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COMPREHENSIVE PLAN
PLANNING HORIZON 2030

This document is the Adopted Comprehensive Plan with revisions approved by the Board of County Commissioners on May 25, 2010, by Ordinance #2010-25, settlement agreements approved by the Board of County Commissioners on July 26, 2011, and all amendments approved by the Board of County Commissioners through April 4, 2023.

Original Effective Date: September 22, 2011.

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1 **Lake County Comprehensive Plan Amendments**

Ordinance	Action
2023-21	FLU-22-12-1 Wellness Way Amendments. Amends Wellness Way Area Plan; Amends Policy I-8.2.1.1
2023-11	FLU-22-10-4 Wiggins Property. Amends the FLUM on 4.68 acres from Regional Office to Regional Commercial FLUC.
2023-08	FLU-22-09 Rural Conservation Subdivisions Amendments. Amends the Comprehensive Plan to incorporate Rural Conservation design criteria and guidelines for the development of conservation subdivisions in the Rural Future Land Use Series, Wekiva River Protection Area, Wekiva Study Area, and the Green Swamp Area of Critical State Concern.
2023-01	FLU-22-01-3 Atlantic Housing PUD. Amends the FLUM on 18.22 acres from Urban High Density to PUD FLUC with associated development program, which includes 175 dwelling units.
2022-56	FLU-22-04-4 Mount Dora Groves South. Amends the FLUM on 80.32 acres from Regional Office to PUD FLUC with associated development program, which includes 783 dwelling units and associated amenities.
2022-49	FLU-21-05-3 Drake Pointe PUD. Amends the FLUM on 293.810 acres from Rural Transition to PUD FLUC with associated development program, which includes 535 dwelling units and associated amenities.
2022-47	FLU-22-08-1 Wellness Way Utility Amendment. Text amendment to the Wellness Way Area Plan; Amends Policies I-8.5.2 'Potable and Re-Use Water Facilities' and I-8.5.3 'Sanitary Sewer Facilities'.
2022-43	FLU-22-05-4 Mount Dora Groves North. Amends the FLUM on 23.76 acres from Urban Low Density and Regional Commercial to Urban Medium Density.
2022-41	FLU-22-03-2 RLY Holdings LLC. Amends the FLUM on 1.26 acres from Urban Low Density to Regional Office.
2022-32	FLU-22-06-5 Illinois-Crown. Amends the FLUM on 3.86 acres from Rural to PUD FLUC with associated development program, which allows for 2 dwelling units and accessory structures.
2022-29	FLU-21-08-5 Expert Investments Property. Amends the FLUM on 9.63 acres from Rural Transition to PUD FLUC with associated development program, which allows for 10 dwelling units.
2022-22	FLU-21-09-1 Wellness Way Area Plan Amendments. Amends the Future Land Use Map to establish new Future Land Use Categories within the Wellness Way Area Plan; Amends Table FLUE 2 'Future Land Use Categories Table' to remove and replace the development standards for the Future Land Use Categories within the Wellness Way Area Plan; Amends "Goal I-8 Wellness Way Area Plan" and subsequent Objectives and Policies.
2022-16	FLU-21-06-4 CSD Groves. Amends the FLUM on 78 acres from Regional Office to Urban Low.
2022-03	CP-21-07 Property Rights Element. Establishes the Property Rights Element as Chapter X and relocates 'Definitions and Acronyms' to Chapter XI.
2021-39	FLU-21-03-5 Wildwood Campgrounds. Amends the FLUM on 9.33 acres from Rural to PUD FLUC with associated development program.
2021-37	FLU-21-01-1 Holiday Travel. Amends the FLUM on 277.93 from Urban Low and Urban Medium to PUD FLUC with associated development program.
2021-30	FLU-21-02-4 Mt. Ines: Amends the FLUM on 20 acres from Regional Office to Urban Low FLUC.
2021-13	FLU-20-01-1 Rubin Groves: Establish the GS Rubin Groves Future Land Use Category, a site-specific future land use category on 208 acres to accommodate a mixed-use development.
2020-64	FLU 19-07-2 Evergreen Estates: Amends the FLUC on 40 acres from WW1 to PUD FLUC and establishes the associated development program.
2020-52	CP-20-02 Great Corners: Amends the parking standards within the Mt Plymouth Main Street FLUC.
2020-33	CP-19-04-2 Bella Collina Helipad: Text Amendment to the Bella Collina FLUC to allow helipads as a permitted use.

Ordinance	Action
2020-04	FLU-19-05-1 RR & Sons Ventures: Amends the FLUM on 10 acres from RO to R FLUC.
2019-72	FLU-19-02-4 Sorrento Pines: Amends the FLUM on 200.45 acres from RT to PUD FLUC and establishes associated development program.
2019-70	FLU-18-18-01Vista Grande Turkey Farm Road: Amends the FLUM on 4.3 acres from RT to UL FLUC.
2019-58	FLU-19-04-2 Yacht Club at Lake Susan Lodge: Establishes at the Yacht Club at Lake Susan Lodge FLUC and FLUM amendment on 4 acres from GSR to Yacht Club at Lake Susan Lodge FLUC.
2019-57	FLU-19-01-1 Hansen Property: Establishes the Hanson FLUC and amendments the FLUM on 0.6 acres from RT to Hansen FLUC.
2019-56	CP-19-03 CP Amendments: Revises multiple Comprehensive Plan Policies.
2019-42	FLU-18-17-4 Pandolf Property: FLUM Amendment on 25.29 acres from RO to UL.
2019-07	CP-18-16 Establish PUD FLUC: Establishes the PUD FLUC and associated development program.
2019-06	CP-18-14 Protection of Shorelines: Revises the criteria for the setback from the JWL for development approved prior to March 3, 1993.
2019-05	CP-18-10 Public Safety as a Typical Use: Amends multiple polices to make Public Safety Uses a typical use and adds a definition for Public Safety.
2018-55	FLU-17-11-1 Walker Property: FLUM Amendment on 40 acres from WW3 to UL.
2018-54	FLU-18-05-2 Hartwood Marsh: FLUM Amendment on 116 acres from WW1 To UL.
2018-45	CP-18-03 RT 4th Alternative: Text amend to remove the 4th alternative for the Rural Transition FLUC and its associated development program.
2018-43	FLU-17-10-2 Vista Grande Properties: Amend the FLUM from RT to UL FLUC.
2018-42	FLU-18-13-4 Doug Corp Property: Amend the FLUM on 5.7 Acres from RT to UL.
2018-34	FLU-18-04-4 Everland Property: FLUM Amendment on 43 acres from A-1-40 to A-1-20 FLUC.
2018-35	CP-18-02 EAR Update: Amends multiple policies with minor updates.
2018-32	FLU-18-06-1 Oasis of Hope: FLUM amendment to change the FLUC on 5+/- acres from WW3 to UL.
2018-30	FLI-17-12-2 Bella Collina Text Amendment: Amends the permitted uses within the Bella Collina FLUC.
2018-18	FLU-17-06-1Savanah Reserve: Amends the FLUM on 200+ acres from GSRC to GSR; amends Policy 1-4.2.3 Green Swa.mp Rural Future Land Use Category to include criteria pertaining to the extension of utilities within the GSR FLUC; and adds Map 21 to the FLU Map Series, entitled 'Ethylene Dibromide (EDB) Zone Map.'
2018-07	CP-17-09 ISR/Existing Residential Text: Amends multiple polcies to exempt pre-existing lots from the ISR requirements of their FLUC and amends the Regional Office, Regional Commercial, and Conservation FLUC to allow existing single family residences to be considered conforming in those FLUCs.
2017-58	FLU-17-01-1 Howey-Groveland R.S.I. – Established the Howey-Groveland Rural Support intersection and text amendment to include AK 1302625 in its entirety.
2017-57	FLU-17-02-2 Interlachen FLUC – Text amendment to establish the Green Swamp Interlachen Future Land Use Category and map amendment to change the FLUC from G.S. Rural to G.S. Interlachen FLCU on 33.57 acres.
2017-41	CP-17-05 Existing Lot Exception for Density – Text amendment to include Century Estates to the list of recognized unrecorded subdivisions and to establish additional criteria to allow exception to the density requirements of the Comprehensive Plan.
2017-40	CP-17-04 Family Density Exception – Amended the Comprehensive Plan to allow the creation of lots for family members at a higher density than allowed by the future land use category

Ordinance	Action
2017-39	CP-17-03 NUWCO – Text amendment to establish the Naval Undersea Warfare Center Okahumpka Overlay District and amendment to Exhibit #10 of the Future Land Use Map Series.
2017-37	FLU-17-07-5 USA FAA Property – Map amendment to change the FLUC on 7.7 acres from Conservation to Rural.
2017-21	FLU-16-11-1 Cagan Crossings – Text Amendment to include updated Development Order and Map amendment to change the FLUC from Cagan Crossings to Urban Medium on 242 acres.
2016-63	FLU-2016-08-1 South Lake Regional Park – Large-scale map and text amendment to establish the South Lake Regional Park FLUC and to change the FLUC from Conservation to South Lake Regional Park (AK 1103231, 1029406, 2546204, and 1029392).
2016-57	FLU-2016-09-1 Summer Bay – Large-scale map and text amendment to create the Summer Bay Future Land Use Category and change the FLUC from Regional Commercial and Urban Medium to Summer Bay on 351.82 acres.
2016-50	FLU-2016-50 Kapoor Property – Small-scale map amendment to change the FLUC on 4.69 acres from Regional Commercial to Urban Low (AK 2664720)
2016-45	2016-2 Capital Improvements Program Update – Text amendment to Updated next 4 years of Capital Improvements Programs
2016-44	CP-2016-05 Rural Support Uses – Text amendment to POLICY to define allowed uses not clearly defined as rural support uses
2016-37	FLU-2016-07-5 Moore-Fisher Property – Small-scale map amendment to change the FLUC on 0.74 acres (AK 1357926).
2016-36	FLU-2016-06-5 Menagias Property – Small-scale map amendment to change the FLUC from Conservation to Rural on 2.02 acres (AK 1358001)
2016-34	CP-2016-04 Central Sewer and Water Connection clarified the definition of "when available"; policy requires connection to central sewer and water utilities when utilities are available
2016-33	CP-2016-03 Mount Plymouth Sorrento – Text amendment to Policy I-2.1.4 to remove the 8,000 square foot building limitation.
2016-06	CP-2015-05 Regional Office Amendment (Text) – Staff initiated; Amended Future Land Use Element Policy I-1.3.6 (Regional Office Future Land Category) by deleting text excluding residential parcels within the Mount Dora JPA and added text to allow borrow pits within the Future Land Use category, consistent with Policy III-3.5.2 as a Conditional Use
2016-01	LPA #14/10/1-2 Wellness Way Area Plan – Established the Wellness Way Area Plan and amended the Future Land Use designation on multiple properties in south Lake County
2015-30	FLU-2015-01-3 Farley Family Trust Property – Small-scale map amendment to change the FLUC from Industrial to Rural on AK 2870672 (3.89 acres).
2015-25	FLU-2015-02-5 Stine Property – Small-scale map amendment to designate a previously unclassified property as part of the Urban Low FLUC (AK 1279160, 3.18 acres)
2015-18	FLU-2015-01-2 Senninger Irrigation - Small-scale Map Amendment to change the FLUC from Regional Office to Regional Commercial on 10 acres (AK 1118204)
2015-11	CP-2015-01 Comprehensive Plan Amendment (text) – Staff initiated; Rural Transition 4th Alternative for Development
2015-10	CP-2015-02 Comprehensive Plan Amendment (map) – Staff initiated; Amended Future Land Use Map Series Exhibit 5 by adjusting the JPA boundary line between Mount Dora and Lake County
2014-79	Amended FLU Policy I-1.3.6 (Regional Future Land Use Category) and Future Land Use Element Policy I.1.3.7 (Regional Commercial Future Land Use Category) to allow Economic Development Overlay District

Ordinance	Action
	uses as a typical use. Also to amend Map 20 of the Future Land Use Map Series to include the aforementioned future land uses.
2014-74	SPLA#14/10/2-2 U-Haul Company of Florida Proposed small-scale amendment seeking to change from the Regional Office Future Land Use to the Regional Commercial Future Land Use on the parcel described as Alternate Key #1453321, which consists of 3.49 +/- acres.
2014-60	LPA#14/9/3-3 Jackson Small Scale Amendment - Small-scale map amendment to change the Future Land Use from Regional Commercial to Urban Low on the parcel owned by Winifred L. Jackson and described as Alternate Key #1388678 (5.6 +/- acres).
2014-47	LPA #13/10/1-2 Bella Collina created Bella Collina Future Lane Use category to the list of Future Land Use Categories that make up the Urban Future Land Use Series and list the allowed uses and requirement for impervious surface, density, intensity, open space and building height.
2014-45	Amended FLU Policy I-1.4.7.2 (Rural Support Corridors) to specify the width of the Yalaha Rural Support Corridor and to note the newly created Yalaha Rural Support Corridor Uses Policy; Amended Table FLUE-6; Created sub-policy I-4.7.4 (Yalaha Rural Support Corridor) to allow limited commercial and office uses in the proximity of residential developments, and to provide development requirements and criteria for rural support uses within the Yalaha Rural Support Corridor; Amended the Future Land Use Map to designate the corridor along the south side of CR 48.
2014-44	Amended FLU Policy I-1-6.8 (Specific Limitations on the Sorrento Commons Property) which specifies development criteria for Sorrento Commons Property.
2014-43	Amended FLU Policy I-2.1.2 (Guiding Principles for Development) to remove the prohibition against gated communities within the Mount Plymouth-Sorrento Community.
2014-42	Amended FLU Policy I-1.6.9 (Specific Limitations on the Nola Land Company Property) to remove the requirement that the development on the subject parcels shall be age restricted, update the legal description, and amend the FLUM to update the existing note for this policy.
2014-37	Created of Policy I-1.2.9 (Ecotourism and Agri-tourism Uses) which will allow said uses in all Future Land Use Categories (FLUC); also defines Ecotourism and Agri-Tourism.
2014-24	Amended FLU Policy I-1.4.7.2 (Rural Support Corridors) to specify the width of the Lisbon Rural Support Corridor; Amending Table FLUE 6 (Rural Support Corridors) to create a rural support corridor along CR 44 in the Lisbon Community; Amending FLU Map to designate the Lisbon Rural Support Corridor along the north side of CR 44.
2014-19	Amended FLU Policy I-1.3.2 (Urban Low Density) to add Economic Development Overlay District Uses as a typical use and designate the maximum intensity for such uses; Amended FLU Policy I-1.3.3 (Urban Medium Density) to add Economic Development Overlay District Uses as a typical use and designate the maximum intensity for such uses; Amended FLU Policy I-1.3.4 (Urban High Density) to add Economic Development Overlay District Uses as a typical use; Amended FLU Policy I-1.4.4 (Rural Future Land Use) toad Economic Overlay District Uses as a typical use and to designate the maximum impervious surface ratio for such uses; Amended FLU Policy I-1.4.5 (Rural Transition Future Land Use) to add Economic Development Overlay District Uses as a typical use and to designate the maximum impervious surface ratio for such uses; Created Objective I-6.5 (Economic Development Overlay District) and subsequent and associated policies to specify the qualifying criteria and development requirements for uses within the Economic Development Overlay District; Amended the Future Land Use Map Series by designating the Economic Development District Overlay Map as Future Land Use Map Series Number 20.
2014-14	Amended Future Land Use Map to add Rural Support Intersection on the parcels located at the intersection of CR 452 and Felkins Road, southwest of Lake Yale; Amended FLU sub Policy I-1.4.7.1 Rural Support Intersections to allow a parcel to be included in its entirety within the Lake Yale Rural Support Intersection, to reduce the minimum distance between Rural Support Intersection to three (3) miles, and to add the Lake Yale Rural Support Intersection to Table FLUE 1 (Rural Support Intersections).
2014-13	Amended FLU Policy I-1.4.5 (Rural Transition Future Land Use) to permit rural support uses within rural support corridors have the same impervious surface ratio as civic uses, agricultural uses and recreational

Ordinance	Action
	uses; Amended FLU Policy I-1.4.7.2, Rural Support Corridors to permit rural support uses to develop at the same impervious surface ratio as allowed by the underlying future land use category for agricultural, civic, and relational uses; Amended FLU Policy I-3.2.2 (Wekiva River Protection Area A-1-20 Sending Area) to permit rural support uses within rural support corridors to have the same impervious surface ratio as civic uses, agricultural uses and recreational uses.
2014-12	Amended FLU Policy I-1.3.10.6 (Criteria for Commercial Corridors), Table FLUE 3 to extend the major commercial corridor along US Highway 27 in the four corners area from CR 474 north to 600 feet north of Superior Boulevard.
2014-11	Amended FLU Sub-Policy I-1.4.7.1 (Rural Support Intersections) to add the intersection of State Road 44 and County Road 437 to Table FLUE 1; Amended FLU policy I-3.3.7 (Commercial Development within the Wekiva River Protection Area) to add the east side of the intersection of State Road 44 and County Road 437 as an area where commercial development can take place, subject to criteria for a rural support intersection.
2013-58	Amended Policy III-2.2.7 (Protection of Shorelines) to allow development approved prior to September 22, 2011 with a wetlands setback of less than 50 feet to be allowed to maintain the approved setback as prescribed in the development order, ordinance, variance, average setback, or waiver. Further amended Policy III-2.5.13, Establish Minimum Buffer Requirements, to allow Developments approved prior to September 22, 2011 with a wetland buffer of less than 50 feet to be allowed to maintain the buffer width prescribed in the ordinance or development order and shall not be considered non-conforming for that reason. Development includes variances, ordinances, or waiver.
2013-10	Amended FLU Policy I-1.4.4 (Rural Future Land Use), to allow up to a 30 percent impervious surface ratio for uses in Rural Support Corridors as currently allowed for agricultural, civic and recreational uses in all Rural Future Land Use Categories. Amended FLU Policy I-1.4.7.2 (Rural Support Corridors) to increase the maximum building size from 5,000 square feet to 10,000 square feet for all uses within all Rural Support Corridors.
2012-53	Amended Policy III-2.2.7 (Protection of Shorelines) by eliminating setback requirements for structures to the mean high water line or jurisdictional wetland line on canal lots; allowed for an administrative adjustment for drain field setbacks and recognizes previously approved variances and average setback determinations.
2012-32	Amended FLU Policy I-1.4.4 (Rural Future Land Use Category) to allow up to a 30 percent impervious surface ratio for the parcel described as Alternate Key # 1517966 within the Rural Support Corridor, and amended Future Land Use Element, Sub-Policy I-1.4.7.2 Rural Support Corridors, to increase the maximum single primary building size to 10,000 square feet for the parcel described as Alternate Key # 1517966 within the Rural Support Corridor, and amended Future Land Use Table (Table FLUE 6) to include the parcels east of SR 44 located within 650 feet north of Oak Avenue within the Pine Lakes Rural Support Corridor. FLUM updated showing the additional acreage added to the Pine Lakes Rural Support Corridor.
2010-25	Adoption of 2030 Comprehensive Plan.

