

MEMORANDUM

GROWTH MANAGEMENT
Planning & Community Design
315 W. Main Street
Tavares, FL 32778



LAKE COUNTY
FLORIDA

To: Board of County Commissioners
From: Brian T. Sheahan, AICP, Director of Planning and Community Design
Ian McDonald, AICP, Chief Planner
Through: Cindy Hall, County Manager
Amye King, AICP, Sr. Growth Management Director
Date: April 30, 2009
Subject: Proposed 2030 Comprehensive Plan

HISTORY OF THE LAKE COUNTY COMPREHENSIVE PLAN

Lake County's current Comprehensive Plan was first adopted in 1991 and has been amended as conditions have changed through the years. The Plan guided the County through a time of transition from a primarily agricultural county to a more suburban character. The County's Evaluation and Appraisal Report (EAR) was begun in 1996 to determine the progress of the Comprehensive Plan and produce a series of recommend amendments to update the document. This EAR was found sufficient by the Florida Department of Community Affairs (DCA) in January 2000.

Amendments were prepared and many, but not all, were submitted to the DCA. The DCA deemed these amendments insufficient, finding "the adopted FLUM (Future Land-Use Map) amendment not in compliance regarding lack of demonstrated need, proliferation of urban sprawl, impacts on transportation facilities and internal inconsistency with plan policy"...and also objected to proposed EAR-based Amendments. In 2004, Lake County in cooperation with the DCA, determined the best course of action was to move forward with the original EAR-based amendments, committed to gathering and analyzing data to support the new 2030 Comprehensive Plan.

Lake County immediately began a new process of leading the community through a highly participatory planning process intended to establish a new Comprehensive Plan. This new process allowed the County to start from scratch, and craft a truly modern, relevant plan that reflects the vision and priorities of Lake County and its residents.

PUBLIC PARTICIPATION

Staff created a uniquely comprehensive process for soliciting public feedback and participation. There series of public workshops, an organized series of Local Planning Agency (LPA) meetings

and workshops, a community survey, a website and blog, and a knowledgeable staff of planners were on call to the public to take comments, answer questions and ensure an effective, transparent process.

From October 18, 2004 until January 30, 2009, when the LPA made its final recommendations to the Board of County Commissioners, the County held over 195 public meetings and workshops to solicit public input and to craft the new Comprehensive Plan. Approximately 6,753 signatures of participants were collected on attendance sheets.

Among the highlights of the public participation effort were the series of workshops throughout the County, a BLOG and an on-line survey.

The first series of public forums consisted of six meetings at various locations around the County from February 7 through March 1, 2005. During these meetings with different communities, facilitators asked for the public's input regarding important quality of life issues in their neighborhoods. One planned activity, titled "The Heart of What Matters in Lake County," randomly arranged attendees into five groups and asked them to list the important quality of life issues in their community. The groups also engaged in mapping exercises where they looked at where to place additional services, such as fire stations, libraries and improved roadways, in their communities. Staff integrated the input received from the series of public meetings to develop a draft of a new comprehensive plan in May 2005.

An extensive online survey was conducted during the Lake County Fair in April 2005. At the Lake County Fairgrounds, planners encouraged residents to complete the community survey. After the fair concluded, the survey was posted on the Lake County Web site for all residents to complete. After more than a month online, the survey concluded on June 13 with more than 1,800 residents responding. The citizen survey responses provided citizens views on the most important characteristics of their communities. The survey information, in addition to the public input received at the community meetings in February and March, were used as a guide to draft the initial goals, objectives and policies of the 2030 comprehensive plan. An analysis of the survey results is available on-line: http://www.lakecountyfl.gov/pdfs/2025/survey_results.pdf.

The second series of public workshops consisted of seven meetings at locations around the County, from August 1 through August 15, 2005. During this second round of public meetings, staff reviewed results from the first public participation tour and online survey, before outlining proposed policies of the draft plan. Residents were then encouraged to ask questions about the policies. Facilitators of the comprehensive plan asked for the public's input on the initial draft policies of the Lake County 2030 Comprehensive Plan. Finally, a short survey was given to each participant so they could submit comments about the comprehensive plan process.

The third series of public forums consisted of five Local Planning Agency meetings held around the County from April 7 through April 19, 2006. The results of the previous workshops and surveys were presented to the public and the draft Plan was discussed. Subsequently, after these series of public workshops, the LPA held another 102 regular meetings during the latter half of 2006 through January 30, 2009 where the draft recommendations of the new Comprehensive Plan were finalized for presentation to the Lake County Board of County Commissioners.

Beginning in April 2009, the County Commission will be reviewing the proposed Plan and soliciting additional public input on the Plan's Goals, Objectives, and Policies and the Future Land Use Map.

COMPREHENSIVE PLAN REQUIREMENTS

The 1985 Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Part II, Florida Statutes) - also known as Florida's Growth Management Act - requires state and all local governments to adopt Local Government Comprehensive Plans to guide future growth and development. The resulting plans play a significant role in Florida's growth management system. The Act also required regional planning councils to prepare and adopt comprehensive regional policy plans consistent with the state comprehensive plan. The County's Plan is required to be consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes), and to be consistent with the Strategic Regional Policy Plan and Water Management District Water Supply Plans. In short, the Plan will provide a critical link between the County and state and regional plans.

This Comprehensive Plan was developed in accordance with the requirements of Chapter 163, Florida Statutes and Chapter 125, Florida Statutes. The Department of Community Affairs (DCA) reviews all comprehensive plans. Rule 9J-5 of the Florida Administrative Code. Rule 9J-5 established the minimum criteria for plan elements and data requirements, data analysis and requirements for the Goals, Objectives and Policies.

Comprehensive plans must address future land use, housing, transportation, public facilities, conservation, recreation and open space, intergovernmental coordination, and capital improvements. Optional elements may be included, such as Economic, Rail and Air, and Hospital Elements

Each goal is followed by one or more objectives, which in turn, are followed by one or more policies. They are defined as follows:

- Goal - The long-term end toward which programs or activities are ultimately directed.
- Objective - A specific, measurable, intermediate end that is achievable and marks progress toward a goal.
- Policy - The way in which programs and activities are conducted to achieve an identified goal.

Required Plan Components

General Requirements

All elements of the comprehensive plan, whether mandatory or optional, must be based upon appropriate data, including resident and seasonal population estimates and projections.

Level of service standards must be established to ensure that adequate facility capacity will be provided for future development and for purposes of issuing development orders or development permits.

Each local government comprehensive plan must include at least two planning periods, one covering at least the first 5-year period occurring after the plan's adoption and one covering at least a 10-year period.

Concurrency Management System

Each local government must adopt a concurrency management system to ensure that issuance of a development order or development permit is conditioned upon the availability of public

facilities and services necessary to serve new development. The concurrency management system must:

- maintain adopted levels of service for roads, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and public schools;
- be financially feasible; and
- have a monitoring system to ensuring adherence to level of service standards, the schedule of capital improvements, and the availability of public facility capacity.

Land development regulations must ensure that development orders and development permits are issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standards for the affected facility.

The **Capital Improvements Element** must consider the need for and the location of public facilities and encourage their efficient use. It must outline principles for construction, extension, and capacity of public facilities, as well as principles for correcting existing public facility deficiencies. These components must cover at least a 5-year period. The element also must include estimated public facility costs, a delineation of when facilities will be needed, the general location of the facilities, and projected revenue sources to fund the facilities to ensure concurrency.

The element must include standards for the management of debt and a schedule of capital improvements necessary to ensure that adopted level-of-service standards are achieved and maintained. There are detailed requirements relating to the financial feasibility of this schedule which may include both publicly and privately funded projects. The schedule must be coordinated with the Metropolitan Planning Organization's long-range transportation plan and include transportation improvements included in its Transportation Improvement Program needed to ensure concurrency and financial feasibility. Facilities not required to maintain adopted levels of service are not required to be included in the element.

The **Future Land Use Element** designates the general distribution, location, and extent of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public buildings and grounds, other public facilities, and other land uses. These uses are demonstrated on a map or map series. The future land use categories must be defined in terms of uses included and have standards controlling densities and building and structure intensities. The future land use plan shall be based upon surveys, studies, and data, including:

- The amount of land required to accommodate anticipated growth;
- The projected population of the area; the character of undeveloped land;
- The availability of water supplies, public facilities, and services;
- The need for redevelopment;
- The compatibility of uses on lands adjacent to or closely proximate to military installations;
- The discouragement of urban sprawl;
- Energy-efficient land use patterns accounting for existing and future electric power generation and transmission systems; and
- Greenhouse gas reduction strategies.

The future land use element must clearly identify the land use categories in which public schools are an allowable use; encourage locating schools near urban residential areas; promote collocation of public facilities, such as parks, libraries, and community centers, with schools; and encourage the use of elementary schools as focal points for neighborhoods.

Public Facilities Element: The Plan must include a general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element supportive of the Future Land Use Element and must address facility needs based on the Plan. The element must also include a map showing areas adopted by a water management district as prime groundwater recharge areas for the Floridan Aquifer. These recharge areas are to be given special consideration when considering future land use, zoning or development. For areas served by septic tanks, soil surveys should indicate the suitability of soils for septic tanks.

The element must identify alternative water supply projects, traditional water supply projects, and conservation and reuse necessary to meet the water needs identified by the regional water supply plan. It must include a 10-year work plan for facilities and water supplies necessary to serve existing and new development.

The **Conservation Element** shall address the conservation, use, and protection of natural resources in the County, including air, water, water recharge areas, wetlands, water wells, marshes, soils, flood plains, rivers, lakes, forests, fisheries and wildlife, minerals, and other natural and environmental resources, including factors that affect energy conservation. The County must assess current, as well as projected, water needs and sources for at least a 10-year period, considering the appropriate regional water supply plan.

The **Recreation and Open Space Element** must indicate a comprehensive system of public and private sites for recreation, including, but not limited to, natural reservations, parks and playgrounds, parkways, open spaces, waterways, and other recreational facilities.

The **Housing Element** must have standards, plans, and principles to be followed in:

- The Provision Of Housing For All Current And Anticipated Future Residents Of The Jurisdiction;
- The Elimination Of Substandard Dwelling Conditions;
- Structural And Aesthetic Improvement Of Existing Housing;
- Provision Of Adequate Sites For Future Housing, Including Affordable Workforce Housing, Housing For Low-Income, Very Low-Income, And Moderate-Income Families, Mobile Homes, And Group Home Facilities And Foster Care Facilities, With Supporting Infrastructure And Public Facilities;
- Provisions For Relocation Housing;
- Identification Of Historically Significant And Other Housing For Purposes Of Conservation, Rehabilitation, Or Replacement;
- Energy Efficiency In The Design And Construction Of New Housing; And
- Use Of Renewable Energy Resources.

The **Intergovernmental Coordination Element** must address coordination of the adopted comprehensive plan with:

- The Plans Of School Boards, Regional Water Supply Authorities, And Other Units Of Local Government Providing Services But Not Having Regulatory Authority Over The Use Of Land;
- With The Comprehensive Plans Of Adjacent Municipalities, The County, Adjacent Counties, Or The Region;
- With The State Comprehensive Plan; And
- With The Applicable Regional Water Supply Plan.

The element shall provide for procedures to identify and implement joint planning areas, especially for the purpose of annexation, municipal incorporation, and joint infrastructure service areas. In addition, the element shall describe joint processes for collaborative planning and decision making on population projections and public school siting, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance.

The **Transportation Element** shall address the following:

- Traffic Circulation, Including Major Thoroughfares And Other Routes, Including Bicycle And Pedestrian Ways;
- Alternative Modes Of Travel, Such As Public Transportation, Pedestrian, And Bicycle Travel;
- Parking Facilities;
- Aviation, Rail, Access To Those Facilities, And Intermodal Terminals;
- The Availability Of Facilities And Services To Serve Existing Land Uses And The Compatibility Between Future Land Use And Transportation Elements;
- Airports, Projected Airport And Aviation Development, And Land Use Compatibility Around Airports;
- Identification Of Land Use Densities, Building Intensities, And Transportation Management Programs To Promote Public Transportation Systems In Designated Public Transportation Corridors So As To Encourage Population Densities Sufficient To Support Such Systems; And
- Transportation Strategies To Address Reduction In Greenhouse Gas Emissions From The Transportation Sector.

The element also must be consistent with the metropolitan planning organization's long range transportation plan and transportation improvements program.

A **Public School Facilities Element** must be adopted to implement a school concurrency program and must be consistent with those adopted by the other local governments within the county and reflect the interlocal agreement. The element shall address, among other items, how level-of-service standards will be achieved and maintained. The element also must be based on:

- The adopted interlocal agreement;
- The 5-year school district facilities work program;
- An educational plant survey, an existing educational and ancillary plant map or map series;
- Information on existing development and development anticipated for the next 5-years and the long-term planning period;
- An analysis of problems and opportunities for existing schools and schools anticipated in the future;

- An analysis of opportunities to collocate future schools with other public facilities such as parks, libraries, and community centers;
- An analysis of the need for supporting public facilities for existing and future schools;
- An analysis of opportunities to locate schools to serve as community focal points;
- Projected future population and associated demographics; and
- Anticipated educational and ancillary plants with land area requirements.

Maps

The land use map or map series contained in the future land use element shall generally identify and depict the following:

- A Future Land Use Map showing the proposed distribution, location, and extent of the various categories of land use;
- Existing land use;
- Existing and planned water wells and cones of influence where applicable;
- Rivers, lakes, and flood plains;
- Wetlands;
- Minerals and soils;
- Energy conservation;
- Areas of prime groundwater recharge;
- Existing and future transportation systems;
- Existing educational facilities and ancillary plants;
- General locations of future schools or school improvements; and
- Historic and Archeological Resources.

In addition to the requirements described above, Planning Horizon 2030 includes an optional Economic Element.

Economic Element

The purpose of the Economic Element is to provide a balanced, diversified, robust economy that will attract businesses that provide high paying jobs for the citizens of Lake County and contribute to County revenues. Because of the importance of economic activity, Lake County supports economic development through commerce parks, expansion of existing businesses, and creation of a climate conducive to economic growth. The intent of the element is to help create an economic environment that will enhance the prosperity and quality of life for all County citizens while reducing dependence on any one employment sector.

DISCUSSION AND COMMENTS ON INDIVIDUAL ELEMENTS

As directed by the Board, the proposed document has been reviewed by senior County Staff to ensure consistency, provide comments, and to make recommendations on the Plan as proposed.

The comments below are comments, concerns, and observations that have been brought forward by senior Staff for consideration by the Board when reviewing the Plan. Where appropriate, a response and options are provided to assist the Board in providing direction to staff. There are some general comments that pertain to many policies throughout the plan, so in the interest of brevity not every affected policy was listed. Some general comments which pertain to a single

element only are listed at the beginning of that element. All comments appear in the same order as the affected policies in the plan with a few exceptions where policies may be grouped together under a single comment. Most of the tables from the Capital Improvements Element need revision to reflect the most recent budget decisions, but they are not all presented. They will be updated for the Transmittal version of the Plan sent to the Department of Community Affairs and will include the most recently adopted budget at the time of transmittal. For the Board's convenience, each comment includes page numbers in parentheses showing where the associated language is located in the draft copy of the proposed Plan.

GENERAL COMMENTS

Comment 1: Protection of wetlands, floodplains, and environmentally sensitive areas through conservation easements

(Pages 10, 48, 52, typical) Future Land Use Policies I-1.3.1.6, I-3.3.16, and I-3.4.4 address protection of wetlands, buffers and open space through conservation easements, but other, similar policies do not address protection of wetland buffers. (Growth Management)

Discussion: Buffers around wetlands and other environmentally sensitive areas serve important functions and need the same protection as the sensitive areas themselves. Several policies throughout the proposed Plan address protection of wetlands and their buffers through the use of conservation easements; however most policies addressing wetlands protection and conservation easements do not provide protection for the required buffers. Some policies indirectly protect buffer areas by requiring conservation easements for open space. For consistency all policies addressing the protection of wetlands, floodplains, karst features, environmentally sensitive and open space must be clear and consistent and include any required buffer areas in the conservation easements.

OPTIONS:

- A. Revise all policies requiring conservation easements to include required buffers within the easements.
- B. Leave policies unchanged.

Comment 2: Conservation easements, consistency and takings issues

(Examples: Page 23, Policy 1-1.4.5; Page 32, Policy 1-2.2.2; Page 68, Policy 1-4.4.8) Conservation easements are discussed throughout the proposed Plan but the language is inconsistent. Some such easements could constitute a taking of property. (County Attorney)

Discussion: Conservation easements are required in many policies in the proposed Plan for wetlands, open space, floodplain protection, and some buffers. The use of conservation easements may remove some property rights and could be viewed as a takings depending upon how the property is affected. The County must ensure to apply “proportionality” and “rational nexus” to its regulations. Some additional language is needed to ensure that conservation easements are properly established.

OPTIONS:

- A. Adopt additional language, wherever conservation easements are required, to include the language, “as allowed by law.” Also, ensure that the language regarding the entities receiving or enforcing those easements is consistent and refers to the appropriate entities.
- B. Leave language as proposed.

FUTURE LAND USE ELEMENT

Comment 3: Settlement Agreements

Recent Settlement Agreements need to be included in the Future Land Use Element and on the Future Land Use Map. (Growth Management)

Discussion: The County recently has resolved some long-standing issues with the Department of Community Affairs through four Settlement Agreements. These are formal agreements where the County agreed to add specific language to the current Comprehensive Plan and specific notes on the Future Land Use Map. The language approved as a result of these agreements should be carried over to the proposed Comprehensive Plan and the proposed Future Land Use Map should be amended to reflect the land use categories appropriate to the result of these four Settlement Agreements.

OPTIONS:

- A. Add the following language to the Future Land Use Element, add the agreed upon notes to the Future Land Use Map, and revise the proposed Future Land Use Map, as needed, to show all of the subject properties as Urban Low Density (4 units per acre)..

OBJECTIVE I-1.6: SUB-AREA POLICIES. Coordinate Land Use With the Elements of the Comprehensive Plan Through Future Land Use Element Sub-Area Policies Applicable to a Specific Geographic Area

When a Future Land Use Map amendment is based upon data and analysis that assumes a development potential less than the maximum development potential allowed by the future land use designation on the amendment parcel, a sub-area policy for the amendment parcel may be appropriate order to establish the land use and development potential and public facilities mitigation as necessary that is supported by and consistent with the data and analysis. If a sub-area policy adopts a document verbatim or by reference, a plan amendment is required to change the content or language of that portion of the document that is contained in the adopted sub-area policy. Settlement Agreements with the Florida Department of Community Affairs and the Florida Division of Administrative Hearings shall be incorporated herein, as needed.

Policy I-1.6.1 Specific Limitations on the Center Lake Properties

The Future Land Use Map designation on the subject property (Center Lake Properties, LTD, Lake County Property Appraiser Alternate Key Numbers 3809254, 3809251, 1724813, and 2873752), totaling about 122 acres, shall be Urban Low Density (four dwelling units per one acre-4du/ac). Development shall meet the requirements of all applicable goals, objectives, and policies of the Comprehensive Plan; however, the land use and development potential is hereby further limited by Ordinance 2007-58, resulting from a Settlement Agreement with the Florida Department of Community Affairs, as follows:

1. Residential development shall not exceed one hundred twenty-five (125) residential dwelling units.

2. This parcel shall be provided central potable water by the Town of Montverde and individual potable water wells shall be prohibited.

3. Wastewater treatment shall be provided by the developer via an on-site wastewater package plant and individual septic systems shall be prohibited. If an onsite wastewater system is utilized it shall be an interim system and its use shall terminate upon the availability of regional system. If an onsite wastewater system is utilized, there shall be a notation on the plat specifying that if and when regional wastewater service is available to the property, a homeowners' association to be created by the developer shall be responsible for converting from the interim system to the regional system and may levy assessment in order to perform its obligations hereunder

Policy I-1.6.2 Specific Limitations on the Corbett Property

In order to resolve all outstanding issues raised by the Department of Community Affairs in the Statement of Intent to Find Comprehensive Plan Amendments Not In Compliance, dated February 18, 2005, as to Ordinance 2004-68 (Corbett parcel) and all issues related to that portion of the Amendment Cycle which have been raised in DOAH Case No. 05-000954GM, Lake County is undertaking remedial measures as per Ordinance 2008-46.

The Future Land Use Map designation of the following three parcels, totaling about 18 acres, shall be Urban Low Density (four dwelling units per one acre-4du/ac) and Community Commercial Center Overlay. The parcels are:

Alternate Key no. 3704690 (parcel no. 07-21-25-000200002000 further described as the W 1/2 of Govt. Lot 2, in S7, T21S, R25E, lying E of US Hwy 27 & lying N of Turnpike); and

Alternate Key no. 3869416 (parcel no. 07-21-25-000200002300 further described as the W 1/2 of Govt Lot 2, in S7, T21S, R25E, lying W of Hwy 27 & N of the Turnpike); and

Alternate Key no. 3869417 (parcel no. 07-21-25-000200002400 further described as the W 1/2 OF Govt. Lot 2, in S7, T21S, R25E, lying E of Hwy 27 & S of the Turnpike).

Development shall meet the requirements of all applicable goals, objectives, and policies of the Comprehensive Plan; however, the commercial land use and development potential of the above three parcels is hereby limited to, and shall not exceed, a cumulative total of two hundred and fifty thousand (250,000) square feet. The Future Land Use Map shall contain a note stating this limitation.

Future Land Use Element Policy I-1.6.3 Specific Limitations on the Hart Property:

In order to resolve all outstanding issues raised by the Department of Community Affairs in the Statement of Intent to Find Comprehensive Plan Amendments Not In Compliance, dated February 18, 2005, as to Ordinance 2004-90 (Hart parcel) and all issues related to that portion of the Amendment Cycle which have been raised in DOAH Case No. 05-000954GM, Lake County is undertaking remedial measures as per Ordinance 2009-?? [COMMENT: This ordinance will be brought before the BCC shortly as required by the Settlement Agreement approved on April 21, 2009]

The Future Land Use designation for the approximately one hundred and forty-two (142)-acre subject property (Lake County Property Appraiser Alternate Key Number 1070082) shall be Urban Low Density (four dwelling units per one acre-4du/ac).

Development shall meet the requirements of all applicable goals, objectives, and policies of the Comprehensive Plan; however, the development of the property is hereby limited to, and shall not exceed, a maximum residential density for the subject parcel of 320 dwelling units, all of which must be single-family detached (multi-family dwelling units are not allowed). Non-residential uses are as allowed in the "Urban Low Density" future land use category. The County anticipates that the City of Clermont will annex the subject property. Pursuant to s. 171.062(2), Florida Statutes, the subject property shall continue to be governed by the Lake County Comprehensive Plan and land development regulations until the City of Clermont annexes the parcel and then adopts a comprehensive plan amendment that includes the annexed area. No residential development shall be allowed on the subject property until and unless it is annexed by the City of Clermont and that annexation becomes final. The Future Land Use Map shall contain a note stating this limitation.

Future Land Use Element Policy I-1.6.4 Specific Limitations on the Vrablik Property

In order to resolve all outstanding issues raised by the Department of Community Affairs in the Statement of Intent to Find Comprehensive Plan Amendments Not In Compliance, dated February 18, 2005, as to Ordinance 2004-99 (Vrablik property) and all issues related to that portion of the Amendment Cycle which have been raised in DOAH Case No. 05-000954GM, Lake County is taking remedial measures as per Ordinance 2009-??[COMMENT: This ordinance will be brought before the BCC shortly as required by the Settlement Agreement approved on April 21, 2009]

The Future Land Use designation for the approximately four hundred and sixty (460) acre subject property (Lake County Property Appraiser Alternate Key Numbers 1024501, 1390770, 1390761, 1390745, and 1024471) shall be Urban Low Density (four dwelling units per one acre-4du/ac).

The total number of residential units on these five parcels shall not exceed six hundred and fifty (650) units combined, and there shall be no encroachments into wetlands located on these parcels except that which is necessary for access. A minimum of fifty percent (50%) of open space on these five parcels combined, corresponding with and providing protection for wildlife resources is required. The Future Land Use Map shall contain a note stating this limitation.

All residential units shall be constructed and sold as 'workforce housing.' 'Workforce housing' shall be defined as a single family housing unit or units built or sold to accommodate persons in the workforce. 'Workforce' shall be defined as those persons engaged in an occupation whose workers normally perform manual labor for a wage, and those persons engaged in a profession for which the mean income for professionals is \$75,000 or less, according to the most recent data available as of June 2009, as reported by the U.S. Department of Labor, Bureau of Labor Statistics of State Cross-Industry Estimates of Occupational Employment and Wage Estimates. Workers and professionals meeting the test set forth above and working in the following industries shall be considered members of the workforce:

- Agriculture, Forestry, Fishing and Hunting (e.g. farmers, foresters, fishermen, hunting guides);
- Mining (e.g. miners, dragline operators);
- Utilities (e.g. linemen, maintenance workers, pipe fitters);
- Construction (e.g. plumbers, electricians, roofers, carpenters, cement truck drivers);
- Manufacturing (e.g. saw mill workers, paper mill workers, printers, oil workers, chemical workers);
- Wholesale (e.g. warehousemen, stock workers);
- Retail (e.g. sales clerks, cashiers, rack jobbers);
- Transportation (e.g. truck drivers, cab drivers, locomotive engineers);
- Information (e.g. computer technologists, cable installers);
- Finance (e.g. bookkeepers, accountants);
- Real Estate (e.g. agents, appraisers);
- Professional Services (e.g. paralegals, draftsmen, interior designers);
- Management (e.g. managers, supervisors);
- Administration (e.g. support staff, employment service providers);
- Education (e.g. teachers, educational support personnel);
- Health Care (e.g. dental hygienists, laboratory workers);
- Arts, Entertainment and Recreation (e.g. artists, theater workers, amusement park workers);
- Accommodations (e.g. hotel workers, wait staff);
- Other Services (e.g. auto mechanic, cosmetologist);
- Public Administration (e.g. Police Officers, Firefighters)

A housing unit sold to a buyer who is a member of the workforce as defined above shall be a workforce housing unit. Further, any housing unit with a sales price of less than \$265,000 exclusive of any governmental fees and costs such as permit fees and impact fees shall be a workforce housing unit.

The property owner shall donate approximately twenty-two (22) lots to Lake County to be used for affordable housing purposes. Accordingly, the Future Land Use Map shall contain an attached note that states as follows:

Prior to or in concert with the approval of a plat for any of the properties, the infrastructure and platting for Phase V will be complete or bonded, and all lots in Phase V, in accordance with the Owner/Developer's offer of same, will be deeded to Lake County for affordable housing purposes.

B. Do not add policy language or map notes.

Comment 4: List of allowed and conditional uses in Future Land Use Categories

(Example: Pages 11-18; Policy 1-1.1.3.2 – Policy 1-1.1.3.9) Each Future Land Use category lists allowed uses and uses required to get a Conditional Use Permit which may create lengthy permitting requirements. (Growth Management, Economic Growth and Redevelopment)

Discussion: Throughout the Future Land Use Element certain uses are required to have a Conditional Use Permit (CUP). Requiring a CUP in a Plan category provides certainty that the use will receive a higher level of review but does not give the opportunity to use any other method, such as performance rezoning criteria or other zoning techniques in the LDRs.

Although it is not unusual to include specific uses within future land use categories, the issue that may arise is that uses cannot be exhaustively listed. If a particular use is not included as a conditional or permitted use, it is assumed to be prohibited. The listing may also cause an applicant to apply for conditional use approval when they are completely surrounded by similar development. For example, an industrial use surrounded by developed industrial lots may be required to obtain a CUP solely because of the future land use category. Many jurisdictions that do include conditional uses in their plans, list specific uses instead of general uses. For example, light industrial (not listed above) is listed as a CUP in Regional Commercial instead of listing a specific use such as Distribution Warehouse that may require additional scrutiny. A use such as a cabinet shop, manufacture of textile goods, electrical appliances, commercial printers and equipment repairers with no outside impacts would equally require a CUP but does not generally warrant conditional review.

Specificity of uses is normally included in the Land Development Regulations but it may be appropriate for specific and narrowly defined uses that are likely to have adverse impacts. The list of specific uses are known to require conditional review due to their impacts may be appropriate, General descriptions for conditional uses – such as “light industrial” should be changed to a list only those specific uses with expected to have compatibility issues. Additional uses can be specified in the zoning regulations within the LDRs similar to the classification is the current zoning table. This will reduce the need for Comprehensive Plan Amendments should new, acceptable uses evolve.

OPTIONS:

- A. Add generalized language stating, “Typical uses include...” to each category to provide latitude for uses not specifically listed. Specific permitted and conditional uses would be defined in the Land Development Regulations.
- B. Retain the specific uses listed for conditional use approval in all categories and revise the list of permitted uses to be general. The revised list would be brought back to the Board for final approval. The intent here would be that specific uses (i.e. kennel, cemetery) would be defined in the Land Development Regulations.
- C. Leave the lists of allowed and conditional as proposed.

Comment 5: Allowed uses in Urban Residential Land Use Series

(Pages 11-14; Policy 1-1.1.3.2 – Policy 1-1.1.3.4) General Comment: Certain uses that are listed as Conditional Uses should be allowed in all of the Urban Residential Future Land Uses (Growth Management, County Attorney)

Discussion: Emergency services and adult congregate living facilities should be allowed uses in all Urban Residential Future Land Use categories. Also, hotels and motels should be allowed in

the Urban High Density category since it allows for boarding and lodging houses and commercial development at an intensity of 2.0 F.A.R.

OPTIONS:

- A. Revise the list of allowed and conditional uses to allow emergency services and adult congregate living facilities in all Urban Residential Future Land Use Categories and allow hotels and motels in the Urban High Density category.
- B. Eliminate the specific list of allowed and conditional uses as noted in the previous comment.
- C. Leave policies as proposed.

Comment 6: Building heights in Future Land Use Categories

(Example: Compare pages 22-24, Policy 1-1.4.4 & Policy 1-1.4.5 with pages 27-28, Policy 1-1.5.2 & Policy 1.5.3) Building heights are specified in the Comprehensive Plan for some future land use categories, but not others. (Economic Growth and Redevelopment, Growth Management)

Discussion: Typically, building heights, along with such things as setbacks, design standards, parking requirements and the like are addressed in Land Development Regulations. Including them in Comprehensive Plan policies would limit flexibility in the Land Development Regulations. Additionally, the proposed height limitations in the Industrial Future Land Use Categories are lower than some existing industrial facilities in the County and might make some new industrial development difficult or impossible.

OPTIONS:

- A. Remove building height limitations from Future Land Use Category policies, maintaining them for Ferndale, Mt. Plymouth-Sorrento, and the Pinecastle Military Operations Area, and place height limitations in the Land Development Regulations.
- B. Add one policy with a maximum height for residential and non-residential structures and ensure that appurtenances such as spires, chimneys, steeples, towers, etc. are exempted.
- C. Increase height limitations for all Future Land Use Categories.
- D. Leave policies as is.

Comment 7: Economic development strategies

(Page 3) Policy I-1.1.2 is not consistent with the new Economic Strategic plan. (Economic Growth and Redevelopment)

Discussion: Policy I-1.1.2 contains information which is out-dated and not in keeping with the adopted economic development strategic plan. Also, specific economic development strategies do not need to be included in the Future Land Use Element, as an Economic Element will be part of the Comprehensive Plan.

OPTIONS:

- A. Revise the policy as follows:

Policy I-1.1.2 Economic Development Strategies

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

~~*In order to achieve economic sustainability, it is essential that Lake County shift the burden of property taxes from the homeowner to one that is balanced by contributions from business and corporate enterprises. In February 2008, an economic development strategic plan entitled “Building Bridges for Economic Development in Lake County” was adopted by the Board of County Commissioners. This plan provides a framework to guide the County in obtaining economic sustainability and realizing the ultimate vision of emerging as a Central Florida Business Center. The Economic Element of this Comprehensive Plan details those goals, objectives and policies that the County shall utilize to accomplish its economic development goals.*~~

~~*These strategies include:*~~

~~*Preparing of a strategic economic development vision and plan within twelve (12) months of adoption of this Comprehensive Plan;*~~

~~*Protecting quality of life, including educational, recreational, and cultural opportunities, as a means to attract businesses and employment opportunities;*~~

~~*Providing financial incentives to attract a diversity of businesses;*~~

~~*Locating employment opportunities and employment based Future Land Use Categories near existing and planned residential areas;*~~

~~*Coordinating with the Lake Sumter Metropolitan Planning Organization and other agencies to identify infrastructure improvements necessary for employment areas;*~~

~~*Promoting energy-efficient land use patterns; and*~~

~~*Providing for the most efficient use of existing public infrastructure.*~~

B. Leave policy as proposed.

Comment 8: Infill strategies

(Page 4) Policies I-1.1.4 and I-1.1.5 address infill and redevelopment but are not consistent with the new Economic Development Strategic Plan. (Economic Growth and Redevelopment)

Discussion: Policies I-1.1.4 and I-1.1.5 contain language regarding urban infill and redevelopment that would be better addressed through specific urban infill, redevelopment and revitalization strategies to be included as a new Objective and Policies under Goal 7, Implementation of the Future Land Use Element.

OPTIONS:

A. Revise Policies I-1.1.4 and I-1.1.5 and add new Objective I-7.3 and supporting policies as follows:

Policy I-1.1.4 Direct Density to Existing Urban Centers

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

Policy I-1.1.5 Urban Infill and Redevelopment Strategies

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

OBJECTIVE I-7.3 INFILL, REDEVELOPMENT, AND REVITALIZATION

Infill and redevelopment is essential to providing alternatives to sprawl while furthering efforts to conserve land and create vibrant community centers. As such development stimulates economic investment in established neighborhoods, the County shall encourage infill development, redevelopment and revitalization in areas designated for higher densities on the Future Land Use Map.

The County shall implement this objective through the following policies:

Policy I-7.3.1 Infill Master Plan

Within 60 months of the adoption of this Comprehensive Plan, the County shall prepare an Infill Master Plan which shall include objectives, identification of potential infill and redevelopment sites, implementation strategies, and incentives to provide infill development, redevelopment, and revitalization in established developed areas.

Policy I-7.3.2 Land Use and Infill Strategies

The Infill Master Plan shall evaluate, identify, and recommend innovative and appropriate land use strategies to encourage infill, redevelopment, and revitalization projects. Such strategies should be appropriate to the areas identified in the Infill Master Plan and may be unique to a particular site or area.

Policy I-7.3.3 Establishment of Special Areas

In order to inspire community involvement and establish funding mechanisms for infill, redevelopment and revitalization, the County shall encourage the establishment of Florida Main Streets, Community Redevelopment Areas, Front Porch Florida Communities, Sustainable Communities, Brownfield Areas, Enterprise Zones, and Neighborhood Improvement Districts, where appropriate, as identified in the Infill Master Plan.

Policy I-7.3.4 Fostering Investment

Strategic and targeted regulatory and financial incentives such as expedited development approval, impact fee exemptions/reductions, rehabilitation loans or grants, etc., shall be utilized by the County to foster private investment in designated infill, redevelopment, and revitalization areas.

Policy I-7.3.5 Targeting Infill and Redevelopment to Transportation Corridors

The Infill Master Plan shall evaluate major transportation corridors to identify opportunities to increase the density of residential development and the intensity of commercial development to help achieve levels of activity sufficient to support mass transit, including rail.

- B. Leave Policies I-1.1.4 and I-1.1.5 as is and add new Objective I-7.3 and supporting policies.
- C. Make no changes.

Comment 9: Reservation of facilities

(Page 4) Policy I-1.1.6 confuses the reservation of capacity with the evaluation of adequate facilities. (Growth Management)

Discussion: The policy needs to be revised slightly to ensure it is clear that the intent is to ensure the adequate facilities are demonstrated as part of the request for a FLUM amendment. Reservations of capacity should not be made available until the applicant applies for a development order such as a site plan, plat, or building permit.

OPTIONS:

- A. Revise the policy as follows:

Policy I-1.1.6 ~~Reservation~~ Evaluation of Facilities and Services

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

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

- *Development of Regional Impact (DRI);*
- *Florida Quality Development;*
- *Planned Unit Development (PUD);*
- *~~Preliminary~~ Site Plan; and*
- *Subdivision Plat.*

B. Leave policy as proposed.

Comment 10: Economic evaluations

(Pages 5 & 99) Policies I-1.1.7 and I-7.13.2 address economic evaluations but are not implementable. (Economic Growth and Redevelopment)

Discussion: Policies I-1.1.7 and I-7.13.2 address economic evaluations but are not implementable. It is impossible to provide a reliable evaluation of economic impacts related to future land use amendments and zoning changes without knowing the final end use of the property.

OPTIONS:

A. Revise the policies as follows:

Policy 1.1.7 Economic Evaluation

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

Policy 7.13.2 Mandatory Consistency with the Comprehensive Plan

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

B. Leave policies as proposed.

Comment 11: Land development regulations

(Page 5) Policy I-1.1.8 provides a list of land development regulations the County will adopt, some of which are not appropriate for the LDRs. (Growth Management)

Discussion: The policy lists Land Development Regulations (LDRs) to be adopted. One of the bullet items requires adoption of "Fire prevention, building and electric codes, health and sanitation;" which are part of the National Fire Code, Building Code, or other codes that are not part of the LDRs.

OPTIONS:

A. Delete the bullet: "~~Fire prevention, building and electric codes, health and sanitation;~~"

B. Leave as proposed.

Comment 12: Future Land Use

(Page 6) Objective I-1.2 does not address all Rule 9J-5, F.A.C. requirements. (County Attorney. Growth Management)

Discussion: The objective lists several implementation strategies and references adoption of all Rule 9J-5 requirements. The reference by itself, however, may not be specific enough, so additional strategies (from 9J-5) should be listed.

OPTIONS:

A. Revise the objective as follows:

OBJECTIVE I-1.2 Future Land Use

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

To implement this objective, the County shall seek to:

- Achieve an appropriate balance between public and private interests;
- Discourage the proliferation of urban sprawl;
- Provide for compatibility of adjacent land uses;
- Protect ~~the environment~~ natural and historic resources;
- Coordinate future land uses with the appropriate topography and soil conditions;
- Encourage the redevelopment and renewal of blighted areas;
- Eliminate or reduce uses inconsistent with the community's character and proposed future land uses;
- Create favorable economic conditions;
- Provide adequate housing;
- Provide adequate services and facilities and ensure the availability of suitable land for such facilities;
- Maintain established residential neighborhoods;
- Promote compact growth through the use of innovative land development regulations including, but not limited to, planned unit developments, clustering, Traditional Neighborhood Development, and mixed land use development techniques;
- Preserve rural and agricultural areas; ~~and~~
- Protect private property rights;
- Encourage the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the County determines to be appropriate; and
- Adopt all requirements of Rule 9J-5.006, as required.

B. Leave objective as proposed.

Comment 13: Future Land Use Categories

(Page 7) Policy I-1.2.2 addresses consistency between future land use and zoning. (Growth Management)

Discussion: Although Future Land use Policy I-1.2.2 requires consistency between future land use and zoning, it seems to be incomplete without a table showing the densities and intensities referred to. Additionally, the proposed Future Land use Categories are located in several different places in Planning Horizon 2030 depending on whether or not they are located in a special area. For convenience and to avoid confusion, a single table showing all Future Land Uses with associated density and intensity is needed.

OPTIONS:

A. Revise Future Land Use Policy I-1.2.2 to include the following language and table.

Policy I-1.2.2 Consistency between Future Land Use and Zoning

The County shall regulate land use activities within the Future Land Use Categories and overlay areas illustrated on the Future Land Use Map and described within the Comprehensive Plan through the implementation of zoning districts. Zoning districts shall be defined within the Land Development Regulations, and a zoning map produced that depicts the demarcation of each zoning district. The maximum density and intensity of zoning districts shall not exceed the density and intensity allowed by the Future Land Use Category. The Future Land Use Categories are summarized in Table FLUE-1, as follows:

Table FLU-1: Future Land Use Categories and General Standards

<u>FUTURE LAND USE CATEGORY</u>	<u>DENSITY (1)</u>	<u>F.A.R. (INTENSITY)</u>	<u>I.S.R</u>	<u>OPEN SPACE</u>	<u>BUILDING HEIGHT (2)</u>
<u>Urban Low</u>	<u>4 d.u./acre</u>	<u>0.25 to 0.35</u>	<u>0.60</u>	<u>25%</u>	<u>40 ft.</u>
<u>Urban Medium</u>	<u>7 d.u./acre</u>	<u>0.35 to 0.50</u>	<u>0.70</u>	<u>20%</u>	<u>50 ft.</u>
<u>Urban High</u>	<u>Min 4 d.u./ac Max 12 d.u./ac</u>	<u>2.0</u>	<u>0.80</u>	<u>10%</u>	<u>NS</u>
<u>Cagan Crossings (728.5 acres) (3)</u>	<u>8,000 d.u.</u>	<u>700,000 s.f.</u>	<u>NS</u>	<u>44%</u>	<u>NS</u>
<u>Regional Office</u>	<u>NS</u>	<u>1.0 to 3.0</u>	<u>0.75</u>	<u>15%</u>	<u>NS</u>
<u>Regional Commercial</u>	<u>NS</u>	<u>Min 1.0 Max 3.0</u>	<u>0.75</u>	<u>15%</u>	<u>NS</u>
<u>Light Industrial</u>	<u>NS</u>	<u>1.0 to 2.0</u>	<u>0.80</u>	<u>NS</u>	<u>40 ft.</u>
<u>Heavy Industrial</u>	<u>NS</u>	<u>1.0</u>	<u>0.80</u>	<u>NS</u>	<u>40 ft.</u>
<u>Public Service Facilities & Infrastructure</u>	<u>NS</u>	<u>1.0</u>	<u>0.80</u>	<u>NS</u>	<u>50 ft.</u>
<u>Mt. Plymouth-Sorrento Main Street</u>	<u>5.5 d.u./acre</u>	<u>0.30</u>	<u>0.60</u>	<u>20% to 25%</u>	<u>40 ft.</u>
<u>Mt. Plymouth - Sorrento Neighborhood</u>	<u>2 d.u./acre</u>	<u>0.20 to 0.30</u>	<u>0.30</u>	<u>30% to 50%</u>	<u>NS</u>
<u>Rural</u>	<u>1 d.u./5 acres</u>	<u>NS</u>	<u>0.20 0.30</u>	<u>Up to 35%</u>	<u>NS</u>
<u>Rural Transition</u>	<u>1 d.u./5 acres 1 d.u./3 ac 1 d.u./1 ac</u>	<u>NS</u>	<u>0.30 0.50</u>	<u>35% to 50%</u>	<u>NS</u>
<u>Recreation</u>	<u>NS</u>	<u>0.10</u>	<u>0.50</u>	<u>NS</u>	<u>40 ft.</u>
<u>Conservation</u>	<u>NS</u>	<u>NS</u>	<u>NS</u>	<u>NS</u>	<u>NS</u>
<u>APPLICABLE ONLY IN WRPA</u>					
<u>A-1-40 Sending Area (Sending Area Number One)</u>	<u>1 d.u./40 acres 1 d.u./10 acres</u>	<u>NS</u>	<u>0.20 to 0.30</u>	<u>Up to 50%</u>	<u>NS</u>
<u>A-1-20 Sending Area (Sending Area Number Two)</u>	<u>1 d.u./10 acres 1 d.u./5 acres</u>	<u>NS</u>	<u>0.20 to 0.30</u>	<u>Up to 50%</u>	<u>NS</u>
<u>A-1-20 Receiving Area (Receiving Area Number One)</u>	<u>1 d.u./20 acres 1 d.u./5 acres 1 d.u./1 acre</u>	<u>NS</u>	<u>0.20 to 0.30</u>	<u>Up to 50%</u>	<u>NS</u>
<u>Mt. Plymouth Sorrento Receiving Area (Receiving Area Number Two)</u>	<u>5.5 d.u./acre</u>	<u>0.30</u>	<u>0.60</u>	<u>20% to 25%</u>	<u>NS</u>
<u>APPLICABLE ONLY IN GREEN SWAMP</u>					
<u>Green Swamp Ridge</u>	<u>4 d.u./acre</u>	<u>0.25 to 0.35</u>	<u>0.45</u>	<u>40%</u>	<u>40 ft.</u>
<u>Green Swamp Rural</u>	<u>1 d.u./5 acres</u>	<u>NS</u>	<u>0.20 to 0.30</u>	<u>Up to 60%</u>	<u>NS</u>
<u>Green Swamp Rural Conservation</u>	<u>1 d.u./10 acres</u>	<u>NS</u>	<u>0.20</u>	<u>Up to 80%</u>	<u>NS</u>
<u>Green Swamp Core Conservation</u>	<u>1 d.u./20 acres</u>	<u>NS</u>	<u>0.10</u>	<u>Up to 90%</u>	<u>NS</u>

ABBREVIATIONS:

F.A.R = Floor Area Ratio

I.S.R = Impervious Surface Ratio

NS = Not Specified

ac. = Acre(s)

d.u. = Dwelling Unit

ft. = Feet

s.f. = Square Feet

NOTES:

All density and intensity standards refer to Net Density or Net Buildable Area, which excludes wetlands and water bodies.

Please refer to the specific policy pertaining to each Future Land Use Category for details on allowed density, Floor Area Ratio, Impervious Surface Area, and open space requirements.

(1) Within all residential Future Land Use categories, additional dwelling units may be built within the net buildable area of a parcel based upon a transfer from wetland areas. Please refer to Policy I.1.2.3 for details.

(2) Building heights in the Ferndale Community and the Ferndale Center District are limited to three (3) habitable stories. Building heights are limited to 35 feet within the Pinecastle Military Operations Area.

(3) Applies only to the Cagan Crossings FOD as recorded in OR Book 2470, Page 815

B. Do not add Table FLU-1.

Comment 14: Mixed use development

(Page 7) Policy I-1.2.5 provides no incentives for mixed use. (Growth Management)

Discussion: Future Land Use policy I-1.2.5 addresses mixed use development. As the Future Land Use Categories are proposed currently, mixed use development would be allowed in the Urban Future Land Use Series and in Mt. Plymouth-Sorrento, which have both residential density and non-residential intensity standards. The policy, as written however, provides no incentive for a development to be mixed use. Most likely, it will be residential or commercial, whichever seems to be more profitable according to the market. In order for the policy to generate real mixed use development, the total amount of development on the site must exceed 100%. For example, a development could develop 60% of the allowed residential units and then 40% of the allowed commercial development, thus equaling 100%. Any such combination adding up to 100% would be allowed. In order for there to be incentives, the total should be greater than 100%. In order to maximize the use of Urban lands, encourage densification of use that supports transit and direct uses away from Rural lands, it is recommended to make urban core areas as dense and intense as possible.

OPTIONS:

A. Allow 100% of the allowed density (residential) and 100% of the allowed intensity (commercial/industrial) to be developed on the parcel.

B. Leave policy as proposed.

Comment 15: Agricultural and Equestrian Uses

(Page 8) Policy I-1.2.7 is too limiting. (Growth Management)

Discussion: Policy I-1.2.7 uses the term “may” that does not provide adequate guidance. Agriculture and equestrian uses are core uses within the County and should be allowed in all land use categories. Zoning may restrict these uses further where it may be inappropriate. The policy also limits new agricultural uses within the Public Benefit Future Land Use Series. Often, because of the proximity of development, public lands cannot be managed by traditional methods such as prescribed burning. Silviculture, grazing and other low intensity agricultural practices may be used for both environmental management and revenue generation to pay for preservation and acquisition of land. For example, limited cattle grazing can be used to maintain forested areas or natural rangelands where prescribed fire may be undesirable and mechanical means too expensive or too damaging to ecosystems.

OPTIONS:

A. Revise the policy as follows:

Policy I-1.2.7 Agricultural and Equestrian Uses

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

B. Leave policy as proposed.

Comment 16: Applicability of Traditional Neighborhood (TND) Development

(Page 9) Sub-Policy I-1.3.1.1 has a threshold that may be too low. (Growth Management)

Discussion: The sub-policy under the Traditional Neighborhood Design policies requires that all new residential or mixed use development with 50 or net buildable acres to implement TND design. This threshold is very low. A higher threshold may be more practical for Lake County.

OPTIONS:

A. Increase threshold to 100 net buildable acres

B. Increase threshold to 250 net buildable acres

C. Leave as proposed.

Comment 17: Guiding Principles of Traditional Neighborhood Development

(Page 9) Sub-Policy I-1.3.1.2 has a criterion that may be impractical to require. (Growth Management, County Attorney)

Discussion: Sub-Policy I-1.3.1.2 which outlines development principles for Traditional Neighborhood Development has a criterion that addresses building standards and may be unlawful to require inconsistent with the Florida Building Code.

OPTIONS:

A. Revise the last bullet of the policy as follows:

- Provide for environmentally responsible development through the minimization of land disturbance in order to maintain existing topography and natural amenities, Low Impact Development practices, and ~~implementation~~ encouragement of building standards such as Leadership in Energy and Environmental Design (LEED), Florida WaterStar and Energy Star.

B. Leave policy as proposed.

Comment 18: Commercial and Office Uses in Traditional Neighborhood Development (Page 10) Sub-Policy I-1.3.1.4 is overly prescriptive. (Growth Management, Economic Growth and Redevelopment)

Discussion: The sub-policy under the Traditional Neighborhood Design policies requires that the maximum number of acres or square feet of commercial or office space be based upon projected household factors related to income, household size, expenditures for goods and services, among other criteria. This could be considered discriminatory and run contrary to fair housing policies. Also, it does not allow for responses to changing market conditions very well. It would be very difficult to establish consistent, easily implemented standards based upon so many unrelated, difficult-to-measure criteria such as expenditures. Accessibility should not be a criterion to determine the size of allowed commercial areas and is required regardless.

OPTIONS:

A. Revise the policy as follows:

I-1.3.1.4 Provisions for Commercial and Office Uses to Serve Traditional Neighborhoods

~~Provisions for e~~Commercial and office uses shall be ~~allocated~~ provided to serve the need of residents within the Traditional Neighborhood. The maximum number of acres or square feet of commercial or office space shall be based upon the number of residential units; ~~projected household factors related to income, household size, expenditures for goods and services; and accessibility to the Neighborhood Core.~~ Within 12 months of the effective date of this plan, specific criteria shall be defined and included in the Land Development Regulations, consistent with the underlying Future Land Use Category. Such criteria shall maintain consistency with the commercial criteria below.....

B. Leave policy as proposed.

Comment 19: Commercial FAR in Urban Residential Land Uses

(Pages 11-12) Policies I-1.3.2 and I-1.3.3 have Floor Area Ratios that are too limiting. (Economic Growth and Redevelopment)

Discussion: In order to provide services in close proximity to residential development and reduce trip lengths to services, the intensity of urban land uses should be stepped down from 2.0 in High Density Urban to 1.0 in Medium Density Urban to 0.50 in Low Density Urban. This will ensure the provision of commercial service in proximity to residences, reduce trip lengths and ensure an equitable distribution of commercial, office and light industrial while creating conditions where projects will be cost feasible for developers. As previously discussed, including building height in the comprehensive plan limits design flexibility. Building heights should be addressed in the land development regulations.

OPTIONS:

A. Revise the policies as follows:

Policy 1.3.2 Urban Low Density Future Land Use Category

The Urban Low Density Future Land Use Category provides for a range of residential development at a maximum density of four (4) dwelling units per net buildable acre in addition to civic, institutional, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use. This category shall be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities. Within this category any residential development in excess of 10 dwelling units shall be required to provide a minimum 25% of the net buildable area of the entire site as common open space. The maximum intensity in this category shall be ~~0.25~~ 0.50, except for institutional uses which shall be ~~0.35~~. The maximum Impervious Surface Ratio shall be ~~0.60~~ and building height shall be limited to ~~40~~ feet.

Policy 1.3.3 Urban Medium Density Future Land Use Category

The Urban Medium Density Future Land Use Category provides for a range of residential development at a maximum density of seven (7) dwelling units per one (1) net buildable acre, in addition to civic, institutional, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use. This category shall be located on or in close proximity to major collectors and arterial roadways to minimize traffic on local and minor collector roadways and to provide convenient access to transit facilities. This category may serve as an effective transition between more intense and less intense urban land uses. Within this category any residential development in excess of 10 dwelling units shall be required to provide at a minimum 20% of the net buildable area of the entire site as common open space. The maximum intensity in this category shall be ~~0.35~~ 1.0, except for institutional uses which shall be ~~0.50~~. The maximum Impervious Surface Ratio shall be ~~0.70~~ and building height shall be limited to ~~50~~ feet.

B. Leave policies as proposed.

Comment 20: Open space in Urban High Density Residential Land Uses

(Page 12) Policy I-1.3.4 contains language that seems to be inconsistent with other policies. (Growth Management)

Discussion: Policy I-1.3.4 requires Urban High Density Residential to provide 10% of the net buildable area as open space whereas both Regional Commercial and Regional Office require 15% open space. As people would be living in Urban High and the use does allow for office and commercial uses at a Floor Area Ratio of 2.0, it would internally consistent to require 15% open space for uses in the category.

OPTIONS:

- A. Revise the policy to increase the amount of required open space in Urban High to 15%.
- B. Leave policy as proposed.

Comment 21: Regional Office Land Use

(Page 14) Policy I-1.3.6 contains language that is inconsistent with other policies. (Economic Growth and Redevelopment, Growth Management)

Discussion: The Regional Office is intended to provide for corporate office employment centers that cannot be realized with a low intensity. Requiring a conditional use for development of corporate office parks will eliminate the County's ability to remain regionally competitive for office development and therefore high-wage jobs. Furthermore, the limitation of 10% of the floor area allocated to commercial uses that support office uses should be consistent across land uses. The Light Industrial Future Land Use Category proposes a maximum of 20% commercial uses, so that standard is recommended for Regional Office.

Throughout the proposed Plan, the idea of mixed-use is prevalent and Traditional Neighborhood Developments with a mix of residential and non-residential uses are encouraged. Commercial uses are allowed in all urban categories. Limited commercial uses are even allowed as support uses in some of the very low density districts. No residential uses, however, are similarly allowed in the Regional Office land use. This may be a missed opportunity and is not consistent with the trend towards mixed-use development, the promotion of efficient land use patterns, and the implementation of mass transit.

OPTIONS:

- A. Revise the policy as follows:

Policy I-1.3.6 Regional Office Future Land Use Category

The Regional Office Future Land Use Category provides for a variety of office uses and limited commercial uses that support office uses. This category is intended to accommodate office development which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian/employee-friendly gathering areas, central building entrances, enhanced building and site security features, and accessory uses included within the building footprint. This Future Land Use Category shall be located on collector and arterial roadways to minimize traffic on

local streets and to provide convenient access to transit facilities, and should be located in proximity to urban residential uses. With the exception of hotels and motels, no more than ~~ten~~ twenty percent (10%) (20%) of the floor area shall be allocated to commercial uses that support office uses. Only commercial uses that support this category shall be permitted, such as restaurants, cafes, associated retail/wholesale, daycares or shops located within an office park or office building. Office parks may utilize these allocations within the boundary of the park. It is the express intent of this provision to restrict highway-oriented commercial uses.

Zoning applications within the Regional Office Future Land Use Category must be accompanied by a site/master plan as set forth in the LDRs. Such plans shall address, at a minimum, buffering, setbacks, lighting and building heights, to ensure compatibility with adjacent uses. Design standards shall be provided in the LDRs that ensure that office development is compatible with adjoining properties. Standards shall include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; and the size and location of service areas. Projects shall be designed with a minimum of fifteen percent (15%) of the net buildable area as open space. A ~~maximum~~ minimum floor area ratio of 1.0 shall be required ~~established as a base intensity but may be up to~~ with a maximum 3.0 FAR ~~through a conditional use approval process that considers such factors as adjoining land uses, size of the development site and traffic impacts.~~ The maximum Impervious Surface Ratio shall be 0.75.

