - 3. Wildlife corridor
 - 4. Publicly owned conservation/preservation lands
 - 5. Wekiva River or other surface water bodies
- B. Acreage of Buffers
- C. Types of buffers, i.e.; vegetative (trees, shrub, or combination), masonry, fence, berms, etc.
- D. Use within buffers (i.e.; parks, recreational boardwalks, nature trails, bike paths, non-use, etc.)
- E. Percent/Acreage of property dedicated to County for conservation easements or deeded to County for public purpose.

6. Water Resource Management:

Complete statement and calculations of the following:

- A. Water quality and quantity for both pre and post-development.
 - 1. hydrological evaluation of development
 - 2. 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)
 - 3. recharge and discharge areas/recharge mechanisms
 - 4. potential contamination and abatement procedures

5. use of underdrains/side drains
6. degree of salt water encroachment in the Floridian Aquifer

7. Air Quality:

- A. Residential Emission Sources (fireplaces, type of heat-oil, gas, heat pump)
- B. Monitoring Plans/Mechanisms

8. Storm and Waste Water Management:

- A. Stormwater
 1. Calculations
 2. Retention/detention design
 - a. Type of system (wet, dry, on-line, off-line, etc.)
 - b. Pond/Swale
 - (1) Volume
 - (2) elevations
 - (3) overflow mechanisms
 - (4) flood elevations
 - (5) discharge point (internal, to tributary of Wekiva River, or 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
- B. 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/ non-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
 - (2) bypass
 - (3) Hydraulic profile
 - (4) Flow diagram
3. Effluent disposal method
- a. Sprayfield
 - b. percolation 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

9. 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 1-20.6: 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 1-20.7: 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:

1. Land proposed to be developed under Policy 1-20.3, Vested Development within the Wekiva River Protection Area, or Policy 1-20.6, Non-Exempt Parcels, on the Wekiva River, Blackwater Creek, Sulphur Run, Seminole Creek, and Lake Norris:
 - a. 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.
 - 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 or LDRs, whichever is farther.
2. Land proposed to be developed under Policy 1-20.4, 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 1-20.8: 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 1-20.9: 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 1-20.10: 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 1-20.11: 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 1-20.11A: Location of School Facilities Within the WRPA. Notwithstanding any other provision of this Comprehensive Plan, in order to limit the intensity of structures and facilities, additional school facilities shall not be allowed within the Wekiva River Protection Area A-1-20 and A-1-40 Overlay Districts.

Policy 1-20.12: Industrial Development. Industrial development shall be prohibited within the Wekiva River Protection Area

Policy 1-20.13: 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 (25%-50%) and commercial (20%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 1-20.14: Consideration of Environmental Factors. Full consideration shall be given to environmental factors within Lake County as they pertain to land use. ~~A.~~ The County shall work towards establishing and maintaining the natural state of the Wekiva River System and the Wekiva River Protection Area.

Policy 1-20.15: 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.

- 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 1-20.16: 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.
- E. Tree removal on lands classified as bona fide agricultural land for ad valorem taxation purposes pursuant to Section 193.461, Florida Statutes, is exempt from these provisions. All silviculture activities, however, shall comply with "Silviculture Best Management Practices"

developed by the Florida Department of Agriculture and Consumer Services, Division of Forestry and "Protecting Florida's Springs-Land Use Planning Strategies and Best Management Practices" (DCA/DEP).

Policy 1-20.17: 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 ¼ of the Southwest ¼ of Section 17, Township 19 South, Range 28 East; the South ½ 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 1-20.18: Review of the lake County Comprehensive Plan and Land Development Regulations in the Wekiva River Protection Area. ~~By 1996, the County shall review the Comprehensive plan and the land Development Regulations which affect the Wekiva River Protection Area in Lake County for their effectiveness in the meeting the requirements of Section 369.301, Florida Statutes and shall, if necessary, and the Comprehensive Plan and Land Development Regulations.~~

~~OBJECTIVE 1-21: LAND USE ISSUES RELATED TO CONSERVATION OF WATER RESOURCES, WETLANDS, FLOODPLAINS, NATURAL HABITATS, NATURAL VEGETATION, ENVIRONMENTALLY SENSITIVE AREAS, AND MINING ACTIVITIES. Within the Wekiva River Protection Area, Lake County Shall Protect the Features of the Natural Environment through the Following Policies: Intentionally Deleted.~~

Policy 1-21.1: 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 1-21.2: Reduction of Density of Waterfront Development. Lake County shall implement policies aimed at controlling the density of waterfront development.

Policy 1-21.3: 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.by the Wekiva River Protection Act, Florida Statutes.

Policy 1-21.4: 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 1-21.5: Protection and Conservation of Wetland Areas. Lake County shall implement policies, which are aimed at protecting and conserving wetland areas.

Policy 1-21.6: 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 1-21.7: 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 1-21.8: 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 5.1.20 Agricultural Uses and Policy 5.1.21: Silviculture in Wekiva River Protection Area and those activities necessary for normal yard maintenance.

Policy 21.9: 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 1-21.10: 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.

~~OBJECTIVE 1-22: PRESERVE THOSE ENVIRONMENTALLY SENSITIVE AREAS IDENTIFIED IN ENVIRONMENTAL STUDIES AND REPORTS. Lake County shall preserve those environmentally sensitive areas identified in environmental studies and reports sponsored or approved by the Board of County Commissioners in order to safeguard Lake County's resources for present and future residents and particularly those areas within the Wekiva River Protection Area. Intentionally Deleted.~~

Policy 1-22.1: Encourage Acquisition of Environmentally Sensitive Areas. Lake County shall support and actively encourage acquisition of Environmentally Sensitive Areas by donation or purchase by Federal, State or units of local government and non-profit groups that would preserve them in their natural state. The County shall utilize revenue bonds from the Lake County Land Acquisition program and partner to the greatest extent possible with the aforementioned entities to acquire, or assist in the acquisition of, environmentally sensitive land for permanent preservation.