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CHAPTER I: FUTURE LAND USE ELEMENT

PLANNING HORIZON 2030

Future Land Use Element

GOAL I-1 PURPOSE OF THE FUTURE LAND USE ELEMENT

The goal of the Future Land Use Element is to protect the unique assets, character, and quality of life in Lake County through the implementation of land use policies and regulations that accomplish the following:

- Promote the conservation and preservation of Lake County's natural and cultural resources;
- Provide for the efficient allocation of public facilities and services concurrent with the impacts of development and in compliance with adopted Levels of Service;
- Strengthen and diversify the economy to benefit residents of the County;
- Direct compact development to established urban areas to prevent sprawl and the loss of rural land;
- Promote the use of clustering to create large contiguous expanses of common open space and the protection of natural resources;
- Ensure compatibility between densities and intensities of development, providing for land use transitions as appropriate to protect the long-term integrity of both urban and rural areas; and
- Protect the public health, safety and welfare.

OBJECTIVE I-1.1 PLANNING FRAMEWORK

Lake County shall establish a planning framework to provide for the efficient provision of services, use of innovative planning techniques, a variety of transportation, employment and housing options, the protection of the environment, and a sustainable diversified economy.

Policy I-1.1.1 Elements of Innovative Planning

The Comprehensive Plan embodies strategies designed to protect the rural character of the County, build long-term community value, discourage urban sprawl, and ensure that public facilities and services are provided in the most cost-effective and efficient manner. The County shall develop and enforce Land Development Regulations designed to protect communities, enhance the economic viability of the County, promote the efficient use of infrastructure and preserve natural resources. The Comprehensive Plan and Land Development Regulations shall protect:

- Quality communities;
- Public lands and natural resources;
- Water resources;
- Parks and trails;
- Viewscapes and gateways;
- Business and employment opportunities; and
- Rural areas and lifestyles.

Policy I-1.1.2 Economic Development

In February 2008, the Lake County Board of County Commissioners adopted the economic strategic plan entitled, "Building Bridges for Development in Lake County", 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." The 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.

Policy I-1.1.3 Direct Orderly, Compact Growth

Land use patterns delineated on the Future Land Use Map shall direct orderly, compact growth. The County shall discourage urban sprawl and direct growth and development to urban areas where public facilities and services are presently in place or planned.

(Ord. No. 2018-35, § 1, 7-24-2023)

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.

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, Brownfield Areas, Enterprise Zones, or Neighborhood Improvement Districts, where appropriate, to benefit established communities in the Urban Future Land Use Series.

Policy I-1.1.6 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 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 a reservation of capacity for any public facility.

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;
- Site Plan; and
- Subdivision Plat.

Policy I-1.1.7 Policy Authority

If there is a conflict between policies within this plan, the more stringent Policy shall apply.

Policy I-1.1.8 Adopt Land Development Regulations

The County shall adopt and maintain a set of specific and detailed Land Development Regulations that implement and are consistent with the goals, objectives and policies of the Comprehensive Plan. The Land Development Regulations at a minimum shall address the following:

- Zoning and the subdivision of land;
- Direction of growth to existing urban areas that will minimize development's negative impacts on the natural and aesthetic environment and encourage preservation of rural areas;
- Standards for development including but not limited to permitted uses, floor area, building height, architecture, setbacks, parking, access, lighting, landscaping, signage, sidewalks, tree protection, open space, buffers, walls, and screening;

- Transfer of development rights;
- Development and site design standards to ensure preservation of natural resources including but not limited to surface waters, wetlands, wildlife, sensitive natural habitat, aquifer recharge, springsheds, and karst features;
- Tree preservation or replacement of native vegetation;
- Dedication of land or facilities for active and passive recreation;
- Floodplain management and regulation of areas vulnerable to flooding;
- Land disturbance activities, including but not limited to grading, stockpiling and filling;
- Stormwater, drainage, erosion and sedimentation control;
- Water conservation measures and Florida Friendly (right plant in the right place) landscaping;
- Extraction of natural resources;
- Provision of public facilities including but not limited to potable water, sanitary sewer, reclaimed water, gas and electric utilities, and emergency services;
- Minimum standards for water wells and septic tanks;
- Circulation, access, and parking for various modes of transportation;
- Implementation and enforcement of the Concurrency Management System, including level of service standards, prior to issuance of a development order or permit;
- Clustering of development to create large tracts of common open space protected by conservation easement or similar recorded and legally binding instrument, as allowed by law;
- Littoral protection zones for lakefront areas and wetlands;
- Provision of gateway and landmark features to announce entrances and transitions within the County and to facilitate community identity;
- Low Impact Development techniques;
- Protection of historically significant structures and sites which merit protection; and
- Development and site design standards for development susceptible to wildfire risk exposure.

Policy I-1.1.9 Protection of Private Property Rights

The County shall comply with all constitutional and statutory requirements governing the protection of property rights when enacting its Land Development Regulations.

OBJECTIVE I-1.2 FUTURE LAND USE

Lake County hereby establishes Future Land Use Categories 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 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 development, clustering, Traditional Neighborhood Development, and mixed land use development techniques;
- Preserve rural and agricultural areas;
- Protect private property rights; and
- Encourage the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the County determines to be appropriate.

(Ord. No. 2018-35, § 2, 7-24-2018)

Policy I-1.2.1 Future Land Use Map Series

The framework plan for future land use within Lake County shall be depicted through the adoption of the Future Land Use Map (FLUM) series. The FLUM series shall be comprised of the following exhibits:

Table FLUE 1 - Future Land Use Map Series Exhibits

Exhibit	Title
1	Future Land Use Map
2	Road Transportation Network
3	Rivers and Lakes, (100-Year Flood Plain)
4	General Soils (Soils Classification)
5	Adopted Joint Planning Areas
6	Floridan Aquifer Recharge Map/Permitted Public Potable Water Wells
7	Green House Gas Map
8	Public and Private Conservation Lands
9	Wetlands (Wetlands Classification Map)
10	Military Operations Areas
11	Trails Master Plan
12	Wekiva River Protection Area-Wekiva Study Area Most Effective Recharge
13	Wekiva Study Area Sensitive Habitat
14	Wekiva Study Area-Wekiva River Protection Area Karst Features

Exhibit	Title
15	Wekiva Study Area-Wekiva River Protection Area Relative Aquifer Vulnerability
16	Wekiva Study Area-Wekiva River Protection Area Springs Land Cover
17	Wekiva Study Area-Wekiva River Protection Area Wetlands
18	Active Public Supply Consumptive Use Permit and Wellhead Protection Areas
19	Outstanding Florida Waters and Outstanding Lake Waters
20	Economic Development Overlay District Map
21	Ethylene Dibromide (EDB) Zone Map

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-2, as follows:

Table FLUE 2 - Future Land Use Categories Table

FUTURE LAND USE CATEGORY	DENSITY (1)	F.A.R. (INTENSITY)	I.S.R	OPEN SPACE	BUILDING HEIGHT (2)(5)
Urban Low Density	4 d.u./1 acre	0.25 to 0.35	0.60	25%	Note (3)
Urban Medium Density	7 d.u./1 acre	0.35 to 0.50	0.70	20%	Note (3)
Urban High Density	Min. 4 d.u./1 acre Max 12 d.u./1 acre	2.0	0.80	10%	Note (3)
Cagan Crossings (486.1 acres) (4)	3,892 d.u.	700,000 s.f.	NS	44%	Note (3)
Bella Collina	866 d.u.	500,000 s.f.	0.60	25%	Note (3)
Bella Collina Helipad/Open Space	.60 acre	N/A	.60	25%	N/A
Summer Bay (351 acres) (7)	2,040 d.u.	Note (7)	NS	NS	Note (3)
Regional Office	1 multi-family du per 10,000 sq. ft. of commercial space (Note (6)	3.0	0.75	15%	Note (3)
Regional Commercial	1 multi-family du per 10,000 sq. ft. of commercial space (Note (6)	3.0	0.75	15%	Note (3)

FUTURE LAND USE CATEGORY	DENSITY (1)	F.A.R. (INTENSITY)	I.S.R	OPEN SPACE	BUILDING HEIGHT (2)(5)
Industrial	NS	1.0	0.80	NS	Note (3)
Public Service Facilities & Infrastructure	1 caretaker unit per parcel	1.0	0.80	NS	Note (3)
Mt. Plymouth-Sorrento Main Street	5.5 d.u./1 acre	0.30	0.60	20% to 25%	"see Mt. Plymouth-Sorrento Policies"
Mt. Plymouth - Sorrento Neighborhood	2 d.u./1 acre	0.20 to 0.30	0.30	30% to 50%	"see Mt. Plymouth-Sorrento Policies"
Rural	1 d.u./5 acres	NS	0.20 0.30	Min. 35%	Note (3)
Rural Transition	1 d.u./5 acres 1 d.u./3 acres 1 d.u./1 acre	NS	0.30 0.50	35% to 50%	Note (3)
Recreation	NS	0.10	0.50	NS	Note (3)
Conservation (11)	NS	NS	0.10	90%	Note (3)
Planned Unit Development	Note (12)	Note (12)	Note (12)	Note (12)	Note (12)
Hansen	1 d.u.	NS	0.35	NS	40 ft.
APPLICABLE ONLY IN THE WEKIVA RIVER PROTECTION AREA					
A-1-40 Sending Area (Sending Area Number One)	1 d.u./40 acres 1 d.u./10 acres	NS	0.20 to 0.30	Min. 50%	Note (3)
A-1-20 Sending Area (Sending Area Number Two)	1 d.u./10 acres 1 d.u./5 acres	NS	0.20 to 0.30	Min. 50%	Note (3)
A-1-20 Receiving Area (Receiving Area Number One)	1 d.u./20 acres 1 d.u./5 acres 1 d.u./1 acre	NS	0.20 to 0.30	Min. 50%	Note (3)
Mt. Plymouth Sorrento Receiving Area (Receiving Area Number Two)	5.5 d.u./1 acre	0.30	0.60	20% to 25%	Note (3)
APPLICABLE ONLY IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN					
Green Swamp Ridge	4 d.u./1 acre	0.25 to 0.35	0.45 Note (14)	40%	40 ft.
Green Swamp Rural	1 d.u./5 acres	NS	0.20 to 0.30	Min. 60%	40 ft.
Green Swamp Rural Conservation	1 d.u./10 acres	NS	0.20	Min. 80%	40 ft.
Green Swamp Core Conservation	1 d.u./20 acres	NS	0.10	Min. 90%	40 ft.
Green Swamp Interlachen (10)	35 d.u.	NS	NS	Min. 60% (10)	40 ft.
South Lake Regional Park	NS	0.35	0.45	40%	40 ft.
Yacht Club at Lake Susan	15 dwelling units	Note (13)	0.30	Note (13)	Note (13)
Rubin Groves	6 d.u./1 acre	65,000 s.f.	0.45	Min. 30%	NS

1

FUTURE LAND USE CATEGORY	CAPACITY(8)	M.A.F.A.R. (INTENSITY)	I.S.R(7)	OPEN SPACE	BUILDING HEIGHT (7)
APPLICABLE ONLY IN THE WELLNESS WAY AREA PLAN					
Neighborhood	3.6 d.u./1 acre	0.30	NS	Min. 30%	NS
US 27	5.75 d.u./1 acre	0.25	NS	Min. 30%	NS
Multi-Use (W&L)	8.00 d.u./1 acre	0.20	NS	Min. 30%	NS
Conservation Subdivision	2.70 d.u./1 acre	NS	NS	Min. 50%	NS
Wellness Way North 1	3.08 d.u./1 acre	0.33	NS	Min. 30%	NS
Wellness Way North 2	2.67 d.u./1 acre	0.25	NS	Min. 30%	NS
Wellness Way North 3	2.25 d.u./1 acre	0.17	NS	Min. 30%	NS
Conserv II	NS	NS	NS	Min. 30%	NS

ABBREVIATIONS: F.A.R =Floor Area Ratio I.S.R =Impervious Surface Ratio
NS = Not Specified d.u. = Dwelling Unit Min. = Minimum
ft. = Feet s.f. = Square Feet
M.A.F.A.R. = Minimum Average Floor Area Ratio

NOTES:

Should there be any discrepancy between entries in this summary table and the more detailed text of the Comprehensive Plan, the text of the Goals, Objectives, and Policies shall control.

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

Please refer to the specific policies 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-1.2.4 Calculation of Residential Densities 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) Refer to Building Heights within Future Land Use Categories Policy (Policy I-1.2.3).

(4) Applies only to the Cagan Crossings FQD as described in Policy I-1.3.5 Cagan Crossings Future Land Use Category.

(5) Height limitations do not apply to structural appurtenances such as spires, steeples, chimneys, radio towers, antennae, or similar structures in residential areas, unless otherwise addressed specifically in the Land Development Regulations. Height limitations do not apply to silos, windmills, water towers, or similar structures in agricultural areas. Height limitations do apply to mechanical systems and screening walls, parapets or other roof treatments on commercial buildings.

(6) 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 FAR shall not be applied to such residential areas. Residential uses are excluded on parcels in this category located within Mount Dora joint planning area first authorized by the Board of County Commissioners on September 28, 2004.

(7) Refer to Policy I-8.7.3, Determined at the Master Planned Unit Development (PUD).

(8) Refer to Policy I-8.2.1.1 and I-8.2.1.2, for Minimum to Maximum Density and Maximum Capacity of Dwelling Units (d.u.) per Net Acre.

(9) Applies only to the Summer Bay DRI as described in Policy I-1.3.13 Summer Bay Future Land Use Category.

(10) Refer to Policy I-4.2.6 Green Swamp Interlachen Future Land Use Category for development criteria specific to this Future Land Use Category.

(11) The ISR and Open Space requirements established for the Conservation Future Land Use Category only apply to properties lawfully developed with existing single family dwellings.

(12) Development standards for the Planned Unit Development Future Land Use Category shall be established within each respective development order, pursuant to Objective I-7.14, *Planned Unit Development Future Land Use Series*, and supporting policies.

(13) Refer to Policy I-1.3.12 Yacht Club at Lake Susan Future Land Use Category for development criteria specific for this Future Land Use Category.

(14) The maximum ISR shall be 0.60 for parcels with pre-existing commercial zoning prior to adoption of the 2030 Comprehensive Plan.

(Ord. No. 2014-47, § 2, 7-22-2014; Ord No. 2016-1, § 2, 1-5-2016; Ord. No. 2016-57, § 1, 11-22-2016; Ord. No. 2016-63, § 3, 12-6-2016; Ord. No. 2017-21, § 1, 4-18-2017; Ord. No. 2017-57, § 1, 11-21-2017; Ord. No. 2018-07, § 1, 2-27-2018; Ord. No. 2018-30, § 1, 7-24-2018; Ord. No. 2019-56, § 10, 10-22-2019; Ord. No. 2019-57, § 1, 10-22-2019; Ord. No. 2019-58, § 1, 10-22-2019; Ord. No. 2020-33, § 1, 6-16-2020; Ord. No. 2020-13, § 1, 4-27-2021; Ord. No. 2022-22, § 2, 5-3-2022)

Policy I-1.2.3 Building Heights within Future Land Use Categories

The maximum height for residential buildings within all future land use categories shall be limited to 50 feet, excluding land within the Green Swamp Area of Critical State Concern and the following special districts: Mt. Plymouth-Sorrento, Ferndale, and the Pinecastle Military Operations Area.

The maximum height for non-residential buildings within all future land use categories shall be limited to 75 feet, excluding land within the Green Swamp Area of Critical State Concern and the following special districts: Mt. Plymouth-Sorrento, Ferndale, and the Pinecastle Military Operations Area.

The maximum height limitations for residential and non-residential buildings exclude appurtenances such as steeples, towers, spires, chimneys, antennae, or similar structures.

Policy I-1.2.4 Calculation of Residential Density

Maximum residential density, expressed as "dwelling units per net acre," shall be defined as the total allowable number of dwelling units that may be constructed on the "net buildable area" of a parcel. "Net buildable area" shall be defined as the total area of a parcel, or combination of parcels, proposed for development, less wetlands and water bodies. In addition to the aforementioned allowance, one (1) additional dwelling unit may be built within the net buildable area of a parcel for every five (5) acres of wetlands on the entire subject parcel. The term "net acre" shall be synonymous with the term "net buildable acre."

Within the Green Swamp Area of Critical State Concern only one (1) additional dwelling unit may be built within the net buildable area of a parcel for every twenty (20) acres of wetlands on the subject parcel.