Limited residential uses may be allowed in mixed-use office buildings or as stand-alone multi-family units as part of a mixed-use development; single-family dwellings shall not be allowed. Multi-family residential development shall be constructed only after or simultaneously with construction of office uses. The total number of stand-alone multi-family dwelling units shall be no more than one (1) unit per 10,000 square feet of Gross Leasable Area of office. Mixed-use buildings may have one (1) floor of residences for every two (2) floors of office space and the allowed FAR shall not apply to such residential areas.

- B. Revise policy as above, but require a Conditional Use Permit for development over 1.5 FAR, consistent with the policy on the Regional Commercial land use.
- C. Leave policy as proposed.

Comment 22: Regional Commercial Land Use

(Page 15) Policy I-1.3.7 contains language that may be too limiting and is not consistent with the mixed use development. (Growth Management)

Discussion: The policy states that FAR over 1.5 requires a Conditional Use Permit, however, this is not included in the list of Conditional Uses. It should be added to the list. Throughout the proposed Plan, the idea of mixed-use is prevalent and Traditional Neighborhood Developments with a mix of residential and non-residential uses are encouraged. Commercial uses are allowed in all urban residential land uses. Limited commercial uses are even allowed as support uses in some of the very low density districts. No residential uses, however, are similarly allowed in the

Regional Commercial land use. This may be a missed opportunity and is not consistent with the trend towards mixed-use development, the promotion of efficient land use patterns, and the implementation of mass transit.

OPTIONS:

- A. Add “Uses with a Floor Area Ratio greater than 1.5” to the list of Conditional Uses and add the following additional language to the policy:

Limited residential use may be allowed in mixed-use commercial buildings or as stand-alone multi-family units as part of a mixed-use development; single-family dwellings shall not be allowed. Multi-family residential development shall be constructed only after or simultaneously with construction of commercial uses. The total number of multi-family dwelling units shall be no more than one (1) unit per 10,000 square feet of Gross Leasable Area of commercial space and the allowed F.A.R. shall not be applied to such residential areas.

- B. “Uses with a Floor Area Ratio greater than 1.5” to the list of Conditional Uses.
C. Leave policy as proposed.

Comment 23: Industrial land uses

(Pages 16 & 17) Policies I-1.3.8 and I-1.3.9 could be combined. (Economic Growth and Redevelopment, Growth Management)

Discussion: It is not necessary to have two industrial future land use categories. These should be merged into one and end users should be regulated through zoning and landscape buffering. A building height limitation of 40 feet is too restrictive. As previously discussed, building heights should be addressed in the land development regulations. Zoning Districts can adequately deal with different types of industrial and manufacturing uses.

OPTIONS:

- A. Delete Policy I-1.3.9 Heavy Industrial Future Land Use Category and revise Policy I-1.3.8 as follows:

Policy 1.3.8 ~~Light~~ Industrial Future Land Use Category

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

highway-oriented commercial and office uses. Standards for specific industrial, manufacturing, and ancillary uses are found in the Zoning District Regulations.

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

USES:

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

USES REQUIRING A CONDITIONAL USE PERMIT:

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

B. Keep policies as proposed.

NOTE: If the Board chooses Option A, changes to the Future Land Use Map will be required. Small light industrial parcels may be more appropriate as another category other than Industrial.

Comment 24: Neighborhood convenience commercial centers

(Page 19) Sub-Policy I-1.3.11.5 is not consistent with other policies. (Growth Management)

Discussion: the 220-foot limitation on Neighborhood Convenience Commercial Centers should be modified to 330 feet for consistency with the treatment of neighborhood commercial elsewhere in the Plan. Rural Support Intersections are proposed to be 300 feet and Rural Support Corridors are 330 feet. Rural Intersections are recommended to be 330 feet to be consistent with

the Corridors. Both of these designations generally allow for neighborhood commercial uses to serve the surrounding areas.

OPTIONS:

- A. Revise bullet three, Neighborhood Convenience Commercial Centers, from a size of 220 feet to 330 feet.
- B. Leave policy as proposed.

Comment 25: Commercial centers and corridors

(Page 19) Sub-Policy I-1.3.11.6 contains confusing language and may have undesired results. (Economic Growth and Redevelopment)

Discussion: The term Floor Area Ratio is not used elsewhere in the FLUM but is described as intensity. This should be deleted for consistency. The language regarding no provision shall be construed as a guarantee should be deleted so there will be no confusion as to requirements regarding location and distribution of commercial land uses. Specific commercial location criteria should be utilized so the development community has clear and consistent requirements on which to base requests for commercial use/zoning. The language limiting location is confusing and likely to promote continued strip style development. Limiting building floor area in the manner that is proposed will likely result in a drug store or convenience store on the corner of every major intersection instead of multi-tenant mixed used centers. Sound planning principals and design standards, such as minimum site area, to be established in the land development regulations should be utilized when approving commercial centers. Regulations that allow continuation of the strip style commercial trend should not be included in the comprehensive plan.

Commercial corridors are mapped on the Future Land Use Map. If the corridor widths are eliminated, mapping the road segments as commercial corridors is recommended.

OPTIONS:

- A. Keep policies as proposed.
- B. Revise policies as follows:

I-1.3.11.6 Criteria for Commercial Corridors:

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

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

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

1. Major Commercial Corridors Major Commercial Corridors are intended for designated roadways with typically four or more travel lanes, where an existing development pattern of comparable intensity has been established and is consistent with community character. ~~Major Commercial Corridors may extend up to 1/4 mile (1320 feet) from the center line of the right of way and terminus of the identified roadway and shall be developed to avoid the creation of large distances between developed properties.~~ The following Major Commercial Corridors are hereby identified and depicted on the Future Land Use Map:

Major Commercial Corridors	Location
US 441	Entire corridor
Old Highway 441	From State Road 19 to the junction with Eudora Road and State Road 19A
State Road 19	From US Highway 441 north to State Road 44
US 27	Within the following segments: From Sumter County line south to County Road 48; From Independence Boulevard south to Wilson Lake Parkway; From Libby No. 3 Road (south of State Road 19) south to Hartwood Marsh Road; and Outside of the GSACSC from County Road 474 south to the Polk County Line
State Road 50	From US 27 east to the Orange County line
US 192	Entire corridor

2. Minor Commercial Corridors Minor Commercial Corridors are intended for designated roadway corridors with two or more travel lanes, where an existing development pattern of comparable intensity has been established and is consistent with community character. ~~Minor Commercial Corridors may extend up to 1/8 mile (660 feet) from the center line and terminus of the identified roadway. Commercial Buildings over 8,000 square feet shall only be permitted through a conditional use approval process that considers such factors as compatibility, adjoining land uses, size of the development site and traffic impacts. The maximum individual commercial building size~~

~~shall be 30,000 square feet.~~ The following Minor Commercial Corridors are hereby identified and depicted on the Future Land Use Map:

<i>Minor Commercial Corridors</i>	<i>Location</i>
<i>State Road 19</i>	<i>From Baker Road (Altoona) south to US Highway 441</i>
<i>State Road 19A</i>	<i>From US Highway 441 south to Old Highway 441</i>
<i>State Road 40 (Astor)</i>	<i>From River Road east to the Volusia County line</i>

Comment 26: Rural Support Intersections
 (Page 25) Sub-Policy I-1.4.7.1 is not consistent with other policies. (Growth Management, County Attorney)

Discussion: Sub-Policy I-1.4.7.1 limits the area of Rural Support Intersections to a width and distance of 300 feet. This is not consistent with the description of Rural Support Corridors which are a width of 330 feet. The policy should be amended to 330 feet for consistency.

OPTIONS:

- A. Revise the specifications for Rural Support Intersections from 300 feet to 330 feet.
- B. leave policy as proposed.

Comment 27: Rural Support within the Rural Transition Future Land Use Category
 (Page 26) Sub-Policy I-1.4.7.3 is unclear as written. (Growth Management, County Attorney)

Discussion: Sub-Policy I-1.4.7.3 states that rural support uses shall be allowed as part of a PUD in the Rural Transition Future Land Use category, however, such uses are limited to increments of one acre for every 500 dwellings. As written, this implies one acre of commercial for every 500 to 2,500 acres in a PUD since the Rural Transition category has a base density of one unit per five acres with up to one unit per acre with a Conservation Subdivision preserving 50% open space. Also, as written, the policy does not allow for a Rural Support use on less than one acre. The intent of the policy is to limit Rural Support uses, however, this can be accomplished by limiting such uses to a ratio of one acre per every 500 acres which would allow a PUD smaller than 500 acres to have some Rural Support uses. Also the use of the figure of 500 acres is non-standard. A full section, a square mile, is 640 acres. A smaller unit would be sensible as lots on well and septic systems must be a minimum of one-half acres.

OPTIONS:

- A. Revise Sub-Policy I-1.4.7.3 as follows:

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

Rural Support uses may be permitted as a part of a Planned Unit Development (PUD) within the Rural Transition Future Land Use Category, provided that the use serves residents of the PUD and is located interior to the PUD. Rural Support uses within a PUD shall be limited to ~~increments~~ a ratio of one (1) acre per ~~500 dwelling units~~ 320 acres. Primary structures shall be limited to a maximum aggregate floor area ratio of 0.055, and no single primary structure shall exceed 5,000 square feet. Land containing a Rural Support use within a PUD shall not count toward buildable area in the determination of residential density.

- B. Increase the ratio to one acre per 160 acres.
- C. Leave policy as proposed.

Comment 28: Conservation Future Land Use

(Page 26) Policy I-1.5.1 does not reference local land management agencies. (Public Works)

Discussion: Policy I-1.5.1 establishes the Conservation Future Land Use and references several land management agencies. It does not, however, reference local land management agencies. Both the Lake County Water Authority and the County's Public Lands Section should be added to the policy.

OPTIONS:

- A. Revise the fourth paragraph of the policy as follows:

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

- B. Leave policy as proposed.

Comment 29: Policy I-2.1.4 recommends use of a non-native tree. (Growth Management)

(Page 29)

Discussion: One of the general principles of the proposed Comprehensive Plan is to use drought tolerant and native species for landscaping whenever possible. Policy I-2.1.4 recommends use of Drake Elms as street trees in the Mt. Plymouth-Sorrento Main Street area. This species of elm is native to China, Korea, and Japan. A more appropriate tree for the area would be the Winged Elm (*Ulmus alata*), a native species often used as a street tree.

OPTIONS:

A. Revise the third bullet of Policy I-2.1.4 Design Standards for the Mount Plymouth-Sorrento Main Street Future Land Use Category as follows:

- *Require that building structures present a traditional storefront face and entrance to the Main Street, and provide wide sidewalks for pedestrian activity with street furniture for outdoor cafes and benches for rest and shading; and require the planting of canopy trees (such as Live Oaks, Sweet Gum, and ~~Drake~~ Winged Elms) at regular intervals along Main Street.*

B. Leave bullet as is.

Comment 30: Future Land Use Policies I-2.1.9 and I-2.3.17 are not consistent.

(Pages 30 & 36) Policies I-2.1.9 and I-2.3.17 address preservation of tree canopy but provide different standards. (Conservation and Compliance)

Discussion: These two policies add the definition of “mature tree” which is different for the two areas in question (Mt. Plymouth/ Sorrento & Ferndale). Adding one more classification to the mix of tree classifications that is not Countywide, and differs according to location may be confusing to the public, review staff, and ultimately enforcement. If it is necessary to define “mature tree”, it should be defined consistently.

OPTIONS:

A. Revise Policy I-2.1.9 to read as follows:

Policy I.2.1.9 Preservation of Tree Canopy

The County shall require that mature native trees and tree canopies be protected within Mount Plymouth-Sorrento. A mature tree shall be defined as a tree with a caliper of ~~12~~ 8 inches or more in diameter at breast height (DBH). Where mature native tree stands exist, land use and design requirements shall minimize the impact to the existing trees and tree canopies. Within Mount Plymouth-Sorrento, Lake County shall emphasize the protection of mature native trees and promote the use of trees along roadways and within all new development.

B. Increase the caliper referenced in Policy I-2.1.17 (Ferndale) to 12 inches.

C. Leave policies as is.

Comment 31: Parking in the Mt. Plymouth-Sorrento Community

(Page 31) Policy 1-2.1.14 - Language in the proposed Plan may be too restrictive. (Economic Growth and Redevelopment)

Discussion: Interconnectivity between parking areas is generally encouraged. Individual small lots will impact traffic patterns.

OPTIONS:

A. Revise the policy as follows:

Policy I-2.1.14 Parking in the Mount Plymouth Sorrento Community

In an effort to create a pedestrian realm and storefront activity on Main Street, parking lots shall be hidden behind the buildings that front Main Street. ~~The Main Street Future Land Use Category shall emphasize the use of parking in the form of individual small lots of typically twenty-five (25) spaces or less.~~ All parking lots shall be required to extensively use trees, landscaping, and utilize full-cutoff lighting with traditional-style fixtures. Design of the Main Street corridor shall accommodate on-street parallel or angled parking. Calculations for shared parking spaces are encouraged for lots that serve mixed-use buildings.

B. Leave policy as proposed.

Comment 32: Traffic Calming

(Pages 32 and 37) Language in the proposed Planning Horizon 2030 uses outdated terminology. (Public Works)

Discussion: Future Land use Policies I-2.1.15 and I-2.3.24 address traffic calming measures but reference methods which are no longer preferred methods. Speed tables are elongated raised areas and are preferred over speed humps which are short bumps that generally cause motorist complaints.

OPTIONS:

A. Revise Policies I-2.1.15 and I-2.3.24 as follows:

Policy I-2.1.15 Traffic Calming

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

Policy I-2.3.24 Traffic Calming

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

B. Leave policies unchanged.

Comment 33: Development principles for Sunnyside

(Page 32) Policy I-2.2.2 is too vague. (Growth Management)

Discussion: The reference to road upgrades is vague and should be more specific. Road upgrades typically are addressed through concurrency. Requiring improvements prior to development is inconsistent with Florida Statutes that requires improvements be in place "concurrent" with development impacts.

OPTIONS:

A. Revise the sixth paragraph of Policy I-2.2.2 as follows:

Policy I-2.2.2 Guiding Principles for Development

Existing roads shall be upgraded ~~prior~~ to serve new development, including substantial redevelopment, concurrent with its impacts. New development shall provide for an integrated network of sidewalks, bus stops, local two travel-lane streets, bicycle trails, and pedestrian paths to connect neighborhoods.

B. Leave policy as proposed.

Comment 34: Ferndale Community Participation

(Page 35) Policy I-2.3.7 requires all Ferndale residents to be noticed individually of any development proposals. (Conservation and Compliance, Growth Management)

Discussion: The residents of the Ferndale area have expressed a desire to be informed of activities proposed within their community and have expressed a desire for an advertised/noticed public meeting for any development over 10 units. The policy requires each individual property to receive a notice; however, that requirement may not result in greater public turnout than a more general notice in the newspaper and posted locally. This requirement is a far higher standard of notice than is provided to any other community in the County.

OPTIONS

A. Revise Policy I-2.3.7 to remove the individual noticing requirement and read as follows:

Policy I-2.3.7 Community Participation

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

B. Delete policy. Notice would be provided consistent with adopted notice requirements in the LDRs.

C. Leave Policy I-2.3.7 as is.

Comment 35: Fencing in Ferndale

(Page 37) Policy I-2.3.21 is overly restrictive. (Growth Management)

Discussion: The intent of the policy is to maintain a rural feel and look within the Ferndale community, however, the policy, as written, prohibits all solid fences and walls, including privacy fences in back yards. The policy should be revised to allow privacy walls and fences in back yards. A prohibition can be included in the LDR's which would allow a variance to be granted if unique circumstances exist.

OPTIONS:

A. Revise the policy as follows:

Policy I-2.3.21 Fencing

The County shall require that fencing within Ferndale maintain a rustic, rural appearance. Examples of this include but are not limited to livestock fences, wood rail fences, board fences, and field fences. Barbed wire fences shall be discouraged except where necessary to contain livestock. Solid fences and walls shall be prohibited in all front yards and in side yards facing major roads. Privacy fences and walls shall be permitted in rear yards.

B. Leave policy as proposed.

Comment 36: Goal I-3 Wekiva Area

(Pages 37-55) The policies under this Goal need to be updated to reflect the changes made to the Wekiva Amendments to comply with the response to the Department of Community Affairs Objections, Recommendations and Comments Report. (Growth Management)

Discussion: These Amendments were made after the final recommendation by the LPA and should be incorporated into the policies recommended by the LPA.

OPTIONS

A. Amend polices to be consistent with adopted Wekiva Amendments.

B. Leave policies as originally proposed.

Comment 37: Lakeshore and waterfront development

(Page 46) The first bullet of Policy I-3.3.6 uses no-standard, hence confusing, terminology. (Environmental Utilities, Economic Growth and Redevelopment)

Discussion: Policy I-3.3.6 uses non-standard language which could cause confusion or misapplication of setbacks. The term “mean annual flood line” is not the appropriate term to use for the boundary of a water body and it is not used by the Water Management District for establishment of (lake) levels. The nomenclature used in Florida is “Mean High Water Line” and should be the term used in the Comprehensive Plan. Water levels fluctuate naturally and the mean high water line is the long term average of seasonal low and seasonal high water levels. Also, it appears that the reference to industrial uses may be unnecessary since Policy I-3.3.9 prohibits new industrial development within the Wekiva River Protection Area.

OPTIONS:

A. Revise the first bullet of the policy as follows:

1. Industrial or commercial uses shall be setback a minimum of 300 feet from the water bodies' mean ~~annual flood~~ high water line.

B. Revise the first bullet of the policy as follows:

1. ~~Industrial or e~~Commercial uses shall be setback a minimum of 300 feet from the water bodies' mean ~~annual flood~~ high water line.

C. leave policy as proposed.

Comment 38: Protection of floodplains, swamps, and marshes
 (Page 47) Policy I-3.3.10 addresses wetlands inconsistently. (Environmental Utilities)

Discussion: Although the policy addresses wetlands in some places, it addresses swamps and marshes in others. Swamps and marshes are only two types of wetlands and they are generally thought of as having standing water all year long, except under drought conditions. Use of the term “wetlands” or “swamps, marshes and other wetlands” would be broader language and more in keeping with the apparent intent of the policy.

OPTIONS:

A. Revise the title, the first paragraph and the second bullet of policy as follows: [Note: Bullets 1,3 and 4 of the policy were not included.]

Policy I.3.3.10 Protection of Floodplains, ~~Swamps and Marshes~~ and Wetlands

Lake County shall protect the natural characteristics of floodplains, ~~swamps, and marshes~~ and wetlands within the WRPA to the greatest extent possible.

2. *Building within ~~swamps and marshes~~ wetlands is prohibited, except in accordance with the policies of this Comprehensive Plan, the Lake County Code, and in accordance with a wetland alteration/mitigation plan approved by Lake County.*

B. Revise the policy as follows:

Policy I.3.3.10 Protection of Floodplains, Swamps and Marshes ~~and other~~ Wetlands

Lake County shall protect the natural characteristics of floodplains, swamps, and marshes ~~and other~~ wetlands within the WRPA to the greatest extent possible.

2. *Building within swamps, ~~and~~ marshes ~~and other~~ wetlands is prohibited, except in accordance with the policies of this Comprehensive Plan, the Lake County Code, and in accordance with a wetland alteration/mitigation plan approved by Lake County.*

C. Leave policy as proposed.

Comment 39: Preservation of Natural Habitats within the Wekiva River Protection Area
 (Page 48) Policy I-3.3.17 addresses protecting natural habitats for species listed by Florida agencies, but not those listed by federal agencies. (Growth Management)

Discussion: Policy I-3.3.17 seeks to protect any animals and plants designated as endangered, threatened, or species of special concern pursuant to the Florida Administrative Code and Florida Statutes but it does not address species listed under the federal Endangered Species Act. To

ensure the comprehensiveness of the policy, a reference to federally listed species should be added to the policy.

OPTIONS:

A. Revise Future Land Use Policy I-3.3.17 as follows:

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

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

B. Leave the policy as is.

Comment 40: Redundant language

(Page 52) The third bullet of Policy I-3.4.4 contains redundant language. (Growth Management)

Discussion: The third and fourth bullets of the policy address delineating open space and clustering, respectively. The first sentence of the third bullet says the same thing as the second sentence, therefore it should be deleted. The fourth bullet dealing with clustering is nearly identical with the first bullet of Policy I-3.4.2 and should be deleted.

OPTIONS:

A. Delete the first sentence of the third bullet and the fourth bullet.

B. Leave policy as proposed.

Comment 41: Awkward language

(Page 53) The fifth bullet of Policy I-3.4.5 contains awkward and confusing language. (Growth Management)

Discussion: Policy I-3.4.5 addresses development design standards, however, the fifth bullet contains awkward and confusing language. Also, the reference to native landscaping is redundant and out-of-place. The bullet should be revised for clarity.

OPTIONS:

A. Revise the bullet as follows:

- Minimal site disturbance and alteration of terrain, ~~through~~ use of design techniques, such as Low Impact Development; that protect native vegetation and minimize earth

movement, ~~such as~~ reduced pavement widths, stem-wall construction, and maintenance of natural drainage patterns swales, and native landscaping.

B. Leave bullet as proposed.

Comment 42: Awkward language

(Page 55) Policy I-3.4.10 is grammatically incorrect. (Growth Management)

Discussion: Policy I-3.4.10 is grammatically incorrect and should be revised. Also, because of how, activities outside of a basin will not have surface water impacts within the basin based on the surface water basins definition.

OPTIONS:

A. Revise the policy as follows:

Policy I-3.4.10 Industrial Development within the Wolfbranch Sink Basin

Wolfbranch Sink is recognized as a unique and sensitive karst feature within the Wekiva Study Area through which surface waters drain into the underground aquifer. The County shall pursue, in coordination with the Lake County Water Authority, adoption of joint Land Development Regulations with the City of Mount Dora to ensure that industrial uses within ~~or in close proximity to~~ 500 feet of the Wolfbranch Basin ~~to protect~~ do not negatively impact the natural and hydrological characteristics of the sink including, but not limited to, surface water, ground water, vegetative buffers and topography.

B. Leave policy as proposed.

Comment 43: Redundant language

(Page 58) Future Land Use Policy I-4.1.4 is redundant. (Growth Management)

Discussion: Policy I-4.1.4 essentially states that all development in the Green Swamp shall follow the policy that follows it and, therefore, is redundant and can be removed without affecting any requirements.

OPTIONS:

A. Delete Policy I-4.1.4.

B. Leave policy as proposed.

Comment 44: Stormwater in the Green Swamp Area of Critical State Concern

(Page 64) Future Land Use Policy I-4.3.11 addresses stormwater criteria specific to the Green Swamp. (Growth Management)

Discussion: Policy I-4.3.11 addresses stormwater criteria in the Green Swamp, however, it references a repealed section of the Florida Administrative Code. The reference to the Code

should be deleted. Additionally, it is unclear whether the Green Swamp needs its own stormwater rules when implementation of Low Impact Development practices and principles will adequately address stormwater quality and flooding issues County-wide. The referenced stormwater ordinance seems to apply county-wide. Also, the policy references the criteria found in the Stormwater Sub-element and, therefore is redundant and can be removed safely without diminishing protection for the Green Swamp.

OPTIONS:

- A. Delete the policy:
- B. Revise the policy as follows:

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

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

~~*Within twenty four (24) months of the effective date of this Comprehensive Plan, Lake County shall prepare and adopt a comprehensive stormwater management ordinance, which meets or exceeds the site alteration criteria for the GSACSC as found within the Florida Administrative Code. The Stormwater Ordinance which shall contain at a minimum: definitions, permit requirements, exemptions, performance criteria, system design criteria, dedication of drainage easements and rights-of-way, application requirements, payment of fees, maintenance of systems, inspection provisions, enforcement provisions, emergency exemptions, variance provisions, provisions for appeals, and provisions for penalties and violations. Stormwater regulations will incorporate the principles and practices of Low Impact Development.*~~

- C. Leave policy as proposed.

Comment 45: Redundant language

(Page 65) Future Land Use Policy I-4.1.12 is redundant. (Growth Management)

Discussion: Policy I-4.1.12 essentially states that the County will enforce its flood regulations in the Green Swamp. The policy, therefore, is redundant and can be removed safely without affecting any requirements.

OPTIONS:

- A. Delete Policy I-4.1.12.
- B. Leave policy as proposed.

Comment 46: Manufacturing uses allowed in commercial areas in the Green Swamp

(Page 65) Future Land Use Policy I-4.4.1 addresses the allowance of manufacturing within commercial areas in the Green Swamp. (County Attorney, Growth Management, Economic Growth and Redevelopment)

Discussion: The policy is unnecessary as I-4.4.12 prohibits all new industrial uses within the Green Swamp ACSC and manufacturing comes under the general classification of industrial uses.

OPTIONS:

- A. Delete Policy I-4.4.1.
- B. Leave policy as proposed.

Comment 47: River and stream crossings

(Page 66) Future Land Use Policy I-4.4.5 addresses new river and stream crossings but does not address maintaining navigability. (Growth Management)

Discussion: New river and stream crossings within the Green Swamp Area of Critical State Concern are prohibited except for site access. Although most of these water bodies are small, some may be navigable. Therefore, any new river or stream crossings should not impede such navigability.

OPTIONS:

- A. Revise Future Land use Policy I-4.4.5 as follows:

Policy I-4.4.5 River and Stream Crossings

New river and stream crossings shall be prohibited unless required for site access. Any such crossings must maintain navigability and shall not impede the natural flow of water.

- B. Leave policy as proposed.

Comment 48: Treatment of septic tanks in the Green Swamp Area of Critical State Concern

(Pages 66 & 153) Policy I-4.4.7 is not consistent with Policy IV-2.2.7. (Growth Management)

Discussion: Policy I-4.4.7 concerns provisions for septic tanks within the Green Swamp Area of Critical State Concern. It requires a 75-foot setback from wetlands and surface waters, however, Conservation Element Policy IV.2.2.7 pertains to the location of septic tanks County-wide and requires a 100-foot setback from wetlands and lakes. Both policies contain exceptions for existing lots too small to meet these setbacks. It seems unreasonable that requirements for septic tanks within the Area of Critical State Concern are less stringent than County-wide requirements

and the difference between the two policies can cause confusion as to which applies. Both policies should use the same standards.

OPTIONS:

A. Revise Policy I-4.4.7 as follows:

Policy I.4.4.7 Septic Tank Provisions

For all developments in the GSACSC that propose the use of septic tanks, the following criteria shall apply:

- All septic tanks and drainfields shall be required to have a ~~75~~ 100-foot setback from the furthest upland extent of any wetland or waterbody . For development on lots legally created on or before March 2, 1993, as well as lots located in a subdivision listed below, which cannot meet the ~~seventy-five (75)~~ one hundred-foot (100') setback requirement and would otherwise be deemed unbuildable, an administrative adjustment may be granted by the County Manager or designee to allow the placement of the septic tank and drainfield; whereby, the location of the septic tank and drainfield would have the least impact on surface waters and wetlands. In those instances where a wetland is considered by the Department of Health to also be the same as the ordinary high water line of surface water, the Department of Health variance process established pursuant to the Florida Statutes shall substitute for the County administrative adjustment process.*

Within twelve (12) months of the effective date of this Comprehensive Plan, the County shall establish a review and approval mechanism in the Land Development Regulations for the purpose of granting adjustments to the ~~75~~ 100-foot standard for lots legally created on or before March 2, 1993, as well as lots located in a subdivision listed above. If the application of the ~~75~~ 100-foot wetland setback would result in the inability to develop a lot with a typical single family residence, the lot shall be eligible for an administrative adjustment. Any adjustment to the wetland setback shall be applied on a case by case basis, and only to the particular lot which could not otherwise be developed with a single family residence, and only to the maximum extent necessary to provide a reasonable beneficial use of the lot.

B. Leave policy as proposed.

Comment 49: Treatment of wetlands in the Green Swamp Area of Critical State Concern
(Page 68) Policy I-4.4.8 may not adequately protect all wetlands in the Green Swamp ACSC.
(Growth Management, Public Works)

Discussion: The policy exempts small isolated wetlands, however, these wetlands may have very important ecological roles and functions, especially if they occur in or near areas of scrub or sandy upland ridges. The policy also states that wetlands should be maintained in their natural and unaltered state. Some wetlands may have been impacted by invasive plants, clearing of vegetation, or changes in hydrology so that merely maintaining them unaltered defeats the intent of the policy. Future Land Use Policy I-7.4.4 contains similar language regarding maintaining wetlands in their natural unaltered state.

OPTIONS:

A. Revise Future Land Use Policies I-4.4.8 and I-7.4.4 as follows:

Policy I-4.4.8 Treatment of Wetlands for Development Approval

Wetlands within a project shall be placed in a conservation easement that shall run in favor of and be enforceable by the County, other governmental agency or a qualified non-profit conservation organization. The conservation easement shall require that the wetlands be maintained in their natural and unaltered state. If such wetlands and buffer areas are not in a natural state due to the presence of invasive species, changes in hydrology, or the removal of natural vegetation, such wetlands and buffers shall be restored by the removal of invasive species, replacement/revegetation with suitable native species and restoration of natural hydrology to the greatest extent possible. The entity accepting said conservation easement shall enforce its provisions. In addition, wetlands shall not be included as part of any platted lot. Wetlands shall be shown on the plat as a common area which shall be deeded to the homeowners' association or the County at its option, for ownership and maintenance. Wetlands may be included in the platted lots for subdivisions which have no homeowners' association and which contain ten (10) lots or less. ~~Any isolated wetland of less than one acre shall be exempt from these requirements.~~

Policy I-7.4.4 Protection of Wetlands and Wetland Classification Program

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

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

The County shall require dedication of a conservation easement to the County or other agency of all post-development wetlands, to the extent allowed by law. This conservation easement shall require that the wetlands and wetland buffers be maintained in their natural and unaltered state. If such wetlands and buffer areas are not in a natural state due to the presence of invasive species, changes in hydrology, or the removal of natural vegetation, such wetlands and buffers shall be restored by the removal of all invasive species, replacement/revegetation with suitable native species, and, to the greatest extent possible, restoration of natural hydrology. The entity accepting a conservation easement shall enforce its provisions.

B. Revise the last sentence of Policy I-4.4.8 as follows:

An isolated wetland of less than one acre ~~shall~~ may be exempt from these requirements if not an ephemeral wetland used for amphibian breeding or if located in or near areas of scrub or sandy upland ridges.

C. Leave the policies as is.

Comment 50: Prohibition of industrial uses

(Page 68) Future Land Use Policy I-4.4.12 prohibits new industrial uses in the Green Swamp. (Growth Management)

Discussion: Future Land Use Policy I-4.4.12 prohibits new industrial uses in the Green Swamp Area of Critical State Concern however, Policy I-4.4.1 allows some manufacturing uses. Manufacturing use are classified as industrial uses, therefore the policies conflict with each other. In a previous comment Policy I-4.4.1 is recommended for deletion. Policy I-4.4.12 should be modified to allow manufacturing uses if Policy I-4.4.1 is not deleted.

OPTIONS:

A. Revise Policy I-4.4.12 as follows:

Policy I.4.4.12 Prohibition of Industrial Uses in the GSACSC

All new industrial uses in the GSACSC shall be prohibited, except for manufacturing uses as allowed within Ridge Future Land Use Category.

B. Leave policy as proposed.

C. Delete the policy.

Comment 51: Development Design Standards in Rural Protection Areas

(Page 70) Future Land Use Policy I-5.1.4 is confusing. (Growth Management)

Discussion: The tenth bullet of the policy addresses landscaping and irrigation requirements but it is confusing and not consistent with other policies in the plan. Therefore, it should be revised. Also, the policy, as written, would prohibit most agricultural irrigation and may go beyond the County’s authority to regulate.

OPTIONS:

A. Revise the bullet as follows:

Policy I-5.1.4 Development Design Standards

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

- *Implement water conservation techniques including the restriction of ~~irrigated lawn and landscaping to no more than 50% of all pervious~~ overhead irrigation system coverage to no more than 50% of all landscaped areas for both residential lots and common areas, with the exception of systems that use*

approved low-volume irrigation such as drip or micro-irrigation systems, and areas used for vegetable gardens; and

B. Leave bullet as proposed.

Comment 52: Protection of Wetlands in Rural Protection Areas

(Page 71) Future Land Use Policy I-5.1.7 may conflict with state statute and constitute a taking of property. (County Attorney)

Discussion: Concern over possible regulatory takings issues and conflict with agency permitting requirements warrants modification to the wetland protection policy. This issue has also been addressed by the CAO.

OPTIONS:

A. Revise the policy as follows:

Policy I-5.1.7 Protection of Wetlands

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

B. Leave policy as proposed.

Comment 53: Coordination with conservation agencies

(Page 71) Future Land Use Policy I-5.1.8 does not include all appropriate conservation agencies. (Public Works)

Discussion: Future Land Use Policy I-5.1.8 does not include all appropriate conservation agencies. The Lake Soil & Water Conservation District, the Southwest Florida Water Management District, the U.S Fish and Wildlife Service, and the Florida Fish and Wildlife Conservation Commission should be included in this list of Conservation Agencies

OPTIONS:

A. Revise Future Land Use Policy I-5.1.9 as follows.

Policy I-5.1.8 Coordination with Conservation Agencies

The County shall coordinate with state and local conservation agencies, including but not limited to the U.S. Forestry Service, Florida Department of Environmental Protection Division of State Lands, the Department of Agriculture and Consumer Services Division of Forestry, the St. Johns River Water Management District, the Southwest Florida Water Management District, the U.S Fish and Wildlife Service, the Florida Fish and Wildlife Conservation Commission, the Lake Soil & Water Conservation District and Lake County Water Authority, regarding natural resource issues. These efforts may involve coordination on issues affecting the protection and

management of wildlife, habitat, and natural communities; public access and management of preserved areas; water quality and flood control; control of exotic species; silviculture activities; and prescribed fire.

B. Leave policy as proposed.

Comment 54: Land use in the Wekiva-Ocala Rural Protection Area

(Page 72) Future Land Use Policy I-5.2.2 addresses rural conservation subdivision standards. (County Attorney, Growth Management)

Discussion: Future Land Use Policy I-5.2.2 addresses rural conservation subdivision in the Wekiva-Ocala Rural Protection Area with the apparent intent of requiring them for all subdivisions of land of at least three lots at a density of one unit per twenty acres. The policy, however, uses “may” in one section and “shall” in another. This is inconsistent. Development standards for rural conservation subdivisions should be located in the Land Development Regulations.

OPTIONS:

A. Revise the policy as follows:

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

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

B. Leave policy as proposed.

Comment 55: Land use in the Emerald Marsh Rural Protection Area

(Page 73) Future Land Use Policy I-5.3.2 addresses rural conservation subdivision standards. (County Attorney, Growth Management)

Discussion: Future Land Use Policy I-5.3.2 addresses rural conservation subdivision in the Emerald Marsh Rural Protection Area. The policy uses “may” in one section and “shall” in

another. This is inconsistent within the policy. Development standards for rural conservation subdivisions would be more appropriately located in the Land Development Regulations.

OPTIONS:

A. Revise the policy as follows:

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

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

B. Leave policy as proposed.

Comment 56: Non-standard description

(Page 74) Future Land Use Policy I-5.5.3 addresses “Lake Wales Ridge habitat.” (Growth Management)

Discussion: Policy I-5.5.3 addresses “Lake Wales Ridge habitat,” however, there is no such habitat description in common nomenclature and the reference to “habitat” should be removed to avoid confusion.

OPTIONS:

A. Revise the policy as follows:

Policy I-5.5.3 Water Conserv II

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

B. Leave policy as proposed.

Comment 57: Land use in the Yalaha-Lake Apopka Rural Protection Area

(Page 73) Future Land Use Policy I-5.4.2 addresses rural conservation subdivision standards. (County Attorney, Growth Management)

Discussion: Future Land Use Policy I-5.4.2 addresses rural conservation subdivision in the Yalaha-Lake Apopka Rural Protection Area. The policy uses “shall” in one section and “may” in another. This is inconsistent and does not provide certainty for property owners. Development standards for rural conservation subdivisions should be located in the Land Development Regulations.

OPTIONS:

A. Revise the policy as follows:

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

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

B. leave policy as is.

Comment 58: Scenic Byway Corridors

(Pages 74 & 75) The language in Sub-Policies I-6.2.1.1 and I-6.2.2.1 are not consistent. (County Attorney, Growth Management))

Discussion: Policy I-6.2.1.1 specifies that the Green Mountain Scenic Byway Corridor shall extend 330 feet from the centerline of the road whereas Policy I-6.2.2.1 specifies a corridor width of 320 feet. This may be a typographical error but should be corrected for consistency.

OPTIONS:

A. Revise the corridor width in Sub-Policy I-6.2.2.1 from 320 feet to 330 feet.

B. Leave Sub-Policy as proposed.

Comment 59: Boundary of the Lake Apopka Basin

(Page 77) The language in Policy I-6.3.1 sets the basin boundary according to roads. (Environmental Utilities)

Discussion: Section 6.15.00 of the Land Development Regulations uses the same boundaries as the proposed policy, however, it requires that this protection area boundary be revised according to the best available technology rather than by roadways when technological advances permit a greater degree of accuracy. We now have this technology, so the boundaries should be updated.

A. Revise the policy as follows:

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

The Lake Apopka Basin Overlay District, also known as the Lake Apopka Basin, is generally located as follows:

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

Within 24 months of the effective date of this Plan, these boundaries shall be revised according to the best available information and technology to provide more accuracy.

B. Leave policy as proposed.

Comment 60: Agriculture in the Lake Apopka Basin Overlay

(Page 78) Policy I-6.3.4 seems to indirectly prohibit most or all agricultural activities within the Lake Apopka Basin Overlay District. (Conservation and Compliance)

Discussion: Agriculture is the largest economic activity in the State of Florida that does not rely on continued growth in population or the influx of tourists. There are very few, if any, farming activities that do not have the potential to contaminate ground or surface water with fertilizers or chemicals. Even natural “organic” farming practices use natural fertilizers which have the potential to contaminate waters if not applied properly. Florida has a “Right to Farm Act” and Policy I-6.3.4, as currently worded, may not be consistent with the Act or its intent. With the advent and documentation of many Best Management Practices (BMPs), it would seem better to require the use of BMPs to minimize the potential for contamination rather than try to ban such activities outright.

OPTIONS:

A. Revise the first bullet of Future Land use Policy I-6.3.4 as follows:

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

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

- *Agricultural practices that ~~do not contribute to minimize the potential for~~ contamination of surface or groundwater from fertilizers or pesticides and are conducted in accordance with Best Management Practices*

B. Leave policy as proposed.

Comment 61: Agricultural Best Management Practices

(Page 78) Future Land Use Policy I-6.3.5 addresses only a limited set of BMPs. (Conservation and Compliance, Growth Management)

Discussion: This policy suggests there are forms of agriculture that are “sustainable” beyond silviculture; however, it only requires adherence to BMPs for Silviculture and springs protection. By implication, all forms of sustainable agriculture must either comply with these BMPs or they are not required to adhere to BMPs for the specific crop being produced.

OPTIONS:

A. Revise Policy I-6.3.5 as follows:

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

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

The following BMP manuals, subsequent revisions, or new and appropriate manuals published by the Natural Resources Conservation Service, the Florida Department of Agriculture, the Florida Cooperative Extension Service, the Florida Department of Environmental Protection, the Florida Department of Community Affairs, or other relevant agency shall be used, as appropriate:

Protecting Florida’s Springs-Land Use Planning Strategies and Best Management Practices (Department of Community Affairs/Department of Environmental Protection, 2002).

Best Management Practices for Silviculture (2003), Florida Department of Agriculture and Consumer Services (FDACS), Division of Forestry, (Chapter 5I-6. FAC).

Nitrogen Best Management Practices (BMPs) for Florida Ridge Citrus (7-23-02), FDACS, Office of Agricultural Water Policy, (OAWP) (Rule: 5E-1.023, FAC).

Water Quality/Quantity Best Management Practices for Florida Vegetable and Agronomic Crops (Edition 2005), FDACS, OAWP, (Chapter 5M-8, FAC).

Best Management Practices for Agrichemical Handling and Farm Equipment Maintenance, FDACS and FDEP, May 1998.

Water Quality/Quantity Best Management Practices for Florida Container Nurseries (Edition 2007), FDACS, OAWP, (Chapter 5M-6, FAC).

Aquaculture Best Management Practices Manual, January, 2007, FDACS, Division of Aquaculture, (Chapter 5L-3, F.A.C.).

Irrigation and Nutrient Management Practices for Commercial Leatherleaf Fern Production in Florida, University of Florida, Cooperative Extension Services, Institute of Food and Agricultural Sciences Bulletin 300 (published February 1995), (Rule: 5E-1.023, FAC).

Florida Agricultural Water Conservation Best Management Practices, 2006 Edition, FDACS, OAWP.

Water Quality/Quantity Best Management Practices for Florida Sod, 2008 Edition, FDACS, OAWP.

Water Quality Best Management Practices for Florida Cow/Calf Operations, 2007 Edition, FDACS, OAWP.

Water Quality/Quantity Best Management Practices for Florida Equine, 2008 Edition, FDACS, OAWP.

Agrichemical Handling Facility, Interim Conservation Practice Standard (No.) Code 703, Natural Resources Conservation Service

- B. Revise the policy as above without the addition of the second paragraph and list of BMP manuals.
- C. Leave policy as proposed.

Comment 62: Resource protection in the Lake Apopka Basin

(Page 78) The language in Policy I-6.3.6 is unclear regarding public access. (Conservation and Compliance)

Discussion: There are more than 20 named lakes within the boundary of the Lake Apopka Basin Overlay District. It is unclear if the provisions of bullet 4 apply to each of these lakes and other unnamed water bodies within the District or strictly to Lake Apopka.

OPTIONS:

- A. Revise the fourth item under the third bullet of Policy I-6.3.6 as follows:

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

- Access and clearing standards shall be established.
 - 4. *Public access to ~~the lake~~ Lake Apopka for passive recreation shall be encouraged; private access other than community docks shall be discouraged.*

- B. Leave policy as proposed.

Comment 63: Resource protection in the lake Apopka Basin Overlay

(Page 80) Future Land Use Policy I-6.3.6 may require planned development and clustering within the Lake Apopka Basin. (Growth Management, County Attorney)

Discussion: Use of the word “may” does not provide adequate guidance or certainty for property owners as it is too vague. The policy needs to be more specific.

OPTIONS:

A. Revise the first sentence of the policy as follows:

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

The County ~~may~~ shall require Planned Development and clustering for any proposed development within the Lake Apopka Basin Overlay District that meets the criteria and thresholds established in the Land Development Regulations, to ensure the protection of natural resources.

B. Leave policy as proposed.

Comment 64: Cell towers in the Military Operations Area

(Page 80) Future Land Use Policy I-6.4.5 limits cell towers in the Pinecastle MOA. (Conservation and Compliance, Public Safety)

Discussion: The military operations area in the Ocala National Forest (Pinecastle) is concerned by cell towers and limits them to towers without any wires or other supports. They allow “self-supporting” towers, one type of which is the monopole. It is not the only type, however, so the language is unnecessary.

OPTIONS:

A. Revise the policy as follows:

Policy I.6.4.5 Cell Towers

Within the Pine Castle MOA, cell towers shall be limited to ~~monopoles~~ self-supporting towers.....

B. Leave policy as proposed.

Comment 65: Antiquated plats

(Page 81) Future Land Use Policy I-7.1.2 requires an inventory of all antiquated plats and parcels of record. (County Attorney, Growth Management)

Discussion: *Policy I.7.1.2 Inventory of Antiquated Plats, Parcels of Record, reads as follows: The County shall inventory antiquated plats and lots of record in order to resolve land use compatibility, environmental concerns and infrastructure issues related to antiquated plats. Also, as written this would require a title search for these applications.*

There is a procedure for existing lots of record in Policy I-7.1.4 and an inventory of all antiquated plats is unnecessary as antiquated “paper” plats will generally have to adhere to current requirements. The policy should be deleted.

OPTIONS:

- A. Delete the policy.
- B. Leave the policy as is.

Comment 66: Home occupations

(Page 84) Future Land Use Policy I-7.2.3 provides detailed standards for home occupations. (County Attorney, Growth Management)

Discussion: Future Land Use Policy I-7.2.4 provides detailed standards for home occupations; however, since individual circumstances may vary greatly, the policy may be too restrictive. Specific regulations for home occupations should be dealt with in the Land Development Regulations.

OPTIONS:

- A. Revise the policy as follows:

Policy I.7.2.3 Home Occupations

Within ~~12~~ 24 months of the effective date of this Comprehensive Plan, Lake County shall adopt Land Development Regulations for home occupations. Home occupations shall be permitted within all Future Land Use Categories allowing residential uses subject to a special approval process established within the Land Development Regulations containing criteria to limit impacts on the community.

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

- B. Leave policy as proposed.

Comment 67: Inclusionary zoning for affordable housing

(Page 85) Future Land Use Policy I-7.2.4 appears to require a study but does not provide specifics. (County Attorney, Growth Management)

Discussion: Future Land Use Policy I-7.2.4 requires completion of a study without stating what the study’s objectives may be or whether it is part of a different study or a stand-alone document. Additionally, the policy calls for affordable housing provisions to be drafted within 12 months of adoption of the Comprehensive Plan. Given the legal requirements to update the Land Development Regulations within 12 months, this deadline may be problematic.

OPTIONS:

A. Revise Policy I-7.2.4 as follows:

Policy I-7.2.4 Affordable Housing

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

Within ~~12 months~~ three (3) years of the effective date of the Comprehensive Plan, the County shall establish provisions and programs relating to affordable housing within the Urban Future Land Use Series that include the following:

- Encouraging duplex, zero-lot line, multi-family and smaller structure housing;*
- Providing standards to ensure the integration of housing to prevent the undue concentration of lower income dwellings within a development site;*
- Requiring long term binding affordability agreements to ensure dwellings are priced as affordable housing for owners and renters;*
- Coordinating with the municipalities to provide affordable housing in urban areas;*
- Encouraging the revitalization of existing housing and neighborhoods; and*
- Providing for inclusionary zoning ~~as determined~~ where ~~appropriate following completion of a study.~~*

B. Revise implementation date only and leave requirements for a study.

C. Leave policy as proposed.

Comment 68: Communications towers in residential areas

(Page 85) Future Land Use Policy I-7.2.6 addresses communications towers in residential areas. (Conservation and Compliance)

Discussion: Future Land Use Policy I-7.2.6 requires the County to research the telecommunication needs of the County, however, the language is unclear as to what is intended to be accomplished by this research and, accordingly, its potential impact on communications towers. Removal of the research requirement is appropriate since the County's Land Development Regulations can require an applicant for a new tower to justify that tower in terms of communication needs and market forces.

OPTIONS:

A. Revise Future Land Use Policy I-7.2.6 as follows:

Policy I-7.2.6 Communication Towers within Residential Areas

The County shall regulate the location and construction of communication towers to protect existing and future residential neighborhoods from potential adverse impacts resulting from these facilities. ~~The County shall research the telecommunication needs of the County and consider those needs when reviewing proposals for the installation or~~

~~expansion of communication tower facilities.~~ Siting criteria and design requirements shall be defined within the Land Development Regulations within 12 months of the effective date of the Comprehensive Plan.

B. Leave policy as proposed.

Comment 69: Neighborhood commercial uses in residential areas

(Page 85) Future Land Use Policy I-7.2.8 is confusing and redundant. (Growth Management, County Attorney)

Discussion: Future Land Use Policy I-7.2.8 states that the County may allow neighborhood commercial uses in residential areas, however, it does not specify what residential areas or any other criteria. Sub-Policy I-1.3.11.5 specifies criteria for commercial centers, including neighborhood centers. Therefore, Policy I-7.2.8 should be revised or deleted to avoid confusion. Criteria specifying neighborhood commercial use should be in the Land Development Regulations, not the Comprehensive Plan.

OPTIONS:

- A. Move the policy to a new sub-policy under Policy I-1.3.11 and provide criteria for stand-alone neighborhood uses not in defined centers.
- B. Delete Future Land Use Policy I-1.7.8 as redundant and confusing.
- C. Leave policy as proposed.

Comment 70: Conversion of existing residential structures to commercial uses.

(Page 86) Future Land Use Policy I-7.2.10 is ambiguous and possibly redundant. (County Attorney, Growth Management)

Discussion: Future Land Use Policy I-7.2.10 states that the County shall allow existing residential structures to be converted to professional office and restricted neighborhood commercial uses. The policy, as written, would allow such conversions in any residential district and the criteria for such conversions are very poorly defined and ambiguous. Sub-Policy I-1.3.11.5 specifies criteria for commercial centers, including neighborhood centers. Therefore, Policy I-7.2.10 should be refined or deleted to avoid confusion. Criteria for conversion should be included in the Land Development Regulations, not the Comprehensive plan.

OPTIONS:

- A. Move the policy to a new sub-policy under Policy I-1.3.11 and address criteria for conversions to stand-alone neighborhood uses not in defined centers.
- B. Delete Future Land Use Policy I-1.7.8 as redundant and confusing.
- C. Leave policy as proposed.

Comment 71: Industrial uses near residential areas

(Page 86) Future Land Use Policy I-7.2.11 prohibits industrial uses near residential areas. (Growth Management, County Attorney)

Discussion: The policy, as written, would prevent the expansion of existing industrial uses near residential areas. The policy also lists the adverse impacts to be avoided. Typically, when a list is employed in such a manner, the interpretation is that if something is not included in the list, then it is allowed. The list should be eliminated and specific criteria included in the Land Development Regulations, as needed.

OPTIONS:

A. Revise the policy as follows:

Policy I.7.2.11 Industrial Uses near Residential Areas

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

B. Leave policy as proposed.

Comment 72: Rural conservation subdivisions

(Page 86) Future Land Use Policy I-7.3.3 contains inconsistent language. (Growth Management)

Discussion: The tenth bullet of the policy addresses landscaping and irrigation requirements but it is confusing and not consistent with other policies in the plan. therefore, it needs to be revised.

OPTIONS:

A. Revise the tenth bullet of policy I-7.3.3 as follows:

- Implement water conservation techniques including the restriction of ~~irrigated lawn and landscaping to no more than 50% of all pervious overhead irrigation system coverage to no more than 50% of all landscaped areas for both residential lots and common areas, with the exception of systems that use approved low-volume irrigation such as drip or micro-irrigation systems, and areas used for vegetable gardens;~~ and

B. Leave policy bullet as is.

Comment 73: Protection of Natural Resources

(Page 88) Future Land Use Policy I-7.3.8 implies a County-operated septic tank inspection program. (Growth Management)

Discussion: The last sentence of Future Land Use Policy I-7.3.8 states that water resources shall be protected by, among other things, a septic tank inspection program. The County currently has no county-wide septic tank inspection program. Septic tank permits are issued by the Florida

Department of Health, therefore, such inspection programs and other requirements relating to septic tanks should also be within the purview of the State.

OPTIONS:

A. Revise the policy as follows:

Policy I-7.3.7 Protection of Natural Resources

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

B. Leave policy as proposed.

Comment 74: Consistency with Conservation Element

(Page 88) Future Land use Policy I-7.4.2 is too vague. (Growth Management)

Discussion: The policy addresses changes in the use of land which could include a change of use on developed property. This language should be more specific in regards to changes in Future Land Use and DRI's.

OPTIONS:

A. Revise the policy as follows:

Policy I-7.4.2 Consistency with Conservation Element

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

B. Leave policy as proposed.

Comment 75: Protection of wetlands and wetland classification

(Page 89) Future Land use Policy I-7.4.4 addresses protection of wetlands and wetland classification. (Growth Management)

Discussion: The policy requires the County to establish a wetlands classification system within 12 months of adoption of the Plan. An additional wetland classification system is unnecessary due to the established standard state-wide system used by all State agencies. The intent is to assess wetlands and protect them according to their value. Therefore, the language should be revised to reflect this intent.

OPTIONS:

A. Revise the title and first paragraph of the policy as follows

Policy I-7.4.4 Protection of Wetlands and Wetland ~~Classification~~ Assessment Program

Within 12 months of the effective date of this Comprehensive Plan, the County shall implement a wetlands ~~classification~~ assessment program and adopt regulations within the LDRs that accomplish the following:.....

B. Leave policy as proposed.

Comment 76: Protection and platting of wetlands and water bodies

(Page 89) Future Land use Policy I-7.4.5 addresses protection of wetlands but may not adequately protect all wetlands. (Growth Management, Public Works)

Discussion: Policy I-7.4.5 addresses the protection of wetlands through conservation easements but exempts small isolated wetlands. These wetlands, however, may have very important ecological roles and functions, especially if they occur in or near areas of scrub or sandy upland ridges.

OPTIONS:

A. Revise Future Land Use Policy I-7.4.5 as follows:

Policy I-7.4.5 Platting of Wetlands and Water Bodies

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

B. Revise the last sentence of the policy as follows:

An isolated wetland of less than one acre ~~shall~~ may be exempt from these requirements if not an ephemeral wetland used for amphibian breeding or if located in or near areas of scrub or sandy upland ridges.

C. Leave Policy I-7.4.5 as is.

Comment 77: Required Use of Conservation Easements

(Page 90) Future Land Use Element Policy I-7.4.8 may be too limiting. (Growth Management)

Discussion: Future Land Use Policy I-7.4.8 in the implementation section may be too limiting as it specifically references rural conservation subdivisions. It seems, however, that the intent is to apply the policy to all development since such conservation easements on wetlands and open space are required in many places in the plan. For consistency and clarity, the policy should be revised to indicate the County's intent to require such easements or similar restrictions for all development.

OPTIONS:

A. Revise Policy I-7.4.8 as follows:

Policy I-7.4.8 Required Dedication or Use of Conservation Easements

The County shall require conservation easements ~~in accordance with the~~ as allowed by law and defined in Chapter 704.06, Florida Statutes (2008), or similarly binding legal instrument, plat restrictions, or dedication of the following areas as a limitation to any future encroachment or development:

- post-development flood prone areas; and*
- wetlands and buffer areas;*
- mitigation banks;*
- environmentally sensitive areas including, but not limited to, xeric uplands and scrub habitats;*
- approved wildlife corridors and buffers;*
- karst features and buffers;*
- aquifer recharge areas;*
- natural or engineered drainage features which qualify as open space;*
- "preservation" or "conservation" areas which are part of a development project;*
- and common open space in clustered subdivisions.*

The Land Development regulations will specify additional methods to preserve required open space, which may include standards based upon size thresholds and type of open space, to limit future encroachment or development of required open space, drainage areas, recreation areas, and any other areas set aside as a requirement for development approval.

~~as a limitation to any future encroachment or development of environmentally sensitive areas. Further, the County shall require that areas designated as open space within a rural conservation subdivision, including but not limited to upland habitat, karst features, and aquifer recharge, be permanently protected by conservation easement or dedicated to the County, a conservation agency, or non-profit conservation entity.~~

B. Leave policy as proposed.

Comment 78: Reduction of emissions from transportation

(Page 90) Future Land Use Policy I-7.5.2 contains language that may be ambiguous. (Growth Management, County Attorney)

Discussion: The sixth bullet of Policy I-7.5.2 contains language that is ambiguous, gated communities which prevent existing or future roadway interconnections. Specific standards can be written into the Land Development Regulations.

OPTIONS:

A. Revise the bullet as follows

- ~~Limit~~ Discourage gated communities which prevent existing or future roadway interconnections;

B. Revise the bullet as follows

- ~~Limit~~ Prohibit gated communities which prevent existing or future roadway interconnections;

B. Leave bullet as is.

Comment 79: Agricultural land retention study

(Page 91) Future Land Use Policy I-7.6.2 requires an agricultural land retention study within 24 months of the effective date of the Plan. (Conservation and Compliance)

Discussion: With the statutory requirement to revise the land Development Regulations within one year of adoption of the Plan and other commitments throughout the Plan, this is an inadequate time to perform a meaningful study. The deadline should be extended.