Policy 1-22.2: In support of the preservation of the natural systems of the Wekiva River Protection Area, by 1993, the Board of County Commissioners shall establish a funding mechanism to acquire, or assist in the acquisition of, environmentally valuable lands. Such mechanism shall be established with the approval of the electorate of Lake County through a referendum consistent with the policies in the Conservation and Recreation Element.

~~OBJECTIVE 1-23: DISCOURAGEMENT OF PRACTICES THAT DEplete PORTABLE WATER SUPPLIES AND THE PROMOTION OF CONSERVATION PRACTICES. Lake County Shall Discourage wasteful practices that would deplete supplies of potable water and shall promote conservation practices. Intentionally Deleted.~~

Policy 1-23.1: Provision of Central Water Systems within the Wekiva River Protection Areas. Central Water Systems shall be required within the Wekiva River Protection Area where provision of such a system is shown to be economically feasible 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 1-23.2: Central Water System within the Wekiva River Hydrologic Basin Protection Zones. The provision of a Central Water System within the Wekiva River Hydrologic Basin Protection Zones shall be required by the year 2000 or earlier if economically feasible. Such provision shall be through public or private sources, or a combination thereof and shall be utilized where sufficient density can be attained (making centralized facilities cost effective) through application of the density point rating system (in a clustered development).

Policy 1-23.2: Protection of Ground and Surface Waters. Lake County shall protect the normal quantity, quality, and flow of ground and surface water, which are necessary for the protection of resources of State and regional concern including designated areas such as the Wekiva River Protection Area and Wekiva Study Area.

Policy 1-23.3: Protection of the Water Supply. Lake County shall protect the normal supply of ground and surface waters.

~~OBJECTIVE 1-24: SEWAGE TREATMENT AND DISPOSAL FACILITIES. Lake County shall encourage the development of sewage handling and disposal facilities that utilize the best available technology in order to minimize any detrimental effect to the environment.~~
Intentionally Deleted.

Policy 1-24.1: 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 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 1-24.2: Central Sewer System within the Wekiva River Hydrologic Basin Protection Zones. The provision of a central sewer system within the Wekiva River Hydrologic Basin Protection Zones shall be required by the year 2000 or earlier if feasible. Such provision shall be through public or private sources, or a combination thereof and shall be utilized where sufficient density can be attained (making centralized facilities cost effective) through application of the density point rating system (in a clustered development).

~~OBJECTIVE 1-25: PROVISION OF ACTIVITY BASED RECREATION FACILITIES. Lake County shall provide recreational areas in such a manner that activity based facilities will be located in urban areas and urban compact nodes.~~
Intentionally Deleted.

Policy 1-25.1: 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 environmentally sensitive areas identified in the Conservation Element of the Lake County Comprehensive Plan; and within the Wekiva River Protection Area.

Policy 1-25.2: Wild and Scenic River Designation. Lake County shall participate in functions of the federal Wekiva River System Advisory Management Committee, established pursuant to designation of the Wekiva River System as a Wild and Scenic River. The County shall support purposes of the committee, including development of a management plan for the Wekiva River System and advising the United States Department of the Interior with respect to management responsibilities for the Wekiva River System consistent with the federal Wild and Scenic Rivers Act.

OBJECTIVE 1-26: Wekiva Study Area (WSA). 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, sensitive natural habitats, wetlands, wildlife, and wildlife corridors. It is the intent of this section to supplement the provisions contained in this Comprehensive Plan relative to portions of the Wekiva Study Area that include the Wekiva River Protection Area.

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

Policy 1-26.1: Surveys 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 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 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 1-26.2: Land Use Strategy Within the WSA and Outside 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 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 may be allowed to develop at a maximum residential density of one (1) dwelling unit per one (1) net acre. Proposed development exceeding ten (10) acres 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% 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 and shall protect a minimum of 35% of the net area as open space.

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 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 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 and shall protect a minimum of 35% of the net area as open space.

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 outside of the WRPA shall comply with policies established within this Comprehensive Plan and the LDRs for the Mount Plymouth-Sorrento Historic Village Overlay District.

Policy 1-26.3: Open Space Requirements with 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 1-26.2. 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% 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 1-26.4: 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. 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 that are naturally vegetated and not subject to regular chemical application may be credited towards the minimum open space requirement, and provided that the golf course is certified as being in compliance with BMP's described in "Protecting Florida's Springs-Land Use Planning Strategies and Best Management Practices" (DCA/DEP).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 1-26.5: Priority for Preservation within the WSA. Priority for preservation and dedication shall be given to the following natural resources: Most Effective Recharge Areas, wetlands, springs, spring runs, sinkholes, surface and subsurface caves, and karst features, as well as sensitive natural habitats including long leaf pine, sand hill, xeric oak scrub, and sand pine scrub vegetative communities.

Policy 1-26.6: Dedication of Open Space within the WSA. Open space required within the WSA shall be protected as follows:

1. Open space shall be designated to remain undeveloped and protected in perpetuity through the use of conservation easements, plat restrictions, or similar 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:

- Conservation Agency such as FDEP or SJRWMD
- Non-profit conservation organization or land trust
- Lake County, subject to county approval
- Homeowners Association providing for binding legal commitments regarding preservation and management

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 1-26.7: Development Design Standards. All new development within the WSA 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, and aquifer recharge, pursuant to Policy 1-26.2 and Policy 1-26.3.

- 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 native plants and “right plant-right place” landscaping techniques that provide compatibility with the natural environment, and limiting lawn and landscaped areas requiring irrigation or regular chemical applications to no more than 50% of all pervious areas, including 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 1-26.8: Protection of Karst Features. The County shall require that new development be designed to avoid and protect karst features with the intent of maintaining their natural function, integrity and structure. Karst features shall be considered for potential acquisition by the County with priority given to those areas where protection would render a property undevelopable.