Within the Wekiva River Protection Area Sending Area 1, only one (1) additional dwelling unit may be built within the net buildable area of a parcel for every forty (40) acres of wetlands of the subject parcel. Within the Wekiva River Protection Area Sending Area 2 and Wekiva River Protection Area Receiving Area 1, only one (1) additional dwelling unit may be built within the net buildable area of a parcel for every twenty (20) acres of wetlands of the subject parcel.

Any subdivision of land or lot split shall not create densities greater than that allowed by the assigned Future Land Use Category specified in this Comprehensive Plan, unless created for a family member as described in Policy I-1.2.10 Creation of Parcels for Family Members.

(Ord. No. 2011-47, § 1, 7-26-2011; Ord. No. 2017-40, § 1, 10-10-2017)

Policy I-1.2.5 Calculation of Intensity

Intensity shall be defined as the total square feet of gross floor area on a property, divided by the total square feet of net buildable area comprising the lot, parcel or building site. Intensity computations shall include all fully enclosed nonresidential uses on the lot, parcel or site. Parking structures shall not count as part of the floor area, but shall be counted when computing building height and number of stories. For the purposes of this policy, the term "property" shall include lots, parcels or building sites, including aggregated development of contiguous parcels under common ownership or having shared facilities. Floor Area Ratio (FAR) shall be synonymous with Intensity. Floor Area Ratio (Intensity) shall not apply to residential development.

Policy I-1.2.6 Calculation of Density and Intensity in Mixed Use Development

Within a mixed-use development, the maximum residential density shall be up to 100 % and the maximum non-residential intensity shall be up to 100% for development within the following Future Land Use Categories:

- Urban Medium Density
- Urban High Density
- Regional Office
- Regional Commercial
- Industrial
- Cagan Crossings
- Mt. Plymouth-Sorrento Main Street
- Ridge in the Green Swamp Area of Critical State Concern; and
- Public Service Facilities and Infrastructure;
- Bella Collina;
- Summer Bay; and
- Rubin Groves

Residential density may be calculated over the entire net acreage of the site, and the non-residential intensity may be calculated over the entire net acreage of the site.

Example: A parcel consisting of 50-net acres with a density of seven dwelling units per net acre and an intensity of 0.35 could potentially develop 350 dwelling units and 762,300 square feet of non-residential development.

Calculations:

Residential

7 du X 50 net acres = 350 du

Non-Residential

0.35 X 50 net acres X 43,560 square feet in one acre = 762,300 square feet

In all other Future Land Use Categories, the *sum* of the residential density and the non-residential intensity shall not exceed a combined total of 100% calculated as follows:

$$\frac{\text{Residential density}}{\text{Maximum allowed density}} + \frac{\text{Non-residential Floor Area Ratio}}{\text{Maximum allowed Floor Area Ratio}} \leq 100\%$$

Residential density shall be calculated over the net acreage of the site that is used for residential development, and non-residential intensity shall be calculated over the net acreage of the site that is used for non-residential development.

Example: A parcel consisting of 50-net acres with a density of four dwelling units per net acre and an intensity of 0.25, with residential development on one-half of the parcel (25-net acres) and commercial development on one-half (25-net acres) of the parcel you could potentially develop 100 dwelling units and 272,250 square feet of non-residential development.

Calculations:

Residential

4 du X 25 net acres = 100 du

Non-Residential

0.25 X 25 net acres X 43,560 square feet in one acre = 272,250 square feet

(Ord. No. 2014-47, § 2, 7-22-2014; Ord. No. 2020-13, § 2, 4-27-2021)

Policy I-1.2.7 Interpretation of Density and Intensity Allocations

The maximum density or intensity provided within a Future Land Use Category shall not be construed as a guaranteed right or entitlement. The application of the goals, objectives, and policies within the Comprehensive Plan and zoning, subdivision, and site plan review criteria and procedures contained within the Land Development Regulations shall assure that the specific density or intensity assigned to a development project or parcel of land is compatible with established development patterns and protects natural resources. Criteria to be considered in allocating the specific density and intensity through zoning shall include, but not be limited to, the following:

- Presence of onsite and adjacent natural resources or environmentally sensitive features such as surface waters, wetlands, tree canopy, upland habitat, listed species, wildlife corridors, and karst features;
- Floodplain and flood hazards;
- Neighborhood compatibility, cohesiveness and stability of established community character;
- Compatibility to abutting land uses such as residential development or public conservation land;
- Availability of infrastructure and services; and
- Zoning overlay policies or special criteria contained within the Comprehensive Plan or Land Development Regulations specific to the area.

Policy I-1.2.8 Agricultural and Equestrian Uses

Agricultural and equestrian uses 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 plan and the protection of natural resources.

Policy I-1.2.9 Ecotourism and Agri-tourism Uses

Ecotourism and Agri-tourism uses, as defined in Chapter X, Comprehensive Plan, shall be recognized as an allowed use within all future land use categories.

Ecotourism support uses are intended to provide minimal public services and facilities necessary, in proximity to natural resources, agricultural, and archeologist sites. Typical support uses may include:

- Cabins,
- Parking lots,
- Restrooms
- Picnic areas,
- Rustic campgrounds,
- Passive recreation facilities,
- Activity center for education, museum or botanical center, and
- Concession stand/snack bar, limited to 200 square feet.

Such uses be designed in such manner as to complement the character of the particular destination.

Agri-tourism support uses are intended to provide minimal public services and facilities necessary, in proximity to natural resources and agricultural sites. Typical support uses may include:

- Cabins,
- Parking lots,
- Restrooms,
- Picnic areas,
- Rustic campgrounds,
- Passive recreation facilities,
- Activity center for education, museum or botanical center, and
- Concession stand/snack bar, limited to 200 feet.

Such uses shall be designated in such a manner as to complement the character of the particular destination.

Support uses shall not occupy more than twenty percent (20%) of the buildable site with structures, impervious parking, or other developed area, except on properties located within the Green Swamp Area of Critical State Concern, Wekiva River Study Area, and Conservation Future Land Use Category. Support uses located on properties within the Green Swamp Area of Critical State Concern, Wekiva River Study Area, and Conservation Future Land Use Category shall not occupy more than 5,000 square feet of twent percent (20%) of the buildable area, whichever is less. Within all areas of the County unpaved or pervious parking shall be encouraged. Support uses are intended to serve the needs of visitors to the destination. Support uses shall be located interior to the site and not constructed in a manner as to attract drive-by-traffic.

This policy shall be reviewed by the Board within five (5) years of adoption of the policy to ensure the intent is being met and that the impacts on public facilities are within the acceptable levels of service.

(Ord. No. 2014-37, § 1, 7-22-2014)

Policy I-1.2.10 Creation of Parcels for Family Members

It is the intent of this Plan, to permit the development of tracts of land in the rural areas for the use of family members as their primary residences. Creation of individual parcels of land by sale, gift, or testate or intestate succession, out of lawful parcels of record at time of the adoption of this policy, between or among the owner and his or her family members shall be allowed without regard to density restrictions of this Plan, provided, however, only one parcel may be created hereunder for each family member of the property owner, provided such parcels be used for single family residential or agricultural purposes, and subject to other applicable laws and all other provisions of this Plan. Any parcel of land created through this provision shall contain a minimum of one (1) net acre. For purposes of this Policy, a family member is defined by a grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the owner.

This policy shall not apply to properties located within the Green Swamp Area of Critical State Concern (GSACSC), as described within Rule Chapter 28-28, FAC or properties within the Urban Future Land Use Series.

(Ord. No. 2017-40, § 2, 10-10-2017; Ord. No. 2019-56, § 9, 10-22-2019)

OBJECTIVE I-1.3 URBAN FUTURE LAND USE SERIES

The Urban Future Land Use Series is established to identify areas within the County that are suitable for urban development. Future Land Use Categories within the Urban Future Land Use Series include: Urban Low Density, Urban Medium Density, Urban High Density, Cagan Crossings, Regional Office, Regional Commercial, Industrial, Bella Collina, and Summer Bay. Lands within this series require a full range of services, utilities and facilities.

(Ord. No. 2014-47, § 2, 7-22-2014; Ord. No. 2016-57, § 1, 11-22-2016)

Policy I-1.3.1 Traditional Neighborhood Development

Within the Urban Future Land Use Series, Traditional Neighborhood Development is preferred over conventional design. This form of development provides the framework within which one or more planned communities achieve a functional mix of land uses in a livable and sustainable manner. Traditional Neighborhood Development is intended to foster infill and redevelopment, deter urban sprawl, encourage a mix of housing options, and reduce vehicular trips. Traditional Neighborhood Development encourages mixed-use, compact design which is sensitive to environmental characteristics of the land, facilitates efficient use of services, and provides for diversification and integration of land uses including residential, commercial, office, recreation, and civic within close proximity to each other.

Traditional Neighborhood Development integrates residential uses with:

- Commercial and office uses that serve the community;
- Recreation and Open Space;
- Civic and Public Facility uses; and
- A coordinated multi-modal transportation system for automobiles, bicycles, pedestrians, and mass transit.

Policy I-1.3.1.1 Applicability

Principles of Traditional Neighborhood Development shall be generally encouraged within the Urban Future Land Use Series for projects with a residential component. All new residential or mixed-use development in excess of 100 net buildable acres within the Urban Future Land Use Series shall be required to demonstrate compliance with the principles of Traditional Neighborhood Design, described by policies of the Comprehensive Plan contained herein and the Land Development Regulations.

Policy I-1.3.1.2 Guiding Principles of Traditional Neighborhood Development

Traditional Neighborhood Development shall be guided by the following principles:

- Provide a range of housing types for various ages, incomes, and lifestyles;
- Ensure compatibility with established neighborhoods and with rural or transitional areas that may be adjacent to the Traditional Neighborhood;
- Provide for an integrated network of local two-lane streets, bicycle trails, and pedestrian paths to connect neighborhoods, access the Neighborhood Core and promote connectivity throughout the Traditional Neighborhood;
- Minimize isolating features including gated communities and cul-de-sac design;
- Create a sense of place by implementing design standards, traditional village architectural guidelines, traffic calming, lighting and landscaping standards, liberal use of street trees, community parks, and open space that protect and enhance the character of the Traditional Neighborhood; and
- 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 of building standards such as Leadership in Energy and Environmental Design (LEED), Florida WaterStar and Energy Star, unless there is a conflict with Florida building code, in which case Florida Building Code prevails.

Policy I-1.3.1.3 Functional Areas

Traditional Neighborhood Developments in excess of 750 dwelling units and greater than 200 net buildable acres shall be comprised of three functional areas, including at least one mixed-use Neighborhood Core, a Neighborhood Proper and a Neighborhood Edge, which are described as follows. A proposed development project may contain multiple Traditional Neighborhoods.

- Neighborhood Core

Each Traditional Neighborhood shall be organized around one or more mixed-use centers that contain neighborhood-serving shops and services, civic uses such as libraries, schools or religious institutions, and appropriately located public spaces such as squares, greens, parks and conservation areas. Each Neighborhood Core shall be located within a comfortable walking distance (up to one-half mile) from a majority of the housing units located within the supporting Neighborhood Proper. The Neighborhood Core shall also contain the highest density of residential development within the Traditional Neighborhood, such as multi-family homes, duplexes, and condominiums. Upper-story residences or office space located above ground-level shops shall be encouraged. The Neighborhood Core shall not be located along an arterial or collector roadway unless it meets the requirements for Commercial Centers.

- Neighborhood Proper

Each Neighborhood Core shall serve an adjoining Neighborhood Proper that is comprised primarily of various types of housing units, but may also contain appropriately placed and compatible services such as child and senior care facilities, bed and breakfast inns and other similar uses. The Neighborhood Proper serves as an area of transition from the higher intensity Neighborhood Core to the Neighborhood Edge.

- Neighborhood Edge

The Neighborhood Edge is intended to provide the final means of transition from the Traditional Neighborhood to adjoining properties and Future Land Use Categories. Characteristics of the Neighborhood Edge shall ensure compatibility with existing and planned development on adjacent land.

Policy I-1.3.1.4 Commercial and Office Uses to Serve Traditional Neighborhoods

Commercial and office uses shall be 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 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.

Commercial and office uses shall be located primarily within the Traditional Neighborhood Core, with specific standards for placement contained in the Land Development Regulations. These standards shall place the front of buildings close to primary access streets, or common areas such as parks and plazas, with parking provided to the rear of the site or within shared pools of parking strategically located within the Neighborhood Core. Commercial and office uses shall be limited in scale and size through a combination of site and architectural design standards contained in the Land Development Regulations that address elements including but not limited to maximum ground floor area, building height and facade design. Nonresidential uses developed pursuant to this Policy shall not be subject to the locational criteria specified under Policy I-1.3.10 *Commercial Activities within the Urban Future Land Uses Series*.

(Ord. No. 2011-40 & Ord. No. 2011-47, § 1, 7-26-2011)

Policy I-1.3.1.5 Civic Uses and Public Space

Civic uses and public spaces play an important role in the place making process within Traditional Neighborhood Development. Strategic sites for civic uses, public spaces, and activities that they support shall be planned and reserved based on the hierarchy of streets, proximity to and walkability from residential units, the form and character of functional areas, and compatibility with property inside and adjoining the neighborhood. Specific criteria shall be defined and included in the Land Development Regulations within 12 months of the effective date of this plan.

Civic uses and public spaces also provide the opportunity to locate architectural features that contribute to character. Project designs shall be encouraged to take advantage of topography, such as elevated locations that can serve as place markers. Examples of this include steeples, bell towers and other architectural features incorporated within civic and public spaces to establish community identity.

Policy I-1.3.1.6 Open Space within Traditional Neighborhood Developments

Open space shall be provided consistent with the applicable Future Land Use Category or Categories in which the Traditional Neighborhood Development is located. Open space within Traditional Neighborhoods shall be designed to enhance community aesthetics, provide common areas for passive recreation, and promote community trails and pedestrian connections. The following criteria for open space design within Traditional Neighborhoods apply:

- Where feasible, the internal open space system shall be connected to open space within adjacent properties and the County-wide system of public lands;
- Open space buffers and landscaping shall be used to maximize compatibility between existing and proposed land uses based on the intensity of proposed uses;
- Open space shall be planned to ensure the protection of natural resources including but not limited to wildlife and habitat, wildlife corridors, wetland buffers, karst features, and aquifer recharge areas. Wetland impacts shall be limited to the greatest extent possible. Where impacts cannot be avoided, mitigation shall be required. All wetlands, wetland buffers, and open space shall be protected by Conservation Easement or similar recorded and legally binding instrument, to the extent allowed by law.

Policy I-1.3.1.7 Active Recreation

In addition to passive recreation afforded through the provision of open space, active recreation shall be a required component of Traditional Neighborhood Development. A minimum of one (1) percent of the net buildable area of a Traditional Neighborhood shall be dedicated to active recreation.

Policy I-1.3.1.8 Transportation Access and Circulation

Traditional Neighborhood Development shall be designed to provide an internally connected hierarchy of streets, pedestrian paths, and bicycle trails within each neighborhood, and connectivity with adjoining functional areas. A detailed plan for transportation access and circulation shall be required. It shall be the intent of the access and circulation system to serve the needs of pedestrians and motorists in a manner that functionally integrates the various uses and activities within the project and does not negatively impact adjoining local or regional transportation networks. Provisions for mass transit shall be included, consistent with County and Lake Sumter Metropolitan Planning Organization (LSMPO) plans.

In order to limit vehicular traffic, standards and requirements necessary to achieve a minimum internal trip capture rate of 20% shall be established. These standards and requirements shall consider the mix of residential, commercial and office land uses within the project, phasing of development within functional areas, and programs linking housing development and job creation.

Policy I-1.3.1.9 Public Facilities and Services

Public Facilities and Services including but not limited to roads, schools, utilities, and emergency services shall be addressed for all Traditional Neighborhood Development projects. Adopted levels of service shall be maintained as specified in the Comprehensive Plan, and all services must be available concurrent with the impacts of development. Central water and sewer services shall be required for new development, and stormwater management systems shall be planned, designed and phased for the entire project.

Policy I-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, 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, unless permitted as an Economic Development Overlay District 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, except for civic uses and Economic Development Overlay District uses, which shall be 0.35. The maximum Impervious Surface Ratio shall be 0.60.

TYPICAL USES INCLUDE:

- Residential;
- Nursing and personal care facilities;
- Civic uses;
- Residential professional offices;
- Passive parks;
- Religious organizations;
- Day care services;
- Schools;
- Commerce uses, including: services, retail trade, finance, insurance and real estate as allowed pursuant to Policy I-1.3.10 Commercial Activities within the Urban Future Land Use Series; and
- Public order and safety; and
- Economic Development Overlay District Uses for properties included within the Economic Development Overlay District (Map 20, Future Land Use Map Series), and subject to Objective I-6.5.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Active parks and recreation facilities;
- Light industrial such as manufacturing, wholesale trade, transportation, communications, electric, gas and sanitary services shall require a conditional use permit, unless the proposed use is permitted as an Economic Development Overlay District use. Light industrial conditional use activities are limited to those without off-site impacts and takes place primarily within an enclosed building;
- Animal specialty services;
- Mining and resource extraction;
- Hospitals; and
- Utilities.

(Ord. No. 2014-19, § 2, 4-22-2014)

Policy I-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, 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, unless permitted as an Economic Development Overlay District 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 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, except for civic uses and Economic Development Overlay District uses, which shall be 0.50. The maximum Impervious Surface Ratio shall be 0.70.