OPTION:

- A. Extend t deadline to 48 months.
- B. Extend the deadline to 36 months.
- C. Leave deadline as is at 24 months.

Comment 80: Agricultural buffers

(Page 92) Future Land Use Policy I-7.6.5 requires buffers to agricultural land. (Growth Management, County Attorney)

Discussion: Policy I-7.6.5 requires buffers between residential uses and agricultural uses but it does not specify who is responsible. The policy should require new development to install and maintain the appropriate buffers.

OPTIONS:

A. Revise Policy I-7.6.5 as follows:

Policy I.7.6.5 Agricultural Buffers

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

Comment 81: Clustering requirements for PUDs

(Page 93) The third bullet of Future Land Use Policy I-7.7.2 requires all PUDs to be clustered. (Growth Management, Conservation and Compliance)

Discussion: Although clustering might be ideal, requiring it by the use of “shall” could prevent some equally beneficial or innovative project from being developed. Criteria could be established in the Land Development Regulations to implement the intent without prohibiting innovation.

OPTIONS:

A. Revise Future Land Use Policy I-7.7.1 as follows:

Policy I-7.7.1 Requirements for Planned Unit Developments

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

- *The density and intensity of a PUD shall not exceed the density and intensity of the underlying Future Land Use Categories and may be further restricted in the Land Development Regulations.*
- *A PUD shall be developed as an integrated unit containing one or more land uses, and shall ensure compatibility with existing and allowed uses on neighboring properties.*
- *A PUD shall be required to include provisions for the protection of open space and for the conservation and protection of significant natural resources that may be located within the development site, consistent with this Comprehensive Plan. Clustering, flexible lot design, or other innovative strategy to preserve large areas of contiguous open space and protect significant natural resources shall be required.*

B. Leave policy as proposed.

Comment 82A: Delegation of authority to Local Planning Agency

(Page 93) Future Land Use Policy I-7.8.2 Integration of the DRI Process with Local Comprehensive Planning, requires county staff to report to the Local Planning Agency regarding their activities related to anticipated DRI's.

Discussion: This policy requires staff to report to the Local Planning Agency prior to applications being brought before this board. The LPA is required to review all changes to the Comprehensive Plan including map amendments and statutes, as well as County regulations, provide for this review. When an application is made it is provided to the LPA, as well as staff analysis as part of the application process, therefore there is no need to update this body on applications that may not be submitted. If a project raises particular concern it is brought to the attention of the Board of County Commissioners for staff direction.

OPTIONS:

- A. Delete policy;
- B. Revise policy as follows;

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

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

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

- C. Revise policy as follows;

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

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

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

The County shall ensure that all Developments of Regional Impact and Future Land Use Amendments are reviewed by the Local Planning Agency prior to consideration by the Board of County Commissioners.

Comment 82: Municipal Annexations

(Page 95) Future Land Use Policy I-7.10.3 requires the County to object to annexations under certain conditions (Growth Management, County Attorney)

Discussion: Future Land Use Policy I-7.10.3 requires the County to object to annexations under certain conditions regardless of the wishes or determination of importance by the Board or mitigating considerations.

OPTIONS:

A. Revise the policy as follows:

Policy I-7.10.3 Municipal Annexations

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

B. Leave policy as proposed.

Comment 83: Private Investment for Infrastructure

(Page 97) Future Land Use Policy I-7.11.4 may conflict with the County's Impact Fee Ordinance. (Growth Management, County Attorney)

Discussion: Some of the provisions of the policy duplicate things we require as part of the impact fee ordinance and should not be included in the policy.

OPTIONS:

A. ***Policy I-7.11.4 Private Investment for Infrastructure***

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

B. Revise the policy as follow:

Policy I-7.11.4 Private Investment for Infrastructure

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

C. Leave policy as proposed.

Comment 84: Redundant policy

(Page 97) Future Land Use Policy I-7.11.5 Coordinate with Local Governments and Agencies is redundant. (Growth Management)

Discussion: The policy is redundant with policies in the Public Facilities element and the Intergovernmental Coordination element. It may be removed without affecting the Plan.

OPTIONS:

A. Delete Policy I-7.11.5.

B. Leave policy as proposed.

Comment 85: Incorrect reference

(Page 97) Future Land Use Policy I-7.11.7 contains an outdated reference. (Growth Management)

Discussion: The policy contains an outdated reference to the Schools Interlocal Agreement. The policy should be revised to include successor agreements so that it will not have to be revised periodically.

OPTIONS:

A. Revise the policy as follows:

Policy I-7.11.6 Coordinate with the Lake County School Board

Public schools are community facilities which are necessary to serve residents in Lake County. Lake County shall participate in the coordination of planning for school facilities with the Lake County School Board, municipalities and the State of Florida. The provision of schools shall be consistent with the First Amended Interlocal

Agreement between Lake County and the Lake County School Board and Municipalities for School Facilities Planning and Siting, or its successor agreements.

B. Leave policy as proposed.

Comment 86: Mandatory consistency with the comprehensive Plan

(Page 99) Future Land Use Policy I-7.13.2 does not require transportation analysis (Lake-Sumter MPO)

Discussion: Future Land Use Policy I-7.13.2 requires mandatory consistency with the Comprehensive Plan and sets forth various evaluations to determine such consistency. It does not, however, require a transportation analysis although transportation and land use are closely linked. A transportation analysis should be added to the policy.

OPTIONS:

A. Revise the policy as follows:

Policy I.7.13.2 Mandatory Consistency with the Comprehensive Plan

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

B. Leave policy as is:

Comment 87: Standards of review for amending the Future Land Use Map

(Page 100) Future Land use Policy I-7.13.6 contains standards of review for Future Land Use Map Amendments that may be overly restrictive. (Conservation and Compliance, Growth Management)

Discussion: The Policy, as written, includes requirements more appropriate to later stages of the development process, including requiring a conceptual site plan. Also, the prohibition on negative impacts on natural, historic, and cultural resources eliminates the possibility of potential mitigation. Also, as part of its Water Supply Plan, the fourth bullet needs to be revised to address the levels of service adopted by the municipality in whose utility area a proposed amendment is located, as well as the quantities of water available.

OPTIONS:

A. Revise Future Land Use Policy I-7.13.6 as follows:

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

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

- *Demonstration by signed affidavit that, if requested by a private individual or entity, the proposed FLUM amendment is sought or supported by the landowner(s) subject to the amendment;*
- *Demonstration that additional lands for residential use are needed to accommodate population projections consistent with the Comprehensive Plan if the FLUM amendment involves a potential increase in residential density, and that lands subject to the proposed amendment are in the most appropriate location with respect to the efficient use of public facilities and services for this increase in density, or, a demonstration of need for non-residential and commercial lands based upon population and employment within the service area, vacancy rates for similar uses, and ability to reduce overall future transportation demands on the road network (reduction in Vehicle Miles Travelled-VMT);*
- *~~Demonstration~~ Description of purpose for the proposed FLUM amendment and explanation of desired use, including a general description of ~~submission of a conceptual site plan depicting~~ important features including but not limited to the location of major roads, structures, significant limitations (e.g. wetlands, karst features, steep slopes), and environmentally sensitive areas, and required open space;*
- *Demonstration that facilities and services are or will be available within the levels of service adopted throughout the Comprehensive Plan (or the levels of service adopted by the municipality in whose utility area the proposed amendment is located), including but not limited to water supplies (including permitted quantities) and facilities, and sewer services, transportation, parks and recreational facilities, and schools;*
- *Demonstration that the amendment will not fiscally burden County services;*
- *Demonstration that the amendment would not cause unnecessary and unmitigated negatively impacts to natural resources, including but not limited to wetlands, uplands, habitat, wildlife corridors, wildlife, groundwater and surface water, recharge and karst features and further demonstration that the integrity of interconnected ecosystems of local, state, regional and federal significance will be preserved;*
- *Demonstration that historic and cultural resources will not be affected by unnecessary and unmitigated negatively impacted;*
- *Demonstration that any proposed ~~urban~~ Future Land Use Map amendment to an Urban Future Land Use Category is contiguous to existing urban development outside of the Rural Future Land Use Series so as to discourage urban sprawl; and*
- *Demonstration that the proposed Future Land Use Map amendment provides an appropriate transition of land uses adjacent to the rural area, and that the*

amendment shall create a final area of transition between the rural area and existing urban development to constrain future intrusion into the rural area. Adequate transition shall be required to maintain compatibility with adjacent, existing communities and may require flexible lot sizes and variable buffers.

B. Leave policy as proposed.

Comment 88: Super majority requirement

(Page 100) Future Land Use Policy I-7.13.7 calls for a super majority vote of the Board of County Commissioners in order to approve any Comprehensive Plan Amendment. (County Attorney)

Discussion: A detailed discussion on this policy was prepared by the County Attorney's Office

Policy I-7.13.7 Super Majority Requirement

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

OPTIONS:

- A. Delete policy.
- B. Keep policy as is.

Comment 89: Internet notice of applications

(Page 100) Future Land Use Policy I-7.13.8 calls for all Comprehensive plan amendments, rezonings, and variance requests to be posted on the County Website. (Conservation and Compliance)

Discussion: This policy is unclear whether the intent is to place a simple notice, the application itself, or every document associated with the proposal on the internet. Additionally, with changes in technology today the internet may be an outmoded means of communication in 5 years.

OPTIONS:

- A. Revise Future land Use Policy I-7.13.8 as follows:

Policy I-7.13.8 Internet Notice of Applications

Lake County shall, when an application for a to change the Comprehensive Plan change, rezoning, or a request for variance or conditional use, is determined to be sufficient for review, post the information to the County Website make all information pertinent to the application readily available to the public at large. In particular, electronic copies of applications, backup materials and additional material provided by the applicant, in addition to staff recommendations and reports should be made available and easily accessible.

B. Leave policy as is.

CAPITAL IMPROVEMENTS ELEMENT

Comment 90: Definition of Public Facilities - Libraries

(Page 103) Libraries are not listed as a type of public facility. (Public works)

Discussion: Although libraries are facilities provided by the County, they have not been included in the list of public facilities in Policy II-1.1.1.

OPTIONS:

- A. Add libraries to the last bullet in Policy II-1.1.1.
- B. Leave policy as proposed.

Comment 91: Ensure concurrency

(Page 104) Proposed Policy II-1.1.3 is not consistent with state law. (County Attorney, Growth Management)

Discussion: Regulatory changes since the LPA first approved the policy require some revisions. The law allows for “proportionate fair share” to address concurrency and the policy should reflect this.

OPTIONS:

- A. Revise the policy as follows:

Policy II-1.1.3 Ensure Concurrency with Impacts of New Development

For Category A facilities, public facilities and services consistent with adopted level of service standards must be available concurrent with the impacts of new development or expansion of service areas, consistent with Chapter 163.3180(2), F.S. or, as defined and detailed in the County’s Concurrency Management Ordinance: scheduled within the first one (1) to three (3) years of the Five-Year Schedule of Capital Improvements (depending upon the type of facility); or guaranteed in a binding, enforceable development agreement; or via execution of a Proportionate Share Agreement.

- B. Leave policy as proposed.

Comment 92: Solid Waste Levels of Service

(Pages 104 & 262) Capital Improvements Element Policy II-1.1.4 and Public Facilities Element Policy X-4.6.6 contain the proposed level of service for solid waste. (Growth Management)

Discussion: The proposed level of service addresses pick-up only and does not address either solid waste generation rates or landfill capacity. As written, the BCC is required to maintain a 2-1-1 LOS in a significant part of the County. Should future fiscal constraints dictate a reduction in LOS, the BCC would be forced to amend the Plan or go out of compliance with it. It would

be much easier to exceed the LOS in some areas of the County and, depending on fiscal conditions, alter service provision as necessary. Consideration should be given to reducing the adopted level of service to 1-1-1 throughout the County. Alternatively, maintaining the level of service in the currently adopted plan would address generation rates and not commit the County to a pick-up schedule that may need to be changed. Additionally, policy II-1.1.4 needs to be revised to reflect policy number changes.

OPTIONS:

A. Revise the policies as follows:

Policy II-1.1.4 Establish Solid Waste Level of Service

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

~~*Policy SOL 1.6-6.1—The base level of service is 2-1-1: two days per week garbage pickup, one day per week recycling pickup, and one day per week yard waste pickup.*~~

~~*Policy SOL 1.6-6.2—Exceptions to Policy SOL 1.6-6.1 are in the north and northeast part of the County, which are contracted for 1-1-1 due to road conditions and a less dense population.*~~

- *One (1) year of disposal capacity*
- *6.67 pounds per capita per day before recycling, composting, reuse, and volume reduction.*

Policy X-4.6.6 Solid Waste Level of Service

The County's adopted level of service (LOS) for its solid waste disposal facilities shall be:

- ~~*The base LOS is 2-1-1: 2 days per week garbage pickup, 1 day per week recycling pickup, and 1 day per week yard waste pickup.*~~
- ~~*Exceptions are in the north and northeast part of the County, which are contracted for 1-1-1 due to road conditions and a less dense population.*~~
- *One (1) year of disposal capacity*
- *6.67 pounds per capita per day before recycling, composting, reuse, and volume reduction.*

B. Revise the policies as follows:

Policy II-1.1.4 Establish Solid Waste Level of Service

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

~~*Policy SOL 1.6-6.1—The base level of service is 2-1-1: two one (1) days per week garbage pickup, one (1) day per week recycling pickup, and one (1) day per week yard waste pickup.*~~

~~Policy SOL 1.6-6.2 – Exceptions to Policy SOL 1.6-6.1 are in the north and northeast part of the County, which are contracted for 1-1-1 due to road conditions and a less dense population.~~

Policy X-4.6.6 Solid Waste Level of Service

The County's adopted level of service (LOS) for its solid waste disposal facilities shall be:

- The base LOS is ~~2 1-1-1~~: ~~2 one (1) days per week garbage pickup, one (1) day per week recycling pickup, and one (1) day per week yard waste pickup.~~
- ~~Exceptions are in the north and northeast part of the County, which are contracted for 1-1-1 due to road conditions and a less dense population.~~

C. Revise Policy II.1.1.4 as follows:

Policy II-1.1.4 Establish Solid Waste Level of Service

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

~~Policy SOL 1.6-6.1 - The base level of service is 2-1-1: two days per week garbage pickup, one day per week recycling pickup, and one day per week yard waste pickup.~~

~~Policy SOL 1.6-6.2 - Exceptions to Policy SOL 1.6-6.1 are in the north and northeast part of the County, which are contracted for 1-1-1 due to road conditions and a less dense population.~~

D. Leave policy as proposed.

Comment 93: Transportation levels of service.
 (Pages 105-106) Proposed Level of Service tables are not consistent with the tables in the Transportation Element. (County Attorney, Growth Management)

Discussion: Capital Improvements Element Policy II-1.1.7 establishes transportation levels of service. While the County can establish LOS for its roads, it cannot do so for State roads. Therefore, the title of the policy should be revised. Also, the LOS table in the policy are not consistent with the LOs tables in the Transportation element and should be the same.

OPTIONS:

A. Revise the policy and tables as follows:

Policy II-1.1.7 ~~Establish~~ Maintain Transportation Levels of Service

The County shall maintain the following levels of service, as defined in the Transportation Element, Policy ~~TRA IX-1.1-1~~, Rural Areas Minimum Operating Level of Service Standards, and Policy ~~TRA IX-1.1-2~~, Urbanized Area Minimum Operating Level of Service Standards, and Policy ~~TRA IX-1.1-3~~, Urbanized Areas Minimum Operating Level of Service Standards, the following is provided:

Table CAP 2 – Rural Areas Minimum Operating Level of Service Standards.

ROAD CLASSIFICATION		PEAK HOUR MINIMUM LEVEL OF SERVICE
Strategic Intermodal System (SIS) / Florida Intrastate Highway System (FIHS)		B
Transportation Incentive Program (TRIP)	Regional Other Multilane	B
	Two-Lane	C
County & State Arterials		C
<u>State Arterials</u>		<u>C</u>
Collectors		C
Constrained/Backlogged Roadways <u>Local</u>		Maintain <u>C</u>

Table CAP 3 - Transitioning Urbanized Areas Minimum Operating Level of Service Standards.

ROAD CLASSIFICATION		PEAK HOUR MINIMUM LEVEL OF SERVICE
Strategic Intermodal System (SIS) / Florida Intrastate Highway System (FIHS)		C
Transportation Regional Incentive Program (TRIP)	Other Multilane	C
	Two-Lane Other Multilane	C
County & State Arterials		D
<u>State Arterials</u>		<u>D</u>
Collectors		D
Constrained/Backlogged Roadways <u>Local</u>		Maintain <u>D</u>

Table CAP 4 - Urbanized Areas Minimum Operating Level of Service Standards.

ROAD CLASSIFICATION		PEAK HOUR MINIMUM LEVEL OF SERVICE
Strategic Intermodal System (SIS) / Florida Intrastate Highway System (FIHS)		C
Transportation Regional Incentive Program (TRIP)	Other Multilane	D
	Two-Lane Other Multilane	D
County & State Arterials		D
State Arterials		<u>D</u>
Collectors		D
Constrained/Backlogged Roadways <u>Local</u>		Maintain <u>D</u>

B. Leave policy as proposed.

Comment 94: Definition of Public Facilities – Public Schools

(Pages 103, 107 & 108) Public Schools are not listed as a Category A concurrency type of public facility nor are adopted levels of service for school facilities addressed in the Element. (Growth Management)

Discussion: Sections 163.3177(12), 163.31777, and 163.3180(13), and Section 1013.33, Florida Statutes, require public school facilities to be addressed in local government comprehensive plans and make school facilities subject to concurrency. CIE Policy II-1.1.2 addresses the facilities subject to concurrency and those that are not. Public schools need to be added to the policy, adopted levels of service need to be added to the Element, and language addressing school facilities capital improvements needs to be added to the Element. Policy II-2.1.2 defines capital improvements but does not include schools. Additionally, mass transit is not a required concurrency facility for Lake County and, therefore, should be moved from Category A to Category C.

OPTIONS:

A. Revise the policies below to read as follows:

Policy II-1.1.2 Apply Level of Service Categories to Public Facilities

Lake County shall apply level of service standards to public facilities according to the following categories:

Category A (Concurrency) - Public facilities for which a level of service must be established for concurrency determination, as mandated by Chapter 163, FS. These facilities include roadways, ~~mass transit~~, sanitary sewer, stormwater, potable water, solid waste, public schools, and parks and recreation facilities within Lake County's

unincorporated jurisdictional area, and in municipal (unincorporated) areas served by certain facilities provided by Lake County. The County shall ensure that potable water and sanitary sewer services provided in unincorporated Lake County by providers other than the County meet the appropriate level of service. All Category A facilities shall be inventoried and analyzed within mandatory elements of the Comprehensive Plan supporting document titled Data Inventory & Analysis.

Category C (Non-Mandatory) - *Public facilities and services not required by Chapter 163 FS, and 9J-5, FAC, to be inventoried and analyzed within an element of the Comprehensive Plan, but whose cost or implementation may affect the financial feasibility of a Category A or B facility. All other County governmental facilities and services not included under Category A or B represent Category C facilities. These facilities include, but are not limited to, fire protection, law enforcement, public buildings, library services, emergency medical service, mosquito control, mass transit, and jail facilities.*

Policy II-1.1.10 Public Schools Level of Service

The LOS is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The LOS standard is the maximum level of school utilization that will be permitted in the Lake County School District. The LOS shall be established for all school types within the Lake County School District as: 100% of permanent FISH capacity. If core dining capacity is available in excess of FISH capacity, the school capacity shall be increased up to 125% of FISH capacity by adding seats located in temporary student stations so long as the total capacity does not exceed core dining capacity.

Renumber currently proposed Policy II-1.1.10 to Policy II-1.1.11

Policy II-2.1.1 Schedule of Capital Improvements

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

The Five Year Schedule of Capital Improvements shall include school facilities. Lake County hereby incorporates, by reference, the Lake County Public Schools Five Year Facilities Master Plan, Fiscal Years 2009 through 2013, as adopted by the Lake County School Board on September 22, 2008, the School Board's Financially Feasible Capital Improvement Program that includes school capacity sufficient to meet anticipated student demands projected by the County, in consultation with the School Board's projections of student enrollment, based on the adopted LOS standards for public schools.

Policy II-2.1.2 Capital Improvements Defined

Physical improvements to public facilities, including land acquisition, buildings, structures, facilities, equipment, and infrastructure with a unit cost exceeding \$25,000

and a useful life of at least five years shall be considered capital improvements. For purposes of the Schedule of Capital Improvements, public facilities are defined as those facilities that maintain or improve adopted levels of service for traffic circulation, ~~mass transit~~, potable water, sanitary sewer, solid waste, public schools, parks and stormwater management. Consistency in the Schedule of Capital Improvement.

Policy II-2.1.4 Annual Review and Update

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

Lake County, in coordination with the School Board and municipalities, shall annually update this Element to reflect the School Board's financially feasible Capital Improvement Program as presented in the Lake County Schools Five Year Facilities Master Plan, beginning with Fiscal Years 2009 through 2013, as adopted by the Lake County School Board on September 22, 2008, to ensure maintenance of a financially feasible capital improvements program, and to ensure that LOS standards will continue to be achieved and maintained during the five (5) year planning period.

Annual plan amendments shall include the addition of a new fifth year to the Five Year Schedule of Capital Improvements, updating of the financially feasible public schools capital facilities program, coordinating the program with the 5-year district facilities work plan, the plans for other local governments, and , as necessary, updates to the school concurrency service area map. The annual plan amendments shall ensure that the capital improvements program continues to be financially feasible and that the level of service standards will continue to be achieved and maintained

B. Leave the policies of the Capital Improvements Element unchanged.

Comment 95: Definition of Capital Improvements

(Page 107) The definition for “capital improvement” in the definitions section of the proposed Plan does not match the definition under the Capital Improvement Element, Policy II-2.1.2. (Budget, Growth Management)

Discussion: The two definitions of capital improvements are inconsistent. The definition in the definitions section reads as follows:

The physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

Capital Improvements Element Policy II-2.1.2 defines capital improvements as follows:

Physical improvements to public facilities, including land acquisition, buildings, structures, facilities, equipment, and infrastructure with a unit cost exceeding \$25,000

and a useful life of at least five years shall be considered capital improvements. For purposes of the Schedule of Capital Improvements, public facilities are defined as those facilities that maintain or improve adopted levels of service for traffic circulation, mass transit, potable water, sanitary sewer, solid waste, parks and stormwater management. Consistency in the Schedule of Capital Improvement.

OPTIONS

- A. Change the definition in the definitions section to match Policy II-2.1.2 and revise the policy as follows:

Policy II-2.1.2 Capital Improvements Defined

Physical improvements to public facilities, including land acquisition, buildings, structures, facilities, ~~equipment~~, and infrastructure with a unit cost exceeding \$25,000 and a useful life of at least ~~five years~~ one (1) year shall be considered capital improvements. For purposes of the Schedule of Capital Improvements, public facilities are defined as those facilities that maintain or improve adopted levels of service for traffic circulation, ~~mass transit~~, potable water, sanitary sewer, solid waste, public schools, parks and stormwater management. ~~Consistency in the Schedule of Capital Improvement.~~

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

- B. Change Policy II-2.1.2 to match the definition in the definitions section.
C. Leave both definitions as is.

Comment 96: Consistency of Capital Improvements

(Page 107) A portion of another policy was combined with Capital Improvement Element, Policy II-2.1.2. (Growth Management)

Discussion: The policy immediately following Policy II-2.1.2 was combined with it and needs to be separated.

OPTIONS:

- A. Establish the following language as Policy II-2.1.3 and renumber subsequent policies.

Consistency in the Schedule of Capital Improvement.

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

- B. Delete policy title and add policy language to Policy II-2.1.1, Schedule of Capital Improvements.

Comment 97: Evaluating and prioritizing capital improvements

(Page 107) Capital Improvements Policy II-2.1.3 addresses prioritizing capital improvements but it may not be consistent with general practices. (Conservation and Compliance, County Attorney)

Discussion: The opening sentence of the policy creating committee of appropriate staff to evaluate and prioritize the Schedule of Capital Improvements would create a “sunshine committee.” It also does not recognize the ultimate responsibility of the Board of County Commissioners. The policy also does not address all Rule 9J-6 requirements to evaluate capital improvement projects.

OPTIONS:

A. Revise Capital Improvements Policy II-2.1.3 as follows:

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

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

- *Elimination of a public hazard;*
- *Consistency with the Comprehensive Plan;*
- *Elimination of an existing deficiency;*
- *Required by legislative mandate;*
- *Needed to maintain level of service standard;*
- *Financial feasibility;*
- *Public safety;*
- *Local priorities;*
- *Consistency with plans of surrounding jurisdictions and agencies, state agencies, and the Water Management Districts;*
- *Local budget impacts;*
- *Locational needs based on projected growth patterns; and*
- *Accommodation of new development and redevelopment facility demands.*

B. Leave policy as proposed.

Comment 98: Issuance of debt

(Page 109) Capital Improvements Element Policy II-2.2.5 limits the issuance of debt to capital facilities. (Conservation and Compliance)

Discussion: As written, this policy would prohibit issuance of debt for the purchase of environmentally-sensitive lands through the current bond program and any future similar purposes. There are no other provisions in the element that would allow the use of debt for this purpose, although reference to the purchase of such land is spread throughout the proposed Comprehensive Plan.

OPTIONS:

- A. Revise Policy II-2.2.5 to read as follows:

Policy II-2.2.5 Issuance of Debt

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

- B. Leave policy as proposed.

Comment 99: Duration of financing

(Page 109) Capital Improvements Element Policy II-2.2.6 limits the duration of financing. (Growth Management, County Attorney)

Discussion: Policy II-2.2.6 limits the duration of financing to thirty years. Although the County has not done so in the past, it may wish to extend financing beyond the thirty year period for certain facilities. This policy would limit the flexibility of the County to use such long-term instruments.

OPTIONS:

- A. Revise the policy as follows:

Policy II-2.2.6 Duration of Financing

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

- B. Leave policy as proposed.

Comment 100: Community Development Districts

(Page 111) Policy II-2.3.9 limits the scope of community development districts. (County Attorney, Growth Management)

Discussion: The policy, as written, does not allow CDDs to be used for financing infrastructure, one of their primary uses, and requires CDDs in residential development to fund schools and parks, regardless of need. The language of the policy overly restricts the use of CDDs and removes their flexibility to serve the specific needs of a community and, therefore, should be deleted.

OPTIONS:

- A. Revise the policy as follows:

Policy II-2.3.9 Community Development Districts

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

B. Leave policy as proposed.

Comment 101: Fair share costs

(Page 112) Objective II-2.5 only addresses impact fees. (County Attorney, Growth Management)

Discussion: Objective II-2.5 only addresses impact fees whereas the County’s Concurrency Management Ordinance also allows for Proportionate Share Agreements. The objective should be revised to include proportionate fair share.

OPTIONS:

A. Revise the objective as follows:

OBJECTIVE II-2.5 FAIR SHARE COSTS

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

B. Leave objective as is.

Comment 102: Budget revisions

(Pages 127-130) Table CAP-9 Parks and recreation capital improvements. (Public Works)

Discussion: Recent budget changes and acquisitions require revisions to row three of Table CAP-9 and to the introduction before it..

OPTIONS:

A. Revise row three of Table CAP-9 and the introduction as follows:

Lake County has thirty-seven (37) parks and recreation facilities totaling approximately ~~877~~ 916.43 acres, more than a third of which is contained in the 318-acre P.E.A.R. (Palatlahaha Environmental and Agricultural Reserve) Park. Recently, 196 acres was purchased for the Ferndale Preserve as well as ~~98~~ 96 acres for the ~~NE~~ North Lake Community Park and 48.53 acres for East Lake Community Park. The majority of the parks owned and operated by Lake County are resource-based with limited

development. The County currently has about ~~217~~ 313 acres of developed active and passive parks and about ~~660~~ 564 acres of undeveloped parks.

PARKS & RECREATION							
Project Name & Description	Project #	2008-09	2009-10	2010-11	2011-12	2012-13	Five Year Total
<u>East Lake Community Park</u>	MSTU-Parks (1231); Parks Cap. Proj. (3020)	34,000	100,000	75,000	84,571	115,000	408,571
Construction of Recreational Park with Athletic Fields, Playgrounds, Pavilions, Paths, Facilities, and other Park Amenities		0	500,000	500,000			<u>1,199,571</u>

B. Leave table as is.

Comment 103: Debt summary
 (Page 134) Table CAP-11 Summary of Debt Obligations. (Clerk Finance)

Discussion: Recent budget changes require Table CAP-11.

OPTIONS:

A. Revise Table CAP-11 as follows:

Principal and interest payments next five years:	2009	2010	2011	2012	2013
<u>General Obligation Bonds</u>					
<u>Limited General Obligation Bonds, Series 2007</u>	2,704,388	2,705,588	2,704,788	2,701,987	2,702,188
Amount of Issue:	\$ 34,720,000				
Amount Outstanding at 9/30/2008:	\$ 32,310,000				
Final Maturity:	4/1/2026				
Pledged Revenue: Ad Valorem Taxes, .33 mills voter approved					
<u>Special Obligation Bonds</u>					
<u>Pari-Mutuel Revenues Replacements Bonds</u>	294,373	294,979	295,354	295,366	295,141
<u>Series 2000</u>					
Amount of Issue:	\$ 4,400,000				
Amount Outstanding at 9/30/2008:	\$ 3,740,000				
Final Maturity:	10/1/2030				
Pledged Revenue: Sales Tax Replacement Revenues					
<u>Capital Improvement Revenue Bonds</u>	5,192,944	5,737,345	5,738,345	5,738,405	5,740,780
<u>Series 2007</u>					
Amount of Issue:	\$ 87,455,000				

Amount Outstanding at 9/30/2008: \$ 87,355,000
Final Maturity: 6/1/2037
Pledged Revenue: Half Cent Sales Tax

Commercial Loan:

<u>Hancock Bank of Florida, Note Payable</u>	1,208,398	1,208,397	1,208,398	1,208,397	1,208,397
<u>Amount of Issue:</u>	\$ 10,000,000				
<u>Amount Outstanding at 9/30/2008:</u>	\$ 9,503,826				
<u>Final Maturity:</u>	6/1/2017				
<u>Pledged Revenue:</u> Infrastructure Sales Tax					

Total Principal and Interest Payments

<u>Next Five Years:</u>	9,400,103	9,946,309	9,946,885	9,944,155	9,946,506
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B. Leave table as is.

Comment 104: Budget revisions and the Five-year Schedule of Capital Improvements
(Pages 114-134) Recent budget changes and revenue projections require changes to the Capital Improvements Element. (Public Works, Growth Management)

Discussion: Recent budget changes and revenue projections require numerous minor revisions to the Capital Improvements Element, the Five-year Schedule of Capital Improvements, the transportation improvements program, etc. The original document approved by the LPA used old figures which were updated to the most recent budget year. Changed conditions warrant further updating, as appropriate.

OPTIONS:

- A. Revise all relevant tables in the Capital Improvements Element and Transportation Element, and all text relating to those tables, revenue projections, and items affected by recent budget changes.
- B. Leave document unchanged.

CONCURRENCY MANAGEMENT ELEMENT

Comment 105: Concurrency

(Page 135) The proposed Concurrency Management Element should be incorporated into the Capital Improvements Element for clarity. (Growth Management, County Attorney)

Discussion: A concurrency management system is required by Chapter 163, F.S., however, a separate element addressing concurrency is not required and, in fact, may lead to some confusion. Typically, most comprehensive plans deal with concurrency in their Capital Improvements Elements. The Concurrency Management Element can be merged in to the Capital Improvements Element without changing its effectiveness, meaning or intent.

OPTIONS:

- A. Merge the Concurrency Management Element into the Capital Improvements Element and remove redundant language for clarity.
- B. Leave element as proposed.

Comment 106: Precedence of 2030 Comprehensive Plan

(Page 137) Concurrency Management Element Policy III-1.1.2, Precedence of 2030 Comprehensive Plan, deals with implementation and should be moved. (County Attorney, Growth Management)

Discussion: Concurrency Management Element Policy III-1.1.2, Precedence of 2030 Comprehensive Plan deals with implementation and should be moved to the implementation section (Goal 7) of the Future Land Use Element.

OPTIONS:

- A. Move Policy III-1.1.2 to Goal 7 of the Future Land Use Element.
- B. Copy Policy III-1.1.2 to Goal 7 of the Future Land Use Element.
- C. Leave policy as proposed.

Comment 107: Vested Project Capital Improvements

(Page 137) Concurrency Management Element Policy III-1.1.3, Vested Project Capital Improvements, may be misleading. (County Attorney, Growth Management)

Discussion: Concurrency Management Element Policy III-1.1.3, Vested Project Capital Improvements, has a confusing title and should be renamed.

OPTIONS:

- A. Revise the Policy title as follows:
 - Policy III-1.1.3 ~~Vested Project Capital Improvements~~ Needed to Address Deficiencies*
- B. Leave policy title as proposed.

Comment 108: Vesting of Developments

(Page 137) Concurrency Management Element Policy III-1.1.4, Vesting of Developments, is confusing. (County Attorney, Growth Management)

Discussion: Concurrency Management Element Policy III-1.1.4, Vesting of Developments, is confusing because it is not worded consistent with Future Land Use Policy I-7.1.3, Vested Rights Provisions. The policy should be deleted since it is both confusing and redundant.

OPTIONS:

- A. Delete Policy III-1.1.4.
- B. Leave policy as proposed.

Comment 109: Schedule of Roadway Improvements

(Page 137) Concurrency Management Element Policy III-1.1.5, Schedule of Roadway Improvements, is confusing. (County Attorney, Growth Management)

Discussion: Concurrency Management Element Policy III-1.1.5, Schedule of Roadway Improvements, is confusing because it does not reference the appropriate document. It should reference the Lake-Sumter MPO plan which is not adopted as part of the County's Transportation Element, merely referenced therein.

OPTIONS:

- A. Revise the policy as follows:

Policy III-1.1.5 Schedule of Roadway Improvements

Lake County shall use the Lake-Sumter Metropolitan Planning Organization's Long Range Transportation Plan, ~~adopted as part of~~ consistent with the Transportation Element, as a twenty (20) year schedule of roadway improvements and update it annually.

- B. Leave policy as proposed.

Comment 110: Transportation Concurrency System

(Page 137) Concurrency Management Element Policy III-1.1.6, Long Range Transportation Concurrency Management System, contains a specific policy reference. (County Attorney, Growth Management)

Discussion: Concurrency Management Element Policy III-1.1.6, Long Range Transportation Concurrency Management System, contains a specific (incorrect) policy reference. This could be confusing and require revisions should policy numbers change in the future. The policy would be better if it just referenced the Transportation Element instead of the policy.

OPTIONS:

- A. Revise the policy to address the Transportation Element instead of Policy IX-1.5.1.

B. Leave policy as proposed.

Comment 111: Concurrency Requirements

(Pages 138 & 139) The proposed Concurrency Management Element does not adequately address potable water facilities. (Growth Management)

Discussion: Since the LPA first made its recommendations on the Concurrency Management Element, the County has received the data, inventory and analysis for its Water Supply Plan. Comments from the St. Johns River Water Management District on the Draft Water Supply Plan and on the County's Evaluation and Appraisal Report indicate that Policy III-1.1.7, Concurrency Requirements, should be revised for consistency with the Lake County Water Supply Plan and new requirements under Chapter 163, Florida Statutes.

Also, Sections 163.3177(12), 163.31777, and 163.3180(13), and Section 1013.33, Florida Statutes, require public school facilities to be addressed in local government comprehensive plans and make school facilities subject to concurrency. The proposed Concurrency Management Element was completed by the LPA prior to the most recent legislative changes; therefore, additional language is needed for consistency with state requirements to adopt policies necessary to meet the Water Supply Plan requirements.

OPTIONS:

A. Revise the third paragraph of Policy III-1.1.7 and add anew section at the end of the policy as follows:

Potable Water, Sanitary Sewer, Solid Waste, and Stormwater Management. To satisfy concurrency requirements, the County shall issue no development orders or development permits without first consulting with the appropriate water supplier to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the County of a certificate of occupancy or its functional equivalent. Consumptive Use Permit allocations (supply) and treatment capacities for water, and facilities for water, sewer, solid waste and stormwater management must comply with adopted level of service standards (or the levels of service adopted by the municipality in whose utility area the proposed amendment is located), according to one of the following timeframes established during the concurrency determination stage of the development review process:

Public School Facilities. For public school facilities, the concurrency requirement shall be satisfied through the following

A. Evaluating School Capacity. The County shall recognize school capacity assessments conducted by the School District. The School Board shall determine whether adequate school capacity exists for a proposed development, based on LOS standards, Concurrency Service Areas (CSAs), and other standards stipulated in the "First Amended Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting."

B. Concurrency Determination. School District staff shall conduct a concurrency review that includes findings and recommendations of whether there is adequate

school capacity to accommodate the proposed development for each type of school within the affected CSA consistent with the LOS standard. The School District shall issue a concurrency determination based on the findings and recommendations of this review, which the County shall consider in evaluating development proposals.

C. Level of Service Availability. The County shall not deny a subdivision plat or site plan (or functional equivalent) based solely on the failure to achieve and maintain the adopted level of service for public school capacity where:

1. Adequate school facilities will be in place or under actual construction within three (3) years after the issuance of the subdivision plat or site plan (or functional equivalent);

2. Adequate school facilities are available in an adjacent CSA and the capacity impacts of development can be shifted to that area through, for example, redistricting; or,

3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent).

D. Timing of Project's Impact. If the School District determines that adequate capacity will not be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval and mitigation is not an acceptable alternative, the School District shall not issue a School Concurrency Determination and the County will not accept or process a development application. If the School District determines that adequate capacity does not exist, but mitigation, through proportionate share is appropriate and feasible, and the County finds that the proposed development is consistent with Comprehensive Plan and FLUM, then the Board of County Commissioners may determine that the proposed development is active pending the conclusion of the mitigation negotiation, pursuant to clause 5.5.2 (5) of the "First Amended Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting."

E. Offsetting Development Impacts. In the event the School District determines mitigation is an acceptable alternative to offset the impacts of a proposed development, where the adopted LOS standards would otherwise be exceeded, the following options for implementing mitigation shall apply:

1. The donation, construction, or funding of school facilities created by the proposed development.

2. The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

F. Mitigation for Permanent Capacity. Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School Board's financially feasible 5-Year Capital Improvement Program. Consideration may be given by the School Board to place an additional improvement required for mitigation on its Capital Improvement Program. The proposed mitigation must

satisfy the demand created by the proposed development consistent with the adopted LOS standards or identified as an amendment to the adopted Capital Improvement Program. Portable classrooms will not be accepted as mitigation.

G. Contiguous Concurrency Service Areas. Mitigation shall not be required when the adopted LOS cannot be met in a particular CSA, if the School District determines that the needed capacity for the development is available in one or more contiguous CSA(s) and the impacts of the development on school capacity can be shifted to that CSA.

H. Amount of Required Mitigation. The applicant's total proportionate-share mitigation obligation to resolve a capacity deficiency shall be based on the formula provided in the Public School Facilities Sub-Element, of the Public Facilities Element, Chapter X of the Lake County Comprehensive Plan.

I. Development Agreements. Mitigation shall be directed to projects on the School Board's financially feasible Capital Improvement Program that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the relevant local government(s), and the applicant executed prior to the issuance of the subdivision plat, site plan, or functional equivalent. If the School Board accepts the mitigation plan, the School Board shall add the improvement required for mitigation to its Capital Improvement Program. This development agreement shall include developer/landowner's commitment to continuing renewal of the development agreement upon its expiration.

B. Leave policy as proposed.

Comment 112: Concurrency implementation and monitoring system

(Page 141) Concurrency Management Element Policy III.1.2.2 limits an applicant's ability to resubmit an application for development approval if concurrency requirements are not met. (Conservation and Compliance)

Discussion: Section 2 of the policy requires applicants denied concurrency to wait a time period to be specified in the Land Development Regulations. This waiting period is not tied to some specific event that might allow a concurrency determination to be granted. If, an applicant is told they must wait one year or eighteen months to resubmit and the concurrency measure is met prior to that time yet absorbed by some other applicant. Likewise, if the applicant submitted two days prior to opening of a facility, they could possibly be denied and told to wait. An otherwise acceptable/approvable application should not be put in a queue awaiting concurrency.

OPTIONS:

A. Revise Policy III-1.2.2 as follows:

Policy III-1.2.2 Concurrency Implementation and Monitoring System

The County shall establish and maintain Concurrency Implementation and Monitoring Systems. The systems shall consist of the following components:

2. Public Facility Capacity Review. The County shall use the procedures specified in Policy 1.7, above, to enforce the requirements of Policy 2.2. Records shall be

maintained during each fiscal year to indicate the cumulative impacts of all development orders approved during the fiscal year-to-date or the capacity of public facilities as set forth in the most recent annual report on capacity and levels of service of public facilities. The Land Development Regulations of the County shall provide that applications for development orders that are denied because of insufficient capacity of public facilities may be resubmitted for a capacity determination without prejudice in the future after a time period to be specified in the Land Development Regulations. ~~Such time period is in lieu of, and not in addition to, other minimum waiting periods imposed on applications for development orders that are denied for reasons other than lack of capacity of public facilities.~~ Land Development Regulations shall require that development commence within a specified time after a development order is issued, or the determination of capacity shall expire, subject to reasonable extensions of time based on criteria included in the regulations.

B . leave policy as is.

CONSERVATION ELEMENT

Comment 113: Irrelevant material

(Page 143) The introduction of to the Conservation Element contains material irrelevant to the Element. (County Attorney, Growth Management)

Discussion: The sixth paragraph of the introduction of to the Conservation Element contains material irrelevant to the Element because it addresses the State definitions for Goals, Objectives and Policies.

OPTIONS:

- A. Move the first two sentences of the sixth paragraph to the beginning of the introduction and delete the rest of the paragraph.

This Element provides goals, objectives and policies relating to natural resources by four broad categories: Air, Water, Land and Environmental Systems. The conservation goal provides a vision of what the County seeks to accomplish during the planning time frame. ~~Chapter 9J-5 F.A.C. defines a goal as “the long term end toward which programs or activities are ultimately directed.” Objectives serve to identify strategic opportunities which will enable the County to move toward the vision projected by the goal. Chapter 9J-5 F.A.C. defines an objective as “a specific, measurable, intermediate end that is achievable and marks progress toward a goal.” Policies are action oriented statements, the means towards an end that, when implemented, will support or fulfill the stated objective. Chapter 9J-5 F.A.C. defines policy as “the way which programs and activities are conducted to achieve an identified goal.”~~

- B. Leave introduction as proposed.

Comment 114: Policy contains an undefined acronym

(Page 146) Conservation Element Policy IV-1.1.2 Reduce Point-source Emissions is unclear. (Economic Growth and Redevelopment, Growth Management)

Discussion: Policy IV-1.1.2 Reduce Point-source Emissions is unclear because it uses an undefined acronym. The policy should be revised. Also, the County does not have the expertise or staff to conduct air pollution reviews. Such reviews would be a costly program for the County and are handled by the DEP.

OPTIONS:

- A. Revise the first paragraph of the policy as follows:

Policy IV-1.1.2 Reduce Point-source Air Pollution Emissions

The County shall facilitate reduction in total air emissions by all current sources listed for the County on the Florida Department of Environmental Protection Air Resource Management System (ARMS) database or its successor by supporting the enforcement of applicable federal, state, regional, and local regulations.

The County shall require facilities found to be chronically non-compliant with these standards to utilize the best available control technologies prior to re-issuance of their

operating permits. The County will follow up on complaints and the appropriate state and federal agencies will be notified.

The County will adopt Land Development Regulations (LDRs) to require ~~that development proposals which emit air pollutants model potential air pollution impacts.~~ The LDRs will require stringent air pollution review on any air polluting facilities and ~~require~~ a safe buffer distance from nearby uses, including but not limited to schools, hospitals, or residential neighborhoods.

The County shall cooperate with the State in the monitoring of hazardous materials users and hazardous waste generators. The County will provide support to the State in their effort to ensure that contamination of the air by volatile pollutants released in the clean up, use, or disposal of hazardous materials shall not exceed levels that may cause significant harm to human health or the environment. This policy shall be incorporated within the hazardous materials management program under the Lake County Department of Environmental Services. The County will follow up on complaints and the appropriate state and federal agencies will be notified.

B. Leave policy as proposed.

Comment 115: Policy may too limiting

(Page 146) Conservation Element Policy IV-1.1.3, Combat Fugitive Particle Emissions from Land Use Practices, may be too limiting. (County Attorney, Growth Management)

Discussion: The policy only addresses fugitive particle emissions from land use practices whereas there a number of activities that can generate unacceptable levels of dust and other particulates. Additionally, limiting BMPs to only those adopted by the State reduces the strategies available to address the problem. The policy should be revised to be more inclusive. Also, the statement about mining must conform to the County's mining ordinance is extraneous and out of place and may be removed without compromising the policy.

OPTIONS:

A. Revise the policy as follows:

Policy IV-1.1.3 ~~Combat~~ Reduce Fugitive Particle Emissions ~~from Land Use Practices~~

Land Development Regulations shall ensure and require compliance with any State manuals and other appropriate Best Management Practices regarding fugitive dust and particulate emissions caused by activities including, but not limited to, concrete batch plants, manufacturing and industrial activities, mining, inappropriate land use management practices, and development activities such as highway construction, road maintenance, site development, and building construction. ~~Mining activities shall be in conformance with the County mining ordinance.~~

B. Leave policy as proposed.

Comment 116: Policy may too vague

(Page 146) Conservation Element Policy IV-1.1.5 Reduce Vehicular Pollutant Emission Levels, needs to be further addressed in the LDRs. (Economic Growth and Redevelopment, Growth Management)

Discussion: This policy is too vague and needs to be further addressed in the LDRs. No implementation timeline for adopting appropriate regulations was specified.

OPTIONS:

A. Revise the policy as follows:

Policy 1.1.5 Reduce Vehicular Pollutant Emission Levels

The County shall reduce or stabilize vehicular emission levels by requiring an air quality impact analyses be performed on all significant traffic-generating development proposals. Projects which are predicted to violate air quality standards shall be required to pursue the implementation of traffic mitigation techniques to achieve compliance standards as a condition for approval in all development orders. Within 36 months of the effective date of the Comprehensive Plan, Land Development Regulations shall be adopted to provide standards to identify and regulate significant traffic-generating development and establish appropriate criteria for air quality analysis.

B. Leave policy as proposed.

Comment 117: Policy mandates the County do something it may not be capable of doing

(Page 146) Conservation Element Policy IV-1.1.6, Establish Airshed Protection Zones, may be beyond the County's current capabilities. (County Attorney, Growth Management)

Discussion: The County does not have the expertise or staff to establish airshed protection zones and would require the use of consultants for development and possibly implementation. The establishment of appropriate transportation, land use, development, and open space policies and regulations should address the intent of the policy without over-committing the County.

OPTIONS:

A. Delete the policy.

B. Leave policy as proposed.

Comment 118: Policy contains extraneous language

(Page 147) Conservation Element Policy IV-1.1.7, Indoor Air Quality Education Program, contains unnecessary and confusing language. (County Attorney, Growth Management)

Discussion: The note below the policy is unnecessary and refers to the old Comprehensive Plan. it should be deleted to avoid confusion.

OPTIONS:

A. Delete the NOTE below Policy IV-1.1.7.

B. Leave note as is.

Comment 119: Plan for safe withdrawal rates of water

(Page 147) Conservation Element Policy IV-2.1.3 addresses the County's participation in the Lake Water Alliance. (Conservation and Compliance)

Discussion: Although the Water Alliance currently exists by interlocal agreement, there is no guarantee it will be in existence when the plan is finally adopted, let alone in 2030. Alternative language can meet the same intent. Additionally, the Lake County Water Authority has objected to the use of the acronym LCWA used by the Water Alliance so it is likely the name will change in some manner.

OPTIONS:

A. Revise Policy IV-2.1.3 as follows:

Policy IV-2.1.3 Plan for Safe Withdrawal Rates of Water

The County, ~~as a participant in the Water Alliance under interlocal agreement,~~ shall continue to work with local municipalities and other public supply providers in cooperation with the water management districts on water supply plans that provide for water supply needs and the basis for emergency conservation measures in the event of drought conditions or water shortages, while encouraging and participating in efforts to comply with federal state regional and local standards and rules for protection of ground water and ground water dependent natural resources.

B. Leave policy as proposed.

Comment 120: Conserve potable water supplies

(Page 148) The last bullet of Conservation Element Policy IV-2.1.4 requires installation of dual water lines. (Conservation and Compliance, Growth Management)

Discussion: Many developments served by a central water system are not served by a central sewer system, however, reclaimed water comes from wastewater treatment facilities. Only those developments where there is a likelihood of future reuse water should be required to install dual lines. Installation of dual-water lines and meters where central water systems only are installed may be a waste of resources and add unnecessary expense to a home site particularly if introduction of reuse is not anticipated or planned. Additionally, damage to reclaimed piping is likely the further in the future any anticipated reclaimed water is to be available. This should only be required if there is some reasonable expectation of service within the first 5 years after construction.

OPTIONS:

A. Revise Policy IV-2.1.4 as follows:

Policy IV-2.1.4 Conserve Potable Water Supplies

The County shall implement plans and procedures to conserve its potable water supplies to the maximum extent practicable through the implementation of water

conservation techniques, programs, and cooperative arrangements with local water utilities. Such techniques, methods, and programs may include, but are not limited to:

Require the installation of dual-water lines and meters in all new developments served by a central water and sewer system to distribute reuse water even if reuse water is not yet available.

B. Revise Policy IV-2.1.4 as follows:

Policy IV-2.1.4 Conserve Potable Water Supplies

The County shall implement plans and procedures to conserve its potable water supplies to the maximum extent practicable through the implementation of water conservation techniques, programs, and cooperative arrangements with local water utilities. Such techniques, methods, and programs may include, but are not limited to:

Require the installation of dual-water lines and meters in all new developments served by a central water and sewer system to distribute reuse water ~~even~~ if reuse water is ~~not~~ yet projected to become available within 5 years.

C. Leave policy as proposed.

Comment 121: Water conservation ordinance

(Page 148) Conservation Element Policy IV-2.1.5 requires provisions for water conservation within the Land Development Regulations. (Conservation and Compliance)

Discussion: It is not necessarily appropriate for a Water Conservation Ordinance to be placed within the Land Development Regulations. The County’s landscape ordinance addresses water conservation to a degree and an irrigation ordinance would further such water conservation measures. Additionally, this requirement adds to the number of land development regulations required to be implemented by the proposed Comprehensive Plan within 12 months of adoption.

OPTIONS:

A. Revise Policy IV-2.1.5 as follows:

Policy IV-2.1.5 Adopt a Water Conservation ~~Ordinance~~ Measures

The County shall adopt ~~within the LDRs~~ provisions for water conservation which further implement the water conservation plans and programs of the federal, state, regional and local agencies. The County shall also establish incentives to conserve water.

B. Leave policy as proposed.

Comment 122: Policy mandates the County do something it may not be able to do

(Page 148) Conservation Element Policy IV-2.1.6, Monitor Consumptive Use Permitting, may be beyond the County's authority. (County Attorney, Growth Management)

Discussion: The policy, as written, requires the County to monitor Consumptive Use Permits issued by the Water Management District. The County has neither the staff nor expertise to evaluate District issued permits and also has no regulatory authority in this area. The word "shall" should be revised to "may" to provide more flexibility and preclude jurisdictional issues.

OPTIONS:

- A. Revise the policy to change "shall" to "may" in the first sentence of the policy.
- B. Leave policy as proposed.

Comment 123: Safe Potable Water

(Page 148) Conservation Element Policy IV-2.1.7 requires revisions to be consistent with the County's Water Supply Plan. (Growth Management)

Discussion: Based on discussions with the St. Johns River Water Management District on the County's Draft Water Supply Plan, the policy should be revised to include surface water resources.

OPTIONS:

- A. Revise the policy as follows:

Policy IV-2.1.7 Ensure Supply of Safe Potable Water

The County shall review regulatory data and information related to the supply of safe potable water to its residents. The County shall coordinate and cooperate with federal, state, and regional agencies including the Water Management Districts, on countywide ~~ground~~ potable water monitoring, especially in those areas of existing, suspected, or potential ground and surface water contamination.

- B. Leave policy as proposed.

Comment 124: Impacts of land use on groundwater

(Page 148) Conservation Element Policy IV-2.1.9 prohibits land uses which pose a severe threat to groundwater. (Conservation and Compliance, Economic Growth and Redevelopment)

Discussion: Using the words "shall" and "prohibit" precludes the possibility that a land use might propose an acceptable mitigation strategy for the anticipated impacts. Although staff cannot necessarily think of any particular alternatives for protection of water quantities at this time, there may be some alternatives or site-specific strategies that might completely offset or make the use acceptable. Additionally, water quantity issues are supposed to be dealt with by the Water Management Districts through the Consumptive Use Permit process and, elsewhere in the proposed Plan, lack of adequate water supplies is grounds to deny development. There are ways

to prevent groundwater contamination, however, they may be expensive depending upon the land proposed use. Outright prohibition eliminates these possibilities.

OPTIONS:

A. Revise Policy IV-2.1.9 as follows:

Policy IV-2.1.9 Impact of Land Use on Groundwater

Lake County ~~shall~~ may prohibit land uses which are known to pose a severe threat to the availability of groundwater resources or whose practices are known to pose a severe threat to the quality of groundwater unless competent and substantial evidence is presented that the anticipated impacts can be eliminated or offset by some mitigation strategy acceptable to the County. Land use planning and development approvals shall reflect the limitations and vulnerability of groundwater supplies, including groundwater basin inventories conducted by the water management districts. Within 24 months of the effective date of the Comprehensive Plan, Land Development Regulations shall be adopted to identify land uses that shall be prohibited or otherwise limited due to impacts on groundwater.

B. Leave policy as proposed.

Comment 125: Identify aquifer protection zones

(Page 149) The first and second bullets under Conservation Element Policy IV-2.1.11 need clarification. (Conservation and Compliance, Growth Management)

Discussion: The first bullet needs the addition of “and,” otherwise, the sentence doesn’t seem to make sense. The term “the use of karst features” in the second bullet doesn’t seem to fit in the list. It seems the intent of the policy is not to address the use of karst features but rather how they are identified and protected. Also, the policy should be moved to the Aquifer Recharge Sub-element of the Public Facilities Element.

OPTIONS:

A. Move Policy IV-2.1.11 to the Aquifer Recharge Sub-element and revise as follows:

Policy IV-2.1.11 Identify Aquifer Protection Zones / Conservation Measures

The County shall identify critical areas and land uses within the County that may impact the County’s ground water resources. In consultation with state and federal resource management agencies, the County shall establish aquifer protection zones. LDRs shall be established to protect these areas from a reduction of the volume of recharge, to minimize the impact of development on the quality of surface and ground waters, to sustain the rate flow from springs and reduce the vulnerability of ground water from contamination,

Consistent with the intent of this policy:

- *The County shall require for the proposed rezoning or development of a parcel within protected recharge areas, most effective recharge areas, areas more vulnerable to contamination or springsheds that a site specific hydrogeologic and*

geotechnical report be submitted to determine the hydrogeologic character of a site. This report shall be prepared by a qualified Professional Geologist or Engineer and shall identify all surface and sub-surface features that could be potential pathways for contamination of the aquifer. . .