Policy 1-26.9: 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.
- 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 1-26.10: Setbacks from Karst Features. 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.

<u>Feature</u>	<u>Minimum setback</u>
<u>Springs</u>	<u>300 feet</u>
<u>Spring runs</u>	<u>100 feet</u>
<u>Sinkholes and other karst features with direct connection to the aquifer</u>	<u>200 feet</u>

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 1-26.11: Development BMPS 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 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 to the extent feasible, the curb and gutter shall be designed to provide adequate curb cuts to allow run-off to be directed to roadside landscaped swales for infiltration and treatment prior to discharge.

6. Development shall be designed to minimize site disturbance using 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
- Minimize connected impervious surfaces to reduce water runoff flows and increase opportunities for infiltration

OBJECTIVE 1-27: WEKIVA-OCALA CORRIDOR. The County shall regulate the use of land within the Wekiva-Ocala Corridor, depicted in **Figure Y** and 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 1-27.1: 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 within the Wekiva Study Area, 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, or to provide for resource management such as prescribed fire.

- Clustering of dwelling units on smaller lots to create contiguous tracts of common open space for the protection of natural habitat, wildlife, and wildlife corridors for all development utilizing PUD zoning.
- 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 native plants and “right plant-right place” landscaping techniques, which provide compatibility with the natural environment and minimize the use of chemicals, pesticides, and water for irrigation.
- Protection of karst features, sensitive natural habitat, and minimum required open space consistent with WSA requirements contained within this Comprehensive Plan, and which shall be applicable generally within the Ocala-Wekiva Corridor.

The Land Development Regulations of Lake County shall be updated as appropriate to implement the aforementioned standards.

Policy 1-27.2: 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 1-27.3: Coordination of Land Use with Objectives of the Wekiva-Ocala Greenway Project. Lake County in cooperation with the Department of Environmental Protection and the Florida Fish and Wildlife Conservation Commission 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 1-27.4: Land Preservation within the Wekiva-Ocala Corridor. Lake County shall support, assist and actively encourage public land acquisition and conservation easements as appropriate in order to protect environmentally-sensitive areas and wildlife corridors within the Wekiva-Ocala Corridor and Florida Division of State Lands Wekiva-Ocala Greenway project. The County shall utilize revenue bonds from the Lake County Land Acquisition program and partner to the greatest extent possible with federal, state and local governments and agencies, and with private non-profit conservation organizations as appropriate, to achieve this purpose

Policy 1-27.5: 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 and "Protecting Florida's Springs-Land Use Planning Strategies and Best Management Practices" (DCA/DEP).

4. Amendment. The Conservation Element, Objective 7-2, shall be amended to read as follows:

Policy 7-2.2A: 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 classification shall be developed that sets standards to protect the infiltration functions of protected and most effective aquifer recharge areas.

Policy 7-2.2B: Landscaping at County Facilities. The County shall establish guidelines for managing existing and future land and landscapes at county facilities using the educational guidelines contained in the 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 into ground and surface waters.

Policy 7-2.2C: Protection of Sinkholes and Karst Features. Lake County shall identify, to the extent practical, all karst features with hydrologic connection to the surficial and Floridan Aquifer with the assistance of the water management districts. Such features may include but are not limited to sinkholes, stream-to-sink features, seepage slopes and lakes with internal drainage. Land uses and development in the vicinity of karst features shall be regulated so as to prohibit any activity with the potential to adversely impact groundwater quality. Where proposed development activity contains a sinkhole, setbacks and buffers shall be required based on recommendations of a state registered geologist. The type, density and intensity of land uses established adjacent to sinkholes shall be limited to activities which will not cause further expansion of the sinkhole. Sinkholes shall not be used as part of a stormwater conveyance system, and shall utilize swales as necessary to divert runoff. Diversion of stormwater directly or indirectly to sinkholes shall be prohibited.

Acquisition of karst areas should be considered by the County to ensure their protection.

{All other Policies within Objective 7-2 shall remain unchanged.}

5. Amendment. The Conservation Element, Objective 7-3, shall be amended to read as follows:

Policy 7-3.1A: Protect Waters and Watersheds. The County shall participate in programs at the local, regional, state, and federal levels to protect and manage of waters and watersheds given special protection status by law, rule or ordinance. These areas shall include but not be limited to the GSACSC, the Wekiva River and its tributaries, the Wekiva-Ocala Greenway, OFWs and OLWs. Proposed activities and development of any type within the 100-year floodplain of the four river basins in Lake County (Wekiva, Oklawaha, Palatka, and St Johns River) shall be required to demonstrate, prior to approval, that water quality and floodplain functions and values shall not be adversely affected.

Policy 7-3.2A: Map Outstanding Florida Waters. The location of the Wekiva River and its tributaries as an OFW and other waters that may be subsequently designated as "Outstanding Florida Waters" shall be placed on maps and GIS overlays prepared for use in regulatory decisions by the County. Section 403.061 (27), Florida Statutes, grants FDEP power to: establish rules that provide for a special category of water bodies within the state, to be referred as "Outstanding Florida Waters," which shall be worthy of special protection because of their natural attributes; and the Wekiva River has been so designated. The direct or indirect discharge into OFWs in Lake County shall be regulated consistent with Florida Statutes.

{All other Policies within Objective 7-3 shall remain unchanged.}

6. Creation. The Conservation Element, Objective 7-4A, shall be created to read as follows:

OBJECTIVE 7-4A: SPRINGSHEDS. The County shall protect and restore, to the maximum extent possible, sensitive areas within and adjacent to springsheds including springs, seeps, recharge areas, sinkholes, caverns, and other karst features. The following policies shall apply within identified springsheds, including the Wekiva Study Area.