TYPICAL USES INCLUDE:

- Residential;

- rooming and boarding houses;
- Nursing and personal care facilities;
- Civic uses;
- Passive parks;
- Schools;
- Religious organizations;
- Day care services;
- Office uses;
- Commerce uses, including: Services and Retail trade as allowed pursuant to Policy I-1.3.10 commercial activities within the urban future land use series; and
- Public order and safety; and
- Economic Development Overlay District Uses for properties included within the Economic Development Overlay District Map (Map 20, Future Land Use Map Series), and subject to Objective I-6.5.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Active parks and recreation facilities;
- Light industrial such as Manufacturing, Wholesale Trade, Transportation, Communications, Electric, Gas and Sanitary Services shall require a conditional use permit, unless the proposed use is permitted as an Economic Development Overlay District use. Light industrial conditional use activities are limited to those without off-site impacts and that take place primarily within an enclosed building;
- Animal specialty services;
- Mining and resource extraction;
- Hospitals; and
- Utilities.

(Ord. No. 2014-19, § 2, 4-22-2014)

Policy I-1.3.4 Urban High Density Future Land Use Category

The Urban High Density Future Land Use Category provides for a range of residential development at a minimum density of four (4) dwelling units and a maximum density of twelve (12) dwelling units per net buildable acre, in addition to civic, 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, unless permitted as an Economic Development Overlay District use.

This category shall be located adjacent 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 shall be restricted to urban core areas that are substantially surrounded by and adjacent to one or more municipalities and likely to be annexed within the planning horizon.

Within this category, any residential development in excess of 10 dwelling units shall be required to provide a minimum 15% of the net buildable area of the entire site as common open space. The maximum intensity in this category shall be 2.0. The maximum Impervious Surface Ratio shall be 0.80.

TYPICAL USES INCLUDE:

- Residential;
- Rooming and Boarding houses;
- Nursing and personal care facilities;
- Hotels and other lodging places;
- Civic uses;
- Passive parks;

- Schools;
- Religious organizations;
- Day care services;
- Office uses;
- Commerce uses, including: Services and retail trade as allowed pursuant to Policy I-1.3.10 Commercial Activities within the Urban Future Land Use Series; and
- Public order and safety; and
- Economic Development Overlay District Uses for properties included within the Economic Development Overlay District (Map 20, Future Land Use Map Series), and subject to Objective I-6.5.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Active parks and recreation facilities;
- Light industrial such as Manufacturing, Wholesale Trade, Transportation, Communications, Electric, Gas and Sanitary Services shall require a conditional use permit, unless the proposed use is permitted as an Economic Development Overlay District use. Light industrial conditional use activities are limited to those without off-site impacts and that take place primarily within an enclosed building;
- Hospitals, including a heliport;
- Nursing and personal care facilities;
- Mining and Resource Extraction; and
- Utilities.

(Ord. No. 2014-19, § 2, 4-22-2014)

Policy I-1.3.5 Cagan Crossings Future Land Use Category

This Future Land Use Category shall consist solely of the uses, densities and intensities on the property within the Southlake Development, also known as Cagan Crossings, approved by the Cagan Crossings FQD Development Order as recorded in Book 4942 Page 765 of the Official Records of Lake County, incorporated herein by reference. This category shall exist and apply solely on the property identified in the above-referenced development order.

(Ord. No. 2017-21, § 1, 4-18-2017)

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 twenty percent (20%) of the floor area shall be allocated to commercial 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. Developments within this Category are not subject to Commercial Location Criteria.

Zoning applications within the Regional Office Future Land Use Category must be accompanied by a site/master plan as set forth in the Land Development Regulations. Such plans shall address, at a minimum, buffering, setbacks, lighting and building height, to ensure compatibility with adjacent uses.

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; new single-family dwellings shall not be allowed. Lawfully existing single-

family dwellings and accessory structures may be expanded, renovated or replaced provided they meet all other requirements within this Comprehensive Plan. Existing lots lawfully developed with single-family dwellings may not be further subdivided for residential purposes. 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.

Design standards shall be provided in the Land Development Regulations 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 floor area ratio of up to a maximum 3.0 will be allowed. A conditional use approval will not be required if the development is approved by Lake County through a Development of Regional Impact Development Order process. The maximum Impervious Surface Ratio shall be 0.75.

TYPICAL USES INCLUDE:

- General office, including: services, finance, insurance and real estate;
- Limited commercial retail trade uses that support office land uses;
- Light industrial uses such as manufacturing, wholesale trade, transportation, communications, electric, gas and sanitary services. Activities are limited to those without off-site impacts and take place primarily within an enclosed building;
- Day care facilities;
- Health Services, except hospitals;
- Civic uses;
- Religious organizations;
- Colleges, universities and professional schools;
- Public order and safety;
- Hotels and other lodging places;
- Utilities;
- Existing single-family dwelling units and accessory structures;
- Limited multi-family residential; and
- Economic Development Overlay District Uses for properties included within the Economic Development District (Map 20, Future Land Use Map Series), and subject to Objective I-6.5.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Light industrial uses as provided above that take place primarily outside an enclosed building;
- Heliports; and
- Hospitals; and
- Borrow Pits, consistent with Policy III-3.5.2

(Ord. No. 2016-6, § 1, 2-16-2016; Ord. No. 2018-07, § 2, 2-27-2023)

Policy I-1.3.7 Regional Commercial Future Land Use Category

The Regional Commercial Future Land Use Category provides for a variety of commercial uses concentrated within or in proximity to a large planned project, such as a regional mall with a non-residential floor area typically in excess of 299,000 square feet. This category is intended to accommodate commercial development, which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian friendly gathering areas. Office and limited light industrial uses shall also be permitted within this category. This 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. This land use shall be located at the intersections of major roadways and along these roadways as infill development. Developments within this Category are not subject to Commercial Location Criteria.

Zoning applications within the regional commercial future land use category must be accompanied by a site/master plan as set forth in the Land Development Regulations. Such plans shall address, at a minimum, buffering, setbacks, lighting and building heights, to ensure compatibility with adjacent uses.

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. Lawfully existing single-family dwellings and accessory structures may be expanded, renovated or replaced provided they meet all other requirements within this Comprehensive Plan. Existing lots lawfully developed with single-family dwellings may not be further subdivided for residential purposes. 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 FAR shall not be applied to such residential areas. Residential uses are excluded on parcels in this category located within Mount Dora joint planning area first authorized by the Board of County Commissioners on September 28, 2004.

Design standards shall be provided in the Land Development Regulations that ensure that commercial 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 FAR up to 3.0 will be allowed. The maximum Impervious Surface Ratio shall be 0.75. A conditional use approval will not be required if the development is approved by Lake County through a Development of Regional Impact Development Order.

TYPICAL USES INCLUDE:

- Commerce uses, including: services, retail trade, finance, insurance and real estate;
- Office uses;
- Light industrial such as Manufacturing, Wholesale Trade, Transportation, Communications, Electric, Gas and Sanitary Services. Activities are limited to those without off-site impacts and take place primarily within an enclosed building;
- Civic uses;
- Amusement, entertainment and commercial recreation within an enclosed building;
- Religious organizations;
- Day care services;
- Colleges and universities and professional schools;
- Hotels and other lodging places;
- Public order and safety;
- Utilities; Existing Single-family dwellings and accessory structures;
- Limited multi-family residential; and
- Economic Development Overlay District Uses for properties included within the Economic Development District (Map 20, Future Land Use Map Series), and subject to Objective I-6.5.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Light industrial, as provided above that takes place primarily outside an enclosed building;
- Heliports; and
- Hospitals.

(Ord. No. 2018-07, § 3, 2-27-2018)

Policy I-1.3.8 Industrial Future Land Use Category

The Industrial Future Land Use Category is intended for industrial uses with nuisance or hazardous characteristics which, by the nature of their normal operations and activities as well as for reasons of health, safety, environmental effects or welfare, are best segregated from other uses.

This category consists of uses that may have significant potential impacts on the environment or adjacent uses including but not limited to noise, hazards, emissions, vibration and odors.

This category shall be located with direct access to rail systems, collector roadways or arterial roadways. No more than ten percent (10%) of the floor area shall be allocated to commercial uses and office uses. Offices that are an integral part of the operation shall not be subject to this limitation. Only commercial and office uses that support this category 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 industrial park. It is the express intent of this provision to restrict highway-oriented commercial and office uses. Developments within this Category are not subject to Commercial Location Criteria.

The maximum Impervious Surface Ratio shall be 0.80. The maximum intensity in this category shall be 1.0, except for office/manufacturing uses which shall be 2.0.

TYPICAL USES INCLUDE:

- Manufacturing;
- Wholesale trade;
- Limited commerce uses, including: services, retail trade, finance, insurance and real estate; that support industrial land uses;
- Rail yards;
- Civic uses;
- Utilities; and
- Public order and safety.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Bottling operations;
- Mining and resource extraction;
- Heliports and airports;
- Energy generation;
- Incinerators;
- Landfills;
- Concrete and asphalt batch plants; and
- Manufacturing uses that require permits for potential adverse impacts to natural resources.

Policy I-1.3.9 Allocation and Compatibility of Industrial Land Uses

Potentially incompatible land uses such as residential or commercial shall not be established adjacent to the Heavy Industrial Future Land Use Category. Proposed future land use changes from the Industrial Future Land Use Categories to other Future Land Use Categories shall be evaluated for potential impacts to the long-term economic viability of the County. Adequate land shall be maintained for industrial uses to serve projected market demand in order to enhance job creation and the economy of Lake County.

Policy I-1.3.10 Commercial Activities within the Urban Future Land Use Series

Within the Urban Future Land Use Series, Lake County shall allocate sufficient land area to accommodate commercial activities that provide goods and services, with consideration to economic benefits and environmental impacts to the County. For the purposes of this Objective, the term “Commercial” shall include commercial, retail,

office, limited light industrial uses and other uses commonly associated with these activities. The location and distribution of commercial land uses within Lake County shall be guided by information contained in the Data Inventory and Analysis for the Future Land Use and Economic Elements. The policies below shall apply to commercial development within the Urban Future Land Use Series, except when developed as a traditional neighborhood consistent with Policy I-1.3.1 *Traditional Neighborhood Development*.

(Ord. No. 2011-40 & Ord. No. 2011-47, § 1, 7-26-2011)

Policy I-1.3.10.1 Access to Commercial Land Uses

Access requirements for commercial sites shall conform to the Transportation Element. Commercial uses shall be required to meet or exceed the adopted levels of service for adjacent or affected roads. The availability of road capacity, proximity to nearby or adjacent roadway improvements, or satisfaction of locational criteria alone shall not be construed as necessarily justifying the approval for a commercial use or zoning. Within twelve (12) months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations to implement access standards.

Policy I-1.3.10.2 Commercial Service Areas

Commercial Centers and Commercial Corridors shall be planned within utility service areas, and located to prevent the overlapping of new utility service areas with existing utility service areas.

Policy I-1.3.10.3 Commercial Site Design and Compatibility with Adjacent Land Uses

All commercial development shall require a unified master site plan. This site plan shall include an internal circulation system that maintains or enhances the integrity of adjacent uses.

The County shall require landscaped buffers, use of open space, and architectural/artistic elements as appropriate to ensure compatibility between commercial and residential uses. Commercial features and signage shall be designed to enhance community aesthetics, maintain neighborhood viability, reduce incompatibility with adjacent uses, and limit glare and noise. The design of commercial development shall not compromise the integrity of adjacent uses or encroach upon conservation or environmentally sensitive areas. Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations to implement this policy.

Policy I-1.3.10.4 Availability of Facilities to Support Commercial Development

The provision and intensity of commercial uses shall be compatible with the availability of public facilities adequate to meet adopted level of service standards.

Policy I-1.3.10.5 Criteria for Commercial Centers

Commercial Centers 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 Centers shall be limited to the 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. Where a Commercial Center is designated within a Commercial Corridor, the more intensive criteria shall apply.

1. Community Commercial Centers:

Community Commercial Centers are intended to provide a mix of uses that serve a larger population and service area. Community Commercial Centers shall only be located at the intersection of two arterial roads. At a minimum, community centers shall contain at least two distinctive types of use, such as retail and office as further

defined in the Land Development Regulations. Where located, a Community Commercial Center shall be defined to exist within a distance of 660 feet measured perpendicular to the road from the edge of the right of way extending a distance of 660 feet along the right of way from the nearest corner of the intersection. Community Commercial Centers shall not use local streets for principle traffic access.

2. Neighborhood Commercial Centers:

Neighborhood Commercial Centers are intended to accommodate the retail, office, and service needs of residents within the surrounding area. A Neighborhood Commercial Center shall only be located at the intersection of two arterial roads or at the intersection of an arterial and collector road. Neighborhood Commercial Centers shall allow for an individual building floor area allocation not to exceed 15,000 square feet. Where located, a Neighborhood Commercial Center shall be defined to exist within a distance of 330 feet measured perpendicular to the road from the edge of the right of way extending a distance of 330 feet along the right of way from the nearest corner of the intersection.

3. Neighborhood Convenience Commercial Centers:

Neighborhood Convenience Commercial Centers are intended to accommodate the convenient shopping needs of nearby residents living within the immediate area. A Neighborhood Convenience Commercial Center shall be located at an intersection of arterial or collector roads. Neighborhood Convenience Commercial Centers shall allow for an individual building floor area allocation not to exceed 5,000 square feet. Where located, a Neighborhood Convenience Commercial Center shall be defined to exist within a distance of 330 feet measured perpendicular to the road from the edge of the right of way extending a distance of 330 feet along the right of way from the nearest corner of the intersection.

Policy I-1.3.10.6 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. Infill development shall be encouraged within Commercial Corridors.

Commercial Corridors may be permitted 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, and conformance with other applicable policies of this Comprehensive Plan is demonstrated. The intensity of commercial corridors shall be limited to a maximum Floor Area Ratio of the underlying Future Land Use Category.

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. Developments within Commercial Corridors are not subject to Commercial Location Criteria. 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 ¼ 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:

Table FLUE 3 - Major Commercial Corridors

Major Commercial Corridors	Location
US 441	Entire corridor

Major Commercial Corridors	Location
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 County Road 44 and County Road 44A
US 27	Within the following segments: From Sumter County line south to County Road 48; From Independence Boulevard south to Hartwood Marsh Road; and Outside of the Green Swamp Area of Critical State Concern from 600 feet north of Superior Boulevard south to the Polk County Line
State Road 50	From US 27 east to the Orange County line
US 192	Entire corridor
State Road 19A	From US Highway 441 south to Old Highway 441

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:

Table FLUE 4 - Minor Commercial Corridors

Minor Commercial Corridors	Location
State Road 19	From Baker Road (Altoona) south to County Road 44 and County Road 44A.
State Road 40 (Astor)	From the eastern boundary of the Wekiva-Ocala Rural Protection Area east to the Volusia County line

Policy I-1.3.11 Bella Collina Future Land Use Category

This category shall exist and apply solely on the property describe as:

BELLA COLLINA EAST DESCRIPTION

A PORTION OF BELLA COLLINA AS RECORDED IN PLAT BOOK 51, PAGES 31-49, A PORTION OF BELLA COLLINA EAST AS RECORDED IN PLAT BOOK 53, PAGES 95-98, ALL OF BELLA COLLINA NORTH ENTRANCE AS RECORDED IN PLAT BOOK 53, PAGE 31, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST LYING IN SECTIONS 1, 11, 12, 13, 14 AND 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 22 SOUTH, RANGE 27 EASTLAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF SOUTH LINE OF NORTH HALF (N1/2) OF NORTHWEST QUARTER (NW1/4) OF NORTHEAST QUARTER (NE 1/4) WITH WEST LINE OF NORTHEAST QUARTER (NE 1/4) OF NORTHEAST QUARTER (NE 1/4) OF AFORESAID SECTION 14-22-26; THENCE SOUTH 89°27'21" WEST, A DISTANCE OF 706.79 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 455; THENCE NORTH 41°15'24" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,527.98 FEET; THENCE NORTH 41°46'07" EAST, A DISTANCE OF 246.53 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY

LINE, NORTH 89°51'49" EAST, A DISTANCE OF 880.36 FEET; THENCE NORTH 01°20'39" EAST, A DISTANCE OF 270.95 FEET; THENCE SOUTH 89°51'49" WEST, A DISTANCE OF 661.08 FEET TO A POINT ON AFORESAID EASTERLY RIGHT-OF-WAY LINE ALSO BEING A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 764.20 FEET A CENTRAL ANGLE OF 22°58'23" AND A CHORD DISTANCE OF 304.36 FEET WHICH BEARS NORTH 25°09'15" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 306.41 FEET; THENCE NORTH 13°40'04" EAST, A DISTANCE OF 114.01 FEET; THENCE NORTH 89°56'32" EAST, A DISTANCE OF 4.85 FEET; THENCE NORTH 13°40'04" EAST, A DISTANCE OF 184.73 FEET; THENCE NORTH 12°44'49" EAST, A DISTANCE OF 901.32 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 979.00 FEET A CENTRAL ANGLE OF 02°09'02" AND A CHORD DISTANCE OF 36.74 FEET WHICH BEARS NORTH 57°52'18" EAST; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.75 FEET; THENCE NORTH 56°47'47" EAST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATRUE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 918.50 FEET, A CENTRAL ANGLE OF 20°18'00" AND A CHORD DISTANCE 323.73 FEET WHICH BEARS NORTH 66°56'47" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 325.43 FEET; THENCE NORTH 77°05'47" EAST, A DISTANCE OF 249.70 FEET; THENCE NORTH 89°34'25" EAST, A DISTANCE OF 1,433.32 FEET; THENCE NORTH 62°52'10" WEST, A DISTANCE OF 210.15 FEET; THENCE NORTH 89°51'10" WEST, A DISTANCE OF 281.00 FEET; THENCE NORTH 00°50'16" EAST, A DISTANCE OF 1,146.61 FEET; THENCE SOUTH 89°38'56" EAST, A DISTANCE OF 1,340.99 FEET; THENCE NORTH 01°14'28" EAST, A DISTANCE OF 5.55 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 314.34 FEET A CENTRAL ANGLE OF 22°45'09" AND A CHORD DISTANCE OF 124.01 FEET WHICH BEARS NORTH 77°38'39" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 124.83 FEET; THENCE NORTH 23°43'54" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 66°16'06" EAST, A DISTANCE OF 42.77 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,204.47 FEET A CENTRAL ANGLE OF 03°18'06" AND A CHORD DISTANCE OF 69.40 FEET WHICH BEARS NORTH 68°44'46" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 69.40 FEET; THENCE NORTH 70°23'49" EAST, A DISTANCE OF 6.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 271.31 FEET, A CENTRAL ANGLE OF 10°10'38" AND A CHORD DISTANCE 48.13 FEET WHICH BEARS NORTH 75°29'08" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 48.19 FEET TO A POINT OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 217.59 FEET, A CENTRAL ANGLE OF 12°33'44" AND CHORD DISTANCE OF 47.61 FEET WHICH BEARS NORTH 86°51'19" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.71 FEET; THENCE NORTH 03°08'11" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 86°51'49" EAST, A DISTANCE OF 48.00 FEET; THENCE SOUTH 86°56'51" EAST, A DISTANCE OF 1.58 FEET; THENCE NORTH 01°29'23" EAST, A DISTANCE OF 5.01 FEET; THENCE SOUTH 87°04'56" EAST, A DISTANCE OF 535.48 FEET; THENCE SOUTH 76°46'51" EAST, A DISTANCE OF 50.05 FEET; THENCE SOUTH 65°10'08" EAST, A DISTANCE OF 56.55 FEET; THENCE SOUTH 57°59'33" EAST, A DISTANCE OF 50.83 FEET; THENCE SOUTH 55°08'02" EAST, A DISTANCE OF 37.17 FEET; THENCE NORTH 05°51'46" EAST, A DISTANCE OF 254.96 FEET; THENCE NORTH 32°48'36" EAST, A DISTANCE OF 126.37 FEET; THENCE NORTH 43°29'37" EAST, A DISTANCE OF 572.75 FEET; THENCE NORTH 02°54'58" EAST, A DISTANCE OF 683.35 FEET TO THE TO A POINT ON THE NORMAL HIGH WATER LINE OF LAKE APOPKA HEREIN AFTER REFERRED TO AS POINT "A"; THENCE RUN ALONG SAID NORMAL HIGH WATER LINE SOUTHERLY; THENCE WESTERLY; THENCE NORTHERLY TO A POINT ON THE SOUTH LINE OF THE NORTH HALF (N1/2) OF NORTHWEST QUARTER (NW1/4) OF NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 14 BEING THE POINT OF BEGINNING, BEING SOUTH 43°24'59" WEST, 8259.31 FEET FROM AFORE SAID POINT "A". CONTAINING 1,489.684 ACRES, MORE OR LESS.

BELLA COLLINA WEST. ALL OF BELLA COLLINA WEST, LESS TRACT A AND TRACT P, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 1 THROUGH 19, SITUATED IN SECTIONS 10, 11 AND 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID SECTION 10

THENCE SOUTH 89°30'14" WEST ALONG SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,638.52 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 525.56 FEET A CENTRAL ANGLE OF 37°26'35" AND A CHORD DISTANCE OF 337.38 FEET WHICH BEARS

NORTH 09°31'20" EAST; THENCE DEPARTING SOUTH LINE OF SAID SECTION 10 AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 343.46 FEET; THENCE SOUTH 89°30'27" WEST, A DISTANCE OF 18.17 FEET; THENCE NORTH 01°02'40" WEST, A DISTANCE OF 493.61 FEET; THENCE NORTH 01°24'11" WEST, A DISTANCE OF 1,040.53 FEET; THENCE NORTH 01°00'22" WEST, A DISTANCE OF 727.40 FEET; THENCE NORTH 44°33'24" EAST, A DISTANCE OF 35.01 FEET; THENCE SOUTH 89°52'50" EAST, A DISTANCE OF 583.36 FEET; THENCE NORTH 89°09'19" EAST, A DISTANCE OF 737.82 FEET TO A POINT OF CURVATURE OF A NONTANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 26°54'40" AND A CHORD DISTANCE 134.96 FEET WHICH BEARS NORTH 75°41'59" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 136.21 FEET; THENCE NORTH 89°11'40" EAST, A DISTANCE OF 1,142.89 FEET; THENCE NORTH 88°43'38" EAST, A DISTANCE OF 2,637.92 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF AFORESAID SECTION 11; THENCE SOUTH 00°34'01" EAST ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 461.82 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,920.00 FEET A CENTRAL ANGLE OF 13°09'42" AND A CHORD DISTANCE OF 440.08 FEET WHICH BEARS NORTH 80°45'37" EAST; THENCE DEPARTING SAID EAST LINE OF SOUTHWEST QUARTER (SW1/4) OF SECTION 10 AND EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 441.05 FEET; THENCE NORTH 87°20'28" EAST, A DISTANCE OF 892.80 FEET; THENCE SOUTH 00°17'41" EAST, A DISTANCE OF 974.73 FEET; THENCE SOUTH 89°47'12" EAST, A DISTANCE OF 711.05 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 455; THENCE SOUTH 11°20'15" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 58.96 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 458.84 FEET A CENTRAL ANGLE OF 28°39'48" AND A CHORD DISTANCE OF 227.16 FEET WHICH BEARS SOUTH 25°40'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 229.54 FEET; THENCE SOUTH 40°00'02" WEST, A DISTANCE OF 1,671.98 FEET; THENCE SOUTH 39°44'20" WEST, A DISTANCE OF 568.74 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 89°06'09" WEST, A DISTANCE OF 794.85 FEET; THENCE SOUTH 00°35'48" EAST, A DISTANCE OF 12.50 FEET; THENCE SOUTH 89°06'16" WEST, A DISTANCE OF 324.48 FEET; THENCE NORTH 01°05'10" WEST, A DISTANCE OF 9.51 FEET; THENCE SOUTH 88°54'50" WEST, A DISTANCE OF 521.18 FEET; THENCE NORTH 45°51'43" WEST, A DISTANCE OF 200.03 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF AFORESAID SECTION 14; THENCE NORTH 00°38'17" WEST ALONG SAID EAST LINE, A DISTANCE OF 512.75 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 88°48'56" WEST, A DISTANCE OF 1,317.66 FEET TO THE POINT OF BEGINNING. CONTAINING 425.674 ACRES, MORE OR LESS.

This Future Land Use Category shall consist solely of the following uses, densities and intensities:

- A total of 866 single-family dwelling units;
- 100-unit lodge/hotel with a freestanding restaurant and bar;
- Clubhouse with spa, pool, gym facility, tennis courts, and other recreational facilities and/or equipment;
- Banquet hall;
- Docks and boathouses, in accordance with a permit issued by the Sl. Johns River Water Management District (SJRWMD);
- Eighteen (18) hole golf course and ancillary buildings/structures;
- Water and sewer facility buildings/structures; and
- Commercial activities that are directly associated with the structures listed above.
- Communication Tower and supporting structures; and
- Neighborhood Commercial uses on designated Neighborhood Commercial (NC) Tracts.
- Helicopter Landing Pad

The maximum impervious surface ratio within this category shall be 0.60, which shall be applied collectively over the entire site, the maximum density shall be 866 single-family dwelling units, the maximum floor area ratio (FAR) shall be 500,000 square feet, the minimum open space shall be 25%, and the building height shall meet the requirements set forth in Policy I-1.2.3 entitled, Building Heights within Future Land Use Categories.

(Ord. No. 2014-47, § 3, 7-22-2014; Ord. No. 2018-30, § 3, 7-24-2018; Ord. No. 2020-05, § 1, 1-28-2020)

Policy I-1.3.12 South Lake Regional Park Future Land Use Category

This category shall exist and apply solely on the property described as alternate keys: 1103231, 1029406, 2546204, and 1029392.

This Future Land Use Category shall consist solely of the following uses, densities and intensities:

- Active/passive Lake County Park with associated recreation facilities

The maximum impervious surface ratio within this category shall be 0.45, which shall be applied collectively over the entire site, the maximum floor area ratio (FAR) shall be 0.35, the minimum open space shall be 40% and the building height shall be a maximum of 40 ft.

Open space (open water, wetlands, wetland buffers and stormwater management areas designed as natural features) shall remain undeveloped and protected in perpetuity through the use of conservation easements, plat restrictions, or similar legally recorded and binding instruments that run with the land and establish the conditions and restrictions on the use of the open space area, as allowed by law. Open space conservation easements shall be dedicated to one or a combination of the following, which shall be designated prior to development:

- Conservation agency such as Florida Department of Environmental Protection or Sl. Johns River Water Management District;
- Non-profit conservation organization or land trust; or
- Lake County, subject to County approval

Development orders shall be issued with a condition that specifies a regional wastewater service provider and that requires the development to connect to the regional provider when sewer services are available.

(Ord. No. 2016-63, § 3, 12-6-2016)

Policy I-1.3.13 Summer Bay Future Land Use Category

This category shall consist solely of the uses, densities, and intensities on the properties located within the Summer Bay DRI, approved by the Summer Bay DRI Amended and Restated Development Order as Recorded in Book 4885, Page 330 of the Official Records of Lake County, incorporated herein by reference.

This category shall exist solely and apply solely on the property identified in the above-referenced development order.

(Ord. No. 2016-57, § 2, 11-22-2016)

Policy 1-1.3.14 Yacht Club at Lake Susan Future Land Use Category

This category shall exist and apply solely on the properties described as Alternate Key Numbers: 1587662

and 1587654, also identified as Parcel Number: 01-23-25-000100000200 and Parcel Number: 01-23-25-000100000300.

The development program shall meet requirements set forth in PUD Ordinance #2005-86.

(Ord. No. 2019-58, § 3, 10-22-2019)

Policy I-1.3.15 Bella Collina Helipad/Open Space Future Land Use Category

This category shall exist and apply solely on the property described as:

COMMENCE AT THE SOUTH QUARTER (1/4) CORNER OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 11, RUN NORTH 88-DEG. 24-MIN. 11-SEC. EAST A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY OF TRIVOLI CIRCLE, AS

RECORDED IN PLAT BOOK 54, PAGES 1 THROUGH 19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING ALSO THE POINT OF BEGINNING; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 02-DEG. 29-MIN. 53-SEC. EAST A DISTANCE OF 124.74 FEET TO A NON-TANGENT POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 39-DEG. 08-MIN. 18-SEC., A CHORD BEARING OF SOUTH 72-DEG. 55-MIN. 44-SEC. EAST AND CHORD DISTANCE OF 40.19 FEET; THENCE, ALONG SAID ARC OF CURVE RUN A DISTANCE OF 40.99 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 36-DEG. 38-MIN. 25-SEC. EAST A DISTANCE OF 140.50 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 59-DEG. 31-MIN. 17-SEC., A CHORD BEARING OF NORTH 06-DEG. 52-MIN. 46-SEC. EAST AND CHORD DISTANCE OF 39.71 FEET; THENCE, ALONG SAID ARC OF CURVE RUN A DISTANCE OF 41.55 FEET TO THE POINT OF TERMINATION OF SAID CURVE; THENCE RUN NORTH 22-DEG. 52-MIN. 52-SEC. WEST A DISTANCE OF 105.13 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 69-DEG. 37-MIN. 01-SEC., A CHORD BEARING OF NORTH 57-DEG. 41-MIN. 22-SEC., WEST AND CHORD DISTANCE OF 22.83 FEET; THENCE, ALONG SAID ARC OF CURVE RUN A DISTANCE OF 24.30 FEET TO THE POINT OF TERMINATION OF SAID CURVE; THENCE RUN SOUTH 87-DEG. 30-MIN. 07-SEC. WEST A DISTANCE OF 70.67 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 7.00 FEET, A CENTRAL ANGLE OF 90-DEG. 00-MIN. 00-SEC., A CHORD BEARING OF SOUTH 42-DEG. 30-MIN. 07-SEC., WEST AND CHORD DISTANCE OF 9.90 FEET; THENCE, ALONG SAID ARC OF CURVE RUN A DISTANCE OF 11.00 FEET TO THE POINT OF TERMINATION OF SAID CURVE; THENCE RUN SOUTH 02-DEG. 29-MIN. 53-SEC. EAST A DISTANCE OF 114.53 FEET TO THE POINT OF BEGINNING.

This Future Land Use Category shall consist solely of the following uses, densities and intensities:

- Helicopter landing pad
- Open Space

The maximum impervious surface ratio within this category shall be 0.60. The minimum open space shall be 25%.

(Ord. No. 2020-33, § 2, 6-16-2020)

OBJECTIVE I-1.4 RURAL FUTURE LAND USE SERIES

The Rural Future Land Use Series is established to identify areas within Lake County where rural character and agricultural potential shall be preserved and enhanced; a reduced level of investment for public facilities is required due to rural patterns of development and levels of service; and environmental qualities shall be protected by limiting density and intensity. Except for vested development, urban land uses shall not be permitted within this series. The "Rural Future Land Use Series" shall include the following future land use categories: Rural, Rural Transition and Hansen.

(Ord. No. 2019-57, § 2, 10-22-2019)

Policy I-1.4.1 Elements of Rural Character

The character of future development within the Rural Future Land Use Series shall be compatible and consistent with rural characteristics described below.

- Individual parcels that are generally equal to or larger than five (5) acres in size.
- Smaller parcels clustered in a configuration that provides contiguous common open space while maintaining rural densities over the net buildable area of the development site.
- A predominance of sites wherein a limited number of principal and accessory structures are surrounded by substantial areas of undeveloped land.
- An emphasis on agriculture, equestrian-related activities and conservation areas.
- A system of rural roads intended to provide access to widely spaced home-sites and farms with substantial building setbacks from adjoining roadways.
- Naturally occurring or informal vegetative patterns protective of the environment.

- Commercial and civic land uses limited in distribution, scale and scope to serve the basic and special needs of rural areas and to ensure compatibility with the character of rural areas.

Within 12 months of the effective date of the Comprehensive Plan, Lake County's Land Development Regulations shall be updated to include rural planning and design standards that address, at a minimum, each of the elements of rural character defined above and to regulate features including, but not limited to, the type, size, height, and location of uses and structures, fencing, signage, lighting, landscaping and viewscapes. These regulations shall include requirements to minimize the hazards of wildland fire risks for rural developments. Risk exposure shall follow the National Fire Protection Act (NFPA) Standards or similar ignition potential risk reduction standards for wildfires.

Policy I-1.4.2 Scale of Development

The scale of development within rural areas is a key factor in efforts to preserve character and ensure compatibility. This element of character shall be addressed by Comprehensive Plan policies and Land Development Regulations that establish standards for the intensity, size, and physical separation of single or clustered structures within a development site and from adjoining property. The scale of development normally associated with a Development of Regional Impact is not consistent with the purposes and intent of the Rural Future Land Use Series and shall be prohibited.

Policy I-1.4.3 Purpose of the Rural Future Land Use Series

The Rural Future Land Use Series is intended to accomplish the following:

- Maintain the rural character by permitting new single-family homes at a rural density and intensity, by encouraging large areas to remain in a natural or open state, by reducing road congestion, and by limiting commercial and civic uses to the needs of a rural community;
- Limit the number of road access locations from parcels as a means to preserve road capacity, minimize vehicle conflicts and accidents, promote safety of pedestrians, bicyclists and motorists, and minimize disturbance of the vegetative and visual qualities of the road corridor;
- Ensure that principal and accessory structures are located behind a rural character setback line to be determined for each rural roadway and incorporated within the Land Development Regulations;
- Permit horses and other livestock on large residential lots;
- Minimize conflicts with agricultural operations (such as traffic congestion, noise, odor and visual conflicts) and non-agricultural land uses through the application of buffering and use separation standards;
- Minimize planned and programmed expenditures for public facilities (such as roadway improvements, schools, fire and law enforcement protection);
- Control the scale, appearance and operation of public and private uses to ensure compatibility with rural character. This shall be accomplished through rural planning and design standards and guidelines that shall be developed and incorporated within the Land Development Regulations. These standards and guidelines should specifically address public and private uses that tend to draw people from outside of rural areas to ensure that such uses minimize conflict with rural character and the perpetuation of rural functions;
- Maintain existing wildlife habitat, wildlife corridors and environmentally sensitive resources including but not limited to wetland and upland habitat types, karst features, and groundwater recharge areas; and
- Maintain levels of service that reflect the characteristics of a rural density and intensity of use.

Policy I-1.4.4 Rural Future Land Use Category

The Rural Future Land Use Category is intended to protect rural lifestyles represented by single-family homes on large lots and to accommodate agricultural pursuits.

This Future Land Use Category provides for residential development at densities equal to or less than one (1) dwelling unit per five (5) net buildable acres, agricultural operations, civic uses compatible with a rural community, and Rural Support functions where appropriate.

New development shall not utilize regional water and wastewater utilities in this category, except when the absence of such facilities would result in a threat to public health or the environment. An extension of central services for either reason shall not justify an increase in density or intensity on the site being served, or any property adjoining the extended utility or lines.

The maximum Impervious Surface Ratio within this category shall be 0.20, except for agricultural uses, civic uses, recreational uses, and all uses within Rural Support Corridors and Rural Support Intersections, for which the maximum Impervious Surface Ratio shall be 0.35, and Economic Development Overlay District uses, for which the maximum impervious surface ratio shall be 0.50.