- *The information contained in the hydrogeologic survey shall establish setbacks, ~~the~~ use the location of karst features; buffers, open space and other best practices to protect such features and minimize development impacts.*

B. Leave policy as is.

Comment 126: Groundwater Recharge

(Page 149) Conservation Element Policy IV-2.1.12 does not mention alternative water supplies. (Environmental Utilities, Growth Management)

Discussion: Reuse water is the only alternate source of water listed. There are other alternative sources such as stormwater. Also, since the policy deals with the protection of recharge, it should be moved to the Aquifer Recharge Sub-element

OPTIONS:

A. Move the policy and revise the policy as follows:

Policy IV-2.1.12 Groundwater Recharge

The County shall protect groundwater recharge areas through land use strategies including but not limited to reduction of land use densities in critical areas, mandatory open space, protection of pervious surface areas, drought-tolerant landscaping, and the use of reclaimed water or other alternate water sources for irrigation. An aquifer recharge overlay shall be developed that sets standards to protect the infiltration functions of protected and most effective aquifer recharge areas.

B. Move the policy and leave policy as proposed.

C. Leave policy as is.

Comment 127: Policy needs LDR implementation date

(Page 150) Conservation Element Policy IV-2.1.13 needs an LDR implementation date (Economic Growth and Redevelopment, Growth Management)

Discussion: The policy needs an appropriate implementation date or Land Development Regulations will be required within 12 months of the effective date of the Plan. There are too many LDRs needing updating to do them all in one year.

OPTIONS:

A. Revise policy as follows:

Policy IV-2.1.13 Areas More Vulnerable to Contamination/Conservation Measures

Within 24 months of the effective date of the Comprehensive Plan, the County will adopt ~~Through the Land Development Regulations and land use strategies, including but not limited to a reduction of land use density and intensity and restrictions on land use,~~ ~~the County shall~~ to protect areas where the Floridan aquifer is more vulnerable to contamination.

B. Revise the policy as follows:

Policy IV-2.1.13 Areas More Vulnerable to Contamination/Conservation Measures

Within 24 months of the effective date of the Comprehensive Plan, the County will adopt ~~Through the Land Development Regulations and land use strategies, including but not limited to a reduction of land use density and intensity and restrictions on land use,~~ ~~the County shall~~ to protect areas where the Floridan aquifer is more vulnerable to contamination.

C. Leave policy as proposed.

Comment 128: Landscaping County facilities

(Page 150) Conservation Element Policy IV-2.1.15 needs to change the implementation date. (Conservation and Compliance)

Discussion: The implementation date cited in the policy has passed and, therefore, needs to be adjusted or deleted.

OPTIONS:

A. Revise the implementation date in Policy IV-2.1.15 as follows:

Policy IV-2.1.15 Landscaping at County Facilities

~~By January 2009~~ Within 36 months of the effective date of this plan, the County shall establish guidelines for managing existing and future land and landscapes at County facilities using the educational guidelines contained in the A Guide to Florida-Friendly Landscaping - Florida Yards and Neighborhoods Handbook, University of Florida Extension's Florida Yards and Neighborhoods Program, Environmental Landscape Management (ELM) principles and Best Management Practices. Such guidelines shall include practices that are designed to reduce nitrate infiltration and pollutants into ground and surface waters.

B. Remove the implementation date altogether.

Comment 129: Aquifer protection

(Page 150) Conservation Element Policy IV-2.1.16 goes beyond the County's current authority. (County Attorney, Growth Management)

Discussion: Lake County does not have authority to prohibit the placement of wells. Wells are regulated by the Water Management Districts, DEP and DOH under State law. Additionally, the last sentence of the policy is redundant, saying essentially the same thing as the middle portion.

OPTIONS:

A. Revise Policy IV-2.1.16 as follows:

Policy IV-2.1.16 Protect Aquifers from Saline Ground Water

The County, through restrictions on density, intensity and the Future Land Use Map, shall protect areas and aquifers identified by the USGS and Water Management Districts where the movement of saline ground water into a fresh water aquifer has occurred or is likely to occur. The County shall cooperate with the federal, state, regional and local agencies in determining the safety of the siting of wells, especially in areas located along the Wekiva and St. Johns Rivers, where saline ground water may be present. ~~Lake County shall prohibit placement of wells or well fields in locations that have the potential to degrade or contaminate water supplies from saline ground water and shall cooperate with the Water Management Districts in determining the safety of the siting of any wells requiring a consumptive use permit within areas known to be experiencing or vulnerable to saline ground water~~

B. Leave policy as proposed.

Comment 130: Policy is redundant

(Page 150) Conservation Element Policy IV-2.1.17, Protect Recharge Areas/Conservation Measures, is redundant. (Growth Management)

Discussion: Other policies address the same issue but are more detailed. The policy is redundant and should be deleted.

OPTIONS:

- A. Delete the policy.
- B. Move the policy to the Aquifer Recharge Sub-element
- C. Leave policy as proposed.

Comment 131: Policies need LDR implementation dates

(Page 150) Conservation Element Policy IV-2.1.18 needs an LDR implementation date (Economic Growth and Redevelopment, Growth Management)

Discussion: The policy needs an appropriate implementation date or Land Development Regulations will be required within 12 months of the effective date of the Plan, which may not be reasonable.

OPTIONS:

A. Revise the policy as follows:

Policy IV-2.1.18 Springsheds /Conservation Measures

Within 24 months of the effective date of the Comprehensive Plan, the County will adopt Land Development Regulations and ~~Through~~ land use strategies, including but not

limited to, a reduction of land use density and intensity; ~~the County shall~~ to protect the water quality and discharge volume from springs.

B. Revise the policies as follows:

Policy IV-2.1.18 Springsheds /Conservation Measures

Within 24 months of the effective date of the Comprehensive Plan, the County will adopt Land Development Regulations Through land use strategies including but not limited to ~~a reduction of land use density and intensity within springsheds~~ the County shall to protect the water quality and discharge volume from springs.

C. Leave policy as proposed.

Comment 132: Monitoring ground water impacts

(Page 150) Policy IV-2.1.19 requires the County to monitor ground water quantity and quality. (Conservation and Compliance, Growth Management)

Discussion: Conservation Element Policy IV-2.1.19 requires the County to monitor various activities and their effects on groundwater quantity and quality. This policy carries a huge mandate in areas the County has not traditionally been involved. Additionally, groundwater is monitored through the use of various wells and the County has no wells of its own for such a use. A groundwater monitoring systems already is in place within the County and water quantity and quantity are regularly monitored by the USGS, the Water Management Districts, and various water suppliers as conditions on their Consumptive Use Permits. This data is provided on the Water Management Districts' websites, by the USGS, and in regular reports. Such a monitoring program would duplicate the efforts of others; however, keeping track of the data is a good idea. The County already receives water quality monitoring reports from private suppliers.

OPTIONS:

A. Revise Policy IV-2.1.19 as follows:

Policy IV-2.1.19 Monitor Ground Water Impacts

The County shall monitor and evaluate regularly published data and reports ~~the use of septic systems, water reuse systems, and public water supplies~~ for areas within established aquifer protection zones to determine whether the use of septic systems, water reuse systems, and public water supplies are having negative impacts on groundwater quality and quantity and, if as appropriate, recommend the ~~adoption and development~~ and adoption of additional regulations governing their use.

B. Leave policy as proposed.

Comment 133: Regulate and monitor septic tanks

(Page 151) Policy IV-2.1.20 requires the County to regulate septic tanks. (Conservation and Compliance, County Attorney, Growth Management)

Discussion: Conservation Element Policy IV-2.1.20 requires the County to work toward the development an inspection, maintenance and repair program for all septic tanks within the

County. The requirement for a septic tank program may be unnecessary county-wide and, if implemented, will require establishment of a tracking and monitoring system as well as increased enforcement capability. Septic systems are regulated by the Florida Department of Health which is the statutorily identified agency for this purpose. The policy may exceed the County's authority with respect to the use of septic systems. The policy also increases the minimum size of lots on septic tanks to one acre, however, it should be noted that the minimum lot size requirement of one acre is typical in many Florida counties, especially if the lot also is served by a private well and 1/2 acre is central water is available.

OPTIONS:

A. Revise Policy IV-2.1.20 as follows:

Policy IV-2.1.20 Regulate and Monitor Septic Tanks

The County shall develop and implement guidelines and standards in the LDRs to regulate the location ~~and use~~ of septic tank systems in accordance with the Sewer Sub-Element. If approved for use by the County, septic tanks and drain fields shall be located away from the most environmentally-sensitive portions of the site, including wetlands, floodplains, and karst features. Except for existing platted lots, the County shall not approve the use of septic systems for new development in excess of one unit per net buildable acre. In Rural Clustered Subdivisions where there is a demonstration that the associated sanitary systems will cause no degradation of surface water or groundwater quality, as determined by the Lake County Health Department, private septic may be allowed on lots as small as 1/2 acre.

The County, in cooperation with the local DOH, shall work toward the development of ~~a~~ state inspection, maintenance and repair program for all septic tanks within the County.

B. Revise policy as follows:

Policy IV-2.1.20 Regulate and Monitor Septic Tanks

The County shall develop and implement guidelines and standards in the LDRs to regulate the location ~~and use~~ of septic tank systems in accordance with the Sewer Sub-Element. If approved for use by the County, septic tanks and drain fields shall be located away from the most environmentally-sensitive portions of the site, including wetlands, floodplains, and karst features. Except for existing platted lots, the County shall not approve the use of septic systems for new development in excess of ~~one~~ two units per net buildable acre.

The County, in cooperation with the local DOH, shall work toward the development of ~~a~~ state inspection, maintenance and repair program for all septic tanks within the County.

C. Leave policy as proposed.

Comment 134: Non-potable water demand

(Page 151) Conservation Element Policy IV-2.1.21 contains a potential conflict regarding water services. (Conservation and Compliance, Growth Management)

Discussion: County may not have the authority to require water reuse or reclamation from water service providers since we do not have permitting authority over the consumptive use of water. The County can, however, require new development that provides central sewer services build facilities that can treat wastewater to reuse grade for irrigation. Also, the use of stormwater and other non-potable sources can reduce recharge that will impact the potable aquifer; groundwater recharge must be maintained. Also, the last sentence of the policy does not make sense and there are already many educational materials free to the public addressing the issue.

OPTIONS:***Policy IV-2.1.21 Meet Non-Potable Water Use Demand***

The County shall coordinate with federal, state, regional and local agencies to implement programs and policies that require that non-potable water use demands be met using water of the lowest quality supply, which is both available and acceptable for the intended application without impacting aquifer recharge. The County shall require new central wastewater facilities to provide treatment levels that enable water reuse or reclamation ~~be used wherever economically and ecologically feasible to reduce groundwater or surface water withdrawals for applications which do not require potable water. Educational materials shall be distributed to residents on private water systems informing them of alternatives.~~

B. Leave policy as proposed.

Comment 135: Use of Drainage Wells

(Page 151) Conservation Element Policy IV-2.1.22 could limit aquifer recharge projects. (Environmental Utilities)

Discussion: Injecting or draining water into a well can also be used for aquifer storage and recovery and for recharge projects, especially in area where the aquifer contains non-potable water. Under the wording of this policy, this would be prohibited.

OPTIONS:

A. Revise the policy as follows:

Policy IV-2.1.22 Use of Drainage Wells

The County shall discourage the practice of draining or injecting stormwater, wastewater, or surface water into the aquifer through drainage or injection wells for the purposes of surface drainage or disposal unless treated to the appropriate standard. The County shall require the plugging and abandonment pursuant to water management district rules of existing unpermitted drainage and injection wells situated within the County.

Comment 136: Use of springs BMP manual

(Pages 151,156, 157, 159) Several policies in the proposed Comprehensive Plan reference a particular BMP manual which may change in the future. (Conservation and Compliance)

Discussion: The following Conservation Element policies refer to a specific BMP manual, *Protecting Florida's Springs—Land Use Strategies and Best Management Practices*, Florida Departments of Community Affairs and Environmental Protection, November 2002: Policies IV-2.1.23 Protection of Sinkholes and Surface Water Basins with Internal Drainage, IV-2.3.4 Development Practices in Springsheds, IV-2.3.11 Required Use of BMPs for Agricultural and Silvicultural Practices, and IV-2.3.20 Golf Courses within Springsheds. Use of the document *Protecting Florida's Springs* may be appropriate today but a successor document may come along later with additional insight. By adding “or its successor document” here and throughout the proposed Comprehensive Plan, future Plan Amendments will not necessary to accommodate new information or techniques.

OPTIONS:

A. Revise Conservation Element policies IV-2.1.23, IV-2.3.4, IV-2.3.11, and IV-2.3.20 to include the language “or its successor documents.”

B. Leave policies as is.

Comment 137: Wastewater treatment and reuse

(Page 151) Conservation Element Policy IV-2.1.24 has requirements that may exceed the County’s regulatory authority as worded and may not accomplish the intended purpose. (Conservation and Compliance, Growth Management)

Discussion: The LDRs do not seem to be the appropriate place for the requirement for a remedial action plan for the disposal of effluents or the requirement that wastewater treatment plants use particular methods for treatment of wastewater. The County does not have regulatory authority over wastewater treatment plants except for locational criteria and connection to the system. The County can, however, require that all new central wastewater treatment systems that provide service to new development per the land Development Regulations, are designed and built to provide reuse water for irrigation as a condition of development approval.

OPTIONS:***Policy IV-2.1.24 Comply with Wastewater Treatment and Reuse***

The County shall require that the disposal of effluents from all wastewater treatment plants comply with Federal, State, WMD and local regulations. ~~A remedial action and enforcement plan, which encourages non caustic treatment methods, shall be implemented through the LDRs.~~ The County shall cooperate with municipal and private utilities in preparing a grey water treatment and reuse program and shall address the needs of this program within the Comprehensive Plan and Land Development Regulations. All new private central wastewater systems required for approval of development at densities requiring such central systems, shall be designed and built as advanced wastewater treatment systems and shall provide reclaimed water throughout the development to which service is provided. Should additional quantities

of reclaimed water be available above the demand generated by the approved development, such water shall be made available outside of the development to adjacent or nearby properties with such costs to extend service beyond the approved development boundaries borne by the end users. The County may require adjacent or nearby development to use such excess reclaimed water as a condition of development approval.

C. Leave policy as proposed.

Comment 138: Surface water

(Page 152) Conservation Element Objective IV-2.2 is poorly worded. (Conservation and Compliance)

Discussion: The objective is poorly worded as “identification” must be made before “evaluation” can occur.

OPTIONS:

A. Revise Objective IV-2.2 as follows:

OBJECTIVE IV-2.2 SURFACE WATER

The County shall ~~evaluate and identify~~ and evaluate sources of surface water pollution within the County and coordinate the development and implementation of pollution abatement methods and programs with local governments, State, and Federal agencies.

B. Leave objective as is.

Comment 139: Surface water quality restoration

(Page 152) Conservation Element Objective IV-2.2.3 is incomplete. (Environmental Utilities, Growth Management)

Discussion: Additional programs should be added to the list.

A. Revise the policy as follows:

Policy IV-2.2.3 Surface Water Quality Restoration

The County shall continue to participate in surface water restoration programs in cooperation and coordination with the state and other agencies for programs such as, but not limited to, the plans and programs of the Lake County Water Authority, the St. Johns River Water Management District's Surface Water Improvement and Management (SWIM) plans for the Lake Apopka Basin, the Middle St. John's River Basin (Wekiva River-Planning Unit 4E), and the Upper Ocklawaha River Basin Stormwater Management Systems , the Upper Ocklawaha River Basin – Total Maximum Daily Load Reduction (TMDL) Basin Management Action Plan (UORB-BMAP), and programs in the Lake George Basin of the Middle St. John's River.

B. Leave policy as proposed.

Comment 140: Policy IV-2.2.4 Stormwater Management Systems

(Page 152) Traditional stormwater management systems do not always achieve both the flood protection and water quality treatment goals of the County. Low Impact Development principles and practices often can achieve both goals and therefore are a preferred method for dealing with stormwater where feasible. (Growth Management)

Discussion: Low Impact Development (LID) techniques attempt to mimic a site's predevelopment hydrologic regime, using distributed landscape features and engineered devices such as bioretention, grass swales, vegetated rooftops, rain barrels, and permeable pavements to reduce runoff, minimize pollutant discharges, decrease erosion, maintain recharge, and maintain base flows of receiving streams. A more detailed discussion may be found in the section on Stormwater below.

Currently, the proposed Comprehensive Plan only addresses LID techniques within the Future Land Use Element, but not in other elements.

OPTIONS:

- A. Revise Conservation Element Policies IV-2.2.4, IV-2.2.5, IV-2.2.13, IV-2.2.17, and IV-2.2.19 to read as follows:

Policy IV-2.2.4 Stormwater Management Systems

Stormwater management systems shall employ the most cost-effective pollutant control techniques available that are consistent with sound environmental management, and which provide the greatest efficiency in stormwater runoff pollutant removal. Stormwater management systems shall be designed using Low Impact Development principles and practices over conventional systems, whenever feasible, to minimize site impacts, maximize water quality treatment, and to better maintain natural, pre-development hydrological conditions.

Policy IV-2.2.5 Stormwater Management Requirements

The County shall require that all new developments utilize stormwater management systems that are designed to meet the adopted level of service as found within the Stormwater Sub-element Goals, Objectives and Policies for the specified design storm. Stormwater management systems shall be designed using Low Impact Development principles and practices over conventional systems, whenever feasible, to better maintain natural, pre-development hydrological conditions.

Policy IV-2.2.13. First Flush Diversion for Stormwater Management Systems

The County shall, through the Land Development Regulations, require that new or redesigned stormwater management systems that use wetlands or wet detention systems direct the first flush of stormwater to separate detention or retention facilities or effectively similar Best Management Practice, designed according to Low Impact Development principles and practices.

Policy IV-2.2.17 Best Management Practices (BMPs) for the Control of Erosion and Sedimentation

BMPs for the control of soil erosion and sedimentation shall be employed for all road construction, development and agricultural activities in order to protect natural water bodies, watercourses and wetlands from siltation. Any site alteration shall adhere to Low Impact Development principles and practices and shall minimize site disturbance, clearing of natural vegetation, and soil compaction. BMPs shall also be employed, as necessary, to protect the function of stormwater management systems (e.g., exfiltration systems) from excess sediment loads. Erosion and sediment control BMPs include those of the ~~NRCS, FDOT, FDEP, FDACS, and IFAS~~ Natural Resources Conservation Service, the Florida Department of Transportation, the Florida Department of Environmental Protection, The Florida Department of Agriculture and Consumer Services, the Florida Cooperative Extension Service/Institute of Food and Agricultural Sciences, or other agencies.

Policy IV-2.3.19 Establish a Water Quality Protection Strategy for Springsheds

The County shall adopt design criteria for stormwater management practices that:

[text omitted for brevity, adding bullets]

- *Ensure any site alteration adheres to Low Impact Development principles and practices, minimizing site disturbance, clearing of natural vegetation, and soil compaction.*
- *Require stormwater management systems to be designed according Low Impact Development principles and practices over conventional systems to the greatest extent practicable.*

B. Change some of the policies.

C. Leave Policies IV-2.2.4 and IV-2.2.5, IV-2.2.13, IV-2.2.17, and IV-2.2.19 unchanged.

Comment 141: Lakeshore Protection

(Page 153) Conservation Element Policy IV-2.2.7 contains an outdated reference and may not be consistent with current LDRs. (Public Works, Environmental Utilities, Growth Management)

Discussion: Policy IV-2.2.7 contains an outdated reference to the Florida Administrative Code and should be revised. Current LDRs require a variance to install a septic system less than 100 feet from the shoreline. The wording of this implies that no variance would be required. Also, the policy does not adequately address vegetated shorelines and littoral zones. Naturally vegetated or restored shorelines protect water quality by filtering pollutants and taking up excess nutrients from stormwater runoff. Properly maintained shorelines also prevent erosion, provide needed habitat for fish and wildlife, and furnish a pleasant place for your relaxation and enjoyment. The policy should be revised to better protect shorelines, habitat, and water quality. Also, the reference to Ch. 10D-6, as written, would add the County's setback to the State's

OPTIONS:

A. Revise the policy as follows:

Policy IV-2.2.7 Lakeshore Protection of Shorelines

To protect ~~lakefront~~ natural water bodies, canals, and wetland areas from the encroachment of development, the County shall implement the following shoreline protection standards, incorporated within the Land Development Regulations:

The County shall establish a minimum setback of 50 feet from the ordinary high water line ~~or as far landward as possible based on the depth of the lot~~, except for water-dependent development such as docks and pile-supported walkways. Should an existing lot of record not be able to meet this requirement due to inadequate depth, a variance may be requested for a primary residence only. No variance shall be allowed for any accessory structure, porch addition, expansion of a residence, or swimming pool within 50 feet of the ordinary high water line, however, additions which match existing rear and side setbacks may be allowed to “square off” a residence.

The County shall require a 100 foot setback, ~~or a setback as far landward as possible based on the depth of the lot~~, from the ordinary high water line of lakes and wetlands for the installation of septic tanks and drain fields ~~in addition to the requirements of Chapter 10D-6, F.A.C.~~ Should an existing lot of record not be able to meet this requirement due to inadequate depth, a variance may be requested, however, any on-site wastewater system approved with such a variance shall be an advanced treatment system or alternative system designed to remove nutrients from the effluent.

The County shall require compliance with ~~FDEP~~ State regulations in Chapters ~~16C-20~~ 68F-20 and 18-20, F.A.C., regarding removal of shoreline vegetation until such time as it establishes additional regulations and standards regarding the protection of shoreline and littoral zone vegetation. In addition, the County shall extend the provisions of Chapter ~~16C-20~~ 68F-20, F.A.C., so as to make the provisions applicable to all waters of the County. Provided, however, the extension of this policy shall be implemented in a manner so as to not unreasonably infringe upon the common law or statutory riparian rights of the upland riparian property owners.

In addition to the state vegetation removal regulations referenced above, the following restrictions shall apply to all lakeshores and water bodies greater than ten (10) acres in size and to all rivers, streams, and springs. Water bodies less than 10 acres in size shall be subject to these regulations if hydrologically connected to Outstanding Florida Waters, navigable water bodies, or other special waters.

- *Clearing of native shoreline vegetation above the ordinary high water line (OHWL) shall be limited to 20% or 30 feet of the total linear shoreline (whichever is more). The remainder of the shoreline must remain vegetated. No wetland trees greater than four inches (4”) in caliper DBH or any endangered plants may be removed from the shoreline, however, limited tree removal and relocation of endangered plants may be permitted for dock and access walkway construction, when no other option exists.*
- *Clearance of nuisance or invasive plants along shorelines outside the exempt area (described above) is required for all new development and redevelopment. Such clearing shall be subject to state permitting criteria.*
- *All use of herbicides is subject to Chapter 68F-20, F.A.C.*

- It is permissible to have an access corridor for swimming and boating within the littoral zone up to 30 feet in width. This corridor can be kept free of aquatic vegetation below the OHWL if done by hand.
- The placement of sand along shorelines to create beaches is prohibited unless such sand is contained so that it cannot enter into the water body.

No new seawalls shall be allowed along the shoreline of any spring, lake, canal, river, or stream, however, existing seawalls may be repaired. Planting of shoreline and aquatic vegetation is the preferred method of protecting shorelines from erosion. Should shoreline hardening be required to protect property from erosion by adjacent waters, only rip-rap, vegetated open-cell block, geo-textile tubing, or similar, non-vertical system shall be used. Gabions (rock-filled wire mesh) may be used in canals where insufficient upland area exists to install other shoreline protection measures. Erosion from upland runoff shall be controlled by shoreline vegetation or berm and swale systems, if appropriate.

The County shall prohibit the disposal of yard and other wastes along the shoreline and in wetlands.

In order to protect the quality and quantity of surface water and provide habitat for semi-aquatic or water-dependent terrestrial species of wildlife, upland buffer zones shall be established for vegetation occurring within the 100 year floodplain. The use of fertilizers, pesticides, or herbicides is strictly prohibited within upland buffer zones. All management activities within upland buffers shall be done by hand.

- B. Update the references to the Florida Administrative Code, add the language addressing variances, and leave balance of policy as is.

Comment 142: Policy is out of place

(Page 153) Policy IV-2.2.8, Vegetated and Functional Littoral Zone, addresses stormwater, not surface water in general. (Growth Management)

Discussion: Policy IV-2.2.8, Vegetated and Functional Littoral Zone, addresses stormwater, not surface water in general and, therefore, should be relocated to the Stormwater Management Sub-element.

OPTIONS:

- Move policy to the Stormwater Management Sub-element.
- Copy policy to the Stormwater Management Sub-element.
- Leave policy as proposed.

Comment 143: Mosquito and aquatic plant control

(Page 153) Policy IV-2.2.9 limits control practices within Outstanding Florida Waters. (Environmental Utilities)

Discussion: The last sentence in the policy is a bit confusing, as written. It seems to limit pest and aquatic control practices in environmentally sensitive areas and OFW's to biological and mechanical means. The policy does not define environmentally sensitive areas. Mechanical means of aquatic plant control generally are not cost effective. They also can contribute to the dispersal of noxious weeds, exacerbating the problem, and they can destroy lake bottoms, stir up sediments, and create other problems. Biological controls work well for some things but are totally ineffective for others, such as control of hydrilla.

OPTIONS:

A. Revise the policy as follows:

Policy IV-2.2.9 Mosquito and Aquatic Plant Control Guidelines

The chemical control of aquatic plants, mosquitoes, animal pests, or undesirable fish shall be performed in a manner that will minimize the degradation of ecological functions and surface water quality. ~~The most current best employment of biological and mechanical pest or aquatic weed control management practices and activities~~ shall be applied, as appropriate, within environmentally sensitive areas, including Outstanding Florida Waters.

B. Leave policy as proposed.

Comment 144: Wastewater Treatment Plant Effluent Discharges

(Page 153) Conservation Element IV-2.2.10 may be overly restrictive. (Environmental Utilities)

Discussion: By including reuse water in this prohibition we are preventing the use by a permitted mine that is specifically allowed to use reuse water in their mine pit and thereby conserving potable water. This may depend on the definition of "waters of the county."

OPTIONS:

A. Revise the policy as follows:

Policy IV-2.2.10 Wastewater Treatment Plant Effluent Discharge

The County shall prohibit the discharge of wastewater treatment plant effluent and reuse water into the surface waters of the County. Mines which release reuse water into on-site pits as part of their permitted mining operations are exempt from this prohibition, however, such reuse water shall not be allowed to enter into any off-site surface waters.

B. Leave policy as is.

Comment 145: Out of context statement

(Page 154) Conservation Element IV-2.2.12 contains an unnecessary statement. (Growth Management, County Attorney)

Discussion: The final sentence in Policy IV-2.2.12 states that the County will continue to have its rules codified in the County Code of Ordinances. The statement is out of context and unnecessary, as well as seeming to require all County rules to be included in the Land Development Regulations.

OPTIONS:

A. Revise the policy as follows:

Policy IV-2.2.12 Other Point Source Pollution Discharges

The County shall continue to follow and enforce its rules relating to all pollution sources. The County shall require all point source discharges to recycle or treat wastewaters and pollutants onsite in conformance with State and Federal rules and regulations. ~~The County shall continue to have its rules codified in the County Code of Ordinances and shall be made part of the County LDRs.~~

B. Leave policy as proposed.

Comment 146: Unnecessary and redundant policy

(Page 154) Conservation Element IV-2.2.15 is unnecessary. (Growth Management, County Attorney)

Discussion: Conservation Element IV-2.2.15 is unnecessary and redundant as it states that activities shall comply with existing ordinances. It does not correlate specific activities with specific ordinances and therefore provides not useful information or guidance. The policy may be removed safely without affecting Plan implementation.

OPTIONS:

A. Delete the policy.

B. Leave policy as proposed.

Comment 147: Protection of watersheds

(Page 155) Conservation Element IV-2.2.19 may prohibit all development in floodplains. (Public Works)

Discussion: The last sentence in the policy requires that all development within the 100-year floodplain demonstrate that water quality and floodplain functions and values shall not be adversely affected. The statement is vague and probably too broadly written to be implemented/enforced. For example, someone building a shed or accessory structure in an A Flood Zone would need an analysis, probably performed by an engineer, to evaluate and determine any impacts. This is impractical and probably too costly to implement at this level. This policy should give direction on establishing some thresholds that trigger the requirement.

OPTIONS:

A. Revise the policy as follows:

Policy IV-2.2.19 Protect Waters and Watersheds

The County shall participate in programs at the local, regional, state, and federal levels to afford protection and management of land in watersheds and in water areas given special protection status by law, rule or ordinance. These areas shall include but not be limited to the ~~GSACSC, WRPA, WSA,~~ Green Swamp Area of Critical State Concern, the Wekiva River Protection Area, the Wekiva Study Area, the Wekiva-Ocala Greenway, the Wekiva River and its tributaries, the Ocklawaha River, the St. Johns River, OFWs, and OLWs Outstanding Florida Waters, and Outstanding Lake Waters. Within 24 months of adoption of this Plan, the County will develop requirements for development within the 100-year floodplain that will require, above a given development threshold, an evaluation of impacts and demonstration that water quality and floodplain functions and values shall not be adversely affected. ~~All proposed development activities within the 100-year floodplain shall be required, prior to approval, to demonstrate that water quality and floodplain functions and values shall not be adversely affected.~~

B. Replace acronyms and delete last sentence only, not adding the requirement to develop threshold criteria since these are included elsewhere in the plan.

C. Leave policy as proposed.

Comment 148: Outstanding Lake Water Program

(Page 155) Policy IV-2.2.20 is not very clear. (Conservation and Compliance)

Discussion: Given the intent of the program, the use of the word “water” in the name may be confusing giving the impression of pertaining to lakes only. The intent seems to be to protect Lake County’s waters in a manner similar to the Outstanding Florida Waters program so the name should reflect this. Also, in the third sentence, the wording should not be to regulate the water bodies but the activity surrounding them.

OPTIONS:

A. Revise the policy as follows

Policy IV-2.2.20 Outstanding Lake County Waters Program.

The County shall implement an Outstanding Lake County Waters (OLW) program that will identify those water bodies that possess exceptional water quality or habitat for aquatic, terrestrial, and avian wildlife, including designated species habitat, or possess strong hydrogeological connection with the Floridan Aquifer. Water quality standards, nutrient loading capacities, and use criteria shall be established for these OLWs to ensure their conservation. Activities in areas surrounding and on ~~These~~ water bodies will be regulated to prohibit further degradation of the environment; consideration will be given to noise levels, light levels, water quality, and significant adverse impacts. Lake County shall amend the Comprehensive Plan and ~~LDRs~~ Land Development

Regulations, as appropriate, to identify OLWs and implement policies for their protection.

B. Leave policy as proposed.

Comment 149: Policy may be confusing

(Page 155) Conservation Element IV-2.2.21 may be confusing as to its subject. (County Attorney, Growth Management)

Discussion: Conservation Element IV-2.2.21 may be confusing, as written, it is unclear if the subject of the policy is only Outstanding Florida Waters or both the Wekiva River system with its tributaries in addition to OFWs. Also, not all OFWs in the County are mentioned by name in the policy. The policy should be revised for clarity.

OPTIONS:

A. Revise the policy as follows:

Policy IV-2.2.21 Map Outstanding Florida Waters

The ~~Wekiva River, its tributaries, and W~~waters designated as “Outstanding Florida Waters” or “Outstanding Lake Waters” shall be included on maps and GIS coverages prepared for use in regulatory decisions by the County.

B. Leave policy as proposed.

Comment 150: Springsheds

(Page 155) Conservation Element Objective IV-2.3 may place an undue burden or expectation for actions on the County. (Conservation and Compliance)

Discussion: The statement that “The County shall protect and restore,” implies the County will actually conduct and fund restoration of sensitive areas. This is inappropriate and would create an enormous financial obligation for the County. The vast majority of the land in the springsheds is private property and property owners could become concerned that the County could require them to engage in restoration activities. The policy, as worded, also may cause undue expectations from the Public and property owners if the County does not conduct or fund springshed restoration activities. The language needs to be revised.

OPTIONS:

A. Revise the Objective as follows:

OBJECTIVE IV-2.3 SPRINGSHEDS

The County shall ~~protect and restore~~, to the maximum extent possible, sensitive areas within and adjacent to all springsheds, including springs, seeps, recharge areas, sinkholes, caves, and other karst features. As opportunities for restoration present themselves, the County will participate, to the maximum extent practicable. The following policies shall apply within springsheds, including but not limited to those in the Wekiva Study Area.

B. Leave objective as proposed.

Comment 151: Open Space and Buffers within Springsheds

(Page 156) Conservation Element Policy IV-2.3.5 is confusing. (Growth Management)

Discussion: Conservation Element Policy IV-2.3.5, Open Space and Buffers within Springsheds, references consistency with the Future Land Use Element, however, that element does not specifically address open space within springsheds and there fore may cause confusion and be open to interpretation as to what standards apply. The policy should be revised for clarity.

OPTIONS:

A. Revise Policy IV-2.3.5 as follows:

Policy IV-2.3.5 Open Space and Buffers within Springsheds

The County shall require a minimum percentage of dedicated open space for new development within identified springsheds, including the Wekiva Study Area (WSA). All new development projects in designated springshed protection zones will provide at least 50 percent dedicated open space—consistent with the Future Land Use Element. Development will be clustered on the least sensitive portion of the development site and will establish undisturbed buffer areas of at least 100 feet, adapted from those developed for the Wekiva, Econlockhatchee, and Suwannee Rivers, for protection of karst features with an aquifer connection and to minimize stormwater impacts. Setback standards established within the Future Land Use Element shall apply within the WSA.

B. Leave policy as proposed.

Comment 152: Environmental education

(Page 157) Conservation Element Policy IV-2.3.9 calls for a media campaign as part of environmental education activities. (Conservation and Compliance)

Discussion: Requiring a “media campaign” is not a policy issue. Implementation methodology of the environmental education component of the plan should be left up to the Board at a future date. Also, the policy is unclear as to what is meant by the term “media campaign.”

A. Revise the policy as follows:

Policy IV-2.3.9 Environmental Education

The County shall establish environmental programs to educate the public and community leaders about the relevance to their community and region of the springs, springsheds, springshed protection, ground water, aquifers, water pollution and karst features, and the vital hydrological system of which they are a part. ~~The County shall formulate a media campaign to~~ Environmental education programs should enhance the environmental literacy of the public and community leaders with respect to water resources, natural values and threats facing local springs and springsheds.

B. leave policy as is.

Comment 153: Required use of BMPs for agriculture and silviculture

(Page 157) Conservation Element Policy IV-2.3.11 is unclear. (Conservation and Compliance)

Discussion: The opening sentence of the policy has a grammatical error. It is unclear whether the intent here is for solely silviculture to adhere to BMPs or for all agriculture to do so. It is unclear how this policy is to be implemented or enforced regardless of its desirable intent.

OPTIONS:

A. Revise the policy as follows:

Policy IV-2.3.11 ~~Require Use of BMPs~~ Best Management Practices for Agricultural and Silvicultural Practices Operations

Within springsheds, the County shall require all agricultural silviculture activities, including silviculture, and to use best management practices that are compatible with the need to protect springsheds and conserve water resources. The County shall require compliance with adopted best management practices or interim measures developed by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, Cooperative Extension Service, or water management districts, as well as outlined in “Silviculture and Agriculture Best Management Practices Manuals” (Florida Department of Agriculture and Consumer Services), and “Protecting Florida’s Springs—Land Use Planning Strategies and Best Management Practices (DEP/DCA)” (Florida Department of Environmental Protection and the Florida Department of Community Affairs, 2002). The County shall encourage long-crop rotation silviculture and unimproved pasture within the primary zone and minimum tillage farming elsewhere within the springshed.

The County shall work with federal, state, regional, and local agencies, and existing agricultural extension programs to educate, encourage and assist farmers and the agricultural industry within springsheds to use best management practices that minimize use of water, fertilizers, herbicides and pesticides and that reduce erosion.

B. Revise the policy as follows:

Policy IV-2.3.11 ~~Require Use of BMPs~~ Best Management Practices for Agricultural and Silvicultural Practices Operations

~~Within springsheds, the County shall require silviculture activities and to use best management practices that are compatible with the need to protect springsheds and conserve water resources. The County shall require compliance with best management practices outlined in “Silviculture and Agriculture Best Management Practices Manuals” (Florida Department of Agriculture and Consumer Services), and “Protecting Florida’s Springs—Land Use Planning Strategies and Best Management Practices (DEP/DCA)”.~~ The County shall encourage long crop rotation silviculture and unimproved pasture within the primary zone and minimum tillage farming elsewhere within the springshed.

The County shall work with federal, state, regional, and local agencies, and existing agricultural extension programs to educate, encourage and assist farmers and the

agricultural industry within springsheds to use best management practices that minimize use of water, fertilizers, herbicides and pesticides and that reduce erosion.

C. Leave policy as proposed.

Comment 154: Policy on regulations of land use activities is confusing

(Page 158) Conservation Element Policy IV-2.3.14 is confusing, as written. (Conservation and Compliance, Growth Management, County Attorney)

Discussion: Conservation Element Policy IV-2.3.14, Regulate Land Use Activities, is confusing because it states the County will “direct” development away from karst features. This usage is unclear or specific and it does not outright limit or prohibit uses. Typically, uses are “discouraged” and then regulated.

OPTIONS:

A. Revise the second sentence of the policy to read as follows:

Policy IV-2.3.14 Regulate Land Use Activities

... The County shall ~~direct~~ discourage inappropriate land uses away from locating in karst areas with an aquifer connection, springshed protection zones, protected recharge areas and most effective recharge areas....

B. Leave policy as proposed.

Comment 155: Redundant policy

(Page 158) Conservation Element Policy IV-2.3.16 is redundant. (Growth Management)

Discussion: Conservation Element Policy IV-2.3.16 is nearly identical with policy IV-2.3.5 and therefore is redundant and should be removed.

OPTIONS:

A. Delete Policy IV-2.3.16.

B. Leave policy as proposed.

Comment 156: Water quality protection strategies for springsheds

(Page 159) Conservation Element Policy IV-2.3.19 is confusing and inconsistent. (Conservation and Compliance, Growth Management)

Discussion: The first line of the policy attempts to address stormwater design criteria, however, most of the bullets in the policy have nothing to do with stormwater at all. The policy should be revised for clarity.

OPTIONS:

A. Revise the policy as follows:

Policy IV-2.3.19 Establish a Water Quality Protection Strategy for Springsheds

The County shall use the following strategies to protect water quality in springsheds:

- ~~Adopt~~ *design criteria for stormwater management practices that minimize the leaching or discharge of nutrients and pollutants;*
- *Require stormwater management systems to use karst area requirements similar to those required by the St. Johns River Water Management District;*
- ~~Provide funding for~~ *information about Florida Friendly Landscaping and the Florida Yards and Neighborhoods program to educate the public about proper lawn and landscaped area fertilization and irrigation;*
- *Incorporate the principles of Florida Friendly Landscaping and the Florida Yards and Neighborhoods Program into local landscaping ordinances;*
- *Require frequent and active street sweeping;*
- *Adopt water conservation programs;*
- *Educate the public about the proper operation and maintenance of septic tanks;*
- *Work with the Florida Department of Health to develop ~~implement~~ a local septic management program to assure that these systems are regularly inspected, pumped out, ~~and~~ or brought up to current standards whenever a parcel is sold; and*
- *Promote a local stewardship “adopt a spring” type program and other incentive and volunteer springshed awareness and protection programs.*

B. Leave policy as proposed.

Comment 157: Golf courses in springsheds

(Page 159) Conservation Element Policy IV-2.3.20 contains some unnecessary language. (Conservation and Compliance)

Discussion: Inclusion of the phrase “including within the WSA” in the policy is a little confusing.

OPTIONS:

A. Revise Policy IV-2.3.20 as follows:

Policy IV-2.3.20 Golf Courses within Springsheds

The County shall require that all golf course siting, design, construction, management, and monitoring practices within the Wekiva Study Area and other springsheds areas in the County ~~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) Fl. Dept. of Community Affairs and Fl. Dept. of Environmental Protection, 2002. In addition, the County shall implement Land Development Regulations to further govern the development and management of golf courses within springsheds and aquifer protection zones.

B. Leave policy as proposed.

Comment 158: Policy is unclear and too limiting

(Page 159) Conservation Element Policy IV-2.3.21 addresses the use of drought tolerant landscaping for all development within the Wekiva Study Area. (Conservation and Compliance, Growth Management)

Discussion: This policy applies to the Wekiva Study Area only whereas all other policies in the section deal with springsheds. Landscaping within the WSA is addressed in FLU Policy I-3.4.5. Requiring implementation of BMPs implies there will be regulation and enforcement of the same and the policy, as written, applies to all development, including existing. The requirement for drought tolerant vegetation is not clear whether only drought tolerant vegetation required/allowed or if a portion is acceptable. Also, the language is not clear whether turf grass and landscaping requiring irrigation is being limited to 50% of the pervious area or if the intent is to limit the irrigated area. The policy does not seem to recognize the water savings of new low-volume systems over traditional above-ground systems (pop-ups, impact sprinklers, etc.) and the reference to pervious areas is confusing as it could include pervious parking and pavement. Finally, requiring a specific manual for the development of regulations is too limiting and it may be superseded by better guidelines.

OPTIONS:

A. Revise the policy as follows:

Policy IV-2.3.21 Landscaping within ~~the Wekiva Study Area~~ Springsheds

Within ~~the Wekiva Study Area (WSA)~~ springshed protection zones, the County shall require that all new development and redevelopment implement ~~BMPs~~ landscaping best management practices described by the principles and practices of Florida Friendly Landscaping and the Florida Yards and Neighborhoods Program established by the University of Florida. New development and redevelopment within the WSA protected springsheds shall be designed to limit turf grasses and landscaping requiring regular overhead irrigation system coverage to no more than 50% of all pervious surface landscaped areas, including residential lots. The foregoing limitation shall not apply to approved low-volume systems such as drip or micro-irrigation or to areas used for vegetable gardens. Drought tolerant vegetation Florida Friendly landscaping shall be required exclusively and appropriate native vegetation encouraged. The County shall adopt Land Development Regulations as required to implement these provisions, utilizing "Guidelines for Model Ordinance Language for Protection of Water Quality and Quantity Using Florida Friendly Lawns and Landscapes" (Fl. Dept. of Environmental Protection).

B. Leave policy as proposed.

Comment 159: Protecting floodplains

(Page 160) Conservation Element Policy IV-2.4.1 could be enhanced to protect lives and property (Growth Management)

Discussion: The policy directs the County to establish land development regulations pertaining to floodplains, however, the policy could be enhanced to provide additional protection of life and property by adding language requiring the regulations to prohibit development activities that contribute to increased flood heights or flood conditions.

OPTIONS:

A. Revise the second bullet of the policy as follows:

Policy IV.2.4.1 Protect Floodplains

The County shall establish Land Development Regulations pertaining to floodplains that accomplish the following:

- *Restrict uses which are dangerous to health, safety, and property, and minimize public and private losses due to flood conditions;*
- *Prohibit land filling and grade changes where such activity will cause erosion, ~~or~~ inhibit flood waters, or contribute to additional flood heights or to increase the flooding conditions of the surrounding areas;*

B. Leave policy as proposed.

Comment 160: Floodplain management

(Page 161) Conservation Element Policy IV-2.4.2 is too limiting (Growth Management)

Discussion: Conservation Element Policy IV-2.4.2 is too limiting, as written, because it refers only to the Water Management Districts. Other agencies have responsibilities for floodplain management as well. The policy should be revised with broader language.

OPTIONS:

A. Revise the policy as follows:

Policy IV.2.4.2 Floodplain Management Program

The County shall develop a strict floodplain management program designed to maintain natural hydrologic functions and preserve wetlands and other natural floodplain features. The County shall cooperate with the appropriate State or federal agencies ~~SJRWMD and the SWFWMD~~ to identify significant floodplains for hydrologic and habitat restoration.

B. leave policy as is.

Comment 161: Policy exceeds County authority

(Page 161) Conservation Element Policy IV-2.4.3, Flood Information Updates, exceeds the County's authority. Flood plain mapping is a function of the Federal Emergency Management Agency not local government. (County Attorney, Growth Management)

Discussion: Conservation Element Policy IV-2.4.3, Flood Information Updates, as written, exceeds the County's authority by requiring the Count to update flood maps. This is properly a function of FEMA. The policy should be revised or deleted.

OPTIONS:

A. Revise the policy as follows:

Policy IV-2.4.3 Flood Information Updates

The County ~~using best available technology shall update flood maps in areas not mapped by~~ cooperate with FEMA and ~~cooperate with all~~ other appropriate agencies to keep flood information up to date, evaluate the flood-handling capacities of natural drainage systems, and develop flood prevention management guidelines.

B. Delete policy.

C. Leave policy as proposed.

Comment 162: Confusing language

(Page 161) Conservation Element Policy IV-2.4.4, Preserve Flood Storage Capacity, contains language that is confusing. (County Attorney, Growth Management)

Discussion: County does not have a "Lake County Floodplain Ordinance" per se, although the Land Development Regulations do address development within floodplains. The policy could be confusing if someone wanted to see the ordinance.

OPTIONS:

A. Revise the policy as follows:

Policy IV-2.4.4 Preserve Flood Storage Capacity

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

B. Leave policy as proposed.

Comment 163: Confusing and redundant policy

(Page 161) Conservation Element Policy IV-2.4.6 is confusing and unnecessary. (County Attorney, Growth Management)

Discussion: Conservation Element Policy IV-2.4.6 Protect Floodplain Vegetation, calls for a 25-foot buffer around floodplain vegetation. Floodplains are not generally environmentally

sensitive, just prone to flooding. Environmentally sensitive features may be included in Floodplains but are protected by other policies in this plan. The County already has buffer requirements for water bodies and for wetlands, including floodplain forests. The policy is therefore redundant and unclear and should be revised or deleted.

OPTIONS:

A. Revise the policy as follows:

Policy IV-2.4.6 ~~Protect Floodplain Vegetation~~ Wildlife Corridors in Floodplains

In order to protect the quality and quantity of surface waters and provide habitat for semi-aquatic or water-dependent terrestrial species of wildlife, Lake County ~~shall~~ may establish Land Development Regulations for enhanced buffer zones and wildlife corridors within the floodplain of wetlands and along riverine and wetland mosaic systems consistent with federal and state agencies. Lake County ~~shall~~ may require buffer zones of at least 25 up to 150 feet along rivers and streams for vegetation occurring within the 100-year floodplain of riverine systems, or as required by federal and state agencies, whichever is more stringent. ~~In order to assist in providing for viable wildlife corridors,~~ Lake County ~~shall~~ may require the protection of 100-year floodplains preservation of upland corridors up to 300 feet in width that connect significant wetland systems, isolated wetlands, and environmentally sensitive areas identified by state and federal agencies through Land Development Regulations.

B. Delete the policy.

C. Leave policy as proposed.

Comment 164: Conflicting Policies

(Pages 161 & 68) Conservation Element Policy IV-2.4.7 conflicts with Future Land Use Policy I-4.4.9. (Public Works, County Attorney, Conservation and Compliance, Growth Management)

Discussion: The second and third paragraphs of Conservation Policy IV-2.4.7 Permitted Use of Floodplains, are internally inconsistent with the third paragraph and with Future Land Use Policy I-4.4.9. Policy IV-2.4.7 limits the use of property in floodplains to recreation and conservation uses, however, the fourth paragraph starts, “*In the event that development is proposed...*” Future Land Use Policy I-4.4.9 states that development in floodplains requires a detailed flood insurance study under certain criteria. FEMA also allows development in floodplains if it meets certain criteria. The County could prohibit all development within floodplains, but since so much of the County lies within the 100-year flood area, the issue of “regulatory takings” arises. There are probably, however, some uses that we want to limit within the 100-year floodplains.

OPTIONS:

A. Revise Conservation Policy IV-2.4.7 to read as follows:

The 100 year floodplain as designated by FEMA, the County or other federal, state, regional or local agencies may be utilized for development that meets FEMA criteria, storage of floodwater, passive recreation, conservation, and water dependent activities.

~~Development, unless otherwise provided for in this policy, shall not encroach into the 100-year floodplain with exception of:~~

~~Recreation facilities limited to the following: boardwalks, hiking/horseback trails, picnic areas, and primitive camp sites in designated recreation areas. Recreational facility structures may be permitted within floodplain areas that do not require cleared open areas greater than 10,000 square feet and that do not contain a permanent structure exceeding 1,000 square feet.~~

~~Conservation facilities limited to the following: stormwater management facilities designed to protect the natural surface water flow regime and hydroperiod and groundwater quality or quantity; fire lanes and fire towers; wildlife monitoring stations and facilities designed to protect nesting, feeding, or habitat areas for designated species, or to support the propagation of other game and non game species; facilities designed to protect an archaeological or historical site; facilities designed to retard or eliminate soil erosion problems; and facilities designed to eradicate exotic vegetation.~~

~~In the event that development is proposed within the 100 year floodplain the following shall apply:~~

- ~~• Compensating storage shall be required;~~
- ~~• The natural hydrological character and flow regime of surface waters shall be maintained;~~
- ~~• Natural surface water flows, particularly, sheet flows, shall be maintained;~~
- ~~• Surface water quality and quantity shall be maintained; and~~
- ~~• Finished Floor elevations shall be raised at least eighteen inches (18) above the 100 year flood elevation.~~

B. Delete the proposed policy and replace with the following language:

In order to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas, the County shall establish Land Development Regulations pertaining to permitted uses of floodplains that accomplish the following:

- Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities.
- Require that uses vulnerable to floods be protected against flood damage at the time of initial construction.
- Control the alteration of natural floodplains, stream channels, and natural protective barriers which accommodate flood waters.
- Control filling, grading, dredging and other development, which may increase erosion or flood damage.
- Prevent or regulate the construction of flood barriers.
- Consider availability of alternative development design.

C. Leave policy unchanged.

Comment 165: Wetland mapping

(Page 162) Conservation Element Policy IV-2.5.1 seems to require the county to confirm wetland mapping for all development with wetlands. (Growth Management)

Discussion: Policy IV-2.5.1 says that the County or appropriate agency will confirm the wetland delineation completed on a parcel of land with wetlands that is proposing development. There are a lot of parcels that come in for development and the County may not have enough staff members to delineate wetland boundaries on each which would be necessary to do to confirm if the map is correct.

OPTIONS:

A. Revise the policy as follows:

Policy IV.2.5.1 Wetland Mapping

Lake County shall work with federal, state, regional and local agencies to maintain, up to date aerial photography, accurate wetland maps and GIS layer information using the best available data and technology. The actual extent of wetlands on a parcel of land proposed for development shall be determined by a site-specific delineation, which may be subject to confirmation by the County or other appropriate agencies.

B. Leave policy as proposed.

Comment 166: Wetland classification system

(Page 162) Conservation Element Policy IV-2.5.2 requires the county to establish a wetlands classification system and criteria for assessing wetlands. (Conservation and Compliance)

Discussion: It is unclear why an additional wetland classification system needs to be created when there is an established state-wide system used by all State agencies. If the intent is to come up with some requirements based on particular factors, we could list the threshold or whatever for each factor in a matrix and then simply require protection, mitigation, or restoration based on those factors. The wording of the policy implies that some wetlands should get more protection than others and could result in the loss or degradation of certain wetlands. The intent of the policy appears to be to assess and classify wetland quality and to address wetland criteria based upon quality.

OPTIONS:

A. Revise the policy as follows:

Policy IV-2.5.2 ~~Establish~~ Assessment of Wetland Classification System Significance

Consistent with the Future Land Use Element, Lake County shall work with federal, state and local agencies to establish ~~a classification system and~~ criteria for assessing the significance of wetlands based on factors including but not limited to size, location, vegetation, and functional integrity. Once this activity is complete, the County shall

update this Comprehensive Plan and the Land Development Regulations as appropriate to include policies ~~protective~~ regarding protection, mitigation, or restoration of wetlands based on ~~this classification system~~ wetland assessments. The County shall develop criteria for protection, mitigation, or restoration according to a wetland's significance within 36 months of the effective date of Comprehensive Plan.

- B. Delete policy.
- C. Leave policy as proposed.

Comment 167: Protection of Wetlands

(Page 162) Conservation Element Policy IV-2.5.3 should be revised to be consistent with property rights law and to provide staff adequate time to prepare appropriate regulations. (County Attorney, Growth Management)

Discussion: The prohibition against all impacts to wetlands except for access is more strict than state permitting criteria, therefore, care must be taken not to effect a regulatory takings. The addition of the language, “to the maximum extent as allowed by law” should address the issue. Also, the policy needs to be revised since it states that the County will adopt policies and regulations. Additional time to developed regulations may be necessary to draft appropriate regulations.

OPTIONS:

- A. Revise the policy as follows:

Policy IV-2.5.3 Protection of Wetlands

The County shall ~~implement policies and~~ adopt Land Development Regulations within 24 months of the effective date of this Comprehensive Plan to protect and preserve wetlands and other environmentally sensitive areas for natural water management and hydrologic functions; for use by aquatic and wetland dependent wildlife; as habitat for endangered, threatened or species of special concern; and for passive recreation. Within the Wekiva River Protection Area, the Wekiva Study Area, Wekiva-Ocala Area and the Green Swamp Area of Critical State Concern, wetland impacts, including the placing or depositing of fill within wetlands, shall be prohibited, to the maximum extent allowed by law, except as necessary to provide for legal ingress or egress to developable upland areas. In such circumstances, enhancements shall be required to maintain wetland connectivity and natural flow regimes.

- B. Leave policy as proposed.

Comment 168: Protection of Isolated Wetlands

(Page 162) Conservation Element Policy IV-2.5.4 should be revised for technical correctness. (County Attorney, Growth Management)

Discussion: The policy needs to be revised since it states that the County will adopt policies and regulations. The policies are (or should already be) in the Comprehensive Plan and the County

will implement them through the Land Development Regulations. Additional time would be helpful to staff to draft appropriate regulations.

OPTIONS:

A. Revise the policy as follows:

Policy IV-2.5.4 Encourage Protection of Isolated and Ephemeral Wetlands

The County shall ~~implement policies and~~ adopt Land Development Regulations within 24 months of the effective date of this Comprehensive Plan to protect and preserve isolated and ephemeral wetlands, and the unique functions such wetlands provide, such as habitat for upland amphibians that require a wet environment for part of their life cycle.

B. Leave policy as proposed.

Comment 169: Wetland survey and delineation

(Page 163) Conservation Element Policy IV-2.5.8 requires wetland surveys and delineations be done by a certified biologist. (Conservation and Compliance, Growth Management)

Discussion: It is not necessary to require a “certified biologist” to conduct the wetland survey and delineation. Anyone with proper training can be certified to conduct the delineation. The second sentence is unclear. The requirement for a study/evaluation of existing wetland systems is very open-ended and, depending on the property in question, could be extremely expensive to conduct. The policy requires a qualitative study only for developments of 20 acres or more and thus might overlook some areas of significant wetlands. Also, the policy would be applicable to a single-family home on a large lot which seems excessive, and, as written, the policy applies to all development, regardless if wetlands are present or not. The last sentence of the policy is not needed if Policy IV-2.5.2 is revised to include criteria for protection, mitigation, and restoration.

OPTIONS:

A. Revise the policy as follows:

Policy IV-2.5.8 Wetland Survey and Delineation

If any wetlands are present on a property proposed for development, the County shall require that a wetland survey and delineation be conducted by a certified biologist, according to the State approved methodology adopted by Rule and submitted to the County as part of the site plan review of development applications. This wetland survey and delineation may be performed either by the applicant or subject to verification by the County and the agency with exercising jurisdiction, and shall be subject to verification and approval by the agency with exercising jurisdiction or the County. For developments consisting of twenty (20) acres or more, the applicant shall prepare a study which evaluates the quality and integrity of existing wetland systems and establish areas for wetland preservation or restoration.