Policy 7-4A.1: Identification and Protection of Sensitive Springshed Resources. The County shall work with state and regional agencies to use the Florida Aquifer Vulnerability Assessment, and the Wekiva Aquifer Vulnerability Assessment, as appropriate, to identify and map springs and springsheds and to create detailed springshed protection zones (SPZs) as part of the groundwater model of Lake County. Springsheds and SPZs will be used as a base to regulate land use and development within and adjacent to these resources.

Policy 7-4A.2: Acquire Land for Preservation within Springsheds. The County shall protect sensitive springshed resources through the acquisition of land within identified springsheds and SPZs. The County may use revenues and monies that 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, the Lake County Land Acquisition 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 shall receive special consideration for acquisition by the County with priority given to those areas where acquisition would protect the health and welfare of people and the environment.

Policy 7-4A.2.1: Create Open Space Areas within Springsheds. The County shall identify approaches to create open space within springsheds. These approaches may include transfer of development rights, on-site density transfers, and performance zoning.

Policy 7-4A.3: Environmental Education. The County shall establish programs that provide environmental education for the public about the relevance of water resources, groundwater, aquifers, water pollution, karst features, springs, springsheds, and springshed protection to their community and region, and the vital hydrological system of which they are a part. The County shall coordinate with the local colleges, the

school board and individual schools to develop environmental education programs highlighting water resources and springshed protection issues.

Policy 7-4A.4: Media Outreach. The County shall work with and encourage the media to enhance the environmental literacy of residents with respect to water resources, natural values and issues facing springs and springsheds.

Policy 7-4A.5: Encourage Use of BMPs. The County shall encourage the use of Best Management Practices within springsheds, including but not limited to guidelines contained in "Protecting Florida's Springs Manual-Land Use Planning Strategies and BMPs" (FDCA and FDEP) as they relate to each of the following:

Policy 7-4A.5.1: Agricultural BMPs. The County shall work with Federal, State and Local agencies, and existing agricultural extension programs to educate, encourage and assist farmers within springsheds to use BMPs that minimize use of water, fertilizers, herbicides and pesticides; that protect karst features; and reduce erosion.

Policy 7-4A.5.2: Silviculture BMPs. The County shall encourage silviculture activities and the use of BMPs that are compatible with the need to protect springsheds and conserve water resources. The County shall require compliance with BMPs outlined in "Silviculture BMPs Manual" (FDACS, Division of Forestry)

Policy 7-4A.5.3: Residential and Commercial 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 7-4A.6: Adoption of LDRs for Springshed Protection. 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 silvaculture practices, aquifer recharge, use of septic systems, creation of open space and efficient irrigation to maximize conservation of water.

Policy 7-4A.7: Regulate Land Use Activities within Springsheds. The County shall regulate land uses activities that have potential to adversely impact springsheds and adopt associated LDRs as appropriate:

Policy 7-4A.7.1: Require Appropriate Stormwater Management. The County shall require the construction of site-appropriate stormwater management systems to ensure that post-development recharge rates equal pre-development recharge rates within areas of protected recharge and Most Effective Recharge. 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 7-4A.7.2: Require Open Space. The County shall require a minimum percentage of dedicated open space for new development within identified springsheds, including the WSA. . Clustering techniques shall be used to create open space for aquifer recharge and protection of karst sensitive features.

Policy 7-4A.7.3: Guide Development Away from Springsheds. The County shall guide development away from identified springsheds and SPZs through a variety of approaches including designation of land use type and density restrictions, buffer requirements, land acquisition and conservation easements.

Policy 7-4A.7.4: Identify Karst Features on Development Proposals. Karst features shall be accurately identified on development proposals. The County shall require strategies for protecting karst features during construction and after development that accomplish the following:

1. Inclusion of karst features into pervious open space areas;
2. Use of landscape design principles to incorporate features as aesthetic elements;

3. Prohibit discharge of stormwater and wastewater effluent to karst features.
4. Perimeter buffering around features to maintain natural context, edge vegetation, and structural protection.

Policy 7-4A.7.5: Investigate Soils and Subsurface Hydrology. The County shall require investigation of soils and sub-surface hydrologic conditions prior to submitting a land development proposal or request for land use that may have the potential for adverse impact to a springshed or SPZ.

Policy 7-4A.8: Golf Courses within Springsheds: The County shall require that all golf course siting, design, construction, and management 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 ~~require compliance with the Lake County Golf Course Ordinance.~~ Implement Land Development Regulations to further govern the development of golf courses.

Policy 7-4A.9: 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 and chemical application to no more than 50% of ~~the pervious surface area of each lot.~~ all pervious areas, including residential lots. Drought tolerant vegetation shall be required and 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 7-4A.10: Landscape and Lawncare Certification. The County shall establish an education and certification program for landscape and lawn-care professionals regarding responsible practices that limit water use, fertilizers and pesticides. This program shall be applicable generally county-wide and specifically for the WSA.

Policy 7-4A.11: Wastewater Treatment Systems within Springsheds. The County shall support and require compliance with all agency regulations relating to the location and operation of central wastewater treatment facilities, including advanced standards for wastewater treatment facilities within the WSA adopted pursuant to FDEP rule. The County shall coordinate with the Florida Department of Health 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, including the WSA. The County shall consider 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.

7. Amendment. The Conservation Element, Objective 7-5, shall be amended to read as follows:

Policy 7-5.1A: 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~~ 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, structural enhancements shall be required to maintain wetland connectivity and natural flow regimes.

{All other policies contained within Objective 7-5 shall remain unchanged.}

8. Creation. The Conservation Element, Objective 7-5B, shall be created to read as follows:

OBJECTIVE 7-5B: AREAS OF ECOLOGICAL SIGNIFICANCE

Policy 7-5B.1: Wekiva-Ocala Greenway. The County shall preserve the integrity of the Wekiva-Ocala Greenway which links the Ocala National Forest and state-owned lands along the Wekiva River as an intact ecosystem of statewide significance by protecting its discrete and intra-dependent natural resources including but not limited to its springs, springsheds, river system, karst features, wetland and upland communities, ecological connectivity, and wildlife.