TYPICAL USES INCLUDE:

- Agriculture and forestry;
- Residential;
- Passive parks;
- Equestrian related uses;
- K-12 schools;
- Religious organizations;
- Green Energy facility;
- Public Order and Safety;
- Rural Support Uses as provided for in this Comprehensive Plan; and
- Economic Development Overlay District Uses for properties included within the Economic Development Overlay District (Map 20, Future Land Use Map Series), and subject to Objective I-6.5.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Mining and Resource Extraction;
- Active parks and recreation facilities;
- Nursing and personal care facilities;
- Day care services;
- Outdoor Sports and recreation clubs;
- Civic uses;
- Animal specialty services;
- Unpaved airstrips;
- Ports and Marinas, and
- Renewable Energy Production Facility.

(Ord. No. 2011-45, § 2 & Ord. No. 2011-47 § 1, 7-26-2011; Ord. No. 2012-32, § 1, 5-22-2012; Ord. No. 2013-10, § 1, 2-26-2013; Ord. No. 2014-19, § 2, 4-22-2014; Ord. No. 2019-5, § 1, 1-29-2019; Ord. No. 2019-56, § 6, 10-22-2019)

Policy I-1.4.5 Rural Transition Future Land Use Category

The Rural Transition Future Land Use Category is intended to address "edge" conditions where Rural Future Land Use Categories abut Urban Future Land Use Categories. These "edges" represent areas where lower rural densities may be increased for Rural Conservation Subdivisions that utilize clustering techniques.

This Future Land Use Category provides for residential development at densities equal to or less than one (1) dwelling unit per five (5) net buildable acres, agricultural operations, civic uses compatible with a rural community, and Rural Support functions where appropriate.

Alternatively, residential development not to exceed a maximum density of one (1) dwelling unit per three (3) net buildable acres may be permitted provided that the subdivision shall be developed either (i) as a clustered Rural Conservation Subdivision, or (ii) rezoned to a Planned Unit Development (PUD) zoning district. To obtain

this density, at least 35% of the net buildable area of the entire site must be preserved as common open space as set forth in Policy I-1.4.6. The property must contain at least fifteen (15) net buildable acres in order to be considered for this alternate density.

As a third alternative, residential development not to exceed a maximum density of one (1) dwelling unit per one (1) net buildable acre may be permitted provided that the subdivision shall be developed either (i) as a clustered Rural Conservation Subdivision, or (ii) rezoned to a Planned Unit Development (PUD) zoning district. To obtain this density, at least 50% of the net buildable area of the entire site must be preserved as common open space as set forth in Policy I-1.4.6

at the property must contain at least fifteen (15) net buildable acres in order to be considered for this alternate density.

The maximum Impervious Surface Ratio within this category shall be 0.30, except for agricultural uses, civic uses, Economic Development Overlay District, recreational uses, and all rural support uses within Rural Support Corridors and Rural Support Intersections, for which the maximum impervious surface ratio shall be 0.50.

TYPICAL USES INCLUDE:

- Agriculture and forestry;
- Residential;
- Passive parks;
- Equestrian related uses;
- K-12 schools;
- Religious organizations;
- Public Order and Safety;
- Rural Support uses as provided for in this Comprehensive Plan; and
- Economic Development Overlay District Uses for properties included within the Economic Development Overlay District (Map 20, Future Land Use Map Series), and subject to Objective I-6.5.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Mining and Resource Extraction;
- Active parks and recreation facilities;
- Nursing and personal care facilities;
- Daycare services;
- Outdoor Sports and recreation clubs;
- Civic uses;
- Animal specialty services;
- Unpaved airstrips;
- Utilities; and
- Ports and Marinas

(Ord. No. 2014-13, § 1, 3-25-2014; Ord. No. 2014-19, § 2, 4-22-2014; Ord. No. 2015-11, § 2, 7-21-2015; Ord. No. 2018-45, § 2, 9-25-2018; Ord. No. 2019-5, § 2, 1-29-2019; Ord. No. 2019-56, § 5, 10-22-2019; Ord. No. 2023-08, § 1, 1-24-2023)

Policy I-1.4.6 Preservation of Open Space within Rural Conservation Subdivisions

Open space shall be shown on all plats as a common area, which shall be owned by a homeowners' association created under Chapter 720, Florida Statutes. Both the plat and restrictive covenants shall provide for the open space to be maintained in perpetuity. The cost and responsibility of maintaining open space shall be borne by the homeowners' association. An open space management plan shall be required to accompany the development, subject to County approval. The management plan shall establish conservation objectives, outline procedures,

and define the roles and responsibilities for managing open space, including establishment of a Qualified Management Entity as appropriate. The management plan will also address wildlife mitigation requirements to include vegetation management practices to prevent hazardous fuel buildup and possible wildfire threat within the community. If not properly maintained, the County may enforce maintenance. Designated open space shall be clearly delineated on project site plans, including recorded plats, and marked in the field.

A conservation or open space easement may be required by the County to ensure that the open space is protected. If required, a conservation or open space easement shall run in favor of a:

- Conservation agency such as the Florida Department of Environmental Protection or water management district;
- Non-profit conservation organization or land trust; or
- Lake County, subject to County approval.

Open space within a Rural Conservation Subdivision shall be clustered. Clustering shall mean that the built area of the development site is well defined and compact, thereby enabling the creation of contiguous expanses of open space and the protection of environmentally sensitive areas. At least 50% of required open space shall be configured in a single contiguous tract. Open space shall be contiguous with protected open space on adjacent parcels and public conservation lands to the maximum extent feasible and configured to ensure compatibility with adjacent rural properties.

(Ord. No. 2023-08, § 2, 1-24-2023)

Policy I-1.4.6.1 Density Bonus in Rural Conservation Subdivisions

The maximum number of building lots or dwelling units in a rural conservation subdivision shall not exceed the number that could otherwise be developed by the application of the minimum lot size requirement and/or density standard of the future land use category in which the parcel is located, unless the Board of County Commissioners determines that the applicant has met one of the bonus criteria. Such discretionary bonuses shall not exceed, in total, more than a twenty-five (25) percent increase in the density allowed under the applicable future land use category.

Density Bonus Category 1: To Encourage Additional Open Space. A density increase is permitted where more than the minimum required open space is provided. The amount of the density bonus shall be based on the following standards:

- For each additional acre of protected, unconstrained (buildable), open space land provided in the subdivision, two (2) additional building lots or dwelling units are permitted.
- In lieu of providing such additional open space within the proposed development, additional property may be purchased in fee simple or less than fee (e.g. development rights) land separate from the subdivision which is comprised of buildable land. Land purchased for conservation purposes in fee may be dedicated to a unit of local government, the State of Florida, or a private nonprofit land conservancy.
- For land purchased in less than fee, a conservation easement shall be recorded which restricts the development potential of the land. The conservation easement shall be dedicated to a unit of local government, the State of Florida, or a private non-profit land conservancy.

Density Bonus Category 2: To Encourage Public Access. Dedication of land for public use (including trails, active recreation, municipal spray irrigation fields, etc.), in addition to any public land dedication authorized under Florida law, may be eligible for a density bonus. This density bonus, for open space that would be in addition to what is required under this Comprehensive Plan or under Florida law, shall be computed based on two (2) dwelling units for every acre of publicly accessible land. The decision whether to accept an applicant's offer to dedicate open space for public access shall be at the discretion of the Board of County Commissioners.

(Ord. No. 2022-08, § 3, 1-24-2023)

Policy I-1.4.7 Rural Support

Rural Support uses are intended to address the need for narrowly defined commercial and office uses that support the resident population of areas within the Rural Future Land Use Series. Rural Support land uses include professional offices, personal services, convenience retail, agricultural-related retail sales of goods and services, banks, bars or taverns, automotive service stations, medical services, general restaurants, recreation commercial, churches, community residential homes, family day care or family residential homes, utilities, and communication towers. Such uses shall be limited in scale and scope to serve the basic and special needs of rural areas and ensure compatibility with the character of rural areas.

Elements of compatibility shall be addressed in the Land Development Regulations, including but not limited to signage, hours of operation, lighting, building orientation, height, facade, architectural design, parking, landscaping and buffering. New Rural Support uses shall not be located adjacent to public conservation land.

With the exception of commercial uses vested pursuant to this Comprehensive Plan, Rural Support uses shall be limited to designated Rural Support Intersections, Rural Support Corridors, and as an allowable use within the Rural Transition Future Land Use Category.

(Ord. No. 2016-44, § 1, 8-23-2016)

Policy I-1.4.7.1 Rural Support Intersections

Intersections appropriate for Rural Support uses shall be limited to specific locations identified within the Comprehensive Plan and depicted on the Future Land Use Map. Where located, a Rural Support Intersection shall be defined to exist within a distance of 330 feet measured perpendicular to the road from the edge of the right of way extending a distance of 330 feet along the right of way from the nearest corner of the intersection, excepting a parcel described with Alternate Key #1702488 located at the Lake Yale Rural Support Intersection and Alternate Key #1302625 located at the intersection of State Road 19 and County Road 455, which shall be included in its entirety due to its parcels' irregular shapes. Parcels lying within any portion of a Rural Support Intersection may be developed with a maximum of 10,000 square feet for Rural Support uses, either as a single structure of multiple structures. Structures used for commercial purposes shall be limited to a maximum aggregate floor area ratio of 0.10 within each property zoned for Rural Support and no single structure shall exceed 10,000 square feet. A new Rural Support Intersection may only be located at the junction of two roads classified as arterials or collectors. No new Rural Support Intersections shall be located less than three (3) miles from another Rural Support Intersection or a Rural Support Corridor.

The following Rural Support Intersections are recognized:

Table FLUE 5 Rural Support Intersections

Rural Support Intersection	Location
Lake Mack	Intersection of County Road 42 and Lake Mack Drive (south of County Road 42 only)
Emeralda Marsh area	Intersection of County Road 452 and Emeralda Island/Em En El Grove Road
West Lake County	Intersection of County Road 33 and Austin Merritt/Bridges Road
Cassia*	Intersection of State Road 44 and Brantley Branch Road *Located within the Wekiva River Protection Area
Yalaha	Intersection of County Road 48 and Lakeshore Drive
Eustis-Sorrento	Intersection of State Road 44 and County Road 437
Lake Yale	Intersection of County Road 452 and Felkins Road
Howey-Groveland	Intersection of State Road 19 and County Road 455

Policy I-1.4.7.2 Rural Support Corridors

Corridors appropriate for Rural Support uses shall be limited to specific locations identified within the Comprehensive Plan and depicted on the Future Land Use Map. In order to maintain the functional and aesthetic

integrity of rural areas, Rural Support Corridors shall be limited strictly to rural communities with an established pattern of commercial activity. Where located, a Rural Support Corridor shall be defined to exist within a distance of 330 feet measured perpendicular to the road from the edge of the right of way between specified termini, excluding:

- The Lisbon Rural Support Corridor, which is established on the northern side of CR 44 and encompasses parcels of portions of parcels designated with alternate key numbers 1177103, 2598280, 2689749, 2598328, 2585030, 1388406, 1388104, and 1779171, within Sections 2 and 3, Township 19, Range 25. The average depth of the corridor is 160 feet.
- The Yalaha Rural Support Corridor, which is established on the south side of CR 48 and extends 600 feet perpendicular, the entire length of the corridor.

The County shall adopt Land Development Regulations defining characteristics including but not limited to the specific type, size, height, and appearance of Rural Support uses within the corridor.

Subject to further restrictions within the Land Development Regulations, the maximum aggregate floor area ratio for primary structures in all Rural Support Corridors other than the Astor Park Rural Support Corridor shall not exceed 0.10, and no single primary structure in any Rural Support Corridor shall exceed 10,000 square feet.

In the Astor Park Rural Support Corridor, the maximum aggregate floor area ratio for primary structures shall not exceed 0.20 calculated on the area of the lot. The maximum impervious surface for rural support uses within Rural Support Corridors shall be the same as for agriculture uses, civic uses, and recreational uses within the underlying Future Land Use Category.

Additional criteria for the Yalaha Rural Support Corridor is specified in Sub-Policy I-1.4.7.3, Yalaha Rural Support Corridor.

The following Rural Support Corridors are recognized:

Table FLUE 6 - Rural Support Corridors

Rural Support Corridor	Location
Astor Park	Starting at the intersection of State Road 40 and Park Road and then running east along SR 40 to the intersection of SR 40 and Astor Transfer Station Road.
Paisley	Starting at the center of the intersection of County Road 42 and Central Avenue then running northward along County Road 42 to the center of the intersection of County Road 42 and Country Squire Road.
Ferndale	Starting from a point on the centerline of County Road 455 located 330 feet south of the center of the intersection of County Road 455 and Trousdale Street, then running northward along CR455 to a point on the centerline of County Road 455 located 330 feet north of the center of the intersection of County Road 455 and County Road 561A.
Lake Jem	County Road 448 from the center of the intersection of County Road 448 and Grand Oak Lane, then running eastward along County Road 448 to the Apopka-Beau Claire Canal.
Altoona	Starting at the center of the intersection of State Road 19 and Baker Road, then running northward along State Road 19 to the center of the intersection of State Road 19 and East Altoona Road.
Pine Lakes*	That portion of State Road 44 located within the Pine Lakes plat identified in Plat Book 12 Page 67 and parcels east of SR 44 located within 650 feet north of Oak Avenue as shown on the Future Land Use Map. *Located within the Wekiva River Protection Area
Lisbon	Established on the northern side of CR 44 and encompasses parcels or portions of parcels designated with alternate key numbers 1177103, 2598280, 2689749, 2585030, 1388406, 1388104, and 1779171,

Rural Support Corridor	Location
	within Sections 2 and 3, Township 19, Range 25. The average depth of the corridor is 160 feet.
Yalaha	Encompassing the following described parcels in their entirety: Alternate Key Numbers 2858711, 1735572, 3441605, 1815096, 2946890, 3814758, 1712891, 1746361, and 1082323, located within Sections 16 & 20, Township 21, Range 25, south of CR 48.

Policy 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 a ratio of one (1) acre of Rural Support uses per 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.

Policy I-1.4.7.4 Yalaha Rural Support Corridor

The corridor for rural support uses shall be limited to an area south of CR 48, encompassing the following described parcels in their entirety: Alternate Key Numbers 2858711, 1735572, 3441605, 1815096, 2946890, 3814758, 1712891, 1746361, and 1082323, located within Sections 16 and 20, Township 21, Range 25. Parcels located within this corridor with direct access to CR 48 may be developed with rural support uses utilizing a planned commercial zoning district. The Yalaha Rural Support Corridor shall be limited to the uses specified below, in addition to those uses allowed in the underlying Future Land Use Category.

Typical Uses Include:

- Professional office;
- Personal services;
- Convenience retail;
- General Restaurants;
- Bakery;
- Agricultural-related retail sales of goods and services; and
- Similar uses, as defined in the Land Development Regulations, to the above uses.

All development criteria specified in Sub-policy I-1.4.7.2 shall be met. The entire Yalaha Rural Support Corridor shall be limited to a maximum of 50,000 square feet.

(Ord. No. 2014-45, § 2, 7-22-2014)

Policy I-1.4.8 Ports and Marinas in the Rural Future Land Use Series

Ports and marinas may be approved as a Conditional Use in the Urban Future Land Use Series as allowed under the respective Future Land Use Category as a transportation use.

In the Rural Future Land Use Series marinas may be approved by the Board of County Commissioners as a Conditional Use, limited to facilities providing wet or dry slips for no more than twenty (20) motorized watercraft, and fueling facilities and commercial services intended for the exclusive use of members and guests. Ports and marinas existing prior to the adoption of this Comprehensive Plan shall be exempt from the above provision and are hereby recognized as vested and conforming pursuant to this policy.

In addition to the above, shared boat docking facilities may be constructed for residential subdivisions with shorefront access, limited to one boat dock or slip per dwelling unit. New subdivisions within the Rural Future

Land Use Series providing access for motorized watercraft with an excess of ten (10) dwelling units shall require shared docking facilities.

All ports and marinas shall comply with environmental siting and regulatory requirements of agencies with jurisdiction, the Land Development Regulations, and best management practices of the Florida Department of Environmental Protection Clean Marina program. Pursuant to the major program policy directive of the FDEP Wekiva River Aquatic Preserve Management Plan, new marinas within Class 1 or 2 Resource Protection Areas shall be prohibited.

(Ord. No. 2011-46, § 1 & Ord. No. 2011-47 § 1, 7-26-2011; Deleting Policy I-1.4.9 South Lake Strategic Area Plan)

Policy I-1.4.9 Hansen Future Land Use Category

This category shall exist and apply solely on the property described as: Tract A of the Lake Emma Ridge Phase One Subdivision, as recorded in Plat Book 33, page 4, Public Records of Lake County, Florida.

This Future Land Use Category shall consist solely of the following uses, densities and intensities:

- Single Family Residence: and
- Accessory uses associated with Single Family Residence

The maximum ISR for the subject property shall be 0.35 and the building height shall be a maximum of 40 ft. The property shall only be used for residential uses.

(Ord. No. 2019-57, § 3, 10-22-2019)

OBJECTIVE I-1.5 PUBLIC BENEFIT FUTURE LAND USE SERIES

The Public Benefit Future Land Use Series is established to identify lands that benefit the public or general welfare such as conservation, recreation, and public facilities or infrastructure. Land within this series may be located in rural or urban areas. Property within this series is generally held by governmental entities, but may be privately owned if it serves a public benefit such as natural resource protection or community infrastructure. Future Land Use Categories within this series include Conservation, Recreation, and Public Service Facilities and Infrastructure.

Policy I-1.5.1 Conservation Future Land Use Category

The Conservation Future Land Use Category is intended to consist of property managed for the permanent protection of natural resources, including but not limited to open water bodies, wildlife habitat, wetlands, and aquifer recharge. Lands within the Conservation Future Land Use Category shall be, to its furthest extent, maintained in a natural state.

The Conservation Future Land Use Category is intended to include public resource lands such as federal, state, and locally managed parks, reserves, preserves, forests and wildlife management areas. Water management areas held by the St. Johns River Water Management District or Southwest Florida Water Management District for conservation purposes may also be included within this category.