B. Leave policy as proposed.

Comment 170: Wetland delineation for site plans and establishment of buffer area
 (Pages 163 & 164) Conservation Element Policies IV-2.5.9 and IV-2.5.12 require wetland delineations. (Growth Management)

Discussion: Conservation Element Policies IV-2.5.9 and IV-2.5.12 require wetland delineations to be shown on site plans and to determine buffer areas. There is language in each of the policies that states that the wetland line will be determined in the field by the permitting agency or that the wetland delineation shall be determined or verified in the field by agencies exercising jurisdiction. The County should not require that only State agencies have their staff do all of the wetland delineations. The policies would be simpler but equally effective if they allowed other qualified persons to delineate and flag the wetlands with that information then put on the survey by the surveyor. Those surveys could be generally verified by County staff via GIS, aerial photography, or in the field, if needed. Difficult, especially sensitive, or questionable areas can be field verified by appropriate agency staff, but the policy should not require all such surveys to be verified if the boundaries were properly identified, according to standards, by a qualified person acceptable to the County, especially if proposed development area is not in danger of encroaching into wetland buffer areas.

OPTIONS:

A. Revise the policies as follows:

Policy IV.2.5.9 Wetland Requirements for Site Plans

The County shall require site plans for all proposed development, which shall include the following information pertaining to wetlands:

- *Identification of the location and extent of wetlands on the property to be developed. Wetland delineations shall be determined by a qualified person acceptable to the County, according to the State approved methodology adopted by Rule, and which may be subject to field verification and approval by the agency with exercising jurisdiction or the County.—~~or verified in the field by agencies exercising jurisdiction.~~ This cost shall be the responsibility of the applicant;*
- *Assurances that grading and drainage plans will maintain the normal flow regime and quality of the historic hydroperiod to the maximum extent possible ~~will be maintained~~ after development;*
- *Demonstration that development proposed on site shall be clustered away from wetland areas;*
- *Use of appropriate upland buffers, consistent with the policies of this Comprehensive Plan; and*
- *Provision for residential development credit applied to the upland portion of the site, at a rate not to exceed one (1) dwelling unit per five (5) acres of wetland.*

Policy IV.2.5.12 Establish Minimum Buffer Requirements

Upland buffers adjacent to wetlands provide habitat for wetland dependent species, and assist in minimizing the deleterious effects of development adjacent to the wetland. The County shall require that all developments provide natural upland buffers adjacent to

wetlands. *These buffers shall be of such size to ensure that the quality and quantity of surface waters and the habitat for aquatic and wetland-dependent species of wildlife are not adversely affected by the proposed development. Buffers shall be determined to start landward from the wetland jurisdictional line as determined by a qualified person acceptable to the County, according to the State approved methodology adopted by Rule, and which may be subject to field verification and approval by the agency with exercising jurisdiction or the County in the field by the permitting agency. The following minimum buffer requirements shall apply to isolated wetlands, non-isolated wetlands and rivers and streams:.....*

[Table omitted]

In situations where more extensive buffering is necessary, the County may alternatively allow for the use of a variable natural upland buffer adjacent to wetlands. The purpose of a variable buffer is to provide additional protection to areas that are considered more environmentally sensitive than others, provided that the aggregate buffer area is not less than that required pursuant to the previous standard. Buffers shall be determined to start landward from the wetland jurisdictional line as determined by a qualified person acceptable to the County, according to the State approved methodology adopted by Rule, and which may be subject to field verification and approval by the agency with exercising jurisdiction or the County in the field by the permitting agency. The following standards shall apply to variable buffers:.....

[Table omitted]

B. Leave policies as is.

Comment 171: Minimize the use and impact to wetlands
 (Page 163) Conservation Element Policy IV-2.5.10 may require the County to permit wetland impacts. (Growth Management)

Discussion: The policy prohibits dredge and fill activities in wetlands, however, the state issues permits for some such activities on a limited basis. The policy implies that the County will begin to regulate wetland impacts and should be revised if the County does not wish to issuing permits for activities in wetlands.

OPTIONS:

A. Revise policy as follows:

Policy IV-2.5.10 Minimize the use and impact to wetlands

~~Except for water dependent activities and access, there shall be no dredge or fill activities in wetlands. In those instances w~~Where dredge or fill activities are authorized to occur in wetlands, the applicant must demonstrate that (a) there is no other reasonable, practical or economical alternative, (b) without the dredge or fill activity the property owner will be deprived of all reasonable uses of the property, and (c) the developer can adequately mitigate for the dredge or fill activity.

Development shall be directed away from the wetlands and conducted in a manner to protect the vegetation, habitat and the water storage, water quantity, water quality, and recharge functions of the wetlands.

B. Leave policy as proposed.

Comment 172: Wetland Impacts and Mitigation

(Page 165) Conservation Element Policy IV-2.5.13 implies the County may deny proposals to impact wetlands, however, the County does not issue or deny wetland permits. (Growth Management)

Discussion: Conservation Element Policy IV-2.5.13 implies the County may deny proposals to impact wetlands, however, the County does not issue wetland permits. The County does, however, have the authority to deny, approve, or approve with modifications development that proposes to impact wetlands. The policy should be revised for clarity.

OPTIONS:

A. Revise the policy as proposed:

Policy IV-2.5.13 Wetland Impacts and Mitigation

In the consideration of development proposals, the County shall prefer solutions that preserve or restore the natural structure and connectivity of wetlands and that minimize adverse impacts to wetlands over development alternatives that result in the loss or degradation of wetland systems. The County shall, on a case by case basis, reserve the right to require the protection of wetlands on site and may deny or approve with modifications a development which proposes ~~proposal~~ to destroy or alter wetlands. If alternatives to impacting wetlands exist and are acceptable to or permissible by state and federal agencies, then the County may require the use of such alternatives. If wetland mitigation is allowed, the County shall require compliance with all federal and state regulations. If wetlands are taken, mitigation shall be performed within the same drainage basin where the loss occurred in order to ensure no net loss of wetland functionality.

B. Leave policy as proposed.

Comment 173: Wetland Best Management Practices

(Page 165) Conservation Element Policy IV-2.5.14 contains unnecessary language and is redundant. (County Attorney, Growth Management)

Discussion: The policy states that the County will adopt BMPs for wetlands. Agricultural and silvicultural BMPs are dealt with in several other policies and are redundant here. The Clean marinas program has nothing to do with wetlands and does not belong in the policy. The policy references non-profit organizations such as Audubon International, however, the reference may be mistaken. The Audubon Society (the bird protection group) has nothing to do with Audubon

International which deals strictly with golf courses. The policy should be revised to avoid confusion.

OPTIONS:

A. Revise the policy as follows:

Policy IV-2.5.14 Wetland Best Management Practices

Lake County shall ~~adopt~~ encourage the use of Best Management Practices (BMPs) for wetlands based on the most current available publications. All agricultural and silvicultural activities within wetlands shall comply with applicable BMPs established by the appropriate state agencies identified above as well as by public-private partnerships such as Clean Marina and programs created by non-profit organizations such as Audubon International, including all criteria and setbacks for stream and wetland management zones.

B. Leave policy as proposed.

Comment 174: Dedication of Environmental Lands

(Page 167) Conservation Element Policy IV-3.2.5 is redundant. (County Attorney, Growth Management)

Discussion: Conservation Element Policy IV-3.2.5 is redundant with Future Land Use Policy I-7.4.8 in the implementation section; however, it may be confusing as it is worded differently. The policy should be revised or removed.

OPTIONS:

A. Make Policy IV-3.2.5 and Policy I-7.4.8 identical.

B. Delete Policy IV-3.2.5.

C. Leave policy as proposed.

Comment 175: Development adjacent to conservation areas

(Page 167) Conservation Element Policy IV-3.2.6 contains awkward and unclear language. (Growth Management, Conservation and Compliance)

Discussion: The wording of the policy is awkward and unclear. The obvious intent is to evaluate the impacts of development upon conservation lands, but the policy does not address the management plans of conservation areas.

OPTIONS:

A. Revise the policy as follows:

Policy IV-3.2.6 Development Considerations Adjacent to Conservation Areas

The County shall protect conservation areas from degradation by new ~~adjacent to~~ development or redevelopment ~~by conducting~~ and may require impact assessments

~~during as part of the development review process. The Land Development Regulations shall stipulate that All new development or redevelopment projects within an area of 1,000 feet of a federal, state, County, or locally approved privately managed conservation area may be required to evaluate for impacts including but not limited to hydrology, water quality, air quality, ambient noise, wildlife populations, natural ecosystems and aesthetics. All such development or redevelopment shall be consistent with, and shall not interfere with, the conservation area's land management plans which may include habitat restoration, hydrological restoration, and fire management. All direct impacts to the conservation area shall be mitigated, to the greatest extent possible, and such mitigation shall be approved by both the County and the owner/manager of the conservation area.~~

B. Leave policy as proposed.

Comment 176: Identification and Protection of Wildlife and Habitat Corridors

(Page 167) Conservation Element Policy IV-3.2.8 may be misinterpreted. (County Attorney, Growth Management)

Discussion: As written, the policy seems to commit the County to acquire land for wildlife corridors. The policy should be revised to avoid the appearance of a commitment the County may not be able to keep.

OPTIONS:

A. Revise the policy as follows:

Policy IV-3.2.8 Identification and Protection of Wildlife and Habitat Corridors

Lake County shall cooperate with federal, state and local agencies and conservation organizations to identify wildlife and habitat corridors that serve as biological connections between natural areas, and shall implement programs that protect the viability of these corridors. These programs shall may include focused land acquisition initiatives, conservation easements, and appropriate regulatory measures.

B. Leave policy as proposed.

Comment 177: Designated species and habitat protection

(Page 168) Conservation Element Policies IV-3.2.14 and IV-3.2.15 are not consistent with each other. (Conservation and Compliance)

Discussion: The two policies are not consistent with each other. The latter requires the proposal to be compared to Florida Natural Areas Inventory (FNAI) maps and data, however, the first contains no criteria such as FNAI comparison to form the basis for a site survey; only that it be done if “habitat” exists. also, the manner in which Policy IV-3.2.14 is written requires a management plan for protection of habitat/designated species following a survey regardless of the presence of the designated species it is supposed to serve. Also, the policies should address

the US Fish and Wildlife Service in addition to the Florida Fish and Wildlife Conservation Commission

OPTIONS:

A. revise Policies IV-3.2.14 and IV-2.3.15 as follows:

Policy IV-3.2.14 Predevelopment Survey for Designated Species and Protection from Development

All development proposals shall be compared to Florida Natural Areas Inventory maps and data to determine if the area is known to contain designated species. Activities that require the alteration or clearing of habitat of designated species shall be surveyed for occurrences of designated species by a qualified biologist prior to the issuance of a development permit. Development activities that have adverse effect upon a designated species shall require mitigation or shall not be permitted. Where viable habitat for designated species occurs on a site, and individuals are present, a management plan protecting these species shall be submitted by the applicant. The management plan shall depict areas to be preserved and describe management activities to provide for viability of the species, utilizing management protocols and guidelines accepted by the Florida Fish and Wildlife Conservation Commission and U.S. Fish and Wildlife Service. The plan must be approved by the County in consultation with FFWCC before development is authorized.

Policy IV-3.2.15 Clustering Development Away from Designated Species

All development proposals shall be compared to Florida Natural Areas Inventory maps and data to determine if the area is known to contain designated species. ~~If it is~~ site surveys determined that designated plant or animal species are present on site, development shall be clustered away from those species and their habitat, according to guidelines established by the Florida Fish and Wildlife Conservation Commission and U.S. Fish and Wildlife Service.

B. Leave policy as proposed.

Comment 178: Wildlife considerations within development projects

(Page 169) Conservation Element Policy IV-3.2.21 has a provision which may exceed County authority. (Conservation and Compliance, County Attorney, Growth Management)

Discussion: The third paragraph of the policy contains a provision requiring the County to expressly and specifically approve an “incidental take” permit. This sentence suggests that the County has the authority to veto a taking approved by a regulatory agency. The County can provide input or voice our concern to the agency, but it is not clear whether the County has the authority to do as suggested. We could, perhaps, deny development or a portion of a development that uses the Incidental Take Permit in lieu of relocation of listed species.

OPTIONS:

A. Revise the policy as follows:

Policy IV- 3.2.21 Wildlife Consideration within Development Projects

The County shall require the following methodology regarding the development of property potentially containing species designated as endangered, threatened, or species of special concern:

As a condition for development approval, the developer/applicant shall be required to complete a site survey of plants and animals including listed species, utilizing the most current wildlife methodology guidelines published by the Florida Fish and Wildlife Conservation Commission (FFWCC) and current information from the Florida Natural Areas Inventory.

Protection of listed species shall be accomplished either through onsite preservation or relocation within the designated area in accordance with a plan acceptable to, and permitted by FFWCC, U.S. Fish and Wildlife Service (USFWS), or other agency having jurisdiction. Incidental taking of listed species shall be prohibited unless the jurisdictional agency determines that a particular group of animals on the site can not benefit from either onsite preservation or relocation. ~~Should such a determination be made, any incidental taking must be expressly and specifically approved by the County.~~ To the extent possible, commensal species shall also be relocated with the designated species. The County may limit the developable area of a site if an incidental take permit, or similar permit, is issued and require, as a condition of approval, preservation of the species on-site providing; that sufficient habitat would still be available to maintain a viable population of the species; and that the proposed development could be clustered or otherwise redesigned.

B. Leave policy as proposed.

Comment 179: Conservation of upland plant communities

(Page 170) Conservation Element Policy IV-3.3.2 contains redundant language. (Conservation and Compliance)

Discussion: Last sentence of the policy is unnecessary as the items listed are included in the prior list which applies all over. The intent of that sentence may be to specifically protect the areas of such habitats which were mapped for the Wekiva Parkway and Protection Act.

OPTIONS:

A. Revise the policy as follows:

Policy IV-3.3.2: Conservation of Natural Upland Plant Communities

The County shall regulate, and as appropriate, require restoration and preservation of natural upland communities through provisions of the Land Development Regulations. The following upland plant communities shall be protected from the impacts of development: pine flatwoods, longleaf pine/xeric oak, sand hill, sand pine scrub, upland mixed coniferous hardwood, mesic flatwoods/dry prairie. ~~This list includes sensitive natural habitats specifically identified by the Wekiva Parkway and Protection Act (longleaf pine, sand hill, sand pine, and xeric oak scrub.)~~

B. Leave policy as proposed.

Comment 180: Site Survey and Protection of Natural Upland Plant Communities

(Page 170) Conservation Element Policy IV-3.3.3 appears to be incomplete. (Growth Management, County Attorney)

Discussion: The policy references the Florida Fish and Wildlife Conservation Commission as an appropriate wildlife agency but it does not reference the U. S. Fish and Wildlife Service. Also, the policy should include the phrase, “to the extent as allowed by law,” when addressing preservation requirements in the first sentence of the second paragraph.

OPTIONS:

- A. Revise the policy to include the U. S. Fish and Wildlife Service after the reference to the Florida Fish and Wildlife Conservation Commission and include the phrase “to the extent as allowed by law,” at the end of the first sentence of the second paragraph as follows:

... 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, to the extent as allowed by law...

Comment 181: Funding for conservation of native uplands

(Page 170) Conservation Element Policy IV-3.3.5 discusses impact fees for upland preservation. (Conservation and Compliance, County Attorney)

Discussion: It would be difficult to come up with a “rational nexus” for this impact fee. Funding of purchase of these lands with the general fund would be a difficult sell in this time of reduced revenue and budgets, however, since there is no time line in the policy, it may be addressed in the future when conditions are better.

OPTIONS:

- A. Revise Policy IV-3.3.5 as follows:

Policy IV-3.3.5 Funding for Conservation of Native Uplands

Lake County shall investigate ~~the establishment of~~ appropriate means to provide mitigation or funding for environmentally sensitive native upland habitats, especially Longleaf Pine, Sandhill, Sand Pine Scrub, and Xeric Oak Scrub. ~~impact fees.~~ ~~The County shall also investigate funding this program through the general fund or other alternatives. If established, this impact fee shall be payable to the County and shall be used by the County for acquisition of native habitat preserve areas.~~

- B. Delete policy.
C. Leave policy as proposed.

Comment 182: Support for the Natural Resources Conservation Service

(Page 171) Conservation Element Policy IV-3.4.1 contains outdated language. (Lake Soil and Water Conservation District, Conservation and Compliance)

Discussion: Policy IV-4.3.1 contains an outdated agency reference. Since the LPA first approved its recommendations for the Conservation Element, the Lake Soil Conservation District has changed its name. The policy should be revised to more accurately describe the agency.

OPTIONS:

A. Revise the policy as follows:

Policy IV-3.4.1 -~~Support Natural Resources Conservation Service~~ the Lake Soil and Water Conservation District

~~The County shall support the Lake Soil Conservation District with its ongoing countywide program that provides soils evaluation for the Agricultural Extension Service, reviews of development plans, public facilities location, and wetlands identification.~~

The County shall support the Lake Soil and Water Conservation District with its ongoing countywide programs that conserve water, prevent soil erosion, improve irrigation systems, and provide conservation technical assistance and conservation education to the public and to landowners.

Comment 183: Coordinate Land Use with Soil Data

(Page 172) Conservation Element Policy IV-3.4.2 contains language that may exceed the County's authority. (County Attorney)

Discussion: The last sentence of the policy requires the County to adopt regulations regarding the performance of septic systems. The Florida Department of Health is the agency charged with issuing permits for septic systems. It is unclear whether the County has the staff and expertise to develop performance standards based upon soil types. Current Department of Health standards address septic systems and soil types so the policy, as written, would be duplicative. Also, it is unclear if the County could require different criteria for permitting that the Health Department. The phrase "including but not limited to septic systems" in last sentence of the policy should be deleted.

OPTIONS:

- A. Delete the phrase "including but not limited to septic systems" from the last sentence of Policy IV-3.4.2.
- B. Leave policy as proposed.

Comment 184: Prohibitions on Mining in Environmentally Sensitive Areas

(Page 172) Conservation Element Policy IV-3.5.3 contains language that would render existing activities non-conforming. (County Attorney, Growth Management)

Discussion: Policy IV-3.5.3 prohibits all new mining in within the Wekiva River Protection Area, Wekiva Study Area, Wekiva-Ocala Protection Area and Green Swamp Area of Critical State Concern. The current Comprehensive Plan only addresses the Wekiva River Protection Area. The new policy expands the prohibition considerably. The current Plan allows expansion of existing mining activities within the Wekiva River Protection Area subject to the provisions of the Lake County Code and the approval of the Board of County Commissioners, however, the proposed policy has no such allowances. The policy, as written, would prohibit the expansion of existing mines regardless of their mining plans and proposed future activities. Such an outright prohibition may constitute a takings. The policy should be revised to allow existing mining operations to continue.

OPTIONS:

A. Revise the policy as follows:

Policy IV-3.5.3 Prohibitions on Mining in Environmentally Sensitive Areas.

Mining in the environmentally sensitive areas of the County which cannot be restored shall be ~~prohibited~~ limited. Areas which fall into this category include the limestone deposits within the Green Swamp Wildlife Management Area and the Okahumpka Swamp and the phosphate deposits on the west side of Lake George. All new ~~mining is~~ mines are prohibited within the Wekiva River Protection Area, Wekiva Study Area, Wekiva-Ocala Protection Area and the Green Swamp Area of Critical State Concern. New phosphate and peat mining operations shall be prohibited in most effective recharge areas and protected recharge areas.

Expansion of existing mining activities within environmentally sensitive areas of the County 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 environmentally sensitive areas of the County 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 or near those environmentally sensitive areas of the County.

B. Leave policy as proposed.

Comment 185: Incorrect reference

(Page 173) Policy IV-3.5.4 contains a reference to a non-existent Objective. (Environmental Utilities)

Discussion: Policy IV-3.5.4 contains a reference to a non-existent Objective 2 – Ground water Protection. The policy requires a hydrogeologic report for Mining in Aquifer Protection Zones,

but the referenced objective does not exist. There is an Objective IV-2.1 Ground Water which has policies address hydrogeologic reports. The reference should be corrected.

OPTIONS:

A. Revise the policy as follows:

Policy IV-3.5.4 Mining in Aquifer Protection Zones

Within aquifer protection zones mining must be performed in a manner that would not negatively impact recharge or water quality. Prior to approval of mining in these areas, the County shall require the applicant to provide a hydrogeologic report as described under Objective IV-2.1 - Ground Water Protection.....

B. Revise the policy as follows:

Prior to approval of mining in these areas, the County shall require the applicant to provide a hydrogeologic report as described ~~under in Policy IV.2.1.11 Objective 2—~~ Ground Water Protection.....

Comment 186: Mining Reclamation Plans
 (Page 173) Policy IV-3.5.5 does not address County standards. (Environmental Utilities)

Discussion: The County has its our own standards for reclamation in the LDRs which are more restrictive than the State’s. We should not be requiring the mines to meet only FDEP’s standards.

OPTIONS:

A. Revise the policy as follows:

Policy IV-3.5.5 Mining Reclamation Plans

The County shall continue to require within its mining ordinance that no mining activities shall be permitted until the operator demonstrates a practical and environmentally sound reclamation plan, as required by the Lake County Land Development Regulations or the Florida Department of Environmental Protection, whichever is more stringent. The County shall encourage owners of existing mines presently exempted from reclamation requirements to carry out environmentally sound reclamation practices.

B. Revise the policy to remove the phrase “as required by the Florida Department of Environmental Protection” since the County has its own standards.

C. Leave the policy as proposed.

Comment 187: Silviculture should be treated consistently throughout the Plan.

(Page 173) Conservation Policies IV.3.6.1 and IV-3.6.2 should be consistent with the language for the Wekiva Study Area and other areas of the County. (Growth Management, Conservation and Compliance)

Discussion: Policies IV-3.6.1 and IV-3.6.2 require the use of best management practices for silviculture. Agricultural BMPs, including silviculture, should be addressed consistently throughout the Plan. Policy IV-3.6.2 calls monitoring of special management zones and requiring the use of BMPs, however, staff does not currently exist in either numbers or expertise to perform this function. Setting up monitoring of these zones will require creation of new systems and hiring of personnel.

OPTIONS:

A. Revise the policies as follows:

Policy IV.3.6.1 Follow Best Management Practices for Silviculture

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

Silviculture, conducted as an agricultural operation as defined by Section 570.02 F.S. and more specifically in 193.461 F.S. as a bona fide agricultural operation, is recognized as a legitimate and productive use of lands within the County. All silviculture activities, including harvesting plans, shall comply with Best Management Practices (BMPs) developed by the U.S. Department of Agriculture Natural Resources Conservation Service, the Florida Department of Agriculture and Consumer Services, the Institute of Food and Agriculture Sciences/Florida Cooperative Extension Services, and other appropriate BMPs as may be developed. Long crop rotation shall be encouraged when land within Primary Springshed Zones is used for silviculture.

Policy IV.3.6.2 Monitoring of Special Management Zones

~~*The County shall ~~require~~ consider monitoring of special management zones, as established by the “Silviculture Best Management Practices Manual (Florida Department of Agriculture and Consumer Services) “Best Management Practices for Silviculture (2003)”, Florida Department of Agriculture and Consumer Services (FDACS), Division of Forestry, (Chapter 5I-6. FAC), to ensure that such zones provide buffering between forestry operations and sinkholes or other karst features in order to reduce or eliminate non-point pollutants such as sediment, nutrients, logging debris, chemicals, and water temperature fluctuations and to protect natural in stream or near-stream habitat functions. In addition, the County shall require compliance with following best management practices or their successors: contained in the DEP/DCA publication “Protecting Florida Springs Manual-Best Management Practices.”*~~

Protecting Florida’s Springs-Land Use Planning Strategies and Best Management Practices (Dept. of Community Affairs (FDCA)/Dept. of Environmental Protection (FDEP), 2002);

Florida Agricultural Water Conservation Best Management Practices, 2006 Edition, Florida Department of Agriculture and Consumer Services (FDACS), Office of Agricultural Water Policy;

Best Management Practices for Agrichemical Handling and Farm Equipment Maintenance, FDACS and FDEP, May 1998; and

Agrichemical Handling Facility, Interim Conservation Practice Standard (No.) Code 703, Natural Resources Conservation Service.

B. Leave policies as proposed.

Comment 188: Promote Energy Efficiency in Government

(Page 174) Conservation Policy IV.4.2.5 contains language that is too limiting. (Growth Management, County Attorney, Procurement (Fleet))

Discussion: The policy only addresses hybrid vehicles. There are other energy and fuel efficient vehicles so the policy, as written, is too limiting.

OPTIONS:

A. Revise the policy as follows:

Policy IV-4.2.5 Promote Energy Efficiency in Government

The County shall promote energy efficiency in government operations and facilities. “Green Building” techniques shall be employed in the construction or renovation of government facilities, and consideration given to renewable energy demonstration projects such as solar collectors on schools or other government buildings. The County shall evaluate the transitioning of its fleet of government vehicles to ~~hybrid~~ energy efficient technology.

B. Leave policy as proposed.

Comment 189: Objective IV-4.3 Noise pollution

(Page 175) The Objective uses outdated concepts. (Conservation and Compliance)

Discussion: Establishment of decibel levels is a departure from current BCC thinking. It also does not recognize current best practices which look at the qualitative elements of noise, not just the decibel levels. Also, the County is limited in its abilities to regulate noise from vehicles (F.S. §403.415 (10)), shooting ranges (F.S. §823.16), existing agricultural activities (F.S. §823.14) and probably a few others. We are also limited in our ability to restrict noise from aircraft as this is under Federal purview.

OPTIONS:

A. Revise the Objective and Policy as follows:

OBJECTIVE IV-4.3 NOISE POLLUTION

The County recognizes the potential for noise pollution from various commercial and domestic sources and shall establish ~~maximum decibel levels allowable~~ qualitative limits for noise emitting vehicles, devices, and generated by certain activities.

Policy IV-4.3.2 Adopt Noise Ordinance and LDRs

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

- B. Leave language as proposed.

Comment 190: Light pollution
 (Page 175) Policy IV-4.4.2 is too specific. (Growth Management)

Discussion: Policy IV-4.4.2 is too specific because it references a specific ordinance adopted by the City of Casselberry. The policy should be more broadly based upon principles rather than a specific ordinance.

OPTIONS:

- A. Revise the policy as follows:

Policy IV-4.4.2 Adopt Lighting Ordinance and LDRs

The County shall adopt an exterior lighting ordinance and LDRs as appropriate to regulate the intensity, duration, direction and the area of illumination produced from artificial sources within urban and rural residential areas. The lighting ordinance shall also protect dark skies and shall be based on principles such as those promulgated by recommendations of the International Dark Sky Association and exemplified by the City of Casselberry Exterior Lighting Ordinance (May 2002).

- B. Leave policy as proposed.

Comment 191: Acquire Land for Conservation
 (Page 176) Policy IV-4.5.2 should be updated. (Growth Management, County Attorney)

Discussion: The policy should be revised to reflect the fact that the County has already used revenue bonds to purchase environmental lands and those funds have been expended.

OPTIONS:

- A. Revise the policy as follows:

Policy IV-4.5.1 Acquire Land for Conservation

The County ~~shall utilize~~ may issue additional revenue bonds from the County Land Acquisition program and partner to the greatest extent possible with federal, state, and local agencies, as well as with private conservation entities as appropriate to acquire environmentally-sensitive land for permanent preservation.

- B. Leave policy as proposed.

Comment 192: Missing language

(Page 176) Objective IV-4.6 has a title but no language. (Growth Management)

Discussion: Objective IV-4.6, Ecological Resources Plan, has a title but no supporting language. The Objective should be deleted and the policy that follows it should be renumbered and incorporated into the section above it.

OPTIONS:

A. Delete Objective IV-4.6 and renumber Policy IV-4.6.1 to IV-4.5.6.

B. Add the following language under the objective's title:

The County recognizes the importance and value of protecting ecological resources and that management of such resources requires planning.

ECONOMIC ELEMENT

Comment 193: Outdated language

(Pages 178-185) The Economic Element is outdated. (Economic Growth and Redevelopment)

Discussion: Since the LPA made its initial recommendations on the Economic Element, the County has adopted a strategic plan entitled, “Building Bridges for Economic Development in Lake County, Florida.” The strategic plan should be used as the Data, Inventory, and Analysis for the Element and language based upon the strategic plan used for the Goals, Objectives and Policies.

OPTIONS:

A. Delete the entire Economic Element and replace it with the language below.

Chapter V: Economic Element

Lake County has emerged as Greater Orlando’s new suburban frontier. With growth comes a demand for public investment in infrastructure to support housing and higher traffic volumes. Since Lake County has not positioned itself as a major employment center, it lacks the commercial tax base to fund needed improvements. In order to achieve economic sustainability, it is essential that Lake County shift the burden of property taxes from the homeowner to one that is balanced by contributions from business and corporate enterprises.

Recognizing these challenges, Lake County hired T.I.P. Strategies to assist in crafting an appropriate response, which resulted in an economic development strategic plan entitled, “Building Bridges for Development in Lake County.” In February 2008, the Lake County Board of County Commissioners adopted this plan and its vision for Lake County, “Lake County will strengthen its position as a business center for Central Florida by aggressively pursuing opportunities and building collaborative relations with regional allies.” This Economic Element is based on that strategic plan which encourages organization and collaboration while focusing on three key areas: Industry/Innovation, Talent and Quality of Place with the overarching goal of attaining a diversified, stable and sustainable economy for Lake County.

GOAL V-1 SUSTAINED EFFORTS FOR ECONOMIC DEVELOPMENT SUCCESS

Lake County’s economic development success hinges on sustained efforts leading to long-term opportunities that will diversify Lake County’s tax base and encourage high-wage employment opportunities in the area. Understanding that many of the policies needed to support a strong business climate are not within the realm of traditional economic development, Lake County will strive to garner the support of the public and private sector to guarantee overall success.

OBJECTIVE V-1.1 ECONOMIC DEVELOPMENT PARTNERSHIP

Policy V-1.1.1 Economic Development Partnership

Lake County shall establish an economic development advisory council to undertake a prolonged effort to ensure a countywide vision and common voice pertaining to economic development policy formation and implementation. The economic development advisory council shall:

- Be comprised of representatives from regional economic development partners, Lake County's municipal governments, educational institutions, chamber organizations and target industry sectors;
- Develop a coordinated and collaborative approach to economic development policy and program formation and implementation;
- Recommend economic development policies, programs and projects to governmental entities.

OBJECTIVE V-1.2 ECONOMIC DEVELOPMENT PROGRAMS**Policy V-1.2.1 Department of Economic Growth and Redevelopment**

On an annual basis, Lake County shall evaluate the resources available to ensure its mission to promote and provide for the economic development needs of the business community and citizenry is adequately supported.

Policy V-1.2.2 Economic Development Incentive Programs

Lake County shall develop and adopt clear, consistent and competitive incentive programs for targeted industry sectors that yield a net benefit to area tax payers. County staff shall continually evaluate the appropriateness of County sponsored incentive programs and recommend modifications to the Lake County Board of County Commissioners when necessary.

OBJECTIVE V-1.3 LEADERSHIP, EDUCATION AND INVOLVEMENT

Given the awareness that support of community leaders, partners and citizenry is necessary to adopt or alter policies and undertake key initiatives, Lake County shall take an active role in cultivating leadership and participation related to economic development.

Policy V-1.3.1 Leadership

Lake County shall pursue and maintain partnerships with leadership organizations, including all Lake County municipalities, the Metro Orlando Economic Development Commission, Lake-Sumter Metropolitan Planning Organization, Lake County Chambers of Commerce, Lake County Schools, Lake-Sumter Community College, University of Central Florida and Workforce Central Florida.

Policy V-1.3.2 Education

The County shall use networking opportunities, newsletters and publications regarding general economic development techniques, current and proposed policies and

initiatives, and significant opportunities and challenges to educate and garner support of community leaders, the business community and citizens.

Policy V-1.3.2 Involvement

Lake County shall support leadership programs and business networking opportunities to identify current and future community leaders and encourage their involvement in enhancing employment opportunities, economic prosperity and quality of life in Lake County.

OBJECTIVE V-1.4 ECONOMIC DEVELOPMENT VALUES

Policy V-1.4.1 Guiding Principles

Guiding principles establish the framework within which the County will pursue its vision. They also encompass the values that represent the area and its plan for economic development. Lake County will use the following guiding principles while undertaking actions to execute this Economic Element:

- Aggressively promote economic vitality and tax base diversification;
- Support environmentally sound, quality economic development;
- Primarily encourage site locations near and within incorporated communities;
- Endorse economic development that supports high quality of life and sense of place;
- Promote the construction and maintenance of adequate infrastructure;
- Partner with other local organizations and regional associations;
- Commit to developing and maintaining talent by advocating excellence in education

GOAL V-2 DIVERSIFY THE ECONOMY AND TAX BASE THROUGH INNOVATION, INDUSTRY ATTRACTION AND BUSINESS DEVELOPMENT

Lake County shall enhance employment opportunities, economic prosperity and quality of life for all of its citizens by reserving and promoting parcels for employment centers, celebrating and promoting entrepreneurship and retention and expansion of existing businesses, and aggressively pursuing establishment of target industry sectors.

OBJECTIVE V-2.1 PLAN FOR ADEQUATE SITES AND INFRASTRUCTURE

Lake County shall utilize planning and marketing techniques to ensure that future growth does not result in shortage of business sites, strains on infrastructure and the loss of green space/natural resources.

Policy V-2.1.1 Sites, Land Use and Utilities

To guarantee adequate sites for economic development, Lake County shall work with its partners to identify opportunities and establish a land use, transportation and utility plan that leverages development potential and is responsive to target industry sector needs.

Policy V-2.1.2 Site Inventory System

Lake County shall act as an information and site location clearinghouse for new and expanding businesses. In order to remain competitive in the site selection process, Lake County shall develop an internet based mapping and site inventory system that displays available economic development sites in the cities and unincorporated areas.

OBJECTIVE V-2.2 BUSINESS RETENTION AND EXPANSION

Ensuring the continued prosperity and survival of local employers is crucial to sustaining a health economy. Lake County shall be responsive to various issues affecting the profitability and competitiveness of existing employers.

Policy V-2.2.1 Business Retention and Expansion Program

Within 24 months of adoption of this Comprehensive Plan, Lake County shall formalize a business retention and expansion program. This program shall provide for regular contact with existing businesses to gain an understanding of their challenges, discover opportunities for expansion and raise awareness of business assistance, incentive and workforce development programs.

Policy V-2.2.2 Business Inventory

The County shall development and maintain a comprehensive inventory of existing businesses and encourage those businesses to take advantage of existing industry clusters to forward their own economic prosperity and that of other Lake County businesses.

OBJECTIVE V-2.3 ENTREPRENEURSHIP

As entrepreneurs are typically deeply rooted in their communities, they have great potential to economic growth and promote economic diversification. Lake County's location and the presence of higher education and research institutions in the Central Florida region are unique assets for fostering and enhancing a culture of entrepreneurship. Lake County shall leverage the innovation, knowledge, research, finances, and business and social networks and match those resources with opportunities to entrepreneurial startup activity.

Policy V-2.3.1 Entrepreneurship Program

Lake County shall work with its partners to establish a target industry focused entrepreneurship program to assist business startups with business plans, raising capital and managing growth.

Policy V-2.3.2 Financing

Lake County shall work with its partners to investigate and support financing options, including an angel investor network, to assist fledgling and expanding entrepreneurs.

OBJECTIVE V-2.4 TARGET INDUSTRY SECTORS

To encourage high-wage employment opportunities and diversify the tax base, Lake County shall develop an aggressive business attraction strategy aimed at its target

industry sectors, including Agri-Tech, Arts, Recreation and Leisure, Business Services, Clean Tech, Health and Wellness, Manufacturing and Warehouse/Distribution.

Policy V-2.4.1 Build Awareness

Lake County shall work with the Metro Orlando EDC to build awareness among site selectors, decision makers in targeted industry sectors and throughout Central Florida by acting on the following strategies:

- Develop a marketing theme linking the target industry sectors with Lake County assets;
- Implement a public relations campaign;
- Participate in industry sector trade events;
- Initiate and maintain contacts with key industry associations and site selection consultants;

Policy V-2.4.2 Stimulate Target Industry Sectors

Lake County shall develop and adopt policies and programs designed to stimulate a local demand market for targeted industry sectors. County staff shall continually evaluate the appropriateness of County policies and programs and recommend modifications to the Lake County Board of County Commissioners when necessary.

GOAL V-3 ENHANCE AND PROMOTE QUALITY OF PLACE

Recognizing the importance of quality of life to the site selection process and to the existing population, Lake County shall strive to enhance and promote its many cultural and recreational amenities.

OJECTIVE V-3.1 REDEVELOPMENT AND REVITALIZATION

Lake County's downtowns are distinctive and unique quality of place assets that are capable of serving both economic development and green space preservation purposes. In addition to downtowns, many areas along major transportation corridors are ripe for redevelopment and revitalization.

Policy V-3.1.1 Mixed Use and Public Places

Lake County shall work with its partners to advance public and private investment in the downtowns to create attractive live, work and play options for current and future residents.

Policy V-3.1.2 Site Prioritization

In concert with the infill policies of this Comprehensive Plan, Lake County shall work to improve the aesthetics and attractiveness of its major transportation corridors by prioritizing redevelopment and revitalization of suitable sites.

OJECTIVE V-3.2 ARTS AND ENTERTAINMENT

Cultural, entertainment and recreational activities serve to attract the interest of professionals of all ages and provide opportunities for tourism activity. The county shall include these amenities as part of the economic development marketing strategy.

Policy V-3.2.1 Coordination with Cities

Lake County shall encourage and assist its cities with the establishment of downtown entertainment districts and shall support local artists through sponsored events.

OBJECTIVE V-3.4 AGRICULTURE, EQUINE AND TOURISM

In recognizing the cultural, economic, historical and recreational value of agriculture, equine, eco-tourism and tourism industries, Lake County will continue to develop and maintain programs for sustainable pursuits in these areas.

Policy V-3.4.1 Agriculture

In partnership with the agricultural industries Lake County shall:

- Research programs and incentives that will help maintain viability of agricultural businesses, including agri-technology;
- Promote the economic value of agriculture through education and marketing endeavors.

Policy V-3.4.2 Equine

The County, in partnership with equine interests, shall:

- Promote the economic, recreational, and cultural value of the equine industry and related activities;
- Support and promote equestrian activities and special events within the County as a means of generating public interest and promoting tourism.

Policy V-3.4.2 Tourism

Lake County shall actively promote itself as a destination for tourism activities in Central Florida, continue to promote eco-tourism businesses and opportunities, and will continue to use the Tourist Development Tax to promote tourism in Lake County.

GOALS V-4 DEVELOP, RETAIN AND ATTRACT TALENT

National demographic trends suggest that the demand for workers may soon outstrip supply; competition for labor is expected to increase among companies and communities. Lake County is therefore committed to focusing on development, attraction and retention of talent as a vital component of economic development advancement.

OBJECTIVE V-4.1 HIGHER EDUCATION

The importance of higher education and workforce training in economic development cannot be overstated. Employers must be assured access to skilled workers and talent is drawn to locations that offer educational opportunities. Lake County shall be mindful of this impact to economic development and shall support all levels of education and workforce training.

Policy V-4.1.1 Lake-Sumter Community College (LSCC)

Lake County shall partner with LSCC to help establish new programs supporting targeted industry sectors and shall encourage the addition of a campus in northeastern Lake County.

Policy V-4.1.2 University of Central Florida (UCF)

Lake County shall explore the potential for and garner support for the expansion of UCF in Lake County.

OBJECTIVE V-4.2 PUBLIC SCHOOLS

Public schools are crucial to local economic development. Employers need to be assured of access to trainable workers and corporate executives insist on an excellent education for their children. Realizing their importance, Lake County shall remain supportive of Lake County Schools and leverage this resource as a means for providing a positive image of the County.

Policy V-4.2.1 Enhance Economic Development and Public School Relationship

Lake County shall collaborate with its partners in researching approaches to enhancing linkages between the public school curriculum and the needs of existing businesses and target sector industries.

OBJECTIVE V-4.3 WORKFORCE DEVELOPMENT

As the availability of skilled workers has become a significant factor in the development of industry clusters, Lake County shall work to align workforce resources supporting target industry sectors to enhance its competitive advantage.

Policy V-4.3.1 Link Workforce Development with Target Industry Sectors

Lake County shall maintain and solidify relationships between Workforce Central Florida, Lake-Sumter Community College, Lake-Tech, Lake County Schools and the business community and work in partnership to ensure that training programs match the needs of existing businesses and target industry sectors.

- B. Leave the proposed Economic Element as is and address proposed changes to the Element as described below.

Comment 194: Outdated language

(Page 178) The introduction to the Economic Element is outdated. (Conservation and Compliance)

Discussion: The introduction to the Economic Element is outdated and provides information more appropriate to the Data, Inventory, and Analysis documentation.

OPTIONS:

- A. Remove the introduction except for the purpose of the element.
 B. Update the data in the introduction.
 C. Leave the introduction as is.

Comment 195: Outdated reference

(Page 182) Economic Element Policy V-1.3.2 contains an outdated departmental reference. (Conservation and Compliance)

Discussion: This responsibility should lie in the Department of Economic Growth & Redevelopment. Alternatively, the specific Departmental reference should be eliminated altogether to prevent the requirement for an update.

OPTIONS:

A. Revise the Policy as follows:

Policy V-1.3.2 Business Expansion

The County's ~~Growth Management Department~~, in partnership with the municipalities, business community, chambers of commerce, and other key stakeholders will prepare on an ongoing basis a county-wide map that identifies parcels that have the potential (based upon future land use, transportation network, and availability of services) to be used for the relocation of new businesses or the expansion of existing businesses.

B. Replace the reference to the County with the Department of Economic Growth and Redevelopment

Comment 196: Outdated references and language

(Pages 183 & 184) Economic Element Policies V-1.8.2, V-1.8.3, and V-1.9.2 contain outdated references and language

Discussion: The Higher Density Development District is no longer included in the Future Land Use Element and department functions have been reorganized.

OPTIONS:

A. Revise the policies as follows:

Policy V-1.8.2 Business-friendly Land Use Allocations

Lake County will foster and encourage the creation of additional business and commerce throughout the County. Therefore, in order to provide the necessary acreage and intensities to grow the county's economic prosperity, Growth Management staff will, in partnership with recommendations from the Department of Economic Growth and Red~~Development and Tourism~~, the business community, chambers of commerce, municipalities and other key stakeholders, recommend to the Board Of County Commissioners adequate areas to be designated for hHigher Density Development District ~~intensity uses~~ on the Future Land Use Map.

Policy V-1.8.3 Intensity In Planned Development Areas

The County shall evaluate and monitor the need for higher intensity in targeted development areas (~~Higher Density Development Districts~~) to assure that targeted

industries and occupations are able to develop the targeted areas as economic employment centers.

Policy V-1.9.2 Utility Services

As the County has chosen not to provide central water and sewer for the citizens and businesses of the county and is dependent on municipal and private enterprises for these services, Lake County shall coordinate with providers to ensure that central water and sewer are available to service development within ~~the Higher Density Development District~~ areas suitable for higher intensity uses in a timely way.

HOUSING ELEMENT

Comment 197: Outdated language

(Page 186) The introduction to the Housing Element is outdated. (Conservation and Compliance)

Discussion: The introduction to the Housing Element is outdated and provides information more appropriate to the Data, Inventory, and Analysis documentation.

OPTIONS:

- A. Remove the introduction except for the purpose of the element.
- B. Update the data in the introduction.
- C. Leave the introduction as is.

Comment 198: Energy efficiency and use of renewable energy resources.

(Pages 189 & 190) Recent changes to Chapter 163, F.S., require the Housing Element to address energy efficiency in the design and construction of new housing and the use of renewable energy resources. (s.163.3177(6)(f)). (Growth Management)

Discussion:

Since the initial drafting of the proposed Comprehensive Plan and the final recommendations of the LPA on the Housing Element, state law has added new requirements for comprehensive plans to address energy efficiency and the use of renewable resources. One of those requirements affects the Housing Element. The proposed Housing Element of Planning Horizon 2030 contains no language pertaining to either energy efficiency or renewable resources and, therefore, does not meet the technical requirements of s.163.3177(6)(f). Therefore, the issue should be incorporated into the policies recommended by the LPA.

OPTIONS:

- A. Revise Goal VI-1 and add Policies VI-1.1.5, VI-1.1.6, and VI-1.1.7 to read as follows:

GOAL VI-1 HOUSING

Lake County will adopt standards, plans and principles and participate in partnerships that will provide energy efficient, decent, safe and sanitary housing for all current and anticipated future residents regardless of income.

Policy VI-1.1.5 Energy Efficient Housing Construction. The County shall provide opportunities for private and non-profit construction of energy efficient housing by establishing Land Development Regulations which encourage innovative and cost effective building techniques that minimize builders' and occupants' carbon footprints, minimize site disturbance, minimize water consumption, optimize the use of natural light and shade, and maintain affordability. The County encourages all new residential development to be built according to Leadership in Energy and Environmental Design (LEED), Energy Star, and Water Star certification criteria.

Policy V-1.1.6 Renewable Resources. The County shall encourage the use of renewable resources and recycled materials to provide housing constructed with innovative, cost effective, and energy efficient building and site development techniques.

Policy VI-1.1.7 Alternative/Renewable Energy Sources. The County shall allow and encourage the use of alternative and renewable energy sources in the construction or renovation of housing throughout the County. Such alternative energy systems include, but are not limited to, solar water heaters, photovoltaic arrays, wind turbines, and other technologies that can allow a property to be self reliant or otherwise reduce dependence on traditional fossil fuels.

B. Leave the Housing Element unchanged.

Comment 199: Update databases

(Page 190) Housing Element policies VI-1.1.3 and its sub-policies address development tracking. (Conservation and Compliance)

Discussion: Both the development and planned development databases should be updated on a continual basis not monthly/quarterly as suggested. Actual production of maps for this purpose are not unnecessary. As to the second database, inclusion of Final Certificates of Occupancy does not fit with the idea of “planned” development since it represents “completed” development. These two should probably be combined into one as indicated.

OPTIONS:

A. Revise the policies as follows.

Policy VI-1.1.3 Planned development tracking

The County shall create and maintain an accurate Development Database reflective of available data for approved and permitted housing developments. The Development Database shall be updated continuously and made available to the public in the form of an interactive GIS application which displays subdivisions in all stages of development ranging from those currently platted to those at any phase of development beyond the preliminary plat stage. Likewise, this application should display or provide access to building permits including projects having been issued a Final Certificate of Occupancy.

1.1.3.1 — Update development database

~~The Development Database will be updated on at least a monthly basis based on approved platted subdivisions, building permits issued, and Final Certificates of Occupancy issued by the Building Department.~~

1.1.3.2 — Update planned development database

~~The Development Database will be supported by an accurate GIS generated countywide map showing all platted subdivisions, building permits issued, and Final~~

~~Certificates of Occupancy issued. The Planned Development Database map will be updated on at least a quarterly basis (four times a year).~~

B. Leave policies as is.

Comment 200: Developable lands map

(Page 190) Housing Element sub-policy VI-1.1.4.1 requires a developable lands map. (Conservation and Compliance)

Discussion: Preparation of a developable lands map on a quarterly basis should not be required but should be produced with up to date information on request at anytime. Maintenance of the data needed to prepare it should be done continuously anyway through routine data entry requirements. Beside the fact that the listed land use categories are no longer included in the FLUE, limiting the map to only a few of the future land use designations presents an inaccurate portrayal of the true development potential of the County.

OPTIONS:

A. Delete the sub-policy.

~~VI.1.1.4.1 Developable lands map~~

~~The Developable Lands map will be created, maintained, and updated by County staff on at least a quarterly basis (four times a year). Parcels to be included in the developable lands map will have the future land use designations of Low Density Residential, Medium Density Residential, and High Density Residential.~~

B. Revise the sub-policy as follows

VI.1.1.4.1 Developable lands map

The Developable Lands map will be created, maintained, and updated by County staff on at least a quarterly basis (four times a year). Parcels to be included in the developable lands map be all residentially designated areas. ~~will have the future land use designations of Low Density Residential, Medium Density Residential, and High Density Residential.~~

Comment 201: Redundant language

(Page 193) Housing Element Policy VI-1.1.9.1 contains redundant language. (Growth Management)

Discussion: The last two bullets of the Policy VI-1.9.1 Affordable Housing Incentives are nearly identical, therefore, one of them can be deleted.

OPTIONS:

A. Delete the last bullet of the policy.

B. Leave bullet as proposed.

Comment 202: Unclear language.

(Page 192) Housing Element Policy VI-1.6.2 contains unclear language. (County Attorney, Growth Management)

Discussion: The use of the term “non-monetary” is vague and unclear. The term should be removed. It also may be interpreted as limiting the type of relocation assistance the County will provide.

OPTIONS:

A. Revise the policy as follows:

Policy VI-1.6.2 Displacement assistance

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

B. Leave policy as proposed.

Comment 203: Incomplete language.

(Page 193) Housing Element Objective VI-1.8 and Policy VI-1.8.1 are incomplete. (County Attorney, Growth Management)

Discussion: The objective and policy reference the Land Development Regulations but also should address the Comprehensive Plan.

OPTIONS:

A. Revise the language as follows:

OBJECTIVE VI-1.8 REGULATORY IMPACTS UPON HOUSING COSTS

The County shall review, and amend as deemed necessary, provisions in the Comprehensive Plan and Land Development Regulations that segregate land uses and artificially increase the cost of producing housing.

Policy VI-1.8.1 Calculation of the impacts on housing costs

All proposed modifications to the Comprehensive Plan and Land Development Regulations shall include an analysis of the impacts said modification may have upon housing development costs. The analysis shall be part of the review process for all proposed modifications of the Comprehensive Plan and Land Development Regulations.

B. Leave language as proposed.

Comment 204: Outdated language.

(Pages 193 & 194) Housing Element policies VI-1.9.1 VI-2.1.1 are outdated. (County Attorney, Growth Management)

Discussion: The dates referenced in the policies have passed. The policies should be updated.

OPTIONS:

- A. Revise the dates in the policies to 2011.
- B. Delete date references altogether.

INTERGOVERNMENTAL COORDINATION ELEMENT

Comment 205: Policies related to Intergovernmental Coordination are located in several elements throughout the Plan. (Growth Management)

Discussion: Where found, policies concerning intergovernmental coordination should be located in the Intergovernmental Coordination Element which is the element intended for this purpose. Placing the following policies in the Intergovernmental Coordination Element will provide a better organization and easier reference. The Element also would be more useful if it were organized around issues in a manner reflecting the elements of the Comprehensive Plan. The organization should reflect Land Use/planning, Public Facilities and Concurrency, Transportation, Environmental Protection, Housing, etc. Where policies and objectives have been relocated from an element, other policies in those elements will need to be relocated or renumbered within the original element. The titles for some policies moved to the Intergovernmental Coordination Element will need to be renamed to more clearly reflect the issue area for coordination. These are shown underlined in the table below. New policy numbers are not shown in the table. Several new issue-specific objectives will be needed to organize the Element properly. Finally, any policies revised by the Board shall be relocated to the Element as revised, not as originally proposed.

The table below shows the proposed order of the policies in the revised Intergovernmental Element. The reorganized Intergovernmental Coordination Element is included at the end of this report as Appendix A and includes a cross reference to indicate the relocation proposed.

Changing the location of the policies does not affect their meaning, enforceability, or applicability. Some policies may be duplicated because of their importance within their respective elements.

OPTIONS

- A. Relocate policies.
- B. Leave the policies in current location.

Comment 206: Policy Coordination

(Page 201) Intergovernmental Coordination Policy VII-1.1.4 commits the County to do something it may not be able to accomplish. (County Attorney, Growth Management)

Discussion: The policy calls for the establishment of a policymaker forum. This is something the County cannot do on its own, but will require the cooperation of other policymakers in the County. The policy should be revised to reflect this.

OPTIONS:

- A. Revise the policy as follows:

Policy VII-1.1.4 Policy Coordination

The County ~~will~~ may consider forming a Council of Local Officials ~~local council~~ pursuant to 163.02 F.S. to provide a policymaker forum to coordinate growth plans and programs and to resolve interlocal disputes. The council ~~shall~~ should be comprised of representatives from the Municipalities, School Board, and County to ensure that there is intergovernmental coordination and communication between all entities in land use decisions.

B. Leave policy as proposed.

Comment 207: Policy is unclear

(Page 202) Intergovernmental Coordination Policy VII-1.1.8 is vague and open to interpretation. (County Attorney, Growth Management)

Discussion: The policy contains language that is vague and too open to interpretation. It should be revised for clarity.

OPTIONS:

A. Revise the policy as follows:

Policy VII-1.1.8 Coordinated Efforts to Protect Established Residential Areas

The County will work diligently with the municipalities for the protection of established residential ~~uses~~ areas, through formal and informal agreements. Emphasis will be placed on protecting homes from adverse impacts caused by incompatible land uses, and cut-through traffic, providing transitional uses where needed on border parcels, and providing adequate separation of homes from land uses that ~~are sensitive in nature and locally unwanted~~ may negatively impact the safety, tranquility, value, and desirability of residential areas.

B. Leave policy as proposed.

Comment 208: Strategies for Water Supplies

(Page 203) Intergovernmental Coordination Policy VII--1.1.11 needs to be revised to be consistent with the Draft Lake County Water Supply Plan. (Growth Management)

Discussion: Since the LPA first made its recommendations on the Potable Water Sub-element, the County has drafted its Water Supply Plan. Comments from the St. Johns River Water Management District on the Draft Water Supply Plan and on the County’s Evaluation and Appraisal Report indicate the policy should be revised to include District water supply planning programs. Additional policies should be added to further the specific coordination now required under Chapter 163, Florida Statutes.

OPTIONS:

A. Revise the policy and add new policies (to be numbered if approved) as follows:

Policy VII-1.1.11: Joint Strategies for Water Supplies

The County shall, through its participation in the Regional Water Supply Planning Programs of the St. Johns River and Southwest Florida Water Management Districts, propose joint strategies for protection of water resources through water supply planning, specifically addressing identification and use of alternative water resources. The County shall coordinate with all water suppliers, both public and private, to ensure adequate quantities and quality of traditional and alternative potable water supplies. The County shall incorporate the data and analyses of the Water Supply Work Plans of the Municipalities into future updates of its Water Supply Work Plan.

New Policy: District Water Supply Plans

The County will maintain a water supply facilities work plan that is coordinated with St. Johns River Water Management District's (SJRWMD's) District Water Supply Plan by updating the work plan and related comprehensive plan policies within 18 months of an update to the SJRWMD's District Water Supply Plan that affects the County.

New Policy: Participation with Water Management Districts' Water Supply Planning

The County will participate in the development of updates to the Southwest Florida and the St. Johns River Water Management District's water supply assessment and District Water Supply Plan and other water supply development-related initiatives facilitated by a Water Management District that affects the County.

New Policy: Plan for Long-Term Water Supplies

The County shall continue to work with the water management districts and municipalities on water supply plans that provide for water supply needs, encourage water conservation, and protect ground and surface water and water-dependent natural resources.

- B. Leave policy as proposed and do not add new policies.

Comment 209: Coordination with the Lake County School Board

(Page 203) The proposed Intergovernmental Coordination Element does not adequately address public school facilities or the adopted Interlocal Service Agreement. (Growth Management)

Discussion: The recently adopted Public School Facilities Element applies to the currently adopted Comprehensive Plan. At the time of its adoption, the LPA had already finalized its recommendations on the Proposed Planning Horizon 2030 Intergovernmental Coordination Element. Although the proposed ICE does address coordination with the School Board, it is not as complete as the language adopted into the current Comprehensive Plan. Therefore, additional language should be incorporated into the policies recommended by the LPA.

OPTIONS:

- A. Revise language in the proposed Intergovernmental Coordination Element as follows:

Policy VII-1.2.2 Coordinate School Plans

The County shall coordinate with the Lake County School Board to discuss development plans for expansion of existing or new education facilities within the unincorporated

County to ensure such activities are consistent with growth management and development plans established within the Lake County Comprehensive Plan and the procedures established in the “First Amended Interlocal Agreement Between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting” or its successors. Also, the County shall coordinate and address any issues concerning impacts of ~~such~~ educational facilities on adopted levels of service established for roads, water, drainage, recreation, and solid waste services.