9. Amendment. The Conservation Element, Objective 7-6, shall be amended to read as follows:

~~Policy 7-6.2: Conservation of Natural Upland Plant Communities 9J-5.013(2) (c) (3), (9). Lake County shall regulate the conservation of its natural upland communities through the policies of this plan. These policies shall be incorporated into the Land Development Regulations. The following upland plant communities, as generally identified on Maps 7-23, 7-24, 7-25 and 7-25A (attached), shall be protected from the impacts of development as provided for in these policies:~~

- ~~1. Pine Flatwoods~~
- ~~2. Longleaf Pine/Xeric Oak~~
- ~~3. Sand Pine~~
- ~~4. Upland Mixed Coniferous Hardwood~~
- ~~5. Mesic Flatwoods/Dry Prairie~~

The County shall regulate the conservation 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.)

Policy 7-6.7: Site Survey and Protection of Natural Upland Plant Communities. The County shall require all development proposals in excess of fifty (50) acres 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. 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. 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, developments proposals in excess of five (5) acres shall require an upland vegetative community inventory.

Policy 7-6.8: Protection of Sensitive Natural Habitat within the Wekiva Study Area. The County shall protect sensitive natural habitat within the WSA, including Longleaf Pine/Sandhill, Sand Pine, and Xeric Oak Scrub communities, through land acquisition and regulation.

Policy 7-6.9: Acquisition of Sensitive Natural Habitat. The County shall strive to protect sensitive natural habitat within the 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.

Policy 7-6.10: Protection of Sensitive Natural Habitat within Development. For new development within the 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 or 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 on-site shall require a permanent conservation easement and be incorporated as open space within the subject property.

Policy 7-6.11: Management Plan for Sensitive Natural Habitat. Within the 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:

1. Removal of invasive vegetation, and replanting with native vegetation as necessary
2. Maintenance of biodiversity, with special emphasis on protection of listed plant and animal species
3. Removal of debris, articles, and structures not permitted by the management plan
4. Conditions for use that are limited to passive recreation
5. Any additional measures determined necessary to protect and maintain the functions and values of the habitat area while ensuring protection from wildlife

{All other policies within Objective 7-6 shall remain unchanged.}

10. Amendment. The Conservation Element, Objective 7-7, shall be amended to read as follows:

Policy 7-7.11: 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 habitat. 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 on-site. 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 environmentally-sensitive areas such as the Wekiva-Ocala corridor Area and GSACSC. 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 7-7.12: Wildlife Consideration within Environmentally-Sensitive Areas. The County shall require the following methodology regarding the development of property containing species designated as endangered, threatened, or species of special concern within the Wekiva-Ocala corridor, WSA, and GSACSC:

1. As a condition for development approval, the developer/applicant shall be required to complete a site survey of plants and animals including designated species pursuant to Florida Statutes, 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 on-site preservation or relocation within the designated area in accordance with a plan acceptable to, and permitted by FFWCC. Incidental taking of listed species shall be prohibited unless FFWCC determines that a particular group of animals on the site can not benefit from either on-site 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 be relocated with the designated species.
3. If a listed species is determined to exist on a site, the following shall apply in the given order of priority:
4. The developer/applicant must accomplish development in such a fashion as to avoid the habitat of the listed species; or
5. 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
6. The developer/applicant must demonstrate to the County via site analysis that development with the approved use can not be accomplished through on-site relocation and that a conservation benefit can be achieved for the species and natural community through off-site relocation. In this case, as a final option, only the number of individuals of said species necessary to allow development to occur may be relocated off-site, provided however that additional individuals may be relocated if remaining individuals would not constitute or remain part of a viable population. Relocation must take place within the designated area (Wekiva-Ocala corridor, WSA, or GSACSC) with preference given to properties adjacent or close to the donor site. To the extent possible, commensal species shall be relocated with the designated species.
7. 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.

{All other policies within Objective 7-7 shall remain unchanged}

11. Amendment. The Conservation Element, Objective 7-17, shall be amended to read as follows:

Policy 7-17.4: Natural Areas Network. Lake County shall develop through its Land Development Regulations criteria for establishing natural area networks by connecting existing natural areas for the purposes of wildlife enhancement, endangered species population maintenance and restoration, retention of aquifer recharge capabilities, establishing open space networks between existing urbanized

areas/controlling urban sprawl, airshed protection, enhancement of real estate values, providing recreational lands. The County shall partner with federal, state and local agencies, and with private conservation entities as appropriate, to identify and acquire environmentally-sensitive land in order to establish natural area networks or greenways. These networks or greenways are intended to link parks, preserves and natural areas for the purposes of protecting habitat and wildlife corridors, viable populations of listed species, aquifer recharge capacity, and to establish a county-wide network of open space between developed areas.

Policy 7-17.5: 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 land 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 Wekiva-Ocala Greenway and the Wekiva Study Area.

{All other policies within Objective 7-17 shall remain unchanged.}

12. Repealing and Replacing. Public Facilities Element, Natural Groundwater Aquifer Recharge Sub-Element, shall be repealed and replaced to read as follows:

GOAL 6E: TO MAINTAIN AN ADEQUATE QUALITY AND QUANTITY OF AQUIFER RECHARGE TO PROTECT POTABLE WATER SUPPLIES, AND ENSURE THE PROTECTION OF NATURAL SYSTEMS.

OBJECTIVE 6E-1A: 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 6E-1A.1: Aquifer Recharge Maps. Lake County shall utilize best available aquifer recharge maps created by state agencies. For the purposes of this Comprehensive Plan, the County shall recognize the term “protected recharge” to mean areas with an annual recharge rate of 10 inches or greater, or characterized by Type A hydrologic soils.