The Conservation Future Land Use Category may include privately-owned property only if such land is protected in perpetuity by conservation easement held by a public agency or private non-profit conservation entity, unless a lawfully existing single-family dwelling was located on the property prior to the adoption of this Comprehensive Plan. At a minimum, this conservation easement shall contain provisions for the management of natural resources and environmentally sensitive features specific to the subject property, restrict activities that are inconsistent with the protection of said resources, preclude future development, and provide for enforcement of the easement. Wetland or upland mitigation banks subject to the aforementioned conditions may be included in this category.

Permitted activities within the Conservation Future Land Use Category shall be limited to lawfully existing single-family dwellings and 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. Lawfully existing single-family dwellings and accessory structures may be expanded, renovated or replaced provided they meet all other requirements within this Comprehensive Plan. Existing lots lawfully developed with single-family dwellings may not be further subdivided for residential purposes.

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, 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.

TYPICAL USES INCLUDE:

- Existing single-family dwellings and accessory structures;
- Preservation and management of natural resources;
- Public facilities that support the protection of natural resources;
- Passive Recreation; and
- Private land protected in perpetuity by conservation easement held by a public agency or not-for-profit private conservation entity.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT INCLUDE:

- Caretaker residences;
- Nature centers; and
- Rustic cabins and similar facilities.

(Ord. No. 2018-07, § 4, 2-27-2018)

Policy I-1.5.2 Recreation Future Land Use Category

The Recreation Future Land Use Category consists of County-wide public or private recreational facilities, park lands and open space preservation areas. Active or passive uses are appropriate within the Recreation Land Use Category, subject to conditions established for the particular facility. The maximum intensity in this category shall be 0.10. The maximum Impervious Surface Ratio shall be 0.50.

TYPICAL USES INCLUDE:

- Public Order and Safety;
- Public and private recreation and open space; and
- County parks or community parks.

(Ord. No. 2019-5; § 3, 1-29-2019)

Policy I-1.5.3 Public Service Facilities and Infrastructure Future Land Use Category

This Public Service Facilities and Infrastructure Future Land Use Category consists of uses needed to address public facility or infrastructure needs.

The maximum intensity in this category shall be 1.0. The maximum Impervious Surface Ratio shall be 0.80.

TYPICAL USES INCLUDE:

- Civic uses;
- Public order and safety;
- Active and passive recreation facilities;
- Transportation facilities;
- Schools;
- Energy plants; and

- Utilities.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Caretaker residences;
- Borrow Pit; and
- Landfills.

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

These sub-area policies identify Future Land Use Map amendments for parcels based upon data and analysis that assumes a development potential less than the maximum development potential allowed by the future land use category. A sub-area policy for the amendment parcel may be appropriate in order to establish the land use, development potential and facilities necessary that are supported by 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 Economic Opportunity and the Florida Division of Administrative Hearings shall be incorporated herein, as needed.

(Ord. No. 2018-35, § 7, 7-24-2018)

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-4 du/net 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 Economic Opportunity, 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 a 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.

(Ord. No. 2018-35, § 8, 7-24-2018)

Policy I-1.6.2 Specific Limitations on the Corbett Property

In order to resolve all outstanding issues raised by the Department of Economic Opportunity 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, 4 du/net 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.

(Ord. No. 2018-35, § 9, 7-24-2018)

Policy I-1.6.3 Specific Limitations on the Hart Property

In order to resolve all outstanding issues raised by the Department of Economic Opportunity 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 2009-31.

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-4 du/net 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.

(Ord. No. 2018-35, § 10, 7-24-2018)

Policy I-1.6.4 Specific Limitations on the Vrablik Property

In order to resolve all outstanding issues raised by the Department of Economic Opportunity 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 2009-32.

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-4 du/net 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.

(Ord. No. 2018-35, § 12, 7-24-2018)

Policy I-1.6.5 Specific Limitations on the Gray's Airport Road Property

In order to resolve all outstanding issues related to that portion of the DOAH Case No. 10-8880GM, Lake County DCA Docket#10-1ER-NOI-3501-(A)-(1) challenging the Lake County Comprehensive Plan adopted on May 25, 2010 by Ordinance 2010-25 applicable to an approximately sixty-five (65) acre property located east of Gray's Airport Road, generally described as:

> NW 1/4 of SW 1/4 of NE 1/4, AND S 3/4 of S 1/2 of NW 1/4; LESS E 525 FT of S 400 FT of SE 1/4 of NW 1/4 all in Section 11 Township 18 South Range 24 East (Lake County Property Appraiser Alternate Key Number 1238846)

The property shall be assigned the Rural Transition Future Land Use Category and development within this property shall meet the requirements of all applicable goals, objectives, and policies of the Comprehensive Plan; however, the development of the property is hereby allowed, and shall not exceed, a maximum residential density of sixty-five (65) dwelling units. Non-residential uses are as allowed in the assigned future land use category. Central Utilities for potable water and sewer shall be provided as follows:

1. Potable Water: The development shall provide central water service with sufficient capacity to serve the development when such system is available and is within 330 feet of the boundary of the subject property; otherwise central water shall not be required unless required by state law.

2. Waste Water: The development shall provide central sewer consistent with state law as specified by 381.0065, F.S., as amended, and shall not be subject to connection requirements contained in the policies herein. If the Florida Health Department determines that ordinary individual septic tanks are appropriate, use of such systems shall be allowed by the County.

The Future Land Use Map shall contain a note stating the limitations in Policy I-1.6.5 Specific Limitations on the Gray's Airport Road Property.

(Ord. No. 2011-42, § 1, 7-26-2011)

Policy I-1.6.6 Specific Limitations on the Thrill Hill Road Property

In order to resolve all outstanding issues related to that portion of the DOAH Case No. 10-8880GM, Lake County DCA Docket#10-1ER-NOI-3501-(A)-(1) challenging that portion of the Lake County Comprehensive Plan adopted on May 25, 2010 by Ordinance 2010-25 applicable to an approximately twenty-eight (28) acre subject property located to the east of East El Dorado Lake Drive generally described as:

> Lot 178, Eldorado Height Subdivision, as record in Plat Book 3 Page 7 as recorded in the public records of Lake County, Florida in Section 33, Township 18 South, Range 27 East

The property shall be assigned the Rural Transition Future Land Use Category and development within this property shall meet the requirements of all applicable goals, objectives, and policies of the Comprehensive Plan; however, the development of the property is hereby allowed, and shall not exceed, a maximum residential density of twenty-five (25) dwelling units, Non-residential uses are as allowed in the assigned future land use category. The County agrees to support efforts by the developer to obtain grants for the eradication of invasive exotic vegetation.

Central Utilities for potable water and sewer shall be provided as follows:

1. Potable Water: The development shall provide central water service with sufficient capacity to serve the development when such system is available and is within 330 feet of the boundary of the subject property; otherwise central water shall not be required unless required by state law.

2. Waste Water: The development shall provide central sewer consistent with state law as specified by 381.0065, F.S., as amended, and shall not be subject to connection requirements contained in the policies herein. If the Florida Health Department determines that ordinary individual septic tanks are appropriate, use of such systems shall be allowed by the County.

The Future Land Use Map shall contain a note stating the limitation of Policy I-1.6.6 Specific Limitations on the Thrill Hill Property.

(Ord. No. 2011-41, § 1, 7-26-2011)

Policy I-1.6.7 Specific Limitations on the Long and Scott Family Farms Property

In order to resolve all outstanding issues related to that portion of the DOAH Case No. 10-8958GM, challenging the Lake County Comprehensive Plan adopted on May 25, 2010 by Ordinance 2010-25 applicable to approximately 700 acres of land generally located east and southeast of County Road 48, legally described in Attachment 2 "Legal Description".

In addition to the uses included in Policy I-1.4.4 for the Rural Future Land Use Category, the property shall be allowed a paved airstrip.

(Ord. No. 2011-45, § 1, 7-26-2011)

Policy I-1.6.8 Specific Limitations on the Sorrento Commons Property

In order to resolve all outstanding issues related to that portion of the DOAH Case No. 10-8960GM, challenging the Lake County Comprehensive Plan adopted on May 25, 2010 by Ordinance 2010-25 applicable to an approximately 27-acre parcel of land generally located south of State Road 46 at Hunter Road/CR437, Ordinance 2014-44 amended the settlement agreement on the property generally described as:

Parcel 1:

Lots 1, 2, 3 and 4, Block 3, CARONEL ACRES, according to the map or plat thereof as recorded in Plat Book 6, Page 4, of the Public Records of Lake County, Florida;

Parcel 2:

The North 417.44 feet of the East 313.28 feet of the South 1/2 of the Southwest 1/4 of Section 30, Township 19 South, Range 28 East, Lake County, Florida; AND The North 417.44 feet of the West 208.72 feet of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 19 South, Range 28 East, Lake County, Florida;

Parcel 3:

That part of the East 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 19 South, Range 28 East, in Lake County. Florida, lying South of the South line of the Right-of-Way of State Road #46; LESS that part of the foregoing described parcel lying within 50 feet South of the North line of the Southwest 1/4 of Section 30, Township 19 South, Range 28 East, Lake County, Florida; LESS a strip of land of equal width 28 feet wide off of the entire East side of such foregoing described parcel; LESS the South 5 acres of the East 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 19 South, Range 28 East, Lake County, Florida.

Also referred to as Lake County Alt Key Numbers 2856742, 1789150, 3519221, 2930004 and 2507012.

The owner of the property is hereby allowed to develop, and shall not exceed the following criteria:

1. Primary Structures.
    a. The Petitioner shall be allowed to develop three (3) primary structures to serve the needs of the Mount Plymouth-Sorrento Planning Area.
    b. Each primary structure shall not exceed 15,000 square feet of floor area.
    c. The structures shall be setback and screened from Main Street/SR46 to minimize their impact.
    d. The structures shall be designed with architectural and design features compatible with the character of the Mount Plymouth-Sorrento Community as specified in the Settlement Agreement for DOAH Case No. 10-8960GM.
2. Other structures, except Primary Structures. Structures, other than the Primary Structures shall not exceed 8,000 square feet of floor area for new development.
3. Open Space. The minimum open space shall be consistent with the future land use category.
4. Floor Area Ratio. The Maximum floor area ratio for each development site is 0.30.

The Future Land Use Map shall contain a note stating this limitation.

(Ord. No. 2011-43, § 1, 7-26-2011; Ord. No. 2014-44, § 1, 7-22-2014)

Policy I-1.6.9 Specific Limitations on the Nola Land Company Property

In order to resolve all outstanding issues related to that portion of the DOAH Case No. 10-8959GM, challenging the Lake County Comprehensive Plan adopted on May 25, 2010 by Ordinance 2010-25 applicable to an

approximately 541-acre parcel of land generally located south of State Road 50 at Emil Jahna Road, terms of the settlement agreement were amended through Ordinance 2014-42, the property described as:

> Section 27, Township 22, Range 26, PINE VALLEY INDUSTRIAL PARK BEG AT SE COR OF LOT 5 RUN N 0-55-27 E ALONG E LINE OF SAID LOT 5 FOR A DIST OF 696.49 FT, S 53-23-08 W 100.90 FT, S 08-50-46 W 57.13 FT, S 33-58-56 W 31.61 FT, S 04-49-02 E 40.96 FT, S 02-58-52 E 93.11 FT, S 08-48-35 W 60.57 FT, S 20-20-22 W 82.37 FT, S 05-30-28 W 59.91 FT, S 10-59-05 W 70.76 FT, S 18-19-44 E 68.63 FT, S 32-06-31 E 46.35 FT, S 44-29-07 E 31.79 FT, S 61-25-49 E 40.03 FT, S 75-03-48 E 26.77 FT TO S LINE OF SAID LOT 5, S 88-41-58 E ALONG SAID S LINE 15.41 FT TO POB, BEING PART OF LOT 5 PB 29 PG 70, ORB 4081 PGS 808-812, AND Govt Lot 1, LESS begin at NW cor of Govt Lot 1, run E 660 ft, S to N'ly r/w line of Hartle Rd & Pt A, return to POB, run S 660 ft, E 510 ft, S to N'ly r/w line of Hartle Rd, NE'ly along said road r/w to Point A, NW 1/4 of SW 1/4 of NW 1/4, begin 50.25 N of SE cor of NW 1/4, run W 1305 ft., S 8.3 ft, W of SW cor of NW 1/4, N to NW cor of S 1/2 of SW 1/4 of NW 1/4, E to NE cor of S 1/2 of SE 1/4 of NW 1/4, S to POB, LESS Hartle Rd 66 ft r/w, Sec 35 twp. 22S Range 26E, AND E 3/4 of S 1/2 of Sec 27 Township 22S Range 26E, N 1/2 – LESS W 1660 ft of Section 34 Township 22S Range 26E (also described by Lake County Property Appraiser Alternate Key Number 1095964, 1095972, 2717874, and 3882911).

The property shall be assigned the Urban Low Density Future Land Use Category (maximum density 4 du/1 net acre). The owner of the property is hereby allowed to develop, and shall not exceed, 894 residential units.

The Future Land Use Map shall contain a note stating this limitation.

(Ord. No. 2011-44, § 1, 7-26-2011; Ord. No. 2014-42, § 1, 07-22-2014)

GOAL I-2 SPECIAL COMMUNITIES

Lake County contains historically established communities with unique character that warrant special attention and planning approaches to ensure their distinctive qualities are retained. The County shall protect the integrity and long-term viability of these communities through Comprehensive Plan policies and Land Development Regulations prepared specifically for these areas that address characteristics including but not limited to land use, scale, form, infrastructure, and amenities.

OBJECTIVE I-2.1 MOUNT PLYMOUTH-SORRENTO COMMUNITY

The County shall implement and enforce policies and programs designed to preserve and reinforce the positive qualities of the lifestyle and charm presently enjoyed in the Mount Plymouth-Sorrento Community, and thereby ensure that these qualities are available to future residents. The County recognizes that it is the intent of the Mount Plymouth-Sorrento Community to discourage annexations.

Policy I-2.1.1 Recognition of the Mount Plymouth-Sorrento Community

Within 12 months of the effective date of this Comprehensive Plan, the County shall develop Land Development Regulations for the Mount Plymouth-Sorrento Planning Area, established pursuant to Ordinance No. 2004-67 and depicted on the Future Land Use Map, that recognize the Mount Plymouth-Sorrento Community as a part of Lake County with unique character and charm. It shall be the policy of the County that this area requires approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and facilities, environmental protection and the enforcement of Land Development Regulations consistent with the community's character.

Policy I-2.1.2 Guiding Principles for Development

The County shall ensure that new development within the Mount Plymouth-Sorrento Community is of high quality while maintaining community character and protecting property rights. Consideration of proposals for development within the Mount Plymouth-Sorrento Planning Area shall be guided by the following principles:

- Provide a range of housing types for all ages, incomes, and lifestyles while focusing the highest density and intensity of new development within the Main Street Future Land Use Category;
- Maintain Mt. Plymouth-Sorrento as an equestrian-friendly community;
- Ensure compatibility with established neighborhoods and rural lifestyles;
- Ensure compatibility with rural and transitional uses adjacent to the Planning Area;
- Provide for an integrated network of local two-lane streets, bicycle trails, and pedestrian paths to connect neighborhoods and provide access to the Main Street and throughout the planning area, and minimizing isolating features, including new gated communities that prevent existing or future roadway interconnections;
- Create a sense of place by implementing design standards, traditional village architectural guidelines, traffic calming, lighting and landscaping standards, liberal use of street trees, community parks, and open space that protect and enhance the character of the Mount Plymouth-Sorrento Community; and
- Provide for environmentally-responsible development and design appropriate within the Wekiva Study Area.

(Ord. No. 2014-43, § 1, 07-22-2014)

Policy I-2.1.3 Mount Plymouth-Sorrento Future Land Use Categories

The County shall adopt Land Development Regulations containing design standards for new development, including but not limited to parking, lighting, signage, open space, architectural guidelines, building scale, and landscaping to preserve the character of the Mount Plymouth-Sorrento Community and define the community. Future Land Use Categories located within the Mount Plymouth-Sorrento Community include: Mount Plymouth-Sorrento Main Street, Mount Plymouth-Sorrento Neighborhood, Rural Transition, Regional Office, Wekiva River Protection Area (WRPA) Mount Plymouth-Sorrento Receiving Area, and part of WRPA A-1-20 Receiving Area. In addition, Future Land Use Categories within the Public Benefit Future Land Use Series may be located within the Mount Plymouth-Sorrento Community.

Policy I-2.1.4 Design Standards for the Mount Plymouth-Sorrento Main Street Future Land Use Category

Within twelve (12) months of the effective date of this Comprehensive Plan, Land Development Regulations for the Main Street Future Land Use Category shall be developed to emulate a traditional community feel, including but not be limited to, the follow requirements:

- Establish specific design standards for multi-family and non-residential structures, consistent with the Main Street Future Land Use Category;
- Require specific additional standards for infill housing to preserve the character of the historic Sorrento neighborhood;
- Require that structures present a traditional storefront face and entrance to the Main Street;
- Provide wide sidewalks for pedestrian activity with street furniture for outdoor cafes and benches for rest and shading;
- Require the planting of canopy trees (such as Live Oaks, Sweet Gum, and Winged Elms) at regular intervals along Main Street;
- Outdoor lighting shall be full-cutoff lighting with traditional-style fixtures;
- Require that all parking be located in the rear of building structures facing Main Street, with the exception of on-street angle or parallel parking. Pervious parking is encouraged;
- Encourage upper-story residences or office space located above ground-level shops, and provide for multi-family homes, including town homes, duplexes, and condominiums along and near the Main Street corridor;

- Individual building floor area allocation shall not exceed a maximum Floor Area Ratio of 0.30 and Impervious Surface Ratio of 0.60 as specified within the Mount Plymouth-Sorrento Main Street Future Land Use Category. ; and
- Provide for a maximum building height not to exceed 40 feet with varied rooflines unless such look is provided by adjacent buildings. Generally, this would result in structures of two (2) habitable stories.