Policy VII-1.2.6 Collaborative Planning

Lake County, the School Board, and Lake County’s municipalities will, through the procedures established in the “First Amended Interlocal Agreement Between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting” or its successors, maintain a collaborative effort in the joint planning process to effectively implement school concurrency using accurate and agreed upon supporting data and analysis.

Policy VII-1.2.7 Implementation of the Interlocal Agreement

Lake County shall adhere to the “First Amended Interlocal Agreement Between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting,” as required by Section 1013.33, Florida Statutes, which establishes procedures for, among other things, coordination and sharing of information; planning processes; school siting procedures; site design and development plan review; and school concurrency implementation.

Policy VII-1.2.8 Joint Meetings

The Lake County Educational Concurrency Review Committee shall be established by the County, School Board and municipalities. The committee shall be comprised of one representative from the School Board and County Commission, and one representative from each City. Members may be elected officials or citizens and shall be appointed by each appointing body. The Committee shall meet at least annually but more often if needed, and will hear reports and discuss issues concerning school concurrency.

Policy VII-1.2.9 Joint Staff Meetings

The Joint Staff School Concurrency Review Group, comprised of Staff of the County, Cities, and School Board, shall meet regularly to discuss issues concerning school concurrency. These issues shall include but not be limited to land use, school facilities planning (including such issues as population and student projections), level of service, capacity, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support schools and ensure safe student access.

Policy VII-1.2.10 Coordination of Land Use Planning and School Facilities Planning

Lake County, through the execution of its adopted Comprehensive Plan and a collaborative planning effort with the School District, shall notify the School Board of land use applications and development proposals that may affect student enrollment, enrollment projections, or school facilities.

Policy VII-1.2.11 School Siting

Lake County will work with, and support, the School District staff in the planning and selection of school sites to be brought before the School Board for consideration. Staff must share and coordinate information related to existing and planned school facilities; proposals for development, redevelopment, or additional development; and infrastructure required to support the school facilities concurrent with proposed development

Policy VII-1.2.12 Population Projections and Methodology

The County will establish a collaborative effort between the County, municipalities, and School District in the dissemination of data and decision making on population projections. Lake County shall provide population projections to the School District and municipalities. County Staff will also continue to work with the School District and the municipalities to improve the population projection methodology and enhance coordination among the plans of the School District and municipalities.

Policy VII-1.2.13 Population Projections and Development Trends

The County shall provide the School District with its Comprehensive Plan, and provide updated development data and population projections on an ongoing basis to facilitate development of school enrollment projections. The County shall coordinate its Comprehensive Plan and the Future Land Use Map Series with the School District's long range facilities maps to ensure consistency and compatibility with the provisions of this Future Land Use Element, and ensure that the development of school facilities are concurrent with residential development.

B. Leave the Intergovernmental Coordination Element as is.

Comment 210: Missing reference

(Page 203) Policy VII-1.2.4. is missing a reference to the Zoning Board. (Growth Management)

Discussion: The policy states that the County will provide positions for a School Board representative at its Development Review Staff meetings and the Local Planning Agency. A School Representative also sits on the Zoning Board, therefore, the policy should be revised to include this.

OPTIONS:

A. Revise the policy to include the Zoning Board.

B. Leave policy as proposed.

Comment 211: GIS system.

(Page 207) With respect to the wording of ICE Policy VII-1.6.2, we are not providing access to the GIS system via the internet webpage. We represent the data via the internet webpage. We make available the data via our FTP site.

Discussion: It appears that the Proposed Comprehensive Plan is rich with GIS technology to deliver the Proposed Comprehensive Plan as a finished product. We should ensure that it is understood that IT/GIS provides the tools to deliver this plan and are not directly responsible for it. This responsibility would be on those contributing departments that are directly involved in the respective Comprehensive Planning elements.

OPTIONS:

A. Revise ICE Policy VII-1.6.2 to read as follows:

Policy VII-1.6.2 Sharing of Geographical Information Systems (GIS) Data

The County will continue to provide access to its GIS system via the internet webpage. data via the internet webpage and an FTP site. Maps produced using GIS databases maintained by the County, shall use the most complete and current data available on the date of production.

B. Leave ICE Policy VII-1.6.2 as is.

Comment 212: Sharing of resources.

(Page 207) The proposed Policy VII-1.6.3 overlooks the resources of the Lake-Sumter MPO. (Lake-Sumter MPO)

Discussion: The County could consider adding LSMPO specifically to the policy to reflect the data, mapping and other resources available from the organization and the resources provided by the County to the MPO.

OPTIONS:

A. Revise the policy as follows:

Policy VII.1.6.4 Sharing of Resources

The County will continue to provide land use data and socio-economic data to the Cities, the School Board, the Lake-Sumter MPO, and other levels units of government and agencies.

B. Leave policy as proposed.

Comment 213: Policy references a non-existent agreement

(Page 208) Policy VII-1.7.1 references a non-existent interlocal agreement for conflict resolution. (County Attorney)

Discussion: Policy VII-1.7.1 references a non-existent interlocal agreement for conflict resolution and also contains awkward and unclear language. The policy may be deleted without affecting its intent as both informal and formal conflict resolution processes already exist. Additional mechanisms may be developed by the County through various Joint Planning Area agreements, Interlocal Service Delivery agreements, and both formal and informal cooperative programs with

OPTIONS:

- A. Delete policy VII-1.7.1.
- B. Leave policy as proposed.

Comment 214: Redundant language

(Pages 208 and 209) Proposed Objective VIII-1.8 and Policy VII-1.8.1 are redundant. (Growth Management)

Discussion: Proposed Objective VIII-1.8 and Policy VII-1.8.1 are redundant and not as detailed as other language in the proposed Plan. They may be removed without affecting the Plan.

OPTIONS:

- A. Delete Objective VIII-1.8 and Policy VII-1.8.1.
- B. Leave language as proposed.

PARKS AND RECREATION ELEMENT

Comment 215: Objective VIII-1.1 is too vague (Growth Management, County Attorney)
(Page 213)

Discussion: Objective VIII-1.1 is overly vague and is not appropriate as an objective.

OPTIONS:

- A. Delete Objective VIII-1.1 and renumber Policy VIII-1.1.1 as Objective VIII-1.1.
- B. Leave language as proposed.

Comment 216: Incorrect departmental reference (Economic Growth and Redevelopment)
(Page 214)

Discussion: Parks and Recreation Element Policy VIII-1.2.1 contains an outdated reference.

OPTIONS:

- A. Revise the policy as follows:

Policy VIII-1.2.1 Coordination

*Lake County Parks and Recreation shall coordinate with Lake County ~~Economic Development~~
~~and~~ Department of Tourism and Business Relations to help promote Lake County's parks,
trails, cultural events, natural areas, and special events to visitors.*

- B. Leave policy as proposed.

Comment 217: Policy may be confusing (Growth Management)
(Page 214)

Discussion: Policy VIII-1.3.1 addresses Recreation Planning Areas, however, use of the acronym RPA may lead to confusion as this is the same as the acronym for Rural Protection Areas. Also, the use of these Recreation Planning Areas is not specified.

OPTIONS:

- A. Revise the policy as follows:

Policy VIII-1.3.1 Recreation Planning Areas (RPAs)

*Recreation Planning Areas (~~RPAs~~) will be established based on location, growth
patterns, and the individual character of each particular area in order to help assure
the provision of adequate recreational facilities where they are needed.*

- B. Leave policy as proposed.

Comment 218: Recreation levels of service

(Page 214) Proposed Parks and Recreation Element Policy VIII-1.4.3 may be confusing.
(Public Works)

Discussion: As written, Policy VIII-1.4.3 may be confusing as it is too broad. The policy should be more specific. If the policy is revised, Capital Improvements Element Policy II-1.1.6 should be revised as well to ensure consistency.

OPTIONS:

A. Revise the policies as follows:

Policy VIII.1.4.3 Level of Service

The adopted Level of Service shall be 4.0 acres of Developed/Open for Public Use land of land per 1,000 people.

B. Leave policies as is.

Comment 219: Open space for recreation

(Page 215) Proposed Parks and Recreation Element Policy VIII-1.4.5 may be confusing. (Growth Management)

Discussion: The use of the term open space in the policy may be confusing.

OPTIONS:

A. Revise the policy as follows:

Policy VIII-1.4.5 Mandatory Dedication of Land for Recreation Space

Lake County shall incorporate provisions within its Land Development Regulations which require new residential development to provide recreation space consistent with the Concurrency Management System. The provision of ~~open space~~ land for activity-based recreation shall be in addition to the area required for open space.

B. leave policy as proposed.

Comment 220: Trails Program, greenways and blueways

(Page 215) Policies VIII-1.5.1 and VIII-1.5.2 should reference the Lake County Trails Master Plan, July 2008. (Lake Sumter MPO, Growth management)

Discussion: The Lake County Trails Master Plan, July 2008 was adopted by the County Commission on September 18, 2008, after the policies were written and should be referenced.

OPTIONS:

A. Amend policy as follows:

Policy VIII.1.5.1 Trails Program

Lake County shall continue working towards ~~implementing~~ expanding and improving its trails program by coordinating with federal, state, regional, and local public agencies and private organizations to implement the Lake County Trails Master Plan, July 2008, or its successor documents.

Policy VIII.1.5.2 Greenways and Blueways

Lake County shall coordinate the establishment of greenways and blueways ~~with its trails and bikeways program~~ to help connect natural resources and parks to the trail system as identified in the Lake County Trails Master Plan, July 2008, or its successor documents.

B. Leave policies as is.

Comment 221: Guidelines for trail development, maintenance and operation

(Page 216) Proposed Parks and Recreation Element Policy VIII-1.5.3 should be updated. (Public Works, Growth Management)

Discussion: Policies VIII-1.5.3 and VIII-1.5.4 reference guidelines for trail development and maintenance/operations, respectively, however, they do not include the Lake County Trails Master Plan which was approved by the County Commission September 16, 2008. This document should be included in the policies.

OPTIONS:

A. Revise the policies as follows:

Policy VIII.1.5.3 Guidelines for Trail Development

Lake County shall adopt as ~~a~~ guidelines the Lake County Trails Master Plan, July 2008, or its successor documents, the Florida Bicycle Facilities Planning and Design Handbook by FDOT and the Florida Office of Greenways and Trails Reference and Resource Guide. These documents shall be used in the planning and development of trails.

Policy VIII.1.5.4 Maintenance and Operation Standards

Maintenance and operation standards ~~shall be developed and approved prior to~~ for new trail design and development shall be consistent with the Lake County Trails Master Plan, July 2008, or its successor documents.

B. Leave policies as is.

Comment 222: Inconsistent and redundant language.

(Page 218) Parks and Recreation Element Goal 2 is partly redundant and partly inconsistent with other sections of the Plan. (County Attorney, Growth Management)

Discussion: This goal and its implementing objective and policies either out-of-place or not needed. The element deals with recreation, not open space. Open space standards are addressed in several sections of the Future Land Use and Conservation Elements. To include them here leads to confusion and redundancy since the issues are the same, but the language differs. Policy VIII-2.1.1 deals with access to lakes and should be moved to the section on access to parks and renumbered as Policy VIII-1.6.5. Policy VIII-2.1.3 is about partnering with other agencies to acquire environmentally sensitive lands and therefore should be moved to the Intergovernmental Coordination Element.

OPTIONS:

- A. Combine Goal 2 with Goal 1;
Move Objective VIII-2.1 to Future Land use Element and combine with Policy I-7.4.1;
Move Policy VIII-2.1.1 and renumber as Policy VIII-1.6.5;
Move Policy VIII-2.1.2 to the Future Land use Element and combine with Policy I-7.4.1;
Move Policy VIII-2.1.3 to the Intergovernmental Coordination Element;
Revise Policy VIII-2.1.4 as follows and move to Future Land Use Element as Policy I-7.4.10;

Policy VIII-2.1.4 Protection from Incompatible Land Uses

The Land Development Regulations shall require through the site plan and development review process the protection of conservation, recreation, and open space areas from incompatible adjacent land uses and activities.

Adjacent ~~land uses adjacent to that are considered incompatible with~~ conservation, recreation, and open space areas ~~include Heavy Industry~~. All other land uses shall be required to use appropriate screening and ample vegetated buffers to limit off-site impacts. Land uses adjacent to and near resource-based conservation and recreation sites shall be of a low density and intensity as defined in the Future Land Use Element.

Additional land development regulations shall be established within 24 months of the effective date of the Comprehensive Plan to limit the undesirable intrusion of noise, light, access, and other impacts onto conservation and recreation lands from adjacent property.

Delete Policies VIII-2.1.5 and VIII-2.1.6 as redundant.

Delete Policies VIII-2.1.7 and VIII-2.1.8 as in conflict with other policies in the Plan.

- B. Move Policies VIII-2.1.1 and VIII-2.1.3 and delete the rest of the language under Goal 2.
C. Leave language as proposed.

TRANSPORTATION ELEMENT

Comment 223: Greenhouse gas reduction strategies

(Pages 223, 225, 231 & 232) Recent changes to Chapter 163, F.S., now requires that the Transportation Element include strategies to address reduction in greenhouse gas emissions from the transportation sector. (s.163.3177(6)(b)). (Growth Management)

Discussion: Since the initial drafting of the proposed Comprehensive Plan and the final recommendations by the LPA on the Transportation Element, state law has added new requirements for comprehensive plans to address greenhouse reduction strategies. One of those requirements affects the Transportation Element. The proposed Transportation Element of Planning Horizon 2030 contains no specific language pertaining to a reduction in greenhouse gas emissions from the transportation sector and, therefore, does not meet the technical requirements of s.163.3177(6)(b), therefore, the issue should be incorporated into the policies recommended by the LPA.

OPTIONS:

A. Revise the following Goal, Objective, and Policies as follows to address the statutory requirements:

GOAL IX-1.0 TRANSPORTATION

To facilitate a balanced multi-modal transportation system that encourages increased mobility options, and provides for efficient transportation alternatives while minimizing and reducing greenhouse gas emissions and other environmental impacts.

Policy IX-1.2.2 Encourage Trip-Capturing Development

Lake County shall encourage the development of mixed use, self-contained projects and development patterns that promote shorter trip lengths and generate fewer vehicle miles. In areas of the County with an imbalance of employment, commercial development, or housing, the County shall encourage development which will complement the existing pattern of development and capture trips from nearby areas thereby reducing overall Vehicle Miles Travelled (VMT). Such balancing shall consider both built and approved but un-built projects to incorporate future conditions into the needs analysis.

OBJECTIVE IX-1.10 ENVIRONMENTAL IMPACTS

Lake County shall consider the primary and cumulative impacts of proposed transportation improvements upon natural resources and promote the use of innovative design techniques and other strategies to ensure the protection of ecological systems and reduce greenhouse gas emissions from the transportation sector.

Policy IX-1.10.6 Support Quality of Environment

Lake County shall consider public transit, para-transit and transportation demand management activities as a means of supporting the County's goals, objectives and policies to conserve natural resources, reduce greenhouse gas emissions from the transportation sector, maintain the quality of the environment, improve the aesthetic

and sensory quality of the urban community and to maintain a clear delineation between urban and rural land uses.

Policy IX-1.10.7 Reduce Vehicular Pollutant Emission Levels

Within 24 months of the effective date of the Comprehensive Plan, the County will adopt Land Development Regulations to provide standards to identify and regulate significant traffic-generating development and develop strategies to reduce greenhouse gas emissions from the transportation sector. ~~should reduce or stabilize vehicular emission levels~~ These strategies may include, but are not limited to:

- ~~by~~ requiring air quality impact analyses be performed on all significant traffic generating development proposals ~~such that, projects that are~~ predicted to violate air quality standards ~~shall be~~ are required to pursue the implementation of traffic mitigation techniques (or down-scaling of the proposal to achieve compliance standards), ~~as conditions in all development orders;~~
- requiring efficient land use patterns which decrease Vehicle Miles Travelled (VMT); using access management standards to reduce VMT;
- allowing innovative site designs and roadway configurations to minimize the number of lane-miles needed while maximizing access;
- requiring roads, access, and parking areas be designed to minimize turning movements, stopping, and other conflict points;
- increasing the number of roadway interconnections and intersections, where appropriate;
- limiting gated communities which prevent existing or future roadway interconnections;
- requiring development along transit corridors and routes to accommodate mass transit and provide for park-n-ride areas, sheltered bus/rail stops, and bus turnouts, as appropriate;
- discouraging the use of single-occupancy vehicles by adopting reduced parking requirements and by limiting roadway capacity on key roads, as appropriate, as a disincentive to travel;
- encouraging Transit-Oriented Development and development which takes advantage of existing and potential passenger rail;
- protecting existing railroad corridors, encouraging and facilitating the location of industrial and commercial employment centers along those corridors, and encouraging increased use of rail transport by industrial and commercial enterprises; and
- requiring bikeways, trails, and pedestrian paths, wherever practical and appropriate, to provide alternatives to motor vehicles.

B. Leave the Goal, Objective, and Policies unchanged.

Comment 224: Rural areas level of service

(Page 223) Policy IX-1.1.1 may not adequately protect rural areas. (Lake-Sumter MPO)

Discussion: The County should consider adopting stricter LOS standards in rural areas and rural transitioning areas, especially environmentally sensitive areas and Rural Protection Areas

(RPAs): the Wekiva River Protection Area, the Wekiva-Ocala RPA; the Green Swamp Area of Critical State Concern, the Emerald Marsh RPA, the Yalaha-Lake Apopka RPA (with the exceptions of State Road 19 and County Road 561), and the South Lake RPA. Adopting LOS A or B would help preserve these areas as rural, low density areas as it would provide less available capacity to encourage new development in those areas. Adoption of such standards could help to guide new development into regional corridors and urban areas and foster the development and use of mass transit.

OPTIONS:

- A. Revise Tables TRAN-1 and TRAN-2 to establish LOS A or B on County Arterials, Collectors, and Local roads with TRAN-2 one grade lower than TRAN-1.
- B. Revise Tables TRAN-1 and TRAN-2 to establish LOS A or B on County Arterials, Collectors, and Local roads only within the Green Swamp Area of Critical State Concern, the Wekiva River Protection Area, and Rural Protection Areas.
- C. Leave Levels of Service as proposed.

Comment 225: Transportation definition consistency

(Page 224) Objective IX-1.1.2 is not consistent with FDOT or Lake Sumter MPO definitions. (Lake-Sumter MPO)

Discussion: The County is applying its own definition for the Transitioning Urbanized Area designation. The County defines transitioning as being within one (1) mile of a city boundary or an urbanized area, whereas, the FDOT generally defines such areas as areas projected to have a future density of approximately 500 people per square mile within the 20-year planning horizon. More specifically, transitioning/urban areas actually consist of two distinct areas: 1) areas that are adjacent to urbanized areas and anticipated to become parts of urbanized areas, and 2) areas of over 5,000 population not in urbanized areas. However, because their traffic characteristics are similar, they are treated under one grouping. Transitioning areas are outside of, but contiguous to, urbanized areas with which they are expected to be included within the next 20 years.

It is recommended that the County drops its definition and be consistent with the MPO and FDOT and refer to the MPO Transitioning Area designation maps.

OPTIONS:

- A. Revise the policy as follows:

Policy IX.1.1.2 Transitioning Urbanized Areas Minimum Operating Level of Service Standards.

Consistent with the Florida Department of Transportation Quality /Level of Service Handbook, Lake County adopts the following peak hour minimum operating level of service standards for transition areas, defined generally as:

~~*Within one (1) mile of city corporate limits; or*~~

~~*Within one (1) mile of an area designated as Urban using FDOT Standards*~~

Areas that are adjacent to urbanized areas and anticipated to become parts of urbanized areas, and

Areas projected to have a future density of approximately 500 people per square mile within the 20-year planning horizon.

The County shall use the Transitioning Area designation maps as developed and maintained by the Lake-Sumter MPO and the FDOT to determine the exact boundaries of the areas in which these Level of Service Standards apply.

B. Leave policy as proposed.

Comment 226: Collector and local functional system

(Page 225) Policy IX-1.1.6 is unclear. (Lake-Sumter MPO)

Discussion: As written, this Policy is not clear as to its meaning. Rewriting it to say that the County will update or request updates for Federal Functional Classifications on facilities as area characteristics and facilities change might help clarify the policy.

OPTIONS:

A. Revise the policy as follows:

Policy IX.1.1.6 Collector and Local Functional Classification System

Lake County, in coordination with the FDOT and LSMPO, shall maintain a functional classification system for collector and local roadways under its jurisdiction ~~that is sensitive to the local dynamics of the County.~~ The County will update or request updates for Federal Functional Classifications for local roadways as area characteristics area and facilities change over time.

B. Leave policy as proposed.

Comment 227: Trip capturing development

(Page 225) Policy IX-1.2.2 is incomplete. (Lake-Sumter MPO)

Discussion: The policy is missing a word needed for accuracy. The policy calls for a reduction in vehicles miles. The proper wording is vehicle miles travelled, commonly called VMT.

OPTIONS:

A. Revise the policy as follows:

Policy IX.1.2.2 Encourage Trip-Capturing Development

Lake County shall encourage the development of mixed use, self-contained projects that promote shorter trip lengths and generate fewer vehicle miles travelled.

B. Leave policy as proposed.

Comment 228: Transportation system and demand management

(Page 226) Policies IX-1.3.1 and IX.1.3.2 lack several potent strategies. (Lake-Sumter MPO)

Discussion: Even though they are addressed in Policies IX-1.3.4 and IX-1.3.5, ITS and Access Management are two of the most predominant forms of Transportation System Management tools and should be added to Policy IX.1.3.1. The words "but not limited to" should be added to Policy IX-1.3.2 to be consistent with IX-1.3.1.

OPTIONS:

A. Revise the policies as follows:

Policy IX.1.3.1 Transportation System Management

Lake County shall develop a series of Transportation System Management (TSM) strategies to preserve and increase traffic flow in a cost effective way, and as an alternative to traditional capacity projects. TSM strategies can include, but are not limited to: Access Management, Intelligent Transportation Systems, Intersection Improvements; Signalization Improvements; Ramp Metering; Freeway Bottleneck Removal; Special Event Management; Parking Management; Transit Improvements; and Incident Management.

Policy IX.1.3.2 Promote Transportation Demand Management

Lake County shall promote demand management strategies, including but not limited to, mixed-use development, vanpooling, guaranteed ride-home, carpooling, employer-based public transit subsidies, park and ride, and telecommuting programs to reduce peak hour demand and reduce vehicle miles traveled.

B. Leave policies as is.

Comment 229: Access management on state and local roads

(Page 226) Policies IX-1.3.4 and IX.1.3.5 are too general. (Growth Management)

Discussion: The policies are too general and only address roadways, not to property, nor do they address connections between properties.

OPTIONS:

A. Revise the policies as follows:

Policy IX-1.3.4 Access Management for State Roads

Lake County shall maintain access management standards, consistent with Rule 14-97 F.A.C., to regulate and control vehicular ingress and egress to and from the State Highway System (SHS). The intent of these standards is to protect public safety and the general welfare, to provide for mobility of people and goods, ~~and~~ to preserve the functional integrity of the SHS, and to minimize the need to access state roads thereby reducing turning movements, conflict points, and other hazards. New development, and redevelopment along State Roads shall be required to conform with or exceed these standards. Access management requirements shall include, but are not limited to, dedicated turn lanes, limited driveways and curb cuts, shared access/driveways, cross

access easements, frontage roads or rear access roads and driveways, inter-connected parking lots, and other means to reduce the need and ability to access properties from State roads and increase access from adjacent properties.

Policy IX-1.3.5 Access Management for County Maintained Roads

Lake County shall maintain regulations and design standards for access to County maintained roads, and require new development and redevelopment along these roads to comply with or exceed such standards. Access management requirements shall include, but are not limited to, dedicated turn lanes, limited driveways and curb cuts, shared access/driveways, cross access easements, frontage roads or rear access roads and driveways, inter-connected parking lots, and other means to reduce the need and ability to access properties from County roads and increase access from adjacent properties.

B. Leave policies as proposed.

Comment 230: Transportation concurrency

(Page 227) Objective IX-1.5 does not reference the Lake Sumter MPO (Lake-Sumter MPO)

Discussion: The Lake-Sumter Metropolitan Planning Organization performs the concurrency analyses for the County and all 14 municipalities. Therefore, the objective and policies should recognize this. Additionally, Policy IX-1.5.2 which defines transportation concurrency is not consistent with the County's Concurrency management Ordinance and State statutes and should be revised.

OPTIONS:

A. Revise Objective IX.1.5 and supporting policies as follows:

OBJECTIVE IX.1.5 TRANSPORTATION CONCURRENCY

Lake County shall work with the Lake-Sumter Metropolitan Planning Organization (LSMPO) and all fourteen municipalities to maintain a standardized concurrency management system that ensures that transportation facilities and services needed to support new development and redevelopment are available concurrent with the impacts of such development. The LSMPO shall serve as the administrator of the Transportation Concurrency Management System.

Policy IX.1.5.1 Concurrency Management System

Lake County, in partnership with the Lake Sumter MPO, shall maintain the Concurrency Management System established within the Concurrency Management Element and the Lake County Land Development Regulations. Concurrency determinations will be made by the Lake-Sumter MPO according to the standardized Traffic Impact Study (TIS) Methodology Guidelines to provide a clear, orderly and consistent basis on which traffic impacts are evaluated. A development application will not be deemed complete until a final, approved TIS is received and approved by the County. In addition, applicants should note that interagency and intergovernmental coordination is necessary for projects that impact transportation facilities maintained by the State (FDOT) or adjacent/other local governments.

Policy IX.1.5.2 Defined Transportation Concurrency Defined

Transportation Facilities shall be in place or funded within three years after the County approval of a building permit or its functional equivalent that results in traffic generation. The concurrency management review procedure shall be satisfied through one (1) of the following actions approved by Lake County during the development review process:

- *A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or*
- *At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent; or*
- *Necessary Improvements are programmed within the first three (3) years of the Five-Year Schedule of Capital Improvements, subject to financial feasibility and other conditions in accordance with Section 5.03.08, Land Development Regulations; or*
- *Execution of a Proportionate Fair Share agreement in accordance with Section 5.10.00, Land Development Regulations.*

Policy IX.1.5.3 Transportation Concurrency Exception Areas and Management Areas

The County shall, in coordination with the Lake Sumter MPO and municipalities, examine the utility of transportation concurrency exception areas and management areas as tools to promote compact growth and development patterns that establish a clear delineation between urban and rural land uses and promote economic development.

Policy IX.1.5.4 Proportionate Share

Lake County shall adopt a Proportionate Share Ordinance for transportation impacts according to State statute. If an applicant receives a capacity encumbrance denial letter for transportation facilities deficiency reasons, they may propose to use the proportionate fair-share contribution to satisfy transportation concurrency. In such case, that application shall be reviewed and considered by the County. The applicant's proportionate fair-share proposal may be approved (whether as submitted or as subsequently modified) for the issuance of a capacity encumbrance letter (which capacity encumbrance letter of concurrency may contain conditions for its issuance), provided that the proposed development is consistent with the Comprehensive Plan and applicable Land Development Regulations and, specifically, with Section 5.10.00, Land Development Regulations.

B. Leave objective and supporting policies as is.

Comment 231: Motorized and Non-Motorized Design Standards for State Roads
 (Page 228) Transportation Policy IX.1.6.3 should reference the Plans Preparation Manual utilized by FDOT. (Lake-Sumter MPO, Growth Management)

Discussion: FDOT utilizes the Plans Preparation Manual (PPM) for design standards on state roads. Reference to this design manual in Policy IX-1.6.3 would be appropriate. Also, The Lake County Trails Master Plan was adopted after this policy was written and should be referenced in Policies IX.1.6.3 through IX-1.6.7, as well.

OPTIONS:

A. Revise the policies as follows:

Policy IX.1.6.3 Motorized and Non-Motorized Design Standards for State Roads

To minimize conflicts between motorized and non-motorized transportation traffic, Lake County shall coordinate with the Florida Department of Transportation to ensure that, at a minimum, paved shoulders are added to all State roads within the jurisdictional limits of the County at the time of reconstruction or additional capacity improvements occur, in conformance with the FDOT Plans Preparation Manual, January 1, 2009, or its successor documents, as well as the Lake County Trails Master Plan, July 2009, or its successors.

Policy IX.1.6.4 Motorized and Non-Motorized Design Standards for County and Local Roads

Lake County shall identify collector, arterial, and local roadways and include design standards for those roadways. The County shall ensure that design standards are followed at the time of improvement or reconstruction of a roadway. ~~Further design standards shall be included in the bikeway plan as part of a coordinated master improvement plan.~~ Roadway designs shall be consistent with the design standards included in the Lake County Trails Master Plan, July 2008, or its successor documents, and new bikeways and pedestrian paths shall be constructed to connect to the existing or proposed network wherever possible.

Policy IX.1.6.5 Rails to Trails

Lake County shall coordinate with government agencies and private organizations involved in the acquisition and development of a trail system utilizing abandoned railroad right-of-way where feasible. Such coordination shall ensure, to the extent possible, that new trails are consistent with the design standards and network adopted in the Lake County Trails Master Plan, July 2008, or its successor documents. The County shall incorporate new rail trails into the Plan in future updates, as appropriate.

Policy IX.1.6.6 Bicycle and Recreational Trail Planning and Coordination

Lake County shall fund and construct a countywide network of pedestrian, bicycle, recreational and equestrian trails. The County will coordinate with the Lake-Sumter Metropolitan Planning Organization, Florida Department of Transportation, municipalities and other appropriate agencies to study and implement options for coordinated provision of a bike trail network consistent with the Lake County Trails Master Plan, July 2008, or its successor documents.

Policy IX.1.6.7 Provision of Bicycle and Pedestrian Ways for New Development

Lake County shall adopt provisions in the Land Development Regulations to require that developers of new development and redevelopment projects ~~evaluate the need for~~ provide appropriate bicycle and pedestrian facilities based on measurable criteria, ~~and provide for~~ Such facilities shall be consistent with the design standards included in the Lake County Trails Master Plan, July 2008, or its successor documents, and shall connect to the existing or proposed network wherever possible.

B. Leave policies as is.

Comment 232: Policy is incomplete

(Page 229) Transportation Policy IX-1.7.2 is incomplete. (Growth Management)

Discussion: The Black Bear State Scenic Roadway needs to be added to Policy IX-1.7.2.

OPTIONS:

A. Add the Black Bear State Scenic Roadway to the list of scenic roads in .Policy IX-1.7.2.

B. Leave policy as proposed.

Comment 233: Policy needs LDR implementation date

(Page 230) Transportation Policy IX-1.9.2 needs an LDR implementation date (Economic Growth and Redevelopment, Growth Management)

Discussion: The policy needs an appropriate implementation date or Land Development Regulations will be required within 12 months of the effective date of the Plan which may be insufficient time.

OPTIONS:

A. Revise the policy as follows:

Policy IX-1.9.2 Suitable Adjacent Land Use

Within 24 months of the effective date of the Comprehensive Plan, the County will adopt Land Development Regulations to ensure that ~~Lake County shall restrict~~ land uses and development in the proximity of to rail facilities ~~to those uses which~~ are compatible with such facilities.

B. Leave policy as proposed.

Comment 234: Policy should be relocated

(Page 233) Transportation Policy IX-2.1.2 should be moved. (County Attorney, Growth Management)

Discussion: Transportation Policy IX-2.1.2 deals with corridor protection and therefore belongs under Objective IX-4.3 which is about corridor protection. Also, the last sentence should be deleted as it refers to the Evaluation and Appraisal Report and is not logically connected to the policy.

OPTIONS:

- A. Delete the last sentence of Policy IX-2.1.2 and move it to Policy IX-4.3.1, renumbering the rest of the section.
- B. Delete the last sentence of Policy IX-2.1.2.
- C. Leave policy as proposed.

Comment 235: Public transit policies need revisions.

(Page 233) Objective IX-2.2 is grammatically confusing and also needs to be updated (Lake-Sumter MPO)

Discussion: Objective IX-2.2 is awkwardly written and needs to be grammatically correct. Also, the objective and supporting policies should reference the Lake County 2020 Transit Development Plan which was updated since the objective was written. Finally, the MPO refers to “Public Transit Zones” as “Transit Supportive Areas” and Traffic Analysis Zones are not technically established by the County but by the MPO. Also, the County has established a fixed route transit system, therefore, Policy IX-2.2.3 needs to be revised.

OPTIONS:

- A. Revise the objective as follows:

OBJECTIVE IX.2.2 PUBLIC TRANSIT SERVICES

Lake County shall strive to address the need for a public transit system that serves major trip generators and attractors, and transit-dependent populations; and land uses and to provide a viable alternative to single-occupant vehicle travel in the urbanized areas of Lake County and within the region. The County shall cooperate with the Lake-Sumter MPO and the municipalities to implement the Lake County Transit Development Plan (Wilbur Smith Associates, 2008) and its successor documents.

Policy IX.2.2.1 ~~Establish Public Transit Zones~~ Transit Supportive Areas

Lake County, in coordination with the Lake-Sumter MPO and the municipalities, shall identify, and analyze mass transit zones, using County adopted traffic analysis zones as a basis, and help create Transit Supportive Areas to implement the Lake County Transit Development Plan (Wilbur Smith Associates, 2008) and its successor documents.

Policy IX.2.2.2 Fixed Route Public Transit

Lake County shall promote fixed route service along routes established as priorities in the ~~LSMPO~~ Lake County Transit Development Plan (Wilbur Smith Associates, 2008) and its successor documents, or as determined by the Community Transportation

Coordinator (CTC) and the Lake-Sumter MPO and shall seek to coordinate that service with other providers in the region.

Policy IX-2.2.3 Level of Service

~~*Upon implementation of the Lake County fixed route transit system, Within 36 months of the effective date of the Comprehensive Plan, the County shall establish a level of service for transit.*~~

Policy IX.2.2.7 Accessible Transit System

To ensure the accessibility of the transit system, Lake County will strive to provide to its residents and business community the ability to move from one mode of travel to another with ease using parking strategies such as having available parking at transfer stations and major stops; park and ride; parking garages to reduce on-street parking; and locating bus stops at existing, major parking facilities (i.e. malls, shopping centers, and parking garages.). The County will establish, in the Land Development Regulations, land use, site, and building guidelines and requirements for development in public transit corridors to assure accessibility of new development to public transit consistent with the Lake County Transit Development Plan (Wilbur Smith Associates, 2008) and its successor documents.

B. Leave objective as is.

Comment 236: Coordination and public input are outdated.

(Page 235) Goal IX-3 and its supporting objectives and policies should be in the Intergovernmental Coordination Element. Policy IX-3.1.1 could be broader in scope. (Growth Management, County Attorney, Lake-Sumter MPO)

Discussion: Goal 3 and its supporting objectives and policies are somewhat outdated and also should be in the Intergovernmental Coordination Element. Policy IX-3.1.1 could be broader in scope (MPO). The way the policy is worded, it sounds like the Citizens Advisory Committee (CAC) is the only source for community input. Policy 3.1.2 is to encourage diversity on the CAC, however, at the time the policy was drafted, the County ran the committee. Now it is part of the MPO and therefore, the policy should be deleted as outdated.

OPTIONS:

A. Move Goal IX-3 and Objective IX-3.2 to the Intergovernmental Coordination Element;
Delete Policy IX.3.1.2 as outdated and unnecessary;
Combine Objective IX-3.1 and Policy IX-3.1.1 as follows and move to the Intergovernmental Coordination Element:

OBJECTIVE IX 3.1 PUBLIC PARTICIPATION

~~*Ensure that the Comprehensive Plan supports community social values through developing transportation systems that are user friendly, accessible, interconnected and aesthetically appropriate.*~~

Policy IX.3.1.1 Public Input

Actively solicit public input from appropriate sources, including but not limited to, community groups, businesses, underserved populations, etc., through and the Lake-Sumter MPO Citizens Advisory Committee (CAC)- to ensure that the Comprehensive Plan supports community social values through developing transportation systems that are user friendly, accessible, interconnected and aesthetically appropriate.

B. Leave language as proposed.

Comment 237: Transportation capital improvements

(Page 236) Policy IX-4.2.2 does not address project prioritization (Lake-Sumter MPO, Growth Management)

Discussion: Policy IX-4.2.2 states that projects in the County’s five-year work program shall be included in the Schedule of Capital Improvements. Not all such projects can be included, however, so some sort of prioritization process is needed. The County could use the LSMPO prioritization process for County projects in the CIP.

OPTIONS:

A. Revise the policy as follows:

Policy IX.4.2.2 Include Projects in the CIP

Projects in the County’s five-year work program shall be included in the Schedule of Capital Improvements showing projects by funding source. Projects identified as required to maintain Levels of Service shall be prioritized according to need and financial feasibility. The County may utilize the Lake-Sumter MPO prioritization process to schedule County-road projects in the Five-Year Schedule of Capital Improvements.

B. Adopt a separate policy regarding the prioritization of roadway projects:

C. Leave policy as proposed.

Comment 238: Constrained corridors should be added to the Element.

(Page 236) Objective IX-4.3 is to protect and maintain corridors. (Lake-Sumter MPO, Growth Management)

Discussion: Within the Lake-Sumter Planning Area, various physical, environmental and local policy constraints influence the transportation planning vision for the region. Land use decisions and transportation planning must be coordinated. To assist in this coordination, some corridors should be designated as appropriate for capacity improvements through the expansion of lanes.

Right-of-way acquisition and roadway capacity improvements through additional lanes have become too expensive a venture to be considered the only option when planning for future transportation demand. Further, there is a need for a regional multimodal approach to addressing the traffic demand and congestion issues within the Lake-Sumter region. The following new policy is recommended for consistency with the Lake-Sumter MPO’s Long Range

Transportation Plan and to accomplish Planning Horizon 2030’s overall goals of increasing development in core urban areas and to preserving rural areas.

OPTIONS:

A. Add new Policy IX-4.3.1 as follows and renumber subsequent policies:

Policy IX-4.3.1 Constrained Roadway Corridors

Lake County shall coordinate and cooperate with the Lake-Sumter Metropolitan Planning Organization to identify constrained road corridors for state and county roads, designated collector status and above. Constrained corridors shall be so designated in an effort to accomplish one or more of the following:

- To preserve rural character in areas where existing conditions and land use designations do not require the need for additional capacity;
- To limit the extent to which corridors will be widened in order to prevent roadways from becoming dividing factors within communities or to prevent widening projects causing the erosion of viable neighborhoods or districts;
- To enhance the regional transportation network, spread demand for transportation capacity and maximize access to communities and centers;
- To promote the goal of migrating away from capacity improvements through the addition of lanes and to promote the migration toward additional capacity through mass transit improvements along appropriate arterial corridors; and
- To prevent a misallocation of fiscal resources toward lane-addition projects in which cost-benefit ratios are low in terms of cost versus new capacity.

Lane constraints shall apply only to through lanes and not to turn lanes, auxiliary lanes and exclusive-transit lanes.

B. Do not add policy.

Comment 239: Road standards
 (Page 236) Policies IX-4.3.1 and IX-4.3.2 and tables TRAN-4 and TRAN-5 are not consistent with current FDOT standards. (Public Works)

Discussion: The FDOT has changes its Plans Preparation Manual since the LPA approved its recommendation for the Transportation Element. The tables associated with the policies should to be revised for consistency with the Manual.

OPTIONS:

A. Revise tables as follows:

Table TRAN 4 - Minimum Right-of-Way Standards for Arterial Roadways

TYPE OF FACILITY	RIGHT OF WAY WIDTH (FEET)		
	FOUR (4) LANE	SIX (6) LANE	EIGHT (8) LANE
Urban Arterial	94 <u>102</u>	128 <u>126</u>	N/A
Suburban Arterial	174 148	200 160	N/A
Rural Arterial	200 <u>192</u>	200	N/A

Freeway	216 324	240 324	264 N/A
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Table TRAN 5 - Lake County Roadway Design Standards

ROADWAY CLASSIFICATION	ROAD WIDTH	NO. OF LANES	RURAL MIN. ROW	URBAN MIN. ROW	SPEED (MPH) RURAL	SPEED (MPH) URBAN	PROPERTY ACCESS	PAVED SHOULDER PED/BIKE PATH*
Principal Arterial	12'	4-6 4 6	200' 148' 192'	128' 102' 192'	45-65	45- 65 or less	Minimal Controlled	4' – 5'
Minor Arterial	12'	2-5 2 4	200' 124' 148'	128' 80' 102'	45-55	40-50	Moderate Controlled	4' – 5'
Major Collector	12'	2-5 4	100' 120'	80' 102'	45-55	35-45	Discouraged Joint Driveways Recommended	3' – 5'
Minor Collector	12'	2-3 4	80' 120'	70' 102'	40-55	30-40	Incremental	3' – 5'
Local Feeder / Distributor	10'-12'	2	80'	60'	30-45	30-40	Continual	0' – 2'
Local **	10'	2	66'	50'	30-45	25-35	High	0'

B. Leave tables as is.

PUBLIC FACILITIES ELEMENT

Comment 240: The introduction should be updated.

(Page 240) The introduction is not up-to-date. (County Attorney, Growth Management)

Discussion: The first sentence of the second paragraph is incorrect. The water system the County took over in Umatilla needs to be mentioned.

OPTIONS:

A. Revise the language as follows:

With the sole exception of a small water utility in Umatilla that the County is operating on an interim basis, Lake County does not own, operate, or maintain any potable water systems or wastewater systems, nor does Lake County have any water or sewer serviced areas.

B. Leave language as proposed.

PUBLIC FACILITIES ELEMENT – AQUIFER RECHARGE

Comment 241: Policies should be relocated.

(Pages 244 & 245) Policies X-1.2.1, X-1.2.2, X-1.2.3, and X-1.2.7 should be relocated. (Growth Management)

Discussion: Policies X-1.2.1, X-1.2.2, and X-1.2.3 address water conservation in general, not conservation of aquifer resources, and Policy X-1.2.7 addresses floodplains. The policies should be moved to the Conservation Element under the appropriate objective.

OPTIONS:

A. Relocate policies to the Conservation Element.

B. Copy Policies to the Conservation Element.

C. Do not move policies.

Comment 242: Policy is unclear.

(Page 244) Policy X-1.2.3 is unclear and incorrect. (Growth Management)

Discussion: The policy states that the County shall comply with its golf course ordinance. The County does not have a “golf course ordinance,” however, the Land Development Regulations do contain standards for golf courses. Also, it is not the County that should comply but rather golf course development. The policy should be revised.

OPTIONS:

A. Revise the policy as follows:

Policy X-1.2.3 Water Use by Golf Courses Ordinance

~~Lake County shall comply with the adopted New and redeveloped golf courses ordinance as it applies to, shall comply with the Land Development Regulations with respect to water conservation, reuse and drought management in order to limit the impact of golf courses on ~~ground~~ water resources.~~

- B. Leave policy as proposed.

Comment 243: Policy may be confusing.

(Page 245) Policy X-1.3.1 is unclear and incorrect. (Growth Management, County Attorney)

Discussion: The last bullet of Policy X-1.3.1, as written, appears to require the County to pre-treat stormwater. The County can require pre-treatment but it will not pre-treat stormwater itself. The policy should be revised to avoid confusion.

OPTIONS:

- A. Delete the word “Provide” from the last bullet of the policy.
B. Leave bullet as proposed.

Comment 244: Policies are too broad.

(Pages 246 and 247) Policies X-1.3.6 and X-1.3.8 are too broad and place overly severe and expensive requirements on development. (County Attorney, Growth Management)

Discussion: Policies X-1.3.6 and X-1.3.8 are too broad and place overly severe and expensive requirements on development. The policies require a geologic study for any development within an Aquifer Protection Zone or where there are karst features. This does not allow for any flexibility or exemptions. The policies do not state the purpose of these studies nor how they will be used for decision-making. Karst formations (limestone) underlie almost the entire County and nearly every lake in the County is a sinkhole lake. The County does not have either the staff nor expertise to evaluate the risks of sinkholes to development. This is appropriately a risk taken by the private sector when building. Sinkhole risk may be mitigated in certain circumstances. The second sentence of the Policy in X-1.3.8 may conflict with other policies relating to land use by limiting uses regardless of the uses allowed by a Future Land Use Category or Zoning District. Identification and protection of karst features and buffers and setbacks from sinkholes are addressed in Future Land Use Policies I-3.4.6 through I-3.4.8, however their location implies they apply only to the Wekiva Study Area. Suitability criteria are addressed in Policy X-1.3.9.

OPTIONS:

- A. Copy Future Land Use Policies I-3.4.6 through I-3.4.8 into this section so that they apply county-wide and delete policies X-1.3.6 and X-1.3.8.
B. Revise policies X-1.3.6 and X-1.3.8 as follows:

Policy X-1.3.6 Site Specific Review

The Land Development Regulations ~~shall~~ may include the requirement of a hydrogeologic report for all Aquifer Protection Zones as part of site evaluation prior to development.

In the event that the applicant disputes a determination by the County that a site is located within an Aquifer Protection Zone, the applicant may, at their expense, prepare a site-specific study performed by a qualified Florida Professional Geologist or Engineer to determine if the site lies within an Aquifer Protection Zone. This report will be provided to the appropriate agency for review and consideration. Should a site-specific study be performed within a springshed, the most conservative U. S. Geological Survey potentiometric map available shall be used.

Policy X-1.3.8 Sinkholes and Karst Features

~~The County shall require a site specific scientific study to evaluate the risks of development in or adjacent to sinkholes and karst features. Additionally, ~~the~~ type, density and intensity of land uses established adjacent to a sinkhole or karst features shall may be limited to activities that will not result in further expansion of the hole or that would negatively impact ground water quality. When development in the vicinity of a sinkhole is proposed, appropriate setbacks and buffering shall be required. Alternative Recommendations for development shall may be submitted based on a site specific study by a qualified licensed professional, either a State licensed professional engineer or professional geologist paid for by the developer. Specific Alternative setbacks and buffering proposed shall require approval by qualified county staff.~~

C. Leave policies as proposed.

Comment 245: Policy is too broad and its application premature.

(Page 247) Policy X-1.3.11 is too broad and places overly severe and expensive requirements on development. (County Attorney, Growth Management)

Discussion: The policy requires a report by a licensed professional geologist. Requiring such a report at the Plan Amendment stage or Rezoning is premature. Such a report, like other reports, would typically be required for approval of a subdivision plat or with submittal of site plans.

OPTIONS:

A. Revise the policy as follows:

Policy X-1.3.11 Evaluation of Future Land Use and Zoning

The County ~~shall~~ may require that a report by a licensed professional geologist be submitted with a site plan or subdivision plat ~~future land use amendment or rezoning application~~ to provide an analysis of the site for the presence of protected recharge areas, most effective recharge areas, areas more vulnerable to contamination, springsheds, karst features, and sinkholes.

B. Delete the policy as redundant.

C. Leave policy as proposed.

PUBLIC FACILITIES ELEMENT – POTABLE WATER

Comment 246: Part of the objective and the supporting policy are unnecessary.
 (Page 250) Public Facilities Objective X-2.1 and Policy X-2.1.2 address design and construction standards for potable water systems, however, such systems are permitted under State, not local, authority. (Growth Management)

Discussion: The policy and language in the objective addressing design and construction standards for potable water facilities are outside of the County’s purview. State and federal agencies regulate and permit water treatment and distribution facilities. The policy is a holdover from the current Comprehensive Plan, however, the County never established such standards and, therefore, cannot update them. The language should be deleted as unnecessary. Also, more properly, the objective should address implementation of adopted levels of service that are adopted by policy.

OPTIONS:

A. Policy X-2.1.2 should be deleted and Objective X-2.1 should be revised as follows:

OBJECTIVE X-2.1 COORDINATE THE PROVISION OF POTABLE WATER SERVICE TO MEET THE ANTICIPATED DEMAND AND ~~ESTABLISH REQUIRED IMPLEMENT ADOPTED LEVELS OF SERVICE~~

Lake County shall coordinate with central water providers under the Joint Planning Areas (JPAs) and with private utilities to meet the anticipated demand and to ~~establish provide~~ the required levels of service for ~~the provision of~~ potable water. ~~Design and construction standards for potable water systems will be updated to standards consistent with the providers.~~

B. Leave language as proposed, but change “update” to “adopt.”

Comment 247: Policy is confusing.
 (Page 250) Public Facilities Policy X-2.1.4 is confusing. (County Attorney, Growth Management)

Discussion: The use of the term “open space” in the policy is confusing. The apparent intent is to address the policy to irrigated areas.

OPTIONS:

A. Revise the policy as follows:

Policy X-2.1.4 Monitor the Impact of Reclaimed Water

Lake County shall monitor the impact of reclaimed water on potable water demand. Development containing irrigated ~~open space~~ areas shall be required to accept reclaimed water for irrigation when such reclaimed water is available.

B. Leave policy as proposed.

Comment 248: Coordination with Other Agencies

(Page 251) Public Facilities Policy X-2.1.9 needs to be revised to be consistent with the Draft Lake County Water Supply Plan. (Growth Management)

Discussion: Since the LPA first made its recommendations on the Potable Water Sub-element, the County has drafted its Water Supply Plan. Comments from the St. Johns River Water Management District on the Draft Water Supply Plan and on the County's Evaluation and Appraisal Report indicate that the policy should be revised to include District water supply planning documents.

OPTIONS:

A. Add a bullet to the policy as follows:

- Participate with the Water Management Districts in the development of District Water Management Plans, Water Supply Assessments, and District Water Supply Plans;

B. Leave policy as proposed.

Comment 249: Policy is worded awkwardly and is confusing.

(Page 252) Public Facilities Policy X-2.2.2 is awkward and confusing. (Growth Management)

Discussion: The policy has very long sentences and is poorly worded. It seems to be internally inconsistent. The intent seems to be to establish requirements for central water facilities, however, the policy just mirrors language from state rules that define what a community water system is. It would be more clear if it were revised.

OPTIONS:

A. Revise policy as follows:

Policy X-2.2.2 Central Potable Water Service Criteria

~~At a minimum, all systems must meet the regulatory criteria of a Public Water Supply System (PWS) for the provision to the public of water for human consumption through pipes or other constructed conveyances, where such system has at least fifteen service connections or regularly serves an average of at least twenty five individuals daily at least 60 days out of the year or otherwise as applicable to Florida Department of Environmental Protection regulation and those systems that service less than 15 connections or a density greater than 1 dwelling unit per net acre must connect to a regional system. The County shall require new development to provide central water systems consistent with the requirements contained in the Land Development Regulations, based on the size of the development, land use, density and intensity.~~

B. Revise the policy as follows:

Policy X-2.2.2 Central Potable Water Service Criteria

At a minimum, all systems must meet the regulatory criteria of a Public Water Supply System (PWS) for the provision to the public of water for human consumption, through pipes or other constructed conveyances, New development shall be required to

construct and maintain an on-site central water system where such system has at least fifteen service connections or regularly serves an average of at least twenty-five individuals daily who consume the water at least 60 days out of the year, or otherwise as applicable to Florida Department of Environmental Protection regulation and those systems that services less than 15 connections or at a density greater than 1 dwelling unit per net acre must connect to a regional system.

C. Leave policy as is.

PUBLIC FACILITIES ELEMENT – SANITARY SEWER

Comment 250: Regional Wastewater Service Criteria

(Page 254) Public Facilities Policy X-3.1.2, Regional Wastewater Service Criteria, is incomplete. (Growth Management)

Discussion: The policy provides guidelines for regional wastewater facilities; however, it does not adequately address facility planning and connection of sub-regional central systems to the regional system. Also, the policy is limited to the Urban Land Use Series but other land uses exist which allow for some of the same densities and intensities and therefore they should be included, as ell.

OPTIONS:

Revise the policy as follows:

Policy X-3.1.2 Regional Wastewater Service Criteria

Lake County shall prepare and adopt temporary wastewater service criteria for developments which are consistent with the Comprehensive Plan and approved by the Board of County Commissioners.

Developments within the urban land use series and the Mount Plymouth-Sorrento Main Street Future Land Use, the Wekiva River Protection Area Mt. Plymouth-Sorrento Receiving Area Future Land Use Category, the Mount Plymouth-Sorrento Neighborhood Future Land Use Category, the Green Swamp Ridge Future Land Use Category, and the Public Service Facilities and Infrastructure Future Land Use Category with ~~a capacity~~ flows of 100,000 gallons per day (GPD) or a density greater than one (1) unit per net acre must be connected to a regional sewer system, defined as a central sewer system with a capacity of 500,000 GPD or greater. Any new development outside the urban land use series where development occurs at densities of one unit per acre or greater and wastewater discharge of the development is equal to or greater than 100,000 per day shall be required to connect to a regional sewer system. However, a central sewer system having a capacity of at least 100,000 GPD or more may be permitted on a temporary basis until such time as a regional system becomes available. The temporary system shall be staffed by a Florida licensed waste water treatment plant operator in accordance with State regulation and code. These temporary facilities shall be planned, designed, and constructed so they either serve as the nucleus of a future regional system, or can act with minimal modification as a lift

station when connected to a regional system, or can be abandoned when merged into a regional sewer system constructed at another location.

Regional wastewater systems shall be planned, designed, and constructed to service any sub-regional and package treatment systems within or abutting their service areas and areas where septic systems exceed densities of one unit per acre.

B. Leave policy as proposed.

Comment 251: Mandatory Connection Ordinance

(Page 254) Public Facilities Policy X-3.1.3, Mandatory Connection Ordinance, is incomplete. (Growth Management)

Discussion: The intent of the policy is to require development above a certain threshold to connect to central sewer services, however it only applies to the Urban Future Land Use Series. Several other land uses exist which allow for some of the same densities and intensities and therefore should be included. Also, the policy does not address the connection of package treatment plants to regional systems.

OPTIONS:

A. Revise the policy as follows:

Policy X-3.1.3 Mandatory Connection Ordinance

Lake County shall review and revise, as appropriate, its existing Mandatory Connection Ordinance, which at a minimum, shall require the following within the Urban Land Future Use Series and the Mount Plymouth-Sorrento Main Street Future Land Use, the Wekiva River Protection Area Mt. Plymouth-Sorrento Receiving Area Future Land Use Category, the Mount Plymouth-Sorrento Neighborhood Future Land Use Category, the Green Swamp Ridge Future Land Use Category, and the Public Service Facilities and Infrastructure Future Land Use Category:

New development that exceeds 1,500 gallons per day (GPD) , or new homes or developments with usage less than 1,500 GPD and located within 300 feet of public sanitary sewers, shall be required to connect to public sanitary sewer. Existing homes and development shall be required to connect to public sanitary sewer within five (5) years of meeting these criteria or within five (5) years of the effective date of this ordinance. Within the ~~Urban Land Use Series~~ land uses listed above, an existing home on a five (5) acre or larger tract shall not be required to connect to a public sanitary sewer system unless the property is developed at a higher density.

When centralized wastewater collection systems are in or come into contact with package plants, the package plant service area will hook up to the Central Wastewater Treatment System. Existing package plants within the service area of an existing Central Wastewater Treatment System will hook up to that Central Wastewater Treatment System no later than December 2012. New package plants will be constructed in such a way as to minimize the cost and logistical problems for later hook-ups to centralized systems at such time as this option becomes available. New

developments will run dry pipe for force mains from the main lift station to the service front, or locate the treatment plant at the service front of the development.

B. Leave policy as proposed.

Comment 252: Onsite Wastewater Treatment Systems

(Page 256) Public Facilities Policy X-3.2.2 is outdated. (Environmental Utilities)

Discussion: The policy carries the date of 2005, but the plan has not yet adopted. The policy, as written, cannot be retroactive and should be revised.