Policy 6E-1A.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 Lake County county-specific data, would help determine which areas within the county were the most and least 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 well-head protection, springshed protection, source-water protection, watershed and ecosystem comprehensive planning, land-use planning/zoning, land conservation and as a component of ground-water susceptibility models.

The term “aquifer vulnerable” shall be defined as the tendency or likelihood for contaminants to reach the top of the applicable aquifer system after introduction at land surface based on existing knowledge of natural hydrological conditions.

Policy 6E-1A.3: Springshed Maps. Lake County shall utilize best available springshed maps created by state agencies. The term “springshed” shall be defined as the land areas that contribute surface water and rainwater to spring flow.

Policy 6E-1A.4: Support of Federal, State, and Local Agencies. Lake County will 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.

Policy 6E-1A.5: Aquifer Monitoring Program. Lake County will cooperate with federal, state and local agencies, local governments and interest groups in the implementation of on-going aquifer-monitoring programs.

Policy 6E-1A.6: Development of Local Regulations. Lake County shall develop local regulations for inclusion into the Land Development Regulations, including a Lake County scale version of the State’s FAVA map, to augment State and Federal regulations pertaining to the protection of the surficial and Floridan aquifers.

Policy 6E-1A.7: Intergovernmental Coordination. Lake County shall collaborate with federal, state and local agencies in studying the surficial and Floridan aquifers, springs, karst features 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 6E-1: CONSERVATION OF THE AQUIFER RESOURCE. The County shall safeguard the quality and quantity of the surficial and Floridan aquifers, to protect and enhance the capabilities of the ground water recharge areas for the present and future water supply of Lake County and ensure protection of natural systems. The following policies shall apply generally within Lake County.

Policy 6E-1.1: Water Conserving Plumbing Fixtures. The County shall require the use of water conserving plumbing fixtures in all new development.

Policy 6E-1.2: Irrigation Rain Sensors. The County shall require irrigation rain sensors with automatic cut-offs on all new irrigation systems in accordance with the Florida Standard Building Code.

Policy 6E-1.3: Golf Course Ordinance. Lake County shall implement a Golf Course ordinance as it applies to water conservation, reuse and drought management. In order to ensure the development of environmentally friendly golf course construction, the County shall require new golf course developers to meet requirements of the Audubon International Signature Program and enroll in its monitoring and evaluation program.

Policy 6E-1.4: Surface and Subsurface Hydrology. Lake County shall require that the hydrology of a site be utilized in determining land use as opposed to land use determining hydrology. This entails discouraging any land use that would significantly alter surface ground water levels, recharge, water quality; or have an adverse effect on the environment.

Policy 6E-1.4A: Use of Best Available Information. Lake County shall utilize best available data from state agencies to identify and map areas of “Most Effective Recharge” as defined by the St Johns River Water Management District, areas of aquifer vulnerability, springshed boundaries, and karst sensitive features. The County will rely on the data generated by the Water Management Districts, the Florida Geological Service, and other sources, including but not limited to aquifer vulnerability data provided in the *Florida Geological Survey Report of Investigation 104: Wekiva Aquifer Vulnerability Assessment (WAVA)*.

Policy 6E-1.4B: Inappropriate Development. Lake County shall avoid inappropriate development within Most Effective Recharge Areas. Within undeveloped parts of the WSA exhibiting Most Effective Recharge, areas of aquifer vulnerability, and areas that contain karst sensitive features, low intensity land uses shall be preferentially maintained as the best option for protecting the quality and quantity and groundwater resources.

Policy 6E-1.4C: Incompatible Land Uses. Lake County shall direct incompatible land uses away from Most Effective Recharge areas, including high intensity agriculture, heavy commercial, industrial, golf courses, urban uses with extensive impervious surfaces, and uses which may contaminate the underlying aquifer with hazardous or toxic materials or waste.

Policy 6E-1.5: Best Management Practices. Lake County will use best management practices and performance standards to maximize open space, limit impervious surfaces, promote protection of natural vegetation, buffer karst sensitive areas, maximize recharge volumes, and treat recharge stormwater to protect groundwater quality and quantity. Such practices and standards shall be included in the Land Development Regulations.

Policy 6E-1.6: Recharge Projects. Lake County will continue to work with state agencies to evaluate potential projects that would allow for increased recharge to occur in Lake County. The County shall seek to partner with federal, state, 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.

Policy 6E-1.7: Minimizing Impact to Natural Hydrology. The County shall maintain or improve the quality and function of natural drainage systems, ground and surface waterways, recharge areas and associated natural resources within rural areas through an emphasis on non-structural approaches to floodplain management.

Policy 6E-1.8: 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, and 5) benefits of drought resistant plants, 6) methods of reducing pollution and nutrient loads to the aquifer through an education program that consists of, at a minimum, brochures, a speakers bureau, and slide show.

OBJECTIVE 6E-1B: PROTECTED 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”, areas vulnerable to aquifer contamination, springsheds in order to safeguard natural systems and water supplies. The following policies pertain to these areas.

Policy 6E-1B.1: Protection Strategies. The County will actively pursue the following to enhance the protection of groundwater resources:

1. Institute stepped-up stormwater management practices and use of karst-specific and low impact design options through design and redesign of county operated stormwater management facilities and through added treatment criteria for new development or redevelopment areas;

2. Heighten public education targeted to homeowners regarding proper lawn and landscaped area fertilization and irrigation;
3. Emphasize use of "right plant-right place" and Florida Friendly landscaping approaches to lawn and landscape design;
4. Employ active street sweeping that includes the collection of lawn and landscaping debris to reduce nutrient loading to the aquifer;
5. Establish water conservation programs;
6. Foster local stewardship "adopt a springs" type programs and other incentive and volunteer springshed awareness and protection programs
7. Adopt state criteria or equivalent for the design and construction of stormwater management systems in karst areas;
8. Provide pre-treatment, in the form of swales, berms, ponds, or dry basins, to runoff that currently discharges directly into protected recharge areas, wetlands, and areas of aquifer vulnerability including but not limited to features such as sinkholes, solution pipes, and springs;
9. Consult federal and state agricultural agencies and research institutes to review the use of agricultural chemicals to ensure that recommended application rates are protective of water quality where ground water is particularly vulnerable.