Alternative design deviated from the standards stated above may be considered with approval from the Board of County Commissioners if the applicant demonstrates the purposes of this Policy will be or has been achieved by other means, or if strict application of these requirements will create a substantial hardship. Substantial hardship means a demonstrated economic, technological, legal or other type of hardship affecting the development of the property.

(Ord. No. 2011-43, § 1, 7-26-2011; Ord. No. 2016-33, § 1, 7-26-2016; Ord. No. 2020-52, § 1, 9-29-2020)

Policy I-2.1.5 Rural Compatibility

The County shall provide for a rural transitional area within the Mount Plymouth-Sorrento Community outside of the Neighborhood Category. This area shall utilize the Rural Transition Future Land Use Category defined within the Comprehensive Plan and adhere to all open space requirements pertaining to the category. The intent of this Future Land Use Category is to ensure compatibility with established rural residential neighborhoods in the Wolf Branch Road corridor and to provide for the protection of environmentally sensitive lands.

Policy I-2.1.6 Office Employment Center

The County shall coordinate with the City of Mount Dora to establish a Regional Professional Employment Center utilizing the Regional Office Future Land Use Category in the vicinity of State Road 46 and Round Lake Road for the purpose of creating quality professional jobs within east Lake County and convenient to the residential areas of both communities. The intent of this employment center shall be to promote orderly and logical development of land for office complexes and light, clean industrial development in an attractively designed, park-type setting, and to assure appropriate design in order to maintain the integrity of existing or future nearby residential areas.

Policy I-2.1.7 Gateway/Landmark Features

The County shall allow for the placement of gateway/landmark features to define the Mount Plymouth-Sorrento Community on County Road 437 (north and south entrance), County Road 435 (south entrance), Wolf Branch Road (west entrance), and on the segment of State Road 46 described as the Main Street District (east and west entrance). Gateway/landmark features shall be used to announce entrances and transitions to and through the Mount Plymouth-Sorrento Community and to facilitate community identity.

Policy I-2.1.8 Environmental Design Standards

The County shall require compliance with environmental design standards established for the Wekiva Study Area within the Mount Plymouth Sorrento Planning Area. The County shall require environmentally responsible development and design appropriate within the Wekiva Study Area, including but not limited to the protection of aquifer recharge areas, wetlands, karst features, wildlife, trees and native vegetation; the use of drought-tolerant landscaping; the use of reclaimed water for irrigation where appropriate, and the promotion of energy efficient “green-building”.

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, to the maximum extent feasible. A mature tree shall be defined as a tree with a caliper of 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.

Policy I-2.1.10 Protection of Dark Skies

Within 12 months of the effective date of this Comprehensive Plan, Lake County shall adopt an exterior lighting ordinance for the Mount Plymouth-Sorrento Planning Area to preserve dark skies, based on recommendations of the International Dark Sky Association.

Policy I-2.1.11 Signage and Advertisement

Within 12 months of the effective date of this Comprehensive Plan, the County shall adopt Land Development Regulations that limit the location, height, size, and illumination of signs and advertisement structures within Mount Plymouth-Sorrento in order to enhance community character and limit the visual intrusion of commercial features.

Policy I-2.1.12 Transportation Network in the Mount Plymouth-Sorrento Community

It shall be a priority of Lake County to preserve two lane roads while improving connectivity within and through the Mount Plymouth-Sorrento Community. In order to accomplish this effort and meet the needs of current and future residents, the County shall require new developments to reserve land for transportation routes that connect to existing and planned roads in the network. Provisions shall also be made for roads, bicycling, walking, equestrian, or golf cart trails, if feasible.

A community transportation vision and preferred transportation network shall be established for the Mount Plymouth-Sorrento Planning Area that identifies the functional type, cross-sections for different streets, and recreational trail connectivity. Site development plans/plats shall incorporate the applicable transportation vision and network for streets, trails, and their connections. This transportation vision and network shall anticipate the coordination and integration of roads with other modes of transportation where appropriate, such as bicycle, walking, equestrian, and golf cart trails.

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. This capacity limitation shall have primacy in the review of all proposed development within the Main Street Future Land Use Category and Mount Plymouth-Sorrento Planning Area.

The County shall establish rural scenic road and community road guidelines that define the functional type and cross-sections for these roads. Further, in order to maintain the scenic quality of rural roadways and limit traffic through established residential areas, the County shall designate Wolf Branch Road and Adair Road within the boundaries of the Planning Area as local Scenic Roadways that shall remain as two-lane facilities and be treated with traffic calming techniques (i.e. chicanes, bulb outs, and other traffic calming mechanisms). The County shall develop land use, landscaping, and design standards protective of the unique character of these roadway corridors.

Policy I-2.1.13 Parking in the Mount Plymouth Sorrento Community

In an effort to create a pedestrian area and storefront activity on Main Street, parking lots shall be located behind the buildings that front Main Street, with the exception of on-street angle or parallel parking. The Main Street Future Land Use Category shall encourage 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.

Parking standards for the Planning Area shall include adequate off-street parking for residents within all residential subdivisions.

Alternative design for comer lots, adjacent to collector or arterial roads, may be considered with the Board of County Commissioners' approval as long as the alterative standards promote a walkable community and favors the aesthetics of the CRA according to the Land Development Regulations.

(Ord. No. 2020-52, § 2, 9-29-2020)

Policy I-2.1.14 Traffic Calming

The use of traffic calming measures such as round-a-bouts, speed tables, 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-2.1.15 Mount Plymouth and Sorrento Finance Mechanism

The County shall explore mechanisms to fund plans, construction, maintenance, or improvements to roads and community amenities.

OBJECTIVE I-2.2 SUNNYSIDE COMMUNITY

The County shall implement and enforce policies and programs designed to preserve and reinforce the positive qualities of the rural lifestyle and charm presently enjoyed in the Sunnyside Community, and thereby ensure that these qualities are available to future residents.

Policy I-2.2.1 Recognition of Sunnyside Community

The County shall develop and enforce Land Development Regulations for the Sunnyside Planning Area consistent with the Sunnyside Task Force Study Report adopted in June 2004 that recognizes the unique rural character and charm of the Sunnyside Community. It shall be the policy of the County that this area requires approaches to land use intensities and densities, rural roadway corridor protection and enhancement, the provision of services and facilities, and environmental protection consistent with the community's character. Land Development Regulations shall apply to new development and redevelopment within the Sunnyside Community and shall address both rural and urban development patterns. These regulations shall include, but are not limited to parking, lighting, signage, open space, architecture, building scale and landscaping.

Policy I-2.2.2 Guiding Principles for Development

The County shall ensure that new development within the Sunnyside Community is of high quality while maintaining community character and protecting property rights. Consideration of proposals for future development and redevelopment within the Sunnyside Planning Area shall be guided by the following principles:

- The Sunnyside Planning Area should include a variety of residential densities. There should be a transition between high intensity development and low intensity development, with higher intensity development occurring closer to US 441 and transitioning to lower intensity development occurring closer to Lake Harris.
- Wetland areas shall be delineated as part of any development application. Wetlands within the property proposed for development shall be placed under a conservation easement, to the extent allowed by law, and dedicated or deeded to an approved governmental or non-governmental conservation agency.
- Utilities and government services should be provided in a planned, coordinated and efficient manner. Annexation/developer agreements shall reflect these requirements.
- Centralized utilities shall be required for areas with a density exceeding one (1) dwelling unit per net acre.
- Existing roads shall be upgraded 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.

Policy I-2.2.3 Densities within the Sunnyside Community

Within the Sunnyside Community, the County shall assign Urban Low Density, Urban Medium Density, Urban High Density, and Rural Transition Future Land Use Categories to establish a density reducing gradient of residential development from US 441 to Lake Harris.

Policy I-2.2.4 Sunnyside Commercial Uses

The County shall establish standards and guidelines for commercial and office uses to preserve a sense of place and identity for the Sunnyside Community. Significant buffers shall be required for commercial and office development adjacent to residential uses, consistent with findings of the Sunnyside Task Force.

Commercial and office uses within the Sunnyside Community shall be restricted to the US 441 corridor. This area is located on the east side of Sleepy Hollow Road with landscape buffer requirements and on the east side of Fern Drive.

OBJECTIVE I-2.3 FERNDALE COMMUNITY

Lake County shall implement and enforce policies and programs designed to preserve and reinforce the positive qualities of the rural lifestyle and charm presently enjoyed in the Ferndale Community, and thereby ensure that these qualities are available to both present and future residents. The County recognizes that it is the intent of the Ferndale Community to discourage annexations.

Policy I-2.3.1 Annexation Agreements

Within 12 months of the effective date of the Comprehensive Plan, the County shall pursue Annexation Agreements with the Town of Montverde and City of Minneola in order to preserve the integrity of Ferndale as a rural community within unincorporated Lake County.

Policy I-2.3.2 Recognition of the Ferndale Community

Within 12 months of the effective date of this Comprehensive Plan, the County shall develop Land Development Regulations for the Ferndale Community, depicted on the Future Land Use Map that recognizes Ferndale as a part of Lake County with unique rural character. It shall be the policy of Lake County that this area requires approaches to land use, rural roadway corridor protection, environmental protection and the enforcement of Land Development Regulations consistent with the community's character.

Policy I-2.3.3 Guiding Principles for Development

Lake County shall ensure that new development within Ferndale is of high quality, while maintaining community character and protecting property rights. Consideration of proposals for future development and redevelopment within Ferndale shall be guided by the following principles:

- Maintain rural densities of development while providing for commercial, office and civic uses located within a central corridor district, appropriately scaled to serve the needs of the Ferndale Community;
- Ensure compatibility with established neighborhoods, rural uses and rural lifestyles;
- Provide for an integrated network of local two-lane streets, bicycle trails, and pedestrian paths;
- Create a sense of place by implementing design standards using traditional architectural guidelines, traffic calming, lighting and landscaping standards, liberal use of street trees, community parks, and open space that protect and enhance the character of Ferndale;
- Provide for environmentally responsible development and design appropriate with the Green Mountain Scenic Byway Corridor and Yalaha-Lake Apopka Rural Protection Area; and
- Maintain Ferndale as an equestrian-friendly community.

Policy I-2.3.4 Residential Land Use

Within the Ferndale Community, all residential development shall be consistent with the Rural Future Land Use Category of one (1) dwelling unit per five (5) net buildable acres; provided that a lot for which a final Lot of Record determination was completed and approved by Lake County existing on or before the effective date of this policy that is smaller than five (5) acres in size may be permitted one dwelling unit, consistent with all other provisions of this Comprehensive Plan and the Land Development Regulations. Within the Ferndale Center District, one (1) dwelling unit may coexist with a commercial or office use on a lot for which a final Lot of Record determination was completed and approved by Lake County. This may be a detached single-family dwelling or an upper-story residence within the same structure.

Policy I-2.3.5 Ferndale Center District

The County shall establish standards and guidelines for a Rural Support Corridor, herein referred to as the Ferndale Center District, to preserve a sense of place and shared identity for the Ferndale Community. Commercial and office development within the Ferndale Center District shall be designed and scaled to serve the Ferndale community. The Ferndale Center District is hereby defined to include only land within a parcel 330 feet from the centerline of County Road 455 from the intersection of County Road 561A to Trousdale Street. The purpose of this district shall be to provide for a mix of uses including commercial, office, civic, and limited residential. Commercial and office uses shall not be permitted outside of the Center District. Land Development Regulations for the Ferndale Center District shall be developed to emulate a traditional rural community, including but not limited to the following requirements:

- Require specific design standards affecting the size and architecture of residential and nonresidential structures, consistent with the Ferndale Center District;
- Require that building structures present a traditional storefront face and entrance to CR 455 or side streets, and provide wide sidewalks for pedestrian activity with street furniture for outdoor cafes and benches for rest and shading;
- Require the planting of canopy trees at regular intervals along roads within the Ferndale Center District, and require that lamps utilize full-cutoff lighting with traditional-style fixtures;
- Require that all parking be located in the rear of building structures facing the main street corridor, with the exception of on-street angle or parallel parking;
- Encourage upper-story residences or office space located above ground-level shops;
- Provide for maximum building height of three (3) stories with varied rooflines unless such look is provided by adjacent buildings; and
- Provide for one or more areas within the Ferndale Center District that shall serve as a community park or civic space, which shall be designed with appropriate landscaping and amenities that enhance the public realm and community identity.

Policy I-2.3.6 Development Plan Approval

In addition to Comprehensive Plan amendment standards of review, development applications in the Ferndale Center District shall be required to submit as a condition for approval:

- A narrative describing how the proposed development will maintain and protect the existing rural and historic integrity of Ferndale;
- An inventory and analysis of nearby existing and approved uses in order to demonstrate compatibility of the proposed development;
- Transportation information describing the existing road network, the current conditions of the adjacent and feeder road(s), and projected additional traffic levels resulting from the proposed development; and
- A graphic illustration of the existing development conditions in proximity to the proposed site.

Policy I-2.3.7 Rural Conservation Subdivisions in the Ferndale Community

Within the Ferndale Community, residential subdivisions containing ten (10) or more dwelling units shall be developed as either (i) a Rural Conservation Subdivision, or (ii) rezoned to a Planned Unit Development (PUD) zoning district consistent with the policies of this Comprehensive Plan. A minimum of 50% of the net buildable area of the entire site shall be preserved as open space in the same manner as set forth in Policy I-1.4.6. It is the intent of this policy to encourage equestrian and similar uses.

(Ord. No. 2023-08, § 4, 1-24-2023)

Policy I-2.3.8 Potable Water and Sanitary Sewer

New development within Ferndale and outside of the Ferndale Center District shall generally not be designed nor constructed with central water or sewer systems. Public and private central systems may be permitted in the future only if it is clearly and convincingly demonstrated that a potential or actual health problem exists for which there is no other feasible solution.

Policy I-2.3.9 Development Entrances

Entrances to residential developments should complement the rural and historic character of Ferndale by using architectural design and landscaping features that are natural, rustic, or equestrian in appearance. Solid fences and walled developments shall be prohibited within Ferndale.

Policy I-2.3.10 Architectural Standards

Within 12 months of the effective date of the Comprehensive Plan, Lake County shall adopt architectural design and landscape guidelines and regulations as appropriate for all commercial and Rural Support uses within the Ferndale Center District.

Policy I-2.3.11 Agriculture

Lake County shall encourage sustainable agriculture that uses Best Management Practices within Ferndale. Consistent with this, the County shall recognize the primacy of agriculture within Ferndale. This determination shall be construed in favor of existing agricultural operations relative to issues of compatibility with residential or commercial development, including but not limited to odor and noise. High intensity livestock operations such as feedlots shall be discouraged within Ferndale.

Policy I-2.3.12 Gateway/Landmark Features

Lake County shall pursue the placement of gateway/landmark features to define the Ferndale community on C.R. 455 (north and south entrance) and C.R. 561A (west entrance). Gateway/landmark features shall be used to announce entrances and transitions to and through Ferndale, and to facilitate community identity.

Policy I-2.3.13 Environmental Design Standards

The County shall require environmentally responsible development and design consistent with the protection of wetlands, natural upland habitat, wildlife, trees and native vegetation, and aquifer recharge in the Lake Apopka Basin. Development standards shall also be compatible with the Green Mountain Scenic Byway. The filling of wetlands within Ferndale shall be prohibited, except as necessary to provide legal ingress and egress to buildable areas.

Policy I-2.3.14 Viewscape

Lake County shall place high priority on the protection of viewscape from roadway corridors within Ferndale as a positive reinforcement of the rural and historic character of the area. These viewscapes include Sugarloaf Mountain, forested and agricultural lands, pastures, water views and rural estates. Within 12 months of the effective date of this plan, Lake County shall adopt Land Development Regulations to limit topographic cuts and

fill. The intent of these regulations is to limit site alterations that negatively impact unique vistas, including limitations on changes that would alter ridges and hillsides.

Building height shall be limited to three (3) habitable stories in order to maintain and protect the integrity of the natural rolling vistas and scenic viewscapes within Ferndale.

Communication Towers within Ferndale shall be housed within traditional structures, such as church steeples or flag poles, or otherwise disguised to protect viewscapes where possible.

Policy I-2.3.15 Historic Structures and Sites

Lake County shall place high priority upon the preservation of historic structures and sites to preserve the identity and character of Ferndale. Lake County shall support and promote a survey within Ferndale to identify historic structures and sites. The Ferndale cemetery and other appropriate archeological sites shall be protected as historic landmarks.

Policy I-2.3.16 Preservation of Tree Canopy

Lake County shall require that mature native trees and tree canopies be protected within Ferndale. A mature tree shall be defined as a tree with a caliper of eight (8) inches, or more, diameter at breast height. Where mature native tree stands exist, land use and design requirements are intended to minimize the impact to the existing tree canopy. Within Ferndale, Lake County shall require the protection of mature native trees along roadways and within all new development. Lake County shall encourage tree trimming operations to adhere to National Tree Care Industry Association Standards in order to preserve existing tree canopies throughout Ferndale.

Policy I-2.3.17 Underground Utilities

In order to protect community aesthetics and preserve the character of Ferndale, Lake County shall encourage the installation of underground utilities.

Policy I-2.3.18 Protection of Dark Skies

The County shall encourage the Ferndale Community to participate in the development of lighting standards consistent with the Conservation Element to preserve dark skies, based on recommendations of the International Dark Sky Association.

Policy I-2.3.19 Signage and Advertisement

Within 12 months of the effective date of this plan, Lake County shall adopt Land Development Regulations