OPTIONS:

A. Revise the policy as follows:

Policy X-3.2.2 Onsite Wastewater Treatment Systems

All septic systems installed on or after ~~2005~~ 2010 shall meet best industry standards for the reduction of nutrients and other potential groundwater contaminants or shall meet Federal or State standards and guidance for maximum continuation level discharge, whichever is more stringent.

B. Revise the policy as follows.

All septic systems ~~installed on or after 2005~~ shall meet best industry standards for the reduction of nutrients and other potential groundwater contaminants or shall meet Federal or State standards and guidance for maximum continuation level discharge, whichever is more stringent.

C. Leave policy as proposed.

Comment 253: Industrial and hazardous waste

(Page 256) Public Facilities Policy X-3.2.3 addresses central sewer systems. (Conservation and Compliance)

Discussion: If the intent is to require central sewers for facilities generating or processing industrial or hazardous waste, then the language of the policy should use the term "shall," not "should."

OPTIONS:

A. Revise the policy as follows:

Policy X-3.2.3 Industrial and Hazardous Waste

Central Sewer Systems shall be required for land uses proposing the generation or processing of industrial or hazardous waste (based upon DOH and FDEP rules). The installation of such facilities ~~should~~ shall only be permitted by the County subject to the receipt of all applicable DOH and FDEP permits.

B. Leave policy as proposed.

Comment 254: Septic tanks

(Page 256) Public Facilities Policy X-3.2.5 addresses septic system inspections. (Conservation and Compliance)

Discussion: There is no provision in this policy that would allow for any exceptions, say for new homes or recent resales. Whenever a system is modified, it must go through the DOH permitting process and before being approved, must be inspected. This program could involve considerable staff time and expense. If the inspectors are DOH employees, this will require a large increase in staff at that agency.

OPTIONS:

A. Revise the policy as follows:

Policy X-3.2.5 Septic System Inspection Program

The County will cooperate with the Department of Health to establish a septic system inspection, maintenance, and repair program that requires each existing system to be inspected and certified as properly functioning, and pumped out whenever a property is sold, system is modified, or at least every five (5) years.

B. Leave policy as proposed.

Comment 255: Advanced wastewater treatment

(Page 256) Public Facilities Policy X-3.3.1 is incomplete. (Growth Management)

Discussion: The policy contains a title but no additional language

OPTIONS:

A. Add language to the policy as follows:

Policy X-3.3.1 Advanced Wastewater Treatment

All new Type II and Type III (100,000 gallons per day and greater) private central wastewater systems in Lake County shall be designed and built as advanced wastewater treatment systems and shall provide reclaimed water throughout the development(s) where service is provided. Should additional quantities of reclaimed water be available above the demand generated by the approved development(s), such water shall be made available outside of the development(s) to adjacent or nearby properties with such costs to extend service beyond the development(s)' boundaries borne by the end users. The County may require adjacent or nearby development to use such excess reclaimed water as a condition of development approval. Advanced Wastewater Treatment (AWT) means treatment of Domestic Wastewater to achieve an effluent after disinfection containing not more than are 5 mg/l Biochemical Oxygen Demand (BOD), 5 mg/l of Total Suspended Solids (TSS), 3 mg/l Total Nitrogen, and 1 mg/l Total Phosphorus. (per subsection 403.086(4), F.S.)

Any new Type III facilities ("package plants," flows less than 100,000 gallons per day) are required to meet Best Available Technology (BAT) standards and all Type III facilities in springshed protection areas or areas with Type A soils (areas of high

recharge) must meet BAT standards by December 2012. The BAT requirements are as follows:

<u>Parameter</u>	<u>Annual Average</u>	<u>Monthly Average</u>	<u>Weekly Average</u>	<u>Single Sample Max.</u>
<u>TSS (mg/l)</u>	<u>10</u>	<u>12.5</u>	<u>15</u>	<u>20</u>
<u>BOD (mg/l)</u>	<u>10</u>	<u>12.5</u>	<u>15</u>	<u>20</u>
<u>Basic Disinfection (mg/l)</u>				<u>0.5</u>
<u>Total Nitrogen mg/l)</u>	<u>10</u>	<u>12.5</u>	<u>15</u>	<u>20</u>
<u>Total Phosphorus (mg/l)</u>	<u>1</u>	<u>1.25</u>	<u>1.50</u>	<u>2.0</u>

- B. Delete policy title and renumber subsequent policies.

Comment 256: Advanced and enhanced on-site wastewater treatment
 (Page 256) Public Facilities Policy X-3.3.4 may be incomplete. (Environmental Utilities)

Discussion: A rule may be issued by another agency than DOH, therefore, the second to last sentence should be revised to be broader in scope.

OPTIONS:

- A. Revise the policy as follows:

Policy X-3.3.4 Advanced and Enhanced Onsite Wastewater Treatment

The County will coordinate with federal and state agencies including the Department of Health (DOH) to minimize the impact of onsite wastewater disposal systems within springsheds, areas of aquifer vulnerability and surface waters and wetlands. The County shall require new development outside of wastewater utility service areas, not on central sewer, to comply with onsite performance based treatment systems within environmentally sensitive areas, including but not limited to the Wekiva Study Area (WSA), consistent with the state requirements. The Florida Department of Health rule making will establish the treatment standards for onsite performance based treatment systems. The County will work with agencies to evaluate various onsite wastewater treatment and disposal systems to maximize nutrient removal and provide appropriate, cost effective solutions for new and retrofitted onsite systems. As appropriate, the County shall adopt Land Development Regulations that require advanced or enhanced onsite wastewater treatment and disposal systems within the WSA and other environmentally-sensitive areas to achieve discharge limits established by the DOH or other regulatory agency. The County shall consider incentives to encourage the use of more efficient nutrient-removing technologies for onsite systems as they become available.

- B. Leave policy as proposed.

Comment 257: Onsite Sewage Disposal Maintenance
 (Page 257) Public Facilities Policy X-3.3.5 is unclear. (Environmental Utilities)

Discussion: Policy X-3.3.5 requires replacement of septic systems if a system fails or requires repair, however, it does not specify what constitutes a “repair.” Sometimes, only a portion of a drain field may need replacement, or the line between the house and tank needs roots cleaned out. The term repair should be defined or the requirement for replacement more clearly specified.

OPTIONS:

A. Revise the policy as follows:

Policy X-3.3.5 Onsite Sewage Disposal Maintenance.

At the time an existing onsite wastewater disposal system fails or requires repair based on a determination by the Department of Health (DOH) that a permit or permit modification is required, it shall be replaced with a performance based system pursuant to DOH rules provided that central sewer facilities are not available. Pumping tanks, and cleaning or replacement of lines clogged or crushed by tree roots shall not constitute a repair for the purposes of requiring replacement. The County shall seek to enter into an Interlocal Agreement with the DOH to establish and implement an inspection, maintenance, and pump-out program for onsite individual wastewater disposal systems within areas vulnerable to surface water or groundwater contamination, including but not limited to the WSA and Green Swamp.

PUBLIC FACILITIES ELEMENT – SOLID WASTE

Comment 258: Solid waste management
 (Page 258) Public Facilities Objective X-4.1 seems overly limited to be “integrated.” (Environmental Utilities)

Discussion: Solid waste will be managed in facilities other than the landfill only, therefore, the objective, as written, may be misinterpreted.

OPTIONS:

A. Revise the objective as follows:

OBJECTIVE X-4.1 INTEGRATED SOLID WASTE MANAGEMENT SYSTEM

Lake County shall plan and implement an Integrated Solid Waste Management System to responsibly manage the volume of solid waste disposed in Lake County landfills and other solid waste management facilities....

B. leave objective as is.

Comment 259: Universal solid waste collection

(Page 258) The policy mandates the continuation of universal solid waste collection by the County . (Environmental Utilities)

Discussion: There is no guarantee that the County will continue to provide universal collection. The service may be provide by a contract hauler or franchisee. Also, the ordinance does not provide for an exemption but does provide an opportunity for assistance.

OPTIONS:

A. Revise the policy as follows:

Policy X-4.2.1 Continuance of Universal Solid Waste Collection Service

The County may continue to will provide universal collection service. Universal collection of solid waste was adopted for residents in the unincorporated portions of the County. The ordinance requires residences to pay a fee for solid waste collection and disposal. ~~The ordinance includes provisions for exemptions from fee payment~~ County may provide assistance, per the Ordinance, when severe economic hardship can be demonstrated.

B. Revise the policy as above, but delete the last sentence entirely.

Comment 260: Landfill capacity

(Page 259) Public Facilities Policy X-4.2.4 is unclear.

Discussion: Policy X-4.2.4 is a statement of fact about the landfill and makes no policy statement. Therefore, it is unnecessary and should be replaced or revised. Additionally, the waste-to-energy facility operated by Covanta under contract with the County is set to expire in 2014. Should the contract not be renewed, the County will pursue other options for the disposal of its solid waste. The analysis of current landfill capacity is based on the waste generation rates considering the waste stream diversion to the Covanta facility, therefore, the policy would be more correct to refer to the waste management program rather than just the landfill.

OPTIONS:

A. Revise the policy as follows:

Policy X-4.2.4 ~~Opening of New Landfill Facility~~ Solid Waste Management SystemProgram

The County ~~maintains more than eighty acres of land at~~ shall ensure that the existing County Solid Waste Management System Facility on which additional permitted solid waste landfill cells may be built. New cell(s) shall be operational to replace the existing operating cell. The capacity of waste disposal represented by the additionally permitted land is in excess of 11 million cubic yards. This meets shall be maintained and operated to meet the disposal needs of the County for the duration of this 2030 Comprehensive Plan.

B. Delete Policy X-4.2.4 and renumber subsequent policies.

C. Leave policy as proposed.

Comment 261: Landfill monitoring

(Page 259) The policy requires expansion of the groundwater monitoring program when the landfill expands. (Environmental Utilities)

Discussion: The FDEP requirements for the groundwater monitoring program can change at any time. A landfill expansion does not necessarily mean an expansion of the monitoring program and the policy, as written, does not address all of the monitoring performed. The policy should be brought up to date.

OPTIONS:

A. Revise the policy as follows:

Policy X-4.2.8 Landfill Monitoring

The County shall continue the ~~present well~~ groundwater, leachate and landfill gas monitoring program at the County's landfills to determine offsite landfill gas migration, ground water and surface water pollutant levels and shall expand the number of monitoring wells concurrent with any additional requirements negotiated with the Florida Department of Environmental Protection. ~~expansion of the landfills and any future establishment of landfills/monofills~~

B. Delete the policy as the landfill must adhere to State monitoring requirements regardless, therefore they do need to be in the Comprehensive Plan.

Comment 262: Recycling

(Page 259) Public Facilities Objective X-4.3 should be more flexible. (Environmental Utilities)

Discussion: The objective, as written, may be interpreted to require mandatory recycling. Although the County may end up with such programs, the objective should be flexible enough for a range of programs, including voluntary.

OPTIONS:

A. Revise the objective as follows:

OBJECTIVE X-4.3 IMPLEMENTATION OF RECYCLING PROGRAMS

Lake County shall develop programs that provide the opportunity to reuse, reduce, and recycle the waste streams generated by the residential, commercial and industrial sectors.

B. Leave objective as is.

Comment 263: Public education

(Page 260) Public Facilities Policy X-4.3.3 should be more general. (Environmental Utilities)

Discussion: The County should not commit to anything more than implementing a recycling education program.

A. Revise the policy as follows:

Policy X-4.3.3 ~~Enhance~~ Implement Public Education

Lake County shall ~~promote, expand, and enhance~~ implement public education and awareness programs to encourage and inform both the residential and the commercial/industrial sectors of the need to reduce, recycle, reuse, and recover.

B. leave policy as is.

Comment 264: Composting and mulching
 (Page 260) Public Facilities Policy X-4.3.4 contains unclear language. (Environmental Utilities)

Discussion: Continuation of existing programs or the implementation of new programs should be based on technological and economical feasibility. The last sentence of the policy is unclear and should be revised or deleted..

OPTIONS:

A. Revise the policy as follows:

Policy X-4.3.4 Composting and Mulching Program

Lake County shall, as technologically and economically feasible, continue the program for the mulching of green yard waste (i.e. grass clippings, garden waste, hedge clippings). Lake County shall encourage backyard composting through the public education and awareness programs. The County, during the development of the mulching program, shall evaluate the establishment of ~~local~~ composting areas at various locations around the County to facilitate the Public’s access to compost and mulch.

B. Revise policy as follows:

Policy X-4.3.4 Composting and Mulching Program

Lake County shall, as technologically and economically feasible, continue the program for the mulching of green yard waste (i.e. grass clippings, garden waste, hedge clippings). Lake County shall encourage backyard composting through the public education and awareness programs. ~~The County, during the development of the mulching program, shall evaluate the establishment of local composting areas.~~

C. Leave policy as proposed.

Comment 265: Materials not Traditionally Targeted for Recycling
 (Page 260) Public Facilities Policy X-4.3.5 commits the County to expand programs. (Environmental Utilities)

Discussion: Continuation or expansion of existing programs or the implementation of new programs should be based on technological and economical feasibility.

OPTIONS:

A. Revise the policy as follows:

Policy X-4.3.5 Inclusion of Materials not Traditionally Targeted for Recycling, Reuse or Volume Reduction

Lake County shall, when technologically and economically feasible, develop, improve, and expand the waste reduction, reuse, and recycling programs to include additional materials, methods, or technologies.

B. Leave policy as proposed.

Comment 266: Utilization of the Waste-to-Energy Facility

(Page 260) Public Facilities Policy X-4.4.1 commits the County to a too early date. (Environmental Utilities)

Discussion: The policy commits the County to complete an agreement with Covanta by 2010, however, contract negotiations may take longer and the County should not be limited in the amount of time involved..

OPTIONS:

A. Revise the policy as follows:

Policy X-4.4.1 Utilization of the Waste-to-Energy Facility

The Lake County Waste-to-Energy (resource recovery) facility maintains a contract with Lake County to process waste until 2014. Continued utilization of the facility in its present or an expanded configuration shall be determined prior to the expiration of the current Waste Disposal Agreement, but no later than ~~2010~~ May 31, 2013.

B. Leave policy as proposed.

Comment 267: Monitor the Potential for Ash Residue Reuse

(Page 260) Public Facilities Policy X-4.4.3 may overly commit the County. (Environmental Utilities)

Discussion: The policy seems commit the County to reducing the ash residue from a facility it does not own or operate. The policy should identify this as an effort and not an absolute.

OPTIONS:

A. Revise the policy as follows:

Policy X-4.4.3 Monitor the Potential for Ash Residue Reuse

The County shall monitor the research and development of ash residue reuse in an effort to reduce the quantity requiring ultimate disposal.

Comment 268: County monitoring of landfills

(Page 260) Public Facilities Objective X-4.5 commits the County to a duplication of functions provided by the state. (Environmental Utilities)

Discussion: Monitoring privately owned and operated solid waste management facilities is a function of the FDEP. The County can assist when appropriate but does not need to monitor on its own.

OPTIONS:

A. Revise the objective as follows:

OBJECTIVE X-4.5 ENVIRONMENTAL MONITORING OF PRIVATE SOLID WASTE MANAGEMENT FACILITIES

Lake County shall, when appropriate, assist ~~and~~ the Florida Department of Environmental Protection (FDEP) in its efforts ~~shall~~ to monitor privately owned and operated solid waste management facilities including landfills, resource recovery facilities, and solid waste processing facilities.....

B. Leave objective as is.

Comment 269: Incorrect departmental name

(Page 261) Public Facilities Policy X-4.5.2 contains an incorrect departmental name. (Environmental Utilities)

Discussion: The proper departmental name is Department of Environmental Utilities, not the Department of Environmental Services.

OPTIONS:

A. Revise the policy to reference the County instead of the specific department.

B. Revise the policy to correct the departmental name.

Comment 270: Acceptance of Imported Solid Waste

(Page 261) Public Facilities Policy X-4.5.3 may be overly limiting. (Environmental Utilities)

Discussion: The policy states we accept of only those imported solid wastes for disposal at the waste-to-energy facility that have, at the point of origin, a recycling program that eliminates to a practicable degree materials such as batteries from the waste stream. We should not place these types of limits on what solid waste we will accept.

OPTIONS:

A. Delete the policy entirely

B. Leave policy as proposed.

Comment 271: County monitoring of landfills

(Page 261) Public Facilities Policy X-4.6.1 commits the County to a 25-year period for solid waste planning. (Environmental Utilities)

Discussion: Environmental utilities does not use a twenty-five year planning horizon, but rather one of fifteen years.

OPTIONS:

A. Revise the policy as follows:

Policy X-4.6.1 Long-range Planning Program for Solid Waste Management

The County shall establish a long-range planning program to address the available capacity of solid waste management facilities for a minimum—25 15-year planning period.

B. Leave policy as proposed.

Comment 272: Solid Waste Levels of Service

(Pages 262 & 104) Capital Improvements Element Policy II-1.1.4 and Public Facilities Element Policy X-4.6.6 contain the proposed level of service for solid waste. (Growth Management)

Discussion: The proposed solid waste levels of service were addressed in a discussion in the Capital Improvements Element, above. The levels of service in the two policies should be the same.

OPTIONS:

A. Revise the policies to include waste generation rates and landfill capacity.

B. Leave policies as is.

C. Revise policies to one day a week pick-up.

Comment 273: Litter/Nuisance Control

(Page 263) The policy requires the formation of a committee which may be neither feasible nor appropriate. (Conservation and Compliance, Growth Management)

Discussion: The policy requires the formation of a committee which may be neither feasible nor appropriate. The County currently enforces its litter law through general code enforcement procedures, however the fines may be too low. Also, the policy may be inadequate in that it does not really address education. With County-wide mandatory garbage pick-up, dumping is not as big a problem as in the past, however, it still occurs, probably because people do not realize they can have most any garbage picked up.

OPTIONS:

A. Revise the policy as follows:

Policy X-4.8.4 Litter/Nuisance Control

The County shall enforce the Lake County nuisance provisions through available remedies and shall promote anti-litter practices through the adopt-a-roadway, adopt-a-lake, and adopt-a-park programs. The County shall cooperate with other jurisdictions and agencies on the detection and correction of ~~nuisances~~ littering and illegal dumping through a countywide educational effort to better inform businesses and the public about the costs, health hazards, and contamination potential of such activities. ~~litter committee comprised of Solid Waste, Potable Water, DOT, Library & Leisure Services and Administrative Services~~. The County shall revise its regulations to increase fines for littering and dumping on waterways, shorelines, sinkholes and other karst features, and areas of high aquifer recharge.

B. Leave policy as proposed.

Comment 274: Intergovernmental coordination

(Page 263) Solid Waste sub-element Policy X-4.9.2 addresses monthly meetings to coordinate solid waste issues. (Conservation and Compliance)

Discussion: Dictating the frequency of a meeting in the Plan is not reasonable. Such meetings should be set up according to appropriate interlocal agreements.

OPTIONS:

A. Revise policy as follows:

Policy X-4.9.2 Intergovernmental Coordination

The County shall support an intergovernmental approach to the problems and opportunities of waste management, both within and outside the County, through the ~~monthly coordination meetings and any future~~ establishment of interlocal agreements and regular coordination meetings.

B. Leave policy as is.

C. Delete policy.

PUBLIC FACILITIES ELEMENT – STORMWATER**Comment 275: Contour mapping**

(Page 265) Stormwater sub-element Policy X-5.1.6 is out dated. (Conservation and Compliance)

Discussion: The policy states the County should complete detailed contour mapping at two-foot intervals. This already has been accomplished at the more detailed level of one-foot contours. Contours in all areas of the County except the Green Swamp, where contours meeting the two (2) foot requirement have been established. Therefore, the policy should be revised or deleted.

OPTIONS:

A. Revise the policy as follows:

Policy X-5.1.6 Contour Interval Mapping

The County shall ~~pursue a complete~~, use the detailed County-wide mapping at ~~two (2)~~ one (1) foot contour intervals ~~or better~~ to improve accuracy and efficiency of basin evaluations and Base Flood Elevation (BFE) determinations. The Federal Insurance Rate Map (FIRM) shall also be used as a tool for development review.

B. Delete the policy.

Comment 276: Stormwater BMPs - Low Impact Development (LID)

(Pages 264 & 265) Currently, the proposed Comprehensive Plan only addresses LID techniques within the Future Land Use Element, but not in other elements. (Growth Management)

Discussion: Low Impact Development (LID) techniques attempt to mimic a site's predevelopment hydrologic regime, using distributed landscape features and engineered devices such as bioretention, grass swales, vegetated rooftops, rain barrels, and permeable pavements to reduce runoff, minimize pollutant discharges, decrease erosion, maintain recharge, and maintain base flows of receiving streams. LID focuses on capturing and infiltrating stormwater into the soil as close as possible to the point at which it hits the ground, thus reducing runoff. It differs from conventional stormwater management approaches, which typically aim to move water away from a site as quickly as possible via impervious surfaces (gutters, pipes, and ditches) to a central retention and treatment device such as a stormwater retention pond.

LID techniques can achieve flood protection, sediment retention, and pollutant removal goals at a lower initial cost than conventional systems, in part because they require less site work and less pipe and underground infrastructure. In cases where LID designs may have higher initial costs than traditional approaches, lower maintenance and operating costs and other savings generally result in lower costs than traditional approaches over the life of the facility (such an overall cost evaluation is called life-cycle cost analysis which is different from a purchase-price cost evaluation). LID techniques have additional benefits such as enhanced pollutant removal rates, increased open space, reduced downstream flooding, increased property values and redevelopment potential, public health protection, habitat preservation, erosion prevention, enhanced aesthetics, and improved quality of life for the community.

OPTIONS:

A. Revise Stormwater Goal and Policies as follows:

GOAL X-5 STORM – STORMWATER ELEMENT

Lake County shall provide sound stormwater, surface water, and groundwater resource management to prevent flood damage, protect water quality, sustain natural systems, and ensure the safety and well-being of its residents. This shall be accomplished through a stormwater management program to systematically identify and correct existing deficiencies and meet future needs. Stormwater management systems should be designed using Low Impact Development principles and practices over conventional

systems to better maintain natural, pre-development hydrological conditions and to improve treatment and removal of pollutants, nutrients, and sediments.

Policy X-5.2.3 Design of Stormwater Management Systems

Lake County shall require that all stormwater management systems constructed be designed using Low Impact Development (LID) techniques to maintain a site's predevelopment hydrologic regime to the greatest extent feasible. Such systems shall be designed in accordance with Federal, state, regional, and local regulations. All development approval by the County shall require the applicant to submit to the County a copy of the SJRWMD or DEP stormwater permit and the NPDES notice of intent to be covered by the construction generic permit prior to any land clearing.

Non-structural LID-BMPs may be grouped into four general categories:

Vegetation and Landscaping – to reduce runoff volumes and peaks through infiltration, surface storage, and evapotranspiration, provide pervious surface for groundwater recharge, and remove pollutants from stormwater. Key techniques include:

- **Preservation of Natural Areas** – preserve areas with significant hydrologic functions including forested areas, riparian corridors and soils/geology with high recharge potential.
- **Native Ground Cover** – reduce the use of turf grass and preserve areas that naturally minimize runoff.
- **Vegetative Filters and Buffers** – provide native ground cover and grass areas to filter stormwater runoff from pervious areas and to provide locations for runoff to infiltrate.

Minimizing Land Disturbance – reduces runoff volume and pollutant loads and maintains existing recharge rates and other hydrologic functions. Key techniques include:

- Planning and design to fit the development to the terrain, limiting clearing and grading.
- Evaluating site conditions and constraints including soil types, geology, topography, slopes, drainage areas, wetlands, and floodplains to maintain high recharge areas and provide runoff storage areas.
- Utilizing construction techniques that limit disturbance and soil compaction.
- Restricting the future expansion of buildings and other improvements that will adversely affect runoff volumes and rates or recharge rates.

Impervious Area Management – reduces water quality impacts, runoff volume and peak rates, runoff velocity, erosion and flooding. Key techniques include:

- **Streets** - minimum acceptable pavement widths, pervious vegetated medians, and islands with curb cuts for runoff access;
- **Sidewalks** – pervious pavement disconnected from the street drainage system;

- **Parking and Driveways** – pervious pavement wherever practical, reduced parking space requirements, shared parking in mixed uses, shared driveways, reduced parking space lengths;
- **Pervious Paving Materials** – Use pervious materials in parking spaces, driveways, access roadways and sidewalks, including pavers, porous pavement and gravel.
- **Unconnected Impervious Areas** – Disconnect impervious areas and runoff from the site's drainage system allowing the sheet flow to cross pervious areas through curb cuts or by eliminating curbing and using shoulders and swales; and
- **Vegetated Roofs** – install lightweight vegetative planting beds on new or existing roofs.

Time of Concentration Modification – minimize reductions to the time of concentration caused by changes in hydrologic characteristics in order to minimize the peak runoff rate. Key techniques include:

- **Surface Roughness Changes** – increase surface roughness through the use of land cover and decrease the amount of connected smooth surfaces in order to increase runoff travel time throughout the drainage area.
- **Slope Reduction** – reduce slopes in graded areas or provide terraces and reduced slope channels to increase runoff travel length and time.
- **Vegetated Conveyance** – use vegetated channels and swales to increase roughness and runoff travel time and to provide opportunities for runoff treatment and infiltration.

Structural LID-BMPs and stormwater management techniques include:

- Bioretention Systems
- Constructed Stormwater Wetlands
- Dry Wells
- Extended Detention Basins
- Infiltration Basins
- Manufactured Treatment Devices
- Pervious Paving Systems
- Rooftop Vegetated Covers
- Sand Filters
- Vegetative Filters
- Wet Ponds with vegetated littoral zones.

Policy X-5.2.6 Non-Structural Best Management Practices

Lake County shall require that non-structural Best Management Practices (BMPs) be utilized in conjunction with structural BMPs to solve existing and future stormwater problems. Non-structural BMPs may include but are not limited to: ~~the use of~~

- *conservation areas;*
- *public education;*
- *street sweeping ~~and~~*
- *maintaining floodplain protection (capacity) through the provision of compensating storage.*
- *protection of areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss;*
- *minimizing impervious surfaces and breaking up or disconnecting the flow of runoff over impervious surfaces;*
- *maximizing the protection of natural drainage features and vegetation;*
- *minimizing the decrease in the pre-construction time of concentration;*
- *minimizing land disturbance including clearing and grading;*
- *minimizing soil compaction;*
- *providing low maintenance landscaping that encourages retention and planting of native vegetation and minimizes the use of lawns, fertilizers, and pesticides;*
- *providing vegetated open-channel conveyance systems that discharge into and through stable vegetated areas; and*
- *providing preventative source controls.*

B. Leave Stormwater Goal and Policies unchanged.

Comment 277: Missing reference.

(Page 268) Policy X-5.4.2 references the County's flood ordinance but does not state what part of the Code it is nor where it may be found. (Public works)

Discussion: Stormwater Sub-Element Policy X-5.4.2 Minimization of Threats to Life and Property reads as follows:

Lake County shall minimize the threat to life and property from flooding through enforcement of the Lake County Flood Ordinance.

Without a proper reference, it will be difficult to locate this ordinance.

OPTIONS:

A. Revise Policy X-5.4.2 to read as follows: Lake County shall minimize the threat to life and property from flooding through enforcement of the Lake County Flood Ordinance, Section 9.07.00 Lot Grading, Erosion Control and Floodplain Management Regulations, in the Land Development Regulations.

B. Leave policy as proposed.

Comment 278: Drainage and injection wells

(Page 269) Stormwater Sub-element Policy X-5.4.4 is internally inconsistent. (Conservation and Compliance)

Discussion: The second and third sentences seem to be contradictory. The second sentence requires (shall) existing wells to be filled/capped. Third sentence also requires (shall) phasing them out, but provides an option if doing so is not technically feasible. The second sentence should probably include the same caveat.

OPTIONS:

A. Revise the policy as follows:

Policy X-5.4.4 Drainage and Injection Wells

Consistent with the Conservation Element, Lake County shall prohibit the use of drainage and injection wells for the purpose of stormwater management. Existing drainage and injection wells located within the County shall be filled or capped by the owner of the well or the County if technically feasible. These drainage and injection wells, used for the purpose of stormwater management, shall be phased out if technically feasible.

B. Leave policy as proposed.

Comment 279: Master stormwater plan for the Wekiva Study Area

(Page 269) Stormwater Sub-element Policy X-5.5.1 contains unnecessary and outdated information. (Public Works)

Discussion: The final sentence of the policy includes a listing of a number of studies/projects that may or may not already be completed (Lake Gertrude for example). This final sentence should be deleted as unnecessary since programmed projects are included in the Capital Improvements Element.

OPTIONS:

A. Revise the policy as follows:

Policy X-5.5.1 Master Stormwater Management Plan for the Wekiva Study Area

Lake County shall cooperate and consult with the St Johns River Water Management District, the Florida Department of Environmental Protection, the St. Johns River Water management District, and adjoining local governments and municipalities in the implementation of the Wekiva Study Area (WSA) regional master stormwater management plan. The County will incorporate findings, methods and recommendations of the WSA Master Stormwater Management Plan into the Comprehensive plan and 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.

B. Leave policy as proposed.

Comment 280: Karst Sensitive Areas

(Page 270) Stormwater Sub-element Policy X-5.5.6 contains an inaccurate reference. (Environmental Utilities)

Discussion: There are no certified geologists. The reference should be to professional geologists.

OPTIONS:

A. Revise policy as follows:

Policy X-5.5.6 Karst Sensitive Areas

The County shall cooperate with the Water Management District and will adopt in the Land Development Regulations appropriate, specific requirements for stormwater structures or facilities located within karst sensitive areas. Such requirements shall include evaluations by ~~certified~~ professional geologists or professional engineers experienced in hydrogeology that there is no subsurface connection that may cause contamination or adverse impact to the groundwater. Karst features with a direct connection to the aquifer will be identified and placed in a conservation easement so that they will be thereafter limited to passive recreational use.

B. Leave policy as proposed.

Comment 281: Additional Best Management Practices within the WSA

(Page 270) Stormwater Sub-element Policy X-5.5.8 seem incomplete. (Environmental Utilities)

Discussion: In the 4th bullet of the policy item, the aquifer in question needs to be identified.

A. Revise the fourth bullet of the policy as follows:

- Sensitive karst features, including sinkholes with a direct connection to the aquifer and stream-to-sink features, shall not be utilized as stormwater management facilities. Prior to subdivision approval, all depressions will be investigated by a licensed professional geologist using a professionally acceptable methodology for suitability of water retention area using generally accepted geo-technical practices with an emphasis on identification of potential connections to the Floridan or intermediate 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. Leave policy as proposed.

PUBLIC FACILITIES ELEMENT – PUBLIC SCHOOL FACILITIES

DEFINITIONS AND ACRONYMS

Comment 282: Definition Common Open Space

(Page 292) The definitions of Common Open Space and Open Space are not consistent. (Growth Management)

Discussion: The definitions of Common Open Space and Open Space are not consistent and could lead to confusion. The current definition of Open Space specifically excludes active recreation areas but the definition of Common Open space includes recreation areas. For consistency, the latter definition should specify passive recreation areas.

OPTIONS:

A. Revise the definition as follows:

Common Open Space

All open space, natural areas and passive recreational areas which are part of a common area.

B. Leave definition as proposed.

Comment 283: Definition of floodplain and the 100-year floodplain

(Pages 294 & 299) The definitions of floodplain and the 100-year floodplain in the definitions section are outdated. (Growth Management)

Discussion: The definition section contains an outdated definitions of “Floodplain” and the “One-Hundred Year Floodplain.” The current definition often causes confusion and should be brought up to date with the current FEMA language. FEMA changed the definition of the one-hundred year floodplain to areas that will be inundated by a flood event having a one-percent chance of being equaled or exceeded in any given year. The old language referred to the “hundred-year” flood.

OPTIONS:

A. Revise the definitions of Flood or Flooding, Floodplain, and the One-Hundred Year Floodplain as follows:

Flood or Flooding

The general and temporary condition of partial or complete inundation of normally dry land by the overflow of a stream basin or depression basin, the accumulation of runoff, inland waters, the unusual and rapid accumulation or runoff of surface waters from any source, or the rise of ground water.

Floodplain or Flood-Prone Area:

~~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. Any land area susceptible to being inundated by water from any source. See also One Hundred Year Floodplain.~~

One Hundred-Year Floodplain:

~~The regulatory flood which is representative of large floods known to have occurred generally in the area and reasonable characteristic of what can be expected to occur on a particular stream. The regulatory flood generally has a flood frequency of approximately 100 years as determined from analysis of floods in a particular area. Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. The area of the 100 year floodplain will be that shown on the Federal Emergency Management Administration Map used by Lake County, United States Geological Survey Flood Prone maps, regional or State agency area specific studies, or the area established by site-specific engineering or hydrological studies prepared by the applicant utilizing accepted engineering practices. Areas inundated during a 100-year flood event or Areas subject to inundation by the 1-percent-annual-chance flood event are identified by the National Flood Insurance Program as an A zone or V zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.~~

B. Leave definitions as is.

Comment 284: Definition of water body

(Page 306) The definition of water body uses a non-standard term. (Environmental Utilities)

Discussion: The definition of Water Body uses a non-standard term which could cause confusion or misapplication of setbacks. The term “mean annual flood line” is not the appropriate term to use for the boundary of a water body. The nomenclature used in Florida is “Mean High Water Line” and should be the term used in the Comprehensive Plan.

OPTIONS:

A. Revise the definition as follows:

Water Body

A stream, river, lake, pond, submerged marsh or swamp, spring, or seep, as identified by the United States Geological Survey, Florida Geological Survey, or Florida Department of Environmental Protection. The boundary of a water body shall be the mean-annual flood high water line.

B. Leave definition as is.

APPENDIX A

CHAPTER VII: INTERGOVERNMENTAL COORDINATION ELEMENT

PLANNING HORIZON 2030

Reorganized

POLICY NUMBER	PROPOSED ACTION
OBJECTIVE I-7.10 Intergovernmental Coordination	Copy and combine first sentence with Goal VII-1
Policy I-7.10.4 Intergovernmental Agreements with Adjacent Jurisdictions	Move to section on Land Use Planning
Policy I-7.10.1 Adoption of Joint Planning Areas	Move to section on Land Use Planning
Policy I-1.1.4 Direct Density to Existing Urban Centers	Move last sentence to section on Land Use Planning as a new policy
Policy I-6.4.8 Planning Coordination <u>within the Pinecastle MOA</u>	Move to section on Land Use Planning
Policy I-6.4.9 Planning and Zoning Board Membership <u>for Military Operations</u>	Move to section on Land Use Planning
Policy I-6.4.10 Review of Proposed Actions <u>within the Pinecastle MOA</u>	Move to section on Land Use Planning
Policy I-7.3.2 Annexation within Rural Areas	Move to section on Land Use Planning
Policy I-7.10.1 Adoption of Joint Planning Areas	Move to section on Land Use Planning
<i>I-7.10.1.1</i> JPA with the City of Clermont	Move to section on Land Use Planning
<i>I-7.10.1.2</i> JPA with the City of Mount Dora	Move to section on Land Use Planning
<i>I-7.10.1.3</i> JPA with the Town of Lady Lake	Move to section on Land Use Planning
Policy I-7.10.3 Municipal Annexations	Move to section on Land Use Planning

POLICY NUMBER	PROPOSED ACTION
Policy I-7.13.5 Agency Review	Move to section on Land Use Planning
Policy IV-3.5.2 Coordination with State Reclamation Program	Move to section on Land Use Planning
OBJECTIVE V-1.4 RECRUIT NEW BUSINESSES AND INDUSTRIES	Copy to section on Land Use Planning
Policy V-1.8.2 Business-friendly Land Use Allocations	Copy to section on Land Use Planning
<i>(proposed) Policy V-3.2.1 Coordination with Cities</i>	Copy to section on Land Use Planning
Policy IV-4.7.1 Identify and Preserve Historical and Archaeological Resources	Copy first sentence to section on Environmental Protection
Policy I-5.1.8 Coordination with Conservation Agencies	Move to section on Environmental Protection
Policy I-4.1.3 Consistency with other Management Plans <u>within the Green Swamp Area of Critical State Concern</u>	Copy to section on Environmental Protection
Policy I-5.2.3 Coordination of Land Use with Wekiva-Ocala Greenway Protection	Move to section on Environmental Protection and delete last sentence as redundant
Policy I-7.10.6 Develop and Implement Resource Management Plans	Move to section on Environmental Protection
Policy I-5.5.3 Water Conserv II	Move to section on Environmental Protection
Policy IV-1.1.2 Reduce Point-source Air Pollution Emissions	Copy last paragraph as new policy to section on Environmental Protection
Policy IV-3.4.3 Best Management Practices <u>to Prevent Soil Erosion</u>	Copy to section on Environmental Protection
Policy IV-4.2.1 State and Federal Incentives <u>for Energy Conservation</u>	Copy to section on Environmental Protection

POLICY NUMBER	PROPOSED ACTION
Policy IV-4.2.2 Coordinated Energy Conservation	Copy to section on Environmental Protection
Policy IV-2.3.9 Environmental Education	Copy to section on Environmental Protection
Policy IV-2.3.10 Coordinate with Local Communities	Move to section on Environmental Protection
<u>OBJECTIVE IV-2.1 GROUNDWATER Protection</u>	<u>Copy as policy to section on Environmental Protection</u>
Policy X-1.1.4 Aquifer Monitoring Programs	Move to section on Environmental Protection
Policy X-1.1.6 Intergovernmental Coordination to <u>Protect Aquifer Recharge</u>	Move to section on Environmental Protection
Policy X-1.4.3 Regulated and/ or Hazardous Waste Disposal	Move to section on Environmental Protection
Policy X-1.1.2 Floridian Aquifer Vulnerability Assessment Map	Copy first paragraph to section on Environmental Protection
Policy IV-2.2.19 <u>Program to Protect Special Waters and Watersheds</u>	Copy to section on Environmental Protection and delete last sentence
Policy IV-2.3.1 Identification and Protection of Springshed Resources	Copy first paragraph to section on Environmental Protection as new policy
Policy IV-2.3.8 Water Quality Monitoring Within Springsheds	Copy to section on Environmental Protection
Policy IV-2.5.15 Surface and Groundwater Withdrawal Impacts on Wetlands	Copy to section on Environmental Protection
Policy IV-2.1.4 Conserve Potable Water Supplies <u>Plugging Artesian Wells</u>	Copy 4 th bullet as policy in section on Environmental Protection
Policy IV-2.1.7 Ensure Supply of Safe Potable Water	Copy to section on Environmental Protection
Policy IV-2.1.8 Emergency Water Shortage Plan	Copy to section on Environmental Protection
Policy IV-2.1.16 Protect Aquifers from Saline Ground Water	Copy to section on Environmental Protection

POLICY NUMBER	PROPOSED ACTION
Policy IV-2.1.25 Program for Establishment of Public Wellfields	Copy to section on Environmental Protection
Policy IV-2.1.27 Investigation of Aquifer Storage and Recovery Technologies	Copy to section on Environmental Protection
OBJECTIVE IV-2.2 SURFACE WATER POLLUTION	Copy as policy to section on Environmental Protection
Policy IV-2.2.1 <u>Water Quality</u> Assessment Procedure	Copy to section on Environmental Protection
Policy IV-2.2.3 Surface Water Quality Restoration	Copy to section on Environmental Protection
Policy IV-2.2.16 Evaluate Best Management Practices to <u>Protect Surface Water</u>	Move to section on Environmental Protection
Policy IV-2.2.17 <u>Require Agricultural</u> Best Management Practices for the Control of Erosion and Sedimentation	Copy last paragraph as new policy in section on Environmental Protection
Policy IV-2.4.2 Floodplain Management <u>Restoration</u> Program	Copy to section on Environmental Protection and remove first sentence
Policy IV-2.4.5 Protect Natural Fluctuation of Surface Waters	Copy to section on Environmental Protection and move last sentence to beginning of policy
OBJECTIVE IV-3.2 HABITAT AND WILDLIFE PRESERVATION	Copy to section on Environmental Protection as policy
Policy IV-3.2.3 Freshwater Habitat and Wildlife	Copy to section on Environmental Protection
Policy IV-3.2.8 Identification and Protection of Wildlife and Habitat Corridors	Move to section on Environmental Protection
Policy IV-3.2.13 Identify and Protect Designated Species and Critical Habitat	Move to section on Environmental Protection
Policy IV.3.2.14 Predevelopment Survey for Designated Species and Protection from Development	Copy first, third, and last sentences as new policy in Environmental Protection Section

POLICY NUMBER	PROPOSED ACTION
Policy IV-3.2.18 Endangered Species Management Plans	Move to section on Environmental Protection
Policy IV-3.2.19 Intergovernmental Coordination <u>for the Protection & Enhancement of Designated Species</u>	Move to section on Environmental Protection and merge with IV-3.2.18
Policy IV-3.2.20 Explore a Land Banking Program for Habitat Mitigation	Copy to section on Environmental Protection
Policy IV-3.3.1 Inventory of Natural Upland Communities	Move to section on Environmental Protection
Policy IV-4.5.2 Management of Conservation Lands	Copy first sentence to section on Environmental Protection as new policy
Policy IV-4.5.3 Natural Area Networks	Move first two sentences to section on Environmental Protection as new policy
Policy IV-4.5.5 Special Protection Area Programs	Move to section on Environmental Protection
Policy I-7.2.4 <u>Coordination to Provide Affordable Housing</u>	Copy fourth bullet to section on Housing
Policy VI-1.4.1 Master site file update	Copy to section on Housing
Policy VI-1.4.2 Promote the conservation of historically significant housing	Copy to section on Housing
OBJECTIVE VI-2.5 INTERGOVERNMENTAL COORDINATION <u>Housing Needs Assessment</u> Policy VI-2.5.1 Use of common data sources	Combine and move to section on Housing as policy
OBJECTIVE VI-2.6 ESTABLISHMENT OF WORKFORCE HOUSING INCENTIVES	Move to section on Housing as policy
Policy I-7.10.2 Interlocal Service Boundary Agreements	Move to section on Public Facilities
Policy I-7.10.5 Efficient Provision of Services	Move to section on Public Facilities

POLICY NUMBER	PROPOSED ACTION
Policy I-7.10.7 Coordinate With Utility Providers	Move to section on Public Facilities
Policy I-7.10.8 Coordinate Levels of Service	Move to section on Public Facilities
Policy II-2.1.6 Intergovernmental Assistance	Move to section on Public Facilities
Policy IV-2.1.21 Meet Non-Potable Water Use Demand	Copy to section on Public Facilities
Policy X-2.2.1 Coordination of <u>Potable Water</u> Services with the Municipalities	Move to section on Public Facilities
Policy X-2.1.9 Coordination with Other Agencies for <u>Protecting Water Supplies</u>	Copy to section on Public Facilities
OBJECTIVE X-2.3 COORDINATION AND <u>of Water Supply Facilities to Discourage URBAN SPRAWL</u>	Move to section on Public Facilities as policy
Policy X-3.1.1 Coordination of <u>Wastewater</u> Services with the Municipalities	Move to section on Public Facilities
OBJECTIVE X-3.4 COORDINATION AND <u>of Wastewater Facilities to Discourage URBAN SPRAWL</u>	Move to section on Public Facilities as policy
Policy X-3.3.4 Advanced and Enhanced Onsite Wastewater Treatment	Copy to section on Public Facilities
Policy IV-2.2.11 Waterless Toilets and Grey Water Systems	Copy to section on Public Facilities
Policy IV-2.3.23 Wastewater Treatment Systems within Environmentally Sensitive Areas	Copy to section on Public Facilities
Policy X-3.3.2 Coordination of Wastewater Treatment within the Wekiva Study Area <u>to Reduce Nutrients</u>	Move to section on Public Facilities
Policy I-4.4.7 <u>Septic Tank Provisions for the Green Swamp Area of Critical State Concern</u>	Copy first bullet to section on Public Facilities

POLICY NUMBER	PROPOSED ACTION
Policy X-5.1.7 Coordination with Adjacent Jurisdictions <u>for Stormwater Management</u>	Copy to section on Public Facilities
Policy X-5.5.1 Master Stormwater Management Plan for the Wekiva Study Area	Copy to section on Public Facilities and delete last sentence
Policy X-4.9.2 Intergovernmental Coordination <u>for Solid Waste</u>	Copy to section on Public Facilities
OBJECTIVE X-4.5 ENVIRONMENTAL MONITORING OF PRIVATE SOLID WASTE MANAGEMENT FACILITIES	Move to section on Public Facilities as policy
Policy X-4.5.1 Safe Operation of Privately-Owned Solid Waste Management Facilities	Move to section on Public Facilities
Policy X-4.5.2 Monitoring Impacts from Privately-Owned Solid Waste Management Facilities	Move to section on Public Facilities
OBJECTIVE IX-1.4 COORDINATION WITH TRANSPORTATION AGENCIES <u>Improvements Programs</u>	Move to section on Transportation
Policy IX-1.4.1 Coordination and Consistency with Other <u>Transportation</u> Agencies	Move to section on Transportation
Policy IX-1.4.2 Collaborative <u>Transportation</u> Planning	Move to section on Transportation
Policy IX-1.4.3 Consistent <u>Transportation</u> Plans	Move to section on Transportation
Policy II-2.3.6 Funding for Transportation Improvements	Copy to section on Transportation
Policy IX-1.1.4 Use of Level of Service (LOS) Maximum Volumes	Copy to section on Transportation
Policy IX-1.1.5 Arterial Functional Classification System	Copy to section on Transportation
Policy IX-1.1.6 Collector and Local Functional Classification System	Copy to section on Transportation

POLICY NUMBER	PROPOSED ACTION
Policy IX-1.5.3 Transportation Concurrency Exception Areas and Management Areas	Copy to section on Transportation
Policy IX-1.6.3 Motorized and Non-Motorized Design Standards for State Roads	Copy to section on Transportation
Policy IX-1.6.5 Rails to Trails Policy IX-1.6.6 Bicycle and Recreational Trail Planning and Coordination	Combine policies and copy to section on Transportation
OBJECTIVE IX-1.8 AIRPORTS	Copy to section on Transportation as a policy
OBJECTIVE IX-1.9 RAIL EXPANSION	Copy to section on Transportation as a policy
Policy IX-2.2.1 Establish Public Transit Zones Policy IX-2.2.2 Fixed Route Public Transit	Combine policies and copy to section on Transportation
GOAL IX-3 Coordination OBJECTIVE IX-3.1 PUBLIC PARTICIPATION Policy IX-3.1.1 Input <u>Promote Coordination and Public Participation for Transportation Planning</u>	Combine Goal, Objective , and Policy and move to section on Transportation
OBJECTIVE IX-3.2 WEKIVA PARKWAY PLANNING AND DESIGN	Move to section on Transportation as policy
Policy I-2.1.12 Transportation Network in the Mount Plymouth-Sorrento Community	Copy third paragraph to Transportation Section as new policy and delete last sentence.
Policy I-7.11.6 Coordinate with the Lake County School Board	Move to section on School Facilities
Policy I-7.11.7 Coordinate the Development Review Process w/ the Lake County School Board	Move to section on School Facilities
OBJECTIVE X-7.1 CAPACITY DETERMINATION STANDARDS	Copy to section on Schools as policy

POLICY NUMBER	PROPOSED ACTION
OBJECTIVE VIII-1.8 PARTNERSHIPS <u>FOR RECREATION FACILITIES</u>	Move to section on Recreation
Policy VIII-1.8.1 Coordination and Facilitation of <u>Recreation Facilities</u>	Move to section on Recreation
Policy VIII-1.8.3 Co-location of <u>Recreation Facilities</u>	Move to section on Recreation
Policy VIII-1.8.4 Mutual Use Agreement for <u>Recreation Facilities</u>	Move to section on Recreation
Policy VIII-1.8.5 Interlocal Agreements for <u>Recreation Facilities</u>	Move to section on Recreation
Policy VIII-1.8.6 Non-Profit Recreation Providers	Move to section on Recreation
Policy VIII-1.8.7 Joint Agency Funding of <u>Recreation Facilities</u>	Move to section on Recreation
Policy VIII-1.5.1 Trails Program	Move to section on Recreation

Reorganized

Intergovernmental Coordination Element

Coordination between local, State, regional, and federal government entities is complex. In order to curtail replication of various endeavors by different levels of government and encourage cooperation and efficiency, it is essential that the lines of communication are clear. Intergovernmental cooperation is important because many local government issues cross jurisdictional boundaries and affect more than one community. Land use, roads and traffic, economic conditions, housing, crime, and effects from growth and development are all issues that spill over municipal boundaries. Increased communication technologies and personal mobility also result in people and resources moving across political boundaries.

This element reviews and contains policies to improve intergovernmental communication. Staff identified existing methods of intergovernmental coordination, and determined where communication deficiencies between Lake County, municipalities, and various organizations exist. After analyzing current trends, objectives and policies were formulated to enhance coordination between the 14 municipalities, organizations in and around Lake County, and citizens, as well as to enhance coordination among local governments with state and regional agencies.

The County will ensure the effectiveness and efficiency of all governmental services and programs by fostering intergovernmental coordination between the county; its municipalities; Lake-Sumter Metropolitan Planning Organization and the Lake County School Board; adjacent governments; utilities and quasi-public agencies; and regional, state and federal governments.

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

GOAL VII-1 INTERGOVERNMENTAL COORDINATION

The County shall ensure the effectiveness and efficiency of all governmental services and programs by fostering intergovernmental coordination between the County; its municipalities; Lake-Sumter Metropolitan Planning Organization; Lake County School Board; adjacent governments; utilities and quasi-public agencies; and regional, state and federal governments. The County shall coordinate with other local governments and agencies to encourage consistent facility, services and land use plans, to ensure cost-effective services; to maintain compatible land uses, and to implement resource planning and management plans.

[Underlined section moved from first sentence of Objective I-7.10]

OBJECTIVE VII-1.1 COORDINATION OF THE LAKE COUNTY COMPREHENSIVE PLAN WITH ADJACENT LOCALITIES AND OTHER UNITS OF GOVERNMENT

Lake County shall coordinate its programs and Comprehensive Plan with the programs and plans of municipalities, agencies and adjacent counties to ensure effective and efficient delivery of public services, and will strive to update, maintain, or adopt new interlocal agreements within one year of the adoption of the Intergovernmental Coordination Element. Lake County shall ensure that the impacts resulting from the implementation of the Comprehensive Plan upon development in municipalities, adjacent counties, regions and the State are addressed through the effective use of the following intergovernmental coordination mechanisms.

[Underlined section moved from Objective VII-1.4]

Policy VII-1.1.1 Intergovernmental Agreements with Adjacent Jurisdictions

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

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

[Moved from Policy I-7-10.4]

Policy VII-1.1.1.2 Joint Planning Committees

The County shall form and utilize joint City/County planning committees, to ensure consistency between comprehensive plan programs and issues.

Policy VII-1.1.3 Adoption of Joint Planning Areas

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

[Moved from Policy I-7-10.1]

Policy VII-1.1.4 JPA with the City of Clermont

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

[Moved from Sub-Policy I-7-10.1.1]

Policy VII-1.1.5 JPA with the City of Mount Dora

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

[Moved from Sub-Policy I-7-10.1.2]

Policy VII-1.1.6 JPA with the Town of Lady Lake

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

[Moved from Sub-Policy I-7-10.1.3]

Policy VII-1.1.6 7 Interlocal Agreements for Land Use

The County shall develop new, update or maintain existing interlocal agreements or Joint Planning Agreements with the Cities for future annexations which include procedures and criteria to implement, at a minimum, the following: compatibility between adjacent future land use designations, consistency between land development regulations, future annexation area, or utility service areas and land use compatibility.

Policy VII-1.1.8 Municipal Annexations

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

[Moved from Policy I-7-10.3]

Policy VII-1.1.9 Annexation within Rural Areas

The County shall coordinate with its municipalities to the greatest extent possible to maintain the integrity of rural areas through joint planning and to ensure consistent standards for compatibility

of proposed development adjacent to rural lands. If a municipality annexes property located within the Rural Future Land Use Series, Wekiva River Protection Area or Green Swamp Area of Critical State Concern, and takes action to amend the future land use, rezone, or in any way change the allowable use of the subject property in a manner that is inconsistent with the protection of rural density and character, the County shall retain the right to object to said action.

[Moved from Policy I-7-3.2]

Policy VII-1.1.10 Direct Density to Existing Urban Centers

The County shall ~~also~~ work cooperatively with municipalities to promote urban infill and redevelopment within established city limits and as appropriate within municipal enclaves in order to prevent urban sprawl and the premature annexation of land.

[Moved from Policy I-1-1.4]

Policy VII-1.1.4-11 Policy Coordination

The County will form a local council to provide a policymaker forum to coordinate growth plans and programs and to resolve interlocal disputes. The council shall be comprised of representatives from the Municipalities, School Board, and County to ensure that there is intergovernmental coordination and communication between all entities in land use decisions.

Policy VII-1.1.5 12 Advance Notification of Land Use Requests and Changes in Land Use Regulations

The County shall continue to transmit advance notification of requests for land use, zoning and development approval, and changes in land use regulations to municipalities that may be affected and the School Board, as required through interlocal agreements with the Cities and the School Board of Lake County.

Policy VII-1.1.13 Agency Review

Proposed FLUM amendments shall be forwarded to appropriate local, state, and federal agencies for review and comment if the subject property is located adjacent to or affecting public lands and easements, if located within any area subject to special provisions of law or statute, or upon request of the state or federal agency.

[Moved from Policy I-7-13.5]

Policy VII-1.1.8 14 Coordinated Efforts to Protect Established Residential Areas

The County will work diligently with the municipalities for the protection of established residential uses, through formal and informal agreements. Emphasis will be placed on protecting homes from adverse impacts caused by incompatible land uses, cut-through traffic, provide transitional uses where needed on border parcels, and provide adequate separation of homes from land uses that are sensitive in nature and locally unwanted.

Policy VII-1.1.9 15 Coordination with Local Governments within Wekiva Study Area

The County shall coordinate with other local county and municipality governments located in the Wekiva Study Area (WSA) to ensure a consistent approach to springs, springshed, and aquifer recharge protection.

Policy VII-1.1.10 16 Interlocal Agreement within the Wekiva Study Area

The County shall coordinate and propose an interlocal agreement relating to land development regulations, stormwater management, and other matters of shared interest that impact the springs and springshed within the Wekiva Study Area (WSA). The interlocal agreement, containing joint strategies for springs protection, shall be implemented by local governments having development activities or development review authority, and with the consent of regulatory agencies having permitting authority within the WSA.

~~OBJECTIVE VII-1.3~~ Policy VII-1.1.17 COORDINATION OF THE LAKE COUNTY COMPREHENSIVE PLAN WITH REGIONAL, STATE AND FEDERAL AGENCIES

Lake County shall coordinate its Comprehensive Plan with the plans and programs of regional, State and Federal agencies in order to more effectively and efficiently address cross jurisdictional issues.

Policy ~~VII-1.3.1~~ VII-1.1.18 Compliance of State Development with Local Regulations

The County shall continue to review all State and other government development activities for consistency with the Comprehensive Plan and land development regulations. Such development will be considered subject to local regulation unless found to be statutorily exempt, in which case the County shall rely on other coordination mechanisms, including, but not limited to, informal negotiation, to ensure the compatibility of the development with County land development regulations.

Policy ~~VII-1.3.2~~ VII-1.1.19 Regional, State, and Federal Agencies

Lake County shall coordinate its comprehensive planning activities with the plans and programs of regional, State and Federal agencies by, at minimum, continuing to coordinate with the following agencies: East Central Florida Regional Planning Council; St. Johns River Water Management District; Southwest Florida Water Management District; Lake-Sumter Metropolitan Planning Organization; the Florida Departments of Environmental Protection, Transportation, and Community Affairs; the Florida Public Service Commission, the Florida Highway Patrol; and the Federal Agencies of Housing and Urban Development, Federal Transit Administration, Federal Environmental Protection Agency, Federal Emergency Management Agency, Lake County Water Authority and the Army Corps of Engineers. The County shall also seek legislative action by the Florida Legislature when the needs of the County so require. The County shall continue to work on issues with the Florida Association of Counties and shall consider working with the Florida League of Cities.