Policy 6E-1B.2: Emphasis on Low Intensity Use. Within undeveloped parts of the county characterized by protected recharge areas, areas most vulnerable to aquifer contamination, and within identified springsheds including but not limited to applicable portions of the Wekiva Study Area, existing low intensity land uses shall be preferentially maintained as the best option for protecting the quality and quantity and groundwater resources.

Policy 6E-1B.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 protected 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 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 6E-1B.4: Design Strategies for Aquifer Recharge Protection. Development within a protected aquifer recharge area or in an area most vulnerable to contamination 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 FDEP, USDA, NRCS, and IFAS 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 6E-1B.5: Secure Lands for Aquifer Protection. Where feasible, Lake County shall purchase or secure conservation easements on protected aquifer recharge lands, and property that contains unique or sensitive karst features.

Policy 6E-1B.6: Site Specific Review. Lake County shall, at the applicant's expense, seek a site specific determination by an independent State-licensed Professional Geologist or Professional Engineer who can demonstrate equivalent competence to determine whether a site lies within a protected aquifer recharge area as defined in Policy 1.1-1 or is most vulnerable to contamination of the Floridan Aquifer. The Land Development Regulations shall include the requirement of a hydrologic report for all protected recharge areas as part of site evaluation prior to development. This report will assess total recharge potential and sensitive hydrologic or karst features of the site. The Land Development Regulations will stipulate recharge requirements based on the proposed land use and site hydrology.

Policy 6E-1B.7: Land Development Regulations. The County shall adopt into the Land Development Regulations, an overlay classification(s) which sets overlay design criteria and standards for protected aquifer recharge areas, areas most vulnerable to contamination, and springsheds.

The following shall be addressed in regulating development and creating land development regulations:

1. 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 on-site ecological and soil conditions;
2. Requirements to utilize on-site retention of rain and storm water for active and passive irrigation where feasible and effective;
3. Requirements to implement "right plant – right place" and water wise landscaping standards;
4. Minimum open space standards;
5. Design standards for natural water retention areas;
6. Standards to ensure water quality;
7. Protection of the aquifer from saltwater intrusion;
8. Regulations regarding the use of pesticides and fertilizers;
9. Regulations that protect sensitive karst features such as springs and sinks as undeveloped open space with ample buffering and native vegetation; and
10. Regulations regarding the use and maintenance of onsite sewage treatment and disposal systems (OSTDS).

Policy 6E-1B.8: Additional Requirements for Development within Protected Recharge Areas. In addition to regulations adopted pursuant to Policy NAT 1.3-5, the County shall require that all development within protected recharge areas comply with the following measures:

1. Stormwater retention facilities shall be located in those areas with the highest rate of percolation, except in areas than contain sensitive karst features such as sinks which provide direct conveyance to the aquifer without the benefit of filtration;
2. Natural vegetation and/or use of water wise plant materials suitable for on-site ecological and soil conditions shall be used for required buffers and open space areas. These areas shall be maintained in their natural state and protected from disruption during site construction; and
3. Pervious parking materials, grass parking areas, and smaller parking stalls may be permitted where it can be demonstrated to adequately serve the need of on-site use and result in greater recharge than under current code requirements.

Policy 6E-1B.9: Zones of Protection. The County shall develop and implement zone of protection ordinances and land development regulations to protect spring recharge basins, including but not limited to applicable areas of the Wekiva Study Area, and areas that drain into sinkholes and other karst features exhibiting recharge and/or contaminant migration potential. The County shall utilize the DEP/DCA

publication “Protecting Florida Springs: Land Use Planning Strategies and Best Management Practices” to develop these ordinances and land development regulations.

Policy 6E-1B.10: Sinkholes. The County shall require that if development occurs on property containing a sinkhole, or stream or creek connecting to a sinkhole, the applicant must at a minimum preserve a 150 foot buffer on either side of the sinkhole, stream or creek to ensure that there will be no encroachment. Necessary stormwater treatment must occur outside of this natural buffer to contain stormwater runoff.

Policy 6E-1B.11: Rapid Infiltration Basins. The County will require compliance with all state agency rules relative to the siting and construction of rapid infiltration basins within springsheds and environmentally-sensitive areas, including but not limited to the WSA and GSACSC.

Policy 6E-1B.12: Protocol for Determining Suitability. The County shall develop protocols for review in determining the suitability of a site, with respect to protected recharge areas, areas of aquifer vulnerability, and spring systems for a proposed change in future land use, zoning, or conditional use.

Policy 6E-1B.13 Homeowner Literature. As a condition of development approval, the County shall require that when development occurs within or adjacent to environmentally sensitive areas (including protected recharge areas), homeowner documents will be required to address the nature of the sensitivity and how to protect the natural features of the site. The County shall also require that the developer prepare and provide for distribution, brochures to enhance public awareness of these resources.

OBJECTIVE 6E-2: PREVENTION OF CONTAMINATION OF AQUIFER RESOURCES. The County shall evaluate proposed commercial, industrial, business and residential land use to protect the County's ground water resources and prevent contamination of the aquifer.

Policy 6E-2.3: Land Development Regulation Updates. Lake County shall amend its Comprehensive Plan and update its Land Development Regulations, using information collected by federal, state, and local agencies during future ground water quality studies. These updates shall address but are not limited to:

1. Public wellfield siting, per the adopted Wellhead Protection Ordinance;
2. Siting of industrial land uses which use regulated substances or generate hazardous waste;
3. Siting of additional household hazardous waste collection facilities for households and conditionally exempt small quantity generators of hazardous waste;
4. Protection of the aquifer from saltwater intrusion;
5. Activities regarding the use of regulated substances, including but not limited to pesticides and fertilizers.

Policy 6E-2.4: Continued Enforcement of Regulations. Lake County shall cooperate with State and Federal agencies in enforcing regulations pertaining to the protection of the surficial and Floridan aquifers from regulated materials and wastes, including those material governed 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 and Local codes requiring the management of materials that may be harmful or dangerous to the environment.

Policy 6E-2.6: 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. by participating in programs at the local level.

Policy 6E-2.6A: Regulation of Hazardous Wastes in Protected Aquifer Recharge Areas and in an Area Most Vulnerable to Contamination. Lake County shall prohibit 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 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 protected aquifer recharge areas and in an Area Most Vulnerable to Contamination. Large quantity generators (>1000 kg per month) may be prohibited in protected aquifer recharge areas and in an Area Most Vulnerable to Contamination.

Policy 6E-2.14: 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 areas with high ground water pollution potential.

13. Creation. Objective 6A-5, and Objective 6A-6, Public Facilities Element, Sanitary Sewer Sub Element, is hereby created to read as follows:

OBJECTIVE 6A-5: CENTRAL SEWER SERVICE IN THE WEKIVA STUDY AREA. Lake County shall require the implementation of advanced wastewater treatment and disposal facilities where central services exist within the WSA to minimize impact on surface and groundwater resources, consistent with state agency rules.

Policy 6A-5.1: Provision of Central Sewer Services. In order to reduce nutrient loading within the Wekiva Springshed, the County will encourage the central sewerage of areas with a high septic tank density.

Policy 6A-5.2: Wastewater Discharge. The County shall ensure that wastewater discharge from facilities within WSA is treated to comply with all FDEP regulations for enhanced wastewater treatment. The County shall prohibit the construction of Rapid Infiltration Basins within identified primary and secondary springshed protection zones.

Policy 6A-5.3: Coordination with Wastewater Providers. The County shall cooperate with wastewater service providers to jointly address ground and surface water nutrient loading issues within the WSA. Such efforts should address water quality throughout the entire basin comprehensively, not only on a site specific basis, and should aim to leverage limited resources and take advantage of economies of scale.

Policy 6A-5.4: Disposal of Sludge and Residual Wastewater. The County shall prohibit land application of sludge or wastewater residuals within the WSA.

OBJECTIVE 6A-6: ONSITE SEWAGE DISPOSAL SYSTEMS IN THE WEKIVA STUDY AREA. Lake County shall encourage upgraded, modified, and new septic systems to use the latest treatment technologies, performance standards, and operational procedures to maximize nutrient removal and minimize ground and surface water contamination.

Policy 6A-6.1: Advanced Wastewater Treatment. The county shall require the implementation of advanced wastewater treatment and disposal technology for central sewer services within environmentally sensitive areas, including but not limited to the Wekiva Study Area, consistent with Florida Department of Environmental Protection rules.

Policy 6A-6.2: Enhanced Onsite Treatment. The County will evaluate various systems to maximize nutrient removal and to provide appropriate, cost effective solutions for new and retrofitted onsite systems. The County may adopt standards in the Land Development Code that require new or modified septic systems within the WSA, and existing systems to be designed to provide specific levels of nutrient removal sufficient to achieve a target discharge limit. The County shall cooperate with the Florida Department of Health, Florida Department of Environmental Protection, and St. Johns River Water Management District regarding the adoption of rules relating to the use of onsite treatment and disposal systems within the

WSA. The county shall consider incentives to encourage the use of more efficient nitrogen-removing technologies for onsite systems as they become available.

Policy 6A-6.3: Septic Tank Monitoring Program. The County shall encourage the Florida Department of Health to evaluate the expansion of its Septic Tank Monitoring Program or the creation of a new program to ensure that septic systems within the WSA meet their design discharge limits. All new systems within the WSA shall be required to meet standards established by the Department of Health for the WSA, as well as any systems being modified or replaced.

Policy 6A-6.4: Replacement of Septic Systems in the Wekiva Study Area. The County will coordinate with the Florida Department of Health and the Florida Department of Environmental Protection to establish a program for a phased-in approach to replace the existing, underperforming septic systems within the WSA beginning by 2008. The program should be developed after opportunity for citizen and local government input.

Policy 6A-6.5: Onsite Disposal Maintenance Program. By 2008, the County, with the assistance of state agencies, shall investigate establishment of a program to provide that on-site disposal systems be properly maintained to ensure water quality standards within the WSA are met.

Policy 6A-6.6: Onsite Disposal Management Entity. The County will evaluate the establishment of a management entity to oversee the maintenance of all wastewater discharged from onsite sewage treatment and disposal systems in the WSA. The management entity may be a part of local governments, a regional entity, or a special taxing district. Maintenance of nitrogen-removing systems is critical to assure that design performance is met.

Policy 6A-6.7: Onsite Maintenance Programs. The County will assist state agencies in establishing a program to provide that on-site systems are properly maintained to ensure water quality standards within environmentally sensitive areas, including but not limited to the WSA and Green Swamp. The County shall continue to require compliance with its mandatory pump-out program for septic tanks within the Green Swamp.

Policy 6A-6.8: Wastewater Sludge. Lake County shall prohibit the surface spreading or depositing of wastewater sludge within environmentally sensitive areas, including but not limited to the Wekiva River Protection Area and Green Swamp.

14. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

15. Effective Date. This ordinance shall become effective as prescribed by law.

ENACTED this ____ day of _____, 2006.

FILED with the Secretary of State _____, 2006.

EFFECTIVE _____ 2006.

BOARD OF COUNTY COMMISSIONERS

LAKE COUNTY, FLORIDA

Catherine Hanson, Chairman

This ____ day of _____, 2006

ATTEST:

James C. Watkins, Clerk of the Board of
County Commissioners of Lake County,
Florida

Approved as to form and legality:

Sanford A. Minkoff
County Attorney