Policy VII-1.1.20 Coordination with State Reclamation Program

The County shall coordinate its permitting and regulation of mining and borrow pit operations with activities of the Bureau of Mine Reclamation of the Florida Department of Environmental Protection.

[Moved from Policy IV-3-5.2]

Policy VII-1.1.21 Planning Coordination in the Military Operations Area

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

[Moved from Policy I-6-4.7]

Policy VII-1.1.22 Planning and Zoning Board Membership for Military Operations

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

[Moved from Policy I-6-4.9]

Policy VII-1.1.23 Review of Proposed Actions Within the Military Operations Area

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

[Moved from Policy I-6-4.10]

Policy VII-1.1.24 Recruit New Businesses and Industries

Lake County shall partner with the business community, chambers of commerce, municipalities, the Metro Orlando Economic Development Commission, the Lake County Industrial Development Authority, and other key stakeholders in efforts to identify and recruit high wage industries while promoting balanced, diversified and sustainable economy in the County.

[Copied from Objective V-1.4]

Policy VII-1.1.24 Business-friendly Land Use Allocations

Lake County will foster and encourage the creation of additional business and commerce throughout the County. Therefore, in order to provide the necessary acreage and intensities to grow the county's economic prosperity, Growth Management staff will, in partnership with recommendations from the Department of Economic Development and Tourism, the business

community, chambers of commerce, municipalities and other key stakeholders, recommend to the Board Of County Commissioners adequate areas to be designated Higher Density Development District on the Future Land Use Map.

[Copied from Policy V-1.8.2]

Policy VII-1.1.24 Coordination with Cities

Lake County shall encourage and assist its cities with the establishment of downtown entertainment districts and shall support local artists through sponsored events.

[Copied from proposed Policy V-3.2.1]

OBJECTIVE VII-1.7 Policy VII-1.7.1 20 CONFLICT RESOLUTION Conflict Resolution

The County shall endeavor to prevent and resolve conflicts and inconsistencies with other governments and agencies, through the use of formal and informal mediation and conflict resolution techniques.

Policy VII-1.7.1 Regional Planning Council Conflict Resolution

In cases where the County is unable to resolve intergovernmental conflicts through informal means or existing coordination mechanisms, the County shall follow policies stipulated in the Interlocal Agreement. The Interlocal Agreement provides a three step process for mediation to use when informal negotiations have failed. If needed, the County shall adhere to the provisions of Chapter 164, Florida Statutes (the “Florida Governmental Cooperation Act“). The East Central Regional Planning Council (ECFRPC) mediation process shall be considered, in particular, when the issue involved is of regional significance and the ECFRPC would have particular and significant expertise which would be of a unique value in terms of resolving the issue in dispute; and, when the dispute involves the location of a community residential home under Section 419.001(5), Florida Statutes, or its successor provision.

[Objective and Policy moved within element and combined.]

OBJECTIVE VII-1.2 COORDINATION WITH LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES FOR PROTECTION OF NATURAL AND HISTORICAL RESOURCES

Lake County shall coordinate with the plans and programs of local, regional, state and federal agencies in order to more effectively and efficiently protect and manage the natural and historical resources of the County.

[New Objective needed to organize section]

Policy VII-1.2.1 Identify and Preserve Historical and Archaeological Resources

The County shall cooperate with state and federal agencies and local archaeological and historical groups to identify and preserve archaeological and historical resources within the county.

[Copied from first sentence of Policy IV-4.7.1]

Policy VII-1.3.42.2 Participation in the Preservation and Protection of Lake County's Natural and Cultural Resources

The County shall recognize and participate in programs to ensure the beautification, preservation, and protection of designated Federal, State, and Local Scenic Highways and waterways; local, regional, state or federally designated environmentally sensitive areas; and sites listed on the National Register of Historic Places.

Policy VII-1.2.3 Coordination with Conservation Agencies

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

[Moved from Policy I-5.1.8]

Policy VII-1.2.4 Consistency with other Management Plans within the Green Swamp Area of Critical State Concern

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

[Copied from Policy I-4.1.3]

Policy VII-1.2.5 Coordination of Land Use with Wekiva-Ocala Greenway Protection

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

[Moved from Policy I-5.2.3 and deleted last sentence as redundant]

Policy VII-1.2.6 Develop and Implement Resource Management Plans

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

- Continuing participation on the Wekiva River Basin Commission and other working groups;

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

[Moved from Policy I-7.10.6]

Policy VII-1.2.7 Water Conserv II

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

[Moved from Policy I-5.5.3]

Policy VII-1.2.8 Reduce Point-source Air Pollution Emissions

The County shall cooperate with the State in the monitoring of hazardous materials users and hazardous waste generators. The County will provide support to the State in their effort to ensure that contamination of the air by volatile pollutants released in the clean up, use, or disposal of hazardous materials shall not exceed levels that may cause significant harm to human health or the environment. This policy shall be incorporated within the hazardous materials management program under the Lake County Department of Environmental Services. The County will follow up on complaints and the appropriate state and federal agencies will be notified.

[Copied from last paragraph of Policy IV-1.1.2]

Policy VII-1.2.9 Best Management Practices to Prevent Soil Erosion

The County, in cooperation with IFAS, the Florida Department of Agriculture and Consumer Services, and other relevant agencies, shall require adherence to Best Management Practices for agriculture and silviculture operations to prevent soil erosion, and to protect the biological diversity and health of soils. Best Management Practices shall be followed during construction to prevent soil erosion.

[Copied from Policy IV-3.4.3]

Policy VII-1.2.10 State and Federal Incentives for Energy Conservation

The County shall support incentives by the state and federal governments to promote energy efficiency and conservation and the use of solar and other clean alternative energy sources.

[Copied from Policy IV-4.2.2]

Policy VII-1.2.11 Coordinated Energy Conservation

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

[Copied from Policy IV-4.2.3]

OBJECTIVE VII-1.3 COORDINATION WITH LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES FOR PROTECTION OF WATER RESOURCES

Lake County shall coordinate with the plans and programs of local, regional, state and federal agencies in order to more effectively and efficiently protect and manage the water resources of the County including, but not limited to, wetlands and surface waters and their quality and quantity; ground water quality and quantity; and areas of aquifer recharge.

[New Objective needed to organize section]

Policy VII-1.4.13.1 Joint Strategies for Water Supplies

The County shall propose joint strategies for protection of water resources through water supply planning, specifically addressing identification and use of alternative water resources.

Policy VII-1.3.2 Environmental Education

The County shall establish environmental programs to educate the public and community leaders about the relevance to their community and region of the springs, springsheds, springshed protection, ground water, aquifers, water pollution, and karst features, and the vital hydrological system of which they are a part. The County shall formulate a media campaign to enhance the environmental literacy of the public and community leaders with respect to water resources, natural values, and threats facing local springs and springsheds.

The County shall coordinate with local colleges, the school board, and individual schools to develop environmental education programs for school-aged children regarding springsheds, water bodies, watersheds and ground water. The educational tools of the Lake County Water Resource Atlas shall be included in these programs.

[Copied from Policy IV-2.3.9]

Policy VII-1.3.3 Coordinate with Local Communities

Lake County shall coordinate with local communities to develop environmental education programs regarding springsheds, water bodies, watersheds and ground water. The educational tools of the Lake County Water Resource Atlas shall be included in these programs.

[Moved from Policy IV-2.3.10]

Policy VII-1.3.4 Groundwater Protection

The County, in coordination with federal, state, regional, and local agencies, shall protect the quantity and quality of groundwater resources, recharge areas, and prevent excessive groundwater draw-down caused by withdrawal for consumptive uses.

[Copied from Objective IV-2.1]

Policy VII-1.3.5 Aquifer Monitoring Programs

Lake County will cooperate with federal, state, regional water management, local agencies, local governments, and interest groups in the implementation of on-going aquifer-monitoring programs.

[Moved from Policy X-1.1.4]

Policy VII-1.3.6 Intergovernmental Coordination to Protect Aquifer Recharge

Lake County shall collaborate with federal, state, regional, and local agencies, including the Water Management Districts and local agencies in studying the surficial and Floridan aquifers, springs, karst areas and surface waters as they apply, and in determining the most appropriate actions to take in order to protect these resources. Approaches and measures to accomplish this shall be developed consistent with the intergovernmental coordination element of the comprehensive plan.

[Moved from Policy X-1.1.6]

Policy VII-1.3.7 Regulated and/ or Hazardous Waste Disposal

Lake County shall cooperate with all state and federal authorities in the regulation and disposal of regulated or hazardous wastes as defined in 9J5.003 (38) F.A.C.

[Moved from Policy X-1.4.3]

Policy VII-1.3.8 Floridan Aquifer Vulnerability Assessment Map

Lake County shall coordinate with the Florida Geological Survey, Water Management Districts and the Florida Department of Environmental Protection to prepare a Floridan Aquifer Vulnerability Assessment (FAVA) Map on a county-wide scale to determine areas within the County vulnerable to contamination of the Floridan aquifer, including primary, secondary and tertiary protection zones, karst features, springs and sinks.

[Copied from first paragraph of Policy X-1.1.2]

Policy VII-1.3.9 Programs to Protect Special Waters and Watersheds

The County shall participate in programs at the local, regional, state, and federal levels to afford protection and management of land in watersheds and in water areas given special protection status by law, rule or ordinance. These areas shall include but not be limited to the Green Swamp Area of Critical State Concern, Wekiva River Protection Area, Wekiva Study Area, the Wekiva-Ocala Greenway, the Wekiva River and its tributaries, the Ocklawaha River, the St. Johns River, Outstanding Florida Waters, and Outstanding Lake County Waters.

[Copied from Policy IV-2.2.19 and deleted last sentence as unrelated]

Policy VII-1.3.10 Identification and Protection of Springshed Resources

The County, in cooperation with federal, state, regional, and local agencies, shall use the Floridan Aquifer Vulnerability Assessment, the Wekiva Aquifer Vulnerability Assessment,

ground water models, and other tools as appropriate, to identify and map springs and springsheds, and to designate Springshed Protection Zones to protect the springshed and spring systems resources and designate appropriate land uses in these zones.

[Copied first paragraph from Policy IV-2.3.1]

Policy VII-1.3.11 Water Quality Monitoring Within Springsheds

The County shall continue its springs sampling program on a quarterly basis. Regular spring flow measurements shall also be included as a part of this monitoring program. This program shall also provide for periodic sampling and testing of the surface and ground water quality within springsheds and springshed protection zones. Monitoring programs shall be coordinated with sampling and testing programs of the U. S. Geological Survey, Florida Department of Environmental Protection, the Water Management Districts and other federal, state, regional and local agencies. Funding sources shall be sought to enhance the local program.

[Copied from Policy IV-2.3.8]

Policy VII-1.3.12 Surface and Groundwater Withdrawal Impacts on Wetlands

Lake County shall coordinate with the water management districts to limit groundwater and surface water withdrawals which may cause adverse impacts upon natural water bodies, wetlands, and wetland-dependent ecosystems.

[Copied from IV-2.5.15]

Policy VII-1.3.13 Plugging Artesian Wells

The County shall implement plans and procedures to conserve its potable water supplies to the maximum extent practicable through a cooperative plugging program for uncapped artesian wells with St. Johns River Water Management District and Southwest Florida Water Management District, and the local Department of Health.

[Copied from first sentence and fourth bullet of Policy IV-2.1.4]

Policy VII-1.3.14 Ensure Supply of Safe Potable Water

The County shall review regulatory data and information related to the supply of safe potable water to its residents. The County shall coordinate and cooperate with federal, state, and regional agencies including the Water Management Districts, on countywide ground water monitoring, especially in those areas of existing, suspected, or potential ground water contamination.

[Copied from Policy IV-2.1.7]

Policy VII-1.3.15 Emergency Water Shortage Plan

Lake County shall cooperate with the St. Johns River Water Management District and Southwest Florida Water Management District in the enforcement of provisions of the Water Management District's emergency water shortage plans.

[Copied from Policy IV-2.1.8]

Policy VII-1.3.16 Protect Aquifers from Saline Ground Water

The County, through restrictions on density, intensity and the Future Land Use Map, shall protect areas and aquifers identified by the U. S. Geological Survey and Water Management Districts where the movement of saline ground water into a fresh water aquifer has occurred or is likely to occur. The County shall cooperate with the federal, state, regional, and local agencies in determining the safety of the siting of wells, especially in areas located along the Wekiva and St. Johns Rivers where saline ground water may be present. Lake County shall prohibit placement of wells or well fields in locations that have the potential to degrade or contaminate water supplies from saline ground water and shall cooperate with the Water Management Districts in determining the safety of the siting of any wells requiring a consumptive use permit within areas known to be experiencing or vulnerable to saline ground water.

[Copied from Policy IV-2.1.16]

Policy VII-1.3.17 Program for Establishment of Public Wellfields

The County shall participate with federal, state, regional, and local agencies in the mapping and identification of areas within the county or zones within the Floridan Aquifer where ground water quality is good, the potential for groundwater contamination is low, sinkhole potential is slight, and where potential negative impacts to spring flow, groundwater volume, and wetlands are low. Once these areas are determined, the County will encourage the use of these areas for regional and sub-regional water supplies to implement measures to protect these areas for future well field use.

[Copied from Policy IV-2.1.25]

Policy VII-1.3.18 Investigation of Aquifer Storage and Recovery Technologies

The County shall support research and evaluation projects that evaluate the use of Aquifer Storage and Recovery (ASR) technologies and practices. The County shall cooperate with federal, state, regional, and local agencies in ASR research and development projects.

[Copied from Policy IV-2.1.27]

Policy VII-1.3.19 Identify Sources of Surface Water Pollution

The County shall evaluate and identify sources of surface water pollution within the County and coordinate the development and implementation of pollution abatement methods and programs with local governments, State, and Federal agencies.

[Copied from Objective IV-2.2]

Policy VII-1.3.20 Surface Water Quality Assessments

The County shall identify water bodies including lakes, rivers, streams, springs and spring runs, and develop and maintain levels of sampling that will describe existing conditions that will be essential to monitor short and long term changes. The County shall partner with and use the expertise of the United States Geological Survey, Florida Department of Environmental Protection, and the water management districts to accomplish these investigations. The design, parameters, and protocols including the need for more intense sampling shall be evaluated on a periodic basis to insure that high quality information is acquired.

[Copied from Policy IV-2.2.1]

Policy VII-1.3.21 Surface Water Quality Restoration

The County shall continue to participate in surface water restoration programs in cooperation and coordination with the state for programs such as, but not limited to, St. Johns River Water Management District's SWIM plans for Lake Apopka, and the Upper Ocklawaha River Basin Stormwater Management Systems

[Copied from Policy IV-2.2.3]

Policy VII-1.3.22 Evaluate Best Management Practices to Protect Surface Water

The evaluation of BMPs shall be coordinated with federal, state, regional, and local agencies. The evaluation shall include a review and incorporation of applicable BMPs established by the agencies identified above as well as by public-private partnerships such as Clean Marina and programs created by non-profit organizations such as Audubon International.

[Moved from Policy IV-2.2.16]

Policy VII-1.3.23 Require Agricultural Best Management Practices for the Control of Erosion and Sedimentation

Best Management Practices for the control of soil erosion and sedimentation shall be employed for all agricultural activities in order to protect natural water bodies, watercourses, and wetlands from siltation. The County shall cooperate with the Florida Department of Agriculture and Consumer Services, the Institute of Food and Agriculture Sciences (IFAS)/Florida Cooperative Extension Service, and the Natural Resources Conservation Service to develop conservation management plans and incentives for agricultural operations.

[Copied from first sentence and last paragraph of Policy IV-2.2.17]

Policy VII-1.3.24 Floodplain Restoration Program

The County shall cooperate with the St. Johns River Water Management District and the Southwest Florida Water Management District to identify significant floodplains for restoration.

[Copied last sentence of Policy IV-2.4.2]

Policy VII-1.3.25 Protect Natural Fluctuation of Surface Waters

The County shall cooperate with federal, state, regional and local agencies to develop a natural lake level fluctuation plan for lakes currently regulated by water control structures, as feasible. The natural hydrological character of surface waters shall be maintained and management plans shall promote protection and restoration of natural water systems in lieu of structural alternatives and modified systems. Natural surface water flows, including sheet flow, shall be maintained and surface water shall be allowed to fluctuate on a seasonal basis.

[Copied from Policy IV-2.4.5 and reorganized to read better]

OBJECTIVE VII-1.4 COORDINATION WITH LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES FOR PROTECTION OF WILDLIFE AND HABITAT

Lake County shall coordinate with the plans and programs of local, regional, state and federal agencies in order to more effectively and efficiently protect and manage the wildlife and habitat resources of the County including, but not limited to, listed species, wetlands and fresh water habitats, environmentally sensitive areas, and wildlife corridors.

[New Objective needed to organize section]

Policy VII-1.4.1 Habitat and Wildlife Preservation

The County shall cooperate with federal, state, and local agencies to protect and maintain viable habitat for species designated as endangered, threatened, or species of special concern. Lake County shall conserve habitat and wildlife populations in order to maintain the health of natural ecosystems and maintain biodiversity.

[Copied from Objective IV-3.2 as policy]

Policy VII-1.4.2 Freshwater Habitat and Wildlife

The County shall seek and utilize management plans developed by Florida Fish and Wildlife Conservation Commission, Lake County Water Authority, Florida Department of Environmental Protection, and U. S. Fish and Wildlife Service, and other relevant agencies in developing strategies for the protection and restoration of significant aquatic habitat and aquatic species, including but not limited to species listed as endangered, threatened, or species of special concern.

[Copied from Policy IV-3.2.3]

Policy VII-1.4.3 Identification and Protection of Wildlife and Habitat Corridors

Lake County shall cooperate with federal, state and local agencies and conservation organizations to identify wildlife and habitat corridors that serve as biological connections between natural areas, and shall implement programs that protect the viability of these corridors. These programs shall include focused land acquisition initiatives, conservation easements, and appropriate regulatory measures.

[Moved from Policy IV-3.2.8]

Policy VII-1.4.4 Identify and Protect Designated Species and Critical Habitat

The County shall cooperate with State and Federal agencies to determine the presence and habitat distribution of designated species. The County shall cooperate with these agencies to prevent further reductions in designated species populations.

[Moved from Policy IV-3.2.13]

Policy VII-1.4.5 Predevelopment Survey for Designated Species and Protection from Development

Activities that require the alteration or clearing of habitat of designated species shall be surveyed for occurrences of designated species by a qualified biologist prior to the issuance of a

development permit. Where viable habitat for designated species occurs on a site, a management plan protecting these species shall be submitted by the applicant. The plan must be approved by the County in consultation with Florida Fish and Wildlife Conservation Commission before development is authorized.

[Copied first, third, and last sentences from Policy IV-3.2.14]

Policy VII-1.4.6 Endangered Species Management Plans

The County shall adopt agreements with local governments and state and federal agencies as necessary, pertaining to the protection and enhancement of designated species. The County shall continue to coordinate with all public agencies listed in the [Conservation Element](#) as primary or secondary agencies, whether or not they have regulatory authority over the use of the land. Lake County shall cooperate with the appropriate agencies in identifying habitat ranges for designated species located within the County and shall assist in the preparation of management plans, including mitigation procedures, to ensure the survival of these species.

[Moved and combined from Policy IV-3.2.19 and IV-3.2.18]

Policy VII-1.4.7 Explore a Land Banking Program for Habitat Mitigation

Lake County, in cooperation with the Lake County Water Authority, and other state and regional regulatory and land use management agencies, shall investigate the feasibility of establishing an off-site "land banking" or land trust program as an option for the mitigation of the unavoidable loss of protected rare or endangered lands, natural upland communities, and wetlands. The monies generated from this program shall be dedicated to the purchase of significant environmentally sensitive lands for preservation.

[Copied from Policy IV-3.2.20]

Policy VII-1.4.8 Inventory of Natural Upland Communities

The County shall cooperate with agencies and organizations, including but not limited to the Lake County Water Authority, Florida Fish and Wildlife Conservation Commission, the Florida Natural Areas Inventory, and water management districts to map upland habitat.

[Moved from Policy IV-3.3.1]

Policy VII-1.4.9 Management of Conservation Lands

The County shall coordinate with federal, state, and local agencies regarding the management of public and private conservation land and shall consult with agencies regarding the potential impact of adjacent uses on the health and management of federal, state, and local conservation land and environmentally-sensitive lands.

[Copied from first sentence of Policy IV-4.5.2]

Policy VII-1.4.10 Natural Area Networks

The County shall partner with federal, state and local agencies, and with private conservation entities as appropriate, to identify and protect environmentally-sensitive land, through acquisition or the purchase of conservation easements, in order to establish natural area networks or greenways. These networks or greenways are intended to link public and private conservation

areas, preserve and restore habitat and wildlife corridors, maintain viable populations of listed species, maintain aquifer recharge capacity, protect air quality, and provide opportunities for passive recreation.

[Copied from first two sentences of Policy IV-4.5.3]

Policy VII-1.4.11 Special Protection Areas Programs

The County shall participate in programs at the local, regional, state, and federal levels to afford protection and management through acquisition and conservation easements within areas given special protection status. These land areas shall include but not be limited to the Green Swamp Area of Critical State Concern, the Lake Wales Ridge, the Emerald Marsh, the Lake Apopka Restoration Area, the Wekiva-Ocala Greenway, Wekiva River Protection Area and the Wekiva Study Area.

[Moved from Policy IV-4.5.5]

Policy VII-1.4.124.12 Joint Strategies for Land Acquisition

Propose joint strategies to coordinate land acquisition efforts for protection of water resources, environmentally sensitive lands and open spaces.

OBJECTIVE VII-1.5 COORDINATION WITH LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES FOR THE PROVISION OF HOUSING

Lake County shall coordinate with the plans and programs of local, regional, state and federal agencies in order to more effectively and efficiently provide housing appropriate for all its residents.

[New Objective needed to organize section]

Policy VII-1.5.1 Coordination to Provide Affordable Housing

The County shall coordinate with the municipalities to provide affordable housing in urban areas and implement programs to promote quality affordable housing for existing and future residents and ensure the continued viability of affordable housing.

[Copied from fourth bullet in Policy I-7.2.4]

Policy VII-1.5.2 Master site file update

The County shall periodically update the County's portion of the Florida Master Site File by continuing to assist the Department of State Division of Historical Resources' efforts in this regard.

[Copied from Policy VI-1.4.1]

Policy VII-1.5.3 Promote the conservation of historically significant housing

The County shall assist property owners of historically significant housing by supporting applications seeking standing on the Florida Department of State Master Site File and the National Register of Historic Places. The County shall promote adaptive re-use and

rehabilitation of historically significant structures through assistance with grant functions and coordination with State technical services available for such activities.

[Copied from Policy VI-1.4.2]

Policy VII-1.5.4 Housing Needs Assessment

The County shall take a leadership role in ensuring that all municipalities and the County perform housing needs assessments on a schedule that coordinates the timing of the assessments with the Evaluation and Appraisal Report required by Florida Statute 163.3191. The County shall utilize, and each municipal government shall be encouraged to utilize, the data and analysis from the needs assessment as one basis for the [housing element](#) of its local comprehensive plan.

[Moved from Objective VI-2.5 and Policy VI-2.5.1]

Policy VII-1.5.5 Establishment of Workforce Housing Incentives

The County shall seek to partner with the financial community, the development community, and not-for-profit housing providers in order to define incentives that will aid the construction of housing affordable to the workforce of Lake County.

[Moved from Objective VI-2.6]

OBJECTIVE VII-1.56 COORDINATION OF LEVEL OF SERVICE STANDARDS AND PROVISION OF PUBLIC FACILITIES AND SERVICES

The County shall maintain coordination efforts, with responsible local, regional, Lake-Sumter Metropolitan Planning Organization and State authorities, the School Board, and private utility companies, as appropriate, to provide adequate public facilities and services and ensure consistency with adopted level of service standards.

Policy VII-1.1-26.1 Multiparty Development Agreements

The County shall seek multiparty agreements (e.g., City/County/developer tri-party agreements) as a means to expedite facility improvements and reduce public costs.

Policy VII-1.6.2 Interlocal Service Boundary Agreements

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

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

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

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

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

[Moved from Policy I-7.10.2]

Policy VII-1.1.36.3 Coordinated Concurrency Management Systems

The County shall coordinate with the Cities when applicable in the implementation of their concurrency management system for compatible adopted levels of service.

Policy VII-1.6.4 Efficient Provision of Services

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

[Moved from Policy I-7.10.5]

Policy VII-1.6.5 Coordinate With Utility Providers

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

[Moved from Policy I-7.10.7]

Policy VII-1.6.6 Coordinate Levels of Service

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

[Moved from Policy I-7.10.8]

Policy VII-1.6.7 Intergovernmental Assistance

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

[Moved from Policy II-2..1.6]

Policy VII-1.6.8 Meet Non-Potable Water Use Demand

The County shall coordinate with federal, state, regional, and local agencies to implement programs and policies that require that non-potable water use demands be met using water of the lowest quality supply, which is both available and acceptable for the intended application. The County shall require that water reuse or reclamation be used wherever economically and ecologically feasible to reduce groundwater or surface water withdrawals for applications which do not require potable water. Educational materials shall be distributed to residents on private water systems informing them of alternatives.

[Moved from Policy IV-2.1.21]

Policy VII-1.6.9 Coordination of Potable Water Services with the Municipalities

Lake County shall execute Interlocal Agreements with the municipal utility suppliers within Lake County for establishing service areas so as not to duplicate services and to provide for conditions for the establishment of and the operation within the service area. Municipal service areas shall be based upon the available capacity reported, and the future service areas delineated in the Comprehensive Plans of each municipality that provides potable water service. Prior to the execution of Interlocal Agreements, the County shall allow municipalities to provide service in the unincorporated part of Lake County in accordance with the area set forth in the adopted Comprehensive Plans of each municipality that provides potable water service, and the criteria set forth in the Lake County Comprehensive Plan. Expansion of services, both water and sewer by the municipalities, should be consistent with their Capital Improvement Plan (CIP), [Capital Improvement Element \(CIE\)](#) and the Joint Planning Agreement (JPA).

[Moved from Policy X-2.2.1]

Policy VII-1.6.9 Coordination with Other Agencies for Protecting Water Supplies

Lake County shall work closely with the federal, state, regional and local agencies to ensure all possible alternatives are explored and implemented with respect to new development and water conservation. This can include:

- Define urban and rural expansion areas throughout undeveloped areas of Lake County;
- Require the use of reuse water where ever possible including installation of dual lines in anticipation of reuse water becoming available;
- Promote and facilitate Joint Planning Agreements (JPAs) between cities, and with the county and cities;
- Consider exploring alternative water supply options;
- Look for opportunities to capitalize on economies of scale;
- Pursue or support grant matching funding, participation, subsidized loans, and low-cost loan programs for environmental, water resource, and public welfare projects in Lake County;
- Assist entities with “seed” money grants for beneficial projects or develop another cooperative approach;
- Facilitate regional programs for Lake County entities;
- Create Special Water Districts in cooperation with municipalities and regulatory agencies;
- Water Resource Cooperation and Support Agreement developed through the JPA process;
- Active participation in regional water supply planning with municipalities and regulatory agencies;
- Promote conservation through education, incentives, and regulation;
- Encourage phasing-out septic systems where possible; and
- Develop incentives to connect to central water and wastewater systems.

[Moved from Policy X-2.1.9]

Policy VII-1.6.10 Coordination of Potable Water Facilities to Discourage Urban Sprawl

The County shall coordinate the extension of lines or increase of facility capacity with adjacent municipal and private facilities to discourage urban sprawl.

[Moved from Objective X-2.3]

Policy VII-1.3.76.11 Notification of Central Sewer Availability

The County shall coordinate with publicly owned or investor owned central sewer providers regarding the process for notification of existing owners of the availability of central sewer facilities.

Policy VII-1.6.12 Coordination of Wastewater Services with the Municipalities

Lake County shall execute Interlocal Agreements with the municipal utility suppliers within Lake County for establishing service areas so as not to duplicate services and to provide for conditions for the establishment of and the operation within the service areas. Municipal service areas shall be based upon the available capacity reported, and the future service areas delineated in the Comprehensive Plans of each municipality which provides sanitary sewer service. Prior to the execution of Interlocal Agreements, the County shall allow municipalities to provide service in the unincorporated part of Lake County in accordance with the area set forth in the adopted Comprehensive Plans of each municipality that provides sanitary sewer service, and with the criteria set forth in the Lake County Comprehensive Plan. Expansion of sanitary sewer service by the municipalities should be consistent with their Capital Improvement Plan (CIP), [Capital Improvement Element \(CIE\)](#) and the Joint Planning Agreement (JPA).

[Moved from Policy X-3.1.1]

Policy VII-1.6.13 Coordination of Wastewater Facilities to Discourage Urban Sprawl

The County shall coordinate the extension of service or increase of facility capacity with adjacent municipal and private facilities to discourage urban sprawl.

[Moved from Objective X-3.4]

Policy VII-1.6.13 Advanced and Enhanced Onsite Wastewater Treatment

The County will coordinate with federal and state agencies including the Department of Health to minimize the impact of onsite wastewater disposal systems within springsheds, areas of aquifer vulnerability and surface waters and wetlands. The County shall require new development outside of wastewater utility service areas, not on central sewer, to comply with onsite performance based treatment systems within environmentally sensitive areas, including but not limited to the Wekiva Study Area (WSA), consistent with the state requirements. The Florida Department of Health rule making will establish the treatment standards for onsite performance based treatment systems. The County will work with agencies to evaluate various onsite wastewater treatment and disposal systems to maximize nutrient removal and provide appropriate, cost effective solutions for new and retrofitted onsite systems. As appropriate, the County shall adopt Land Development Regulations that require advanced or enhanced onsite wastewater treatment and disposal systems within the WSA and other environmentally-sensitive areas to achieve discharge limits established by the Department of Health. The County shall

consider incentives to encourage the use of more efficient nutrient-removing technologies for onsite systems as they become available.

[Copied from Policy X-3.3.4]

Policy VII-1.3.66.14 Onsite Sewage Treatment and Disposal Systems

The County shall coordinate with the county health department regarding the owners of onsite sewage treatment and disposal systems that will be required to connect to central sewer facilities, and owners of onsite sewage treatment and disposal systems that will remain, including those that require a Department of Health permit or permit modification because of failing systems or systems requiring major repairs.

Policy VII-1.6.15 Waterless Toilets and Grey Water Systems

In cooperation with the local Department of Health office, the County shall encourage the use of waterless toilets and the use of home-based grey water systems in accordance with state regulations.

[Copied from Policy IV-2.1.11]

Policy VII-1.6.15 Wastewater Treatment Systems within Environmentally Sensitive Areas

The County shall support and require compliance with all federal, state, regional and local agency regulations relating to the location and operation of central wastewater treatment facilities, including advanced standards for Advanced Wastewater Treatment (AWT) facilities within springsheds and the Wekiva Study Area adopted pursuant to Florida Department of Environmental Protection rule. The County shall coordinate with the Florida Department of Health, and other regulatory agencies having jurisdiction, regarding the development and implementation of rules and regulations relating to septic systems and onsite sewage treatment and disposal systems that may be required within environmentally-sensitive areas, such as springsheds and the Wekiva Study Area. The County shall cooperate and work with the Department of Health toward the establishment of a mandatory pump-out program for septic systems within the Wekiva Study Area, similar to the five-year pump out program utilized within the Green Swamp Area of Critical State Concern.

[Copied from Policy IV-2.2.23]

Policy VII-1.3.56.16 Coordination of On-Site Sewer Services within the Wekiva Study Area

The County shall coordinate with the Department of Health regarding onsite sewage treatment and disposal systems located in the Wekiva Study Area to ensure a coordinated approach to the provision of wastewater treatment.

Policy VII-1.6.17 Coordination of Wastewater Treatment within the Wekiva Study Area to Reduce Nutrients

The County shall coordinate with agencies and providers of central sewer services and onsite wastewater treatment systems to jointly address ground and surface water nutrient loading from wastewater within the Wekiva Study Area. Such efforts should aim to leverage limited resources and take advantage of economies of scale. The County shall cooperate with the Department of

Health regarding compliance with rules requiring onsite performance based treatment systems to minimize ground and surface water contamination.

[Copied from Policy X-3.3.2]

Policy VII-1.6.18 Septic Tank Provisions for the Green Swamp Area of Critical State Concern

At least once every five (5) years, or except as otherwise provided herein, every lot owner with one or more septic tanks in the Green Swamp Area of Critical State Concern shall have all septic tanks cleaned and inspected in accordance with the requirements of the Lake County Department of Health. Lake County shall coordinate with the Department of Health to require that the septic tank be cleaned, that the mound, drainfield and septic tank system be in good working order and in compliance with the standards of Chapter 64, F.A.C., and the standards described herein. As necessary, a fee to be paid by lot owners shall be assessed to cover the costs of administering this program. The lot owner shall make all repairs that are necessary to bring the septic tank system in compliance with all the requirements hereof.

[Copied from first bullet of Policy 1-4.4.7]

Policy VII-1.6.19 Coordination with Adjacent Jurisdictions for Stormwater Management

Lake County shall coordinate and consult with the 14 municipalities, adjoining counties, and appropriate state and federal agencies in the implementation of the Stormwater Management Plan. The coordination and consultation shall include specifically issues regarding Total Maximum Daily Loads (TMDLs) and any adopted TMDL legislation, guidelines, implementation, and potential joint projects.

[Copied from Policy X-5.1.7]

Policy VII-1.6.20 Master Stormwater Management Plan for the Wekiva Study Area

Lake County shall cooperate and consult with the St Johns River Water Management District, the Florida Department of Environmental Protection and adjoining local governments and municipalities in the implementation of the Wekiva Study Area (WSA) regional master stormwater management plan. The County will incorporate findings, methods and recommendations of the WSA Master Stormwater Management Plan into the Comprehensive plan and Land Development Regulations as appropriate. Utilizing the WSA Master Stormwater Management Plan as a guide, the county will revise project priorities within its 5-year Stormwater Improvement Plan and the [Capital Improvement Element](#) of the Comprehensive Plan.

[Copied from Policy X-5.5.1]

Policy VII-1.6.21 Intergovernmental Coordination for Solid Waste

The County shall support an intergovernmental approach to the problems and opportunities of waste management, both within and outside the County, through the monthly coordination meetings and any future interlocal agreements.

[Copied from Policy X-4.9.2]

Policy VII-1.6.21 Environmental Monitoring of Private Solid Waste Management Facilities

Lake County and the Florida Department of Environmental Protection (FDEP) shall monitor privately owned and operated solid waste management facilities including landfills, resource recovery facilities, and solid waste processing facilities. This monitoring is needed to ensure that solid waste facilities in Lake County remain in compliance with applicable air, groundwater, and surface water pollution standards established by Federal, State, and local laws, regulations, and guidelines.

[Moved from Objective X-4.5]

Policy VII-1.6.22 Safe Operation of Privately-Owned Solid Waste Management Facilities

Upon adoption of its Comprehensive Plan, the County shall cooperate with the Florida Department of Environmental Protection in their regulation of privately-owned, as well as publicly-owned, solid waste management facilities to assure they are operated in a manner that will protect the public health, welfare, and safety.

[Moved from Policy X-4.5.1]

Policy VII-1.6.23 Monitoring Impacts from Privately-Owned Solid Waste Management Facilities

The Department of Environmental Services shall cooperate with the Florida Department of Environmental Protection in their efforts to monitor the impacts to air, land, ground and surface water, and wildlife habitat from privately operated solid waste management facilities.

[Moved from Policy X-4.5.2]

OBJECTIVE VII-1.7 COORDINATION WITH LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES FOR TRANSPORTATION FACILITIES

Lake County shall coordinate with the plans and programs of the Lake-Sumter Metropolitan Planning Organization and other local, regional, state, and federal agencies in order to ensure consistency with adopted level of service standards and more effectively and efficiently provide transportation facilities and services.

[New Objective needed to organize section]

Policy VII-1.7.1 Coordination with Transportation Agencies' Improvements Programs

Lake County shall directly coordinate with Florida Department of Transportation, Lake-Sumter Metropolitan Planning Organization, and other transportation agencies, as appropriate, to identify needed state transportation improvement projects.

[Moved from Objective IX-1.4]

Policy VII-1.7.2 Coordination and Consistency with Other Transportation Agencies

Lake County shall coordinate with the Florida Department of Transportation, Lake-Sumter Metropolitan Planning Organization and other transportation agencies as appropriate to ensure the transportation system is coordinated and consistent with current and future agency plans of Lake and Sumter counties, its communities, and neighbors.

[Moved from Policy IX-1.4.1]

Policy VII-1.7.3 Collaborative Transportation Planning

Lake County shall support collaborative Land Use and Transportation Planning efforts among local governments that will ensure that the community can develop in an efficient and sustainable way. This shall be achieved through intergovernmental coordination and joint planning.

[Moved from Policy IX-1.4.2]

Policy VII-1.7.4 Consistent Transportation Plans

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

[Moved from Policy IX-1.4.3]

Policy VII-1.7.5 Funding for Transportation Improvements

Lake County will strongly lobby for the inclusion of appropriate projects on the Metropolitan Planning Organization Road Improvements List and the Florida Department of Transportation Work Program to ensure that the appropriate and equitable amount of money is expended on State road projects within the County. The County also shall pursue additional funding sources for transportation improvements consistent with the Capital Improvements and Transportation Elements

[Copied from Policy II-2.3.6]

Policy VII-1.7.6 Use of Level of Service (LOS) Maximum Volumes

Lake County, in coordination with the Florida Department of Transportation (FDOT) and the Lake-Sumter Metropolitan Planning Organization, shall use generalized peak hour level of service maximum volume tables, appropriate LOS software or direct field measurements in order to assess the most accurate Level of Service and available capacity for SIS/FIHS, arterial, collector and local roadways.

[Copied from Policy IX-1.1.4]

Policy VII-1.7.7 Arterial Functional Classification System

Lake County, in coordination with the Florida Department of Transportation, the Lake-Sumter Metropolitan Planning Organization, and Federal Highway Administration (FHA), shall determine functionally classified arterial roadways.

[Copied from Policy IX-1.1.5]

Policy VII-1.7.8 Collector and Local Functional Classification System

Lake County, in coordination with the Florida Department of Transportation and the Lake-Sumter Metropolitan Planning Organization, shall maintain a functional classification system for collector and local roadways under its jurisdiction that is sensitive to the local dynamics of the County.

[Copied from Policy IX-1.1.6]

Policy VII-1.7.9 Transportation Concurrency Exception Areas and Management Areas

The County shall, in coordination with the municipalities, examine the utility of transportation concurrency exception areas and management areas as tools to promote compact growth and development patterns that establish a clear delineation between urban and rural land uses and promote economic development.

[Copied from Policy IX-1.5.3]

Policy VII-1.7.10 Motorized and Non-Motorized Design Standards for State Roads

To minimize conflicts between motorized and non-motorized transportation traffic, Lake County shall coordinate with the Florida Department of Transportation to ensure that, at a minimum, paved shoulders are added to all State roads within the jurisdictional limits of the County at the time of reconstruction or additional capacity improvements occur.

[Copied from Policy IX-1.6.3]

Policy VII-1.7.11 Bicycle and Recreational Trail Planning and Coordination

Lake County shall coordinate with government agencies and private organizations involved in the acquisition and development of a trail system utilizing abandoned railroad right-of-way where feasible. Lake County shall fund and construct a countywide network of pedestrian, bicycle, recreational and equestrian trails. The County will coordinate with the Lake-Sumter Metropolitan Planning Organization, Florida Department of Transportation, municipalities and other appropriate agencies to study and implement options for coordinated provision of a bike trail network.

[Copied from Policies IX-1.6.5 and IX-1.6.6]

Policy VII-1.7.12 Airports

Lake County shall coordinate with the Lake-Sumter Metropolitan Planning Organization, Federal Aviation Administration, U.S. Military, Florida Department of Transportation Five Year Plan, Continuing Florida Aviation System Planning Process, and the various airports to ensure that the expansion of existing general aviation airports and surface transportation access roads are consistent with the goals, objectives, and policies of the Lake County Comprehensive Plan, and applicable Federal and State regulations; and ensure access to airports and related facilities are properly integrated with other modes of surface transportation.

[Copied from Objective IX-1.8]

Policy VII-1.7.13 Rail Expansion

All rail expansion shall be coordinated with the Future Land Use and [Conservation Elements](#) of the Lake County Comprehensive Plan. In addition, all facility expansions shall be coordinated with the provision of public improvements. Lake County shall also encourage coordination of rail facilities among cities, private owners, state and federal agencies, the Lake-Sumter Metropolitan Planning Organization, and users of the rail lines.

[Copied from Objective IX-1.9]

Policy VII-1.7.14 Establish Public Transit Zones and Fixed Route Public Transit

Lake County in coordination with the Lake-Sumter Metropolitan Planning Organization shall identify and analyze mass transit zones, using County adopted traffic analysis zones as a basis. Lake County shall promote fixed route service along routes established as priorities in the Lake-Sumter Metropolitan Planning Organization (LSMPO) Transit Development Plan or as determined by the Community Transportation Coordinator (CTC) and the LSMPO and shall seek to coordinate that service with other providers in the region.

[Copied from Policies IX-2.2.1 and IX-2.2.2]

Policy VII-1.7.15 Promote Coordination and Public Participation for Transportation Planning

☞ The County shall promote coordination among government agencies, Lake Sumter MPO, public and private entities in order to encourage regional system-wide transportation solutions. The County shall ensure that the Comprehensive Plan supports community social values through developing transportation systems that are user friendly, accessible, interconnected and aesthetically appropriate. The County shall actively solicit input from community groups, businesses, underserved populations, etc. through the Lake-Sumter Metropolitan Planning Organization Citizens Advisory Committee (CAC).

[Moved from Goal IX-3, Objective IX-3.1 and Policy IX-3.1.1]

Policy VII-1.7.14 Wekiva Parkway Planning and Design

Lake County shall coordinate with the various regional transportation entities during the planning, design, and construction of the Wekiva Parkway and related transportation facilities, and shall ensure compliance with provisions of the Wekiva Parkway and Protection Act.

[Moved from Objective IX-3.2]

Policy VII-1.7.16 Transportation Network in the Mount Plymouth-Sorrento Community

In order to protect the long-term integrity of the Mount Plymouth-Sorrento Community, it shall be the expressed intent of the County to maintain State Road 46 within the Mount Plymouth-Sorrento Main Street Future Land Use Category as a two-lane facility, herein referred to as “Main Street”, and to coordinate with the Florida Department of Transportation to achieve this purpose.

[Copied from third paragraph of Policy I-2.1.12]

Policy VII-1.3.37.17 Coordination During Major Regional Transportation Construction Projects

The County will coordinate with the Lake-Sumter Metropolitan Planning Organization, Florida Department of Transportation, and other jurisdictions and agencies to prepare in advance for the maintenance of traffic during construction of major regional transportation projects.

OBJECTIVE VII-1.28 COORDINATION OF THE LAKE COUNTY COMPREHENSIVE PLAN WITH THE LAKE COUNTY SCHOOL BOARD

Lake County shall coordinate its programs and Comprehensive Plan with the programs and plans of the Lake County School Board.

Policy VII-1.8.1 Coordinate with the Lake County School Board

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

[Moved from Policy I-711.6]

Policy VII-1.8.2 Coordinate the Development Review Process with the Lake County School Board

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

[Moved from Policy I-7.11.7]

Policy VII-1.2.18.3 Use of School Data for Planning County Infrastructure

The County shall continue to include school enrollment data in transportation planning and capital programs. The County shall exchange data with the School Board for use in the respective capital planning programs.

Policy VII-1.2.28.4 Coordinate School Plans

The County shall coordinate with the Lake County School Board to discuss development plans for expansion of existing or new education facilities within the unincorporated County to ensure such activities are consistent with growth management and development plans established within the Lake County Comprehensive Plan. Also, the County shall coordinate and address any issues concerning impacts of such facilities on adopted levels of service established for roads, water, drainage, and solid waste services.

Policy VII-1.2.38.5 Avoid Duplication of Services

The County shall coordinate with the Lake County School Board and the municipalities to integrate recreation facilities on school property into the recreation system for Lake County to avoid duplication of services. In addition, school facilities shall continue to be available for public meetings and other public uses when demand warrants the use.

Policy VII-1.2.48.6 School Board Representation on Various County Boards

The County shall continue providing a position for a School Board representative at its Development Review Staff meetings and on the Local Planning Agency.

Policy VII-1.2.58.5 Policy Coordination Between School and County Boards

The County shall ensure effective coordination of the policies and programs of the School Board and Board of County Commissioners.

Policy VII-1.8.6 Capacity Determination Standards

The County shall cooperate with the School District in the implementation of capacity determination standards.

[Copied from Objective X-7.1]

OBJECTIVE VII-1.9 COORDINATION WITH LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES FOR RECREATION FACILITIES

Lake County shall coordinate with the plans and programs of local, regional, state, and federal agencies in order to ensure consistency with adopted level of service standards and more effectively and efficiently provide recreation facilities and services.

[New Objective needed to organize section]

Policy VII-1.9.1 Partnerships for Recreation Facilities

Lake County shall develop and maintain partnerships with the municipalities, the Lake County School Board and the Lake County Water Authority as well as not-for-profit organizations and the private sector.

[Moved from Objective VIII-1.8]

Policy VII-1.9.2 Coordination and Facilitation of Recreation Facilities

Lake County shall coordinate the development of recreational facilities and work with federal, state, regional, and local agencies to facilitate recreation programs.

[Moved from Policy VIII-1.8.1]

Policy VII-1.9.3 Co-location of Recreation Facilities

Lake County and the School Board should further work to co-locate sites for new and existing schools and parks where feasible. Lake County should work with the School Board to identify possible joint opportunities to provide athletic and recreation opportunities for students and residents. A school/park design model should be developed to be used for planning such joint facilities. Lake County and the School Board should also work to identify existing school sites for possible improvements to better accommodate public recreation usage.

[Moved from Policy VIII-1.8.3]

Policy VII-1.9.4 Mutual Use Agreement for Recreation Facilities

Lake County should work with the School Board to develop a model 'Mutual Use Agreement' for the use of school and park facilities for public use.

[Moved from Policy VIII-1.8.4]

Policy VII-1.9.5 Interlocal Agreements for Recreation Facilities

Lake County shall coordinate with the County's municipalities and adjacent counties for the provision of public parks and recreational programming through the use of interlocal agreements.

[Moved from Policy VIII-1.8.5]

Policy VII-1.9.6 Non-Profit Recreation Providers

Lake County shall develop agreements with non-profit recreation providers such as the YMCA and Boys and Girls Club to provide recreational programming and facilities.

[Moved from Policy VIII-1.8.6]

Policy VII-1.9.7 Joint Agency Funding of Recreation Facilities

Lake County shall pursue joint agency funding for the purchase, development, and management of public parks, environmental lands, and trails.

[Moved from Policy VIII-1.8.7]

Policy VII-1.9.8 Trails Program

Lake County shall continue working towards implementing its trails program by coordinating with federal, state, regional, and local public agencies and private organizations.

[Moved from Policy VIII-1.5.1]

OBJECTIVE VII-1.6~~10~~ EXCHANGE OF SUPPORT AND DATA

The County shall increase the effectiveness and efficiency of public programs and minimize costs by providing, seeking and sharing information.

Policy VII-1.6.~~10.1~~ Internet Services

Lake County will continue to provide information on its Internet webpage. This information includes the agendas and minutes of the meetings of the Board of County Commissioners and many of its supporting citizen and staff committees, information on the County Departments, important county documents and progress statements on major work efforts, such as road construction projects.

Policy VII-1.6.~~210.2~~ Sharing of Geographical Information Systems (GIS) Data

The County will continue to provide access to its GIS system via the internet webpage.

Policy VII-1.6.~~310.3~~ Review of County Plans

The County shall coordinate the transmission of copies of the County's proposed Comprehensive Plan updates, land development regulations, other design standards and Capital Improvements Programs for City, the School Board and adjacent county review and comment prior to Board action.

Policy VII-1.6.410.4 Sharing of Resources

The County will continue to provide land use data and socio-economic data to the Cities, the School Board and other levels of government and agencies.

Policy VII-1.1.7 Incorporated Policies and Objectives

The following policies from other elements are hereby incorporated into this Element by this reference thereto as if fully set forth herein verbatim:

- ~~Future Land Use Element:~~
- ~~Policy 12.2: Establish Future Service Areas.~~
- ~~[Capital Improvements](#)~~
- ~~Not Applicable~~
- ~~[Conservation Element](#)~~
- ~~Policy 2.1.2: Plan for Safe Withdrawal Rates of Water.~~
- ~~[Economic](#)~~
- ~~Policy 4.2: Target Industries and Occupations.~~
- ~~Policy 9.1: Target Areas.~~
- ~~[Housing Element](#)~~
- ~~Not Applicable~~
- ~~Public Facilities Element:~~
- ~~[Aquifer Recharge Sub-Element:](#)~~
- ~~Not Applicable~~
- ~~[Potable Water Sub-Element:](#)~~
- ~~Policy 2.1: Coordination of Services with the Municipalities.~~
- ~~[Sanitary Sewer Sub-Element:](#)~~
- ~~Policy 1.1: Coordination of Services with the Municipalities.~~
- ~~[Solid Waste Sub-Element:](#)~~
- ~~Policy 6.5: Regulation of the Waste Stream.~~
- ~~Policy 9.2: Intergovernmental Coordination.~~
- ~~[Storm water Sub-Element](#)~~
- ~~Not Applicable~~
- ~~[Recreation](#)~~
- ~~Policy 2.1: Coordination.~~
- ~~Policy 5.1: Trails Program.~~
- ~~Policy 8.1: Coordination and Facilitation.~~
- ~~Policy 8.3: Co-location.~~
- ~~Policy 8.4: Mutual Use Agreement.~~
- ~~Policy 8.5: Interlocal Agreements.~~
- ~~Policy 8.6: Non-Profit Recreation Providers.~~
- ~~Policy 8.7: Joint Agency Funding~~
- ~~[Transportation Element:](#)~~
- ~~Policy 4.1: Coordination and Consistency with Other Agencies.~~
- ~~Policy 4.2: Policy 4.2: Collaborative Planning.~~

~~OBJECTIVE VII-1.4 IMPACT OF THE LAKE COUNTY COMPREHENSIVE PLAN ON OTHER JURISDICTIONS~~

~~Lake County shall ensure that the impacts resulting from the implementation of the Comprehensive Plan upon development in municipalities, adjacent counties, regions and the State are addressed through the effective use of the following intergovernmental coordination mechanisms:~~

~~Policy VII-1.4.1 Incorporated Policies and Objectives~~

~~The following policies from other elements are hereby incorporated into this element by this reference as if fully set forth herein verbatim:~~

~~Future Land Use Element:~~

- ~~• Policy 12.1: Adopt Joint Planning Areas.~~
- ~~• Policy 12.5: Evaluate JPA Effectiveness.~~

~~Capital Improvements:~~

- ~~• Policy 2.7: Intergovernmental Assistance.~~

~~Conservation Element:~~

- ~~• Policy 6.5: Coordinate with Agencies.~~

~~Economic:~~

- ~~• Policy 8.1: Business Friendly Land Use Allocations.~~

~~Housing Element:~~

- ~~• Policy 14.1: Use of Common Data Sources.~~

~~Public Facilities Element:~~

~~Aquifer Recharge Sub Element:~~

- ~~• Policy 1.4: Support of Federal, State, and Local Agencies.~~
- ~~• Policy 1.7: Intergovernmental Coordination.~~

~~Potable Water Sub Element:~~

- ~~• Policy 3.1: Extension of Service to New Development.~~

~~Sanitary Sewer Sub Element:~~

- ~~• Policy 4.1: Extension of Service to New Development.~~

~~Solid Waste Sub Element:~~

- ~~• Policy 9.2: Intergovernmental Coordination.~~

~~Storm water Sub Element:~~

- ~~• Policy 1.6: Coordination with Adjacent Jurisdictions~~

~~Recreation:~~

- ~~• Policy 8.1: Coordination and Facilitation~~

Transportation Element:

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

Policy VII-1.5.1 Incorporated Policies and Objectives

The following policies from other elements are hereby incorporated into this element by this reference thereto as if fully set forth herein verbatim:

Future Land Use Element:

- Objective 12.0: Intergovernmental Coordination.
- Policy 12.1: Adopt Joint Planning Areas.
- Policy 12.7: Coordinate Levels of Service.

Capital Improvements:

- Policy 1.2: Apply Level of Service Categories to Public Facilities.

Conservation Element:

- Policy 3.2.2: Stormwater Management Guidelines.

Economic:

- Not Applicable.

Housing Element:

- Not Applicable

Public Facilities Element:Aquifer Recharge Sub Element:

- Policy 3.3: Protection of Recharge Volume.

Potable Water Sub Element:

- Policy 1.1: Level of Service Standards.

Sanitary Sewer Sub Element:

- Objective 2.0: Level of Service Standards.

Solid Waste Sub Element:

- Objective 6.0: Solid Waste Management Facility Planning.

Storm water Sub Element:

- Policy 2.6: Provide Effective Stormwater Treatment.

Recreation:

- Policy 4.3: Level of Service.

Transportation Element:

- ~~Policy 1.4: Use of Level of Service (LOS) Maximum Volumes.~~

Policy VII-1.6.5 Incorporated Policies

The following policies from other elements are hereby incorporated into this Element by this reference thereto as if fully set forth herein verbatim:

~~Future Land Use Element:~~

- ~~Policy 12.1: Adopt Joint Planning Areas.~~

~~Capital Improvements:~~

- ~~Policy 2.7: Intergovernmental Coordination~~

~~Conservation Element:~~

- ~~Policy 2.1.6: Ensure Supply of Safe Potable Water.~~
- ~~Policy 5.1.2: Keep Flood Information Updated.~~
- ~~Policy 18.2: Use Soil Survey Data.~~

~~Economic:~~

- ~~Policy 5.1: Direction and Focus.~~
- ~~Policy 7.3: Clearinghouse of Agricultural Information.~~

~~Housing Element:~~

- ~~Policy 1.3: Planned Development Tracking.~~
- ~~Policy 1.3.2: Update Planned Development Database.~~
- ~~Policy 1.4: Parcel Location Assistance.~~
- ~~Policy 2.1: Promote Maintenance of Housing.~~
- ~~Policy 14.1: Use of Common Data Sources.~~
- ~~Policy 4.1: Master Site File Update~~

~~Public Facilities Element:~~

~~Aquifer Recharge Sub Element:~~

- ~~Policy 1.2: Floridan Aquifer Vulnerability Assessment (FAVA) Map.~~

~~Potable Water Sub Element:~~

- ~~See Future Land Use Policy 12.7~~

~~Sanitary Sewer Sub Element:~~

- ~~See Future Land Use Policy 12.7~~

~~Solid Waste Sub Element:~~

- ~~See Future Land Use Policy 12.7~~

~~Storm water Sub Element:~~

- ~~Policy 1.2: Priorities for Stormwater Master Planning.~~

- ~~Policy 5.1: Regional Master Stormwater Management Plan~~

~~Recreation:~~

- ~~Policy 1.3: Planning Process~~
- ~~Policy 3.2: Partnership Plan~~

~~Transportation Element:~~

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

~~OBJECTIVE VII-1.8 JOINT PLANNING AREA AGREEMENTS~~

~~Lake County shall establish Joint Planning Area Agreements and utilize the informal mediation process of the East Central Florida Regional Planning Council to implement the goals, objectives and policies of the Comprehensive Plan.~~

~~Policy VII-1.8.1 Future Land Use Coordination~~

~~Lake County will coordinate with each municipality to ensure Future Land Use compatibility within their respective joint planning area boundaries.~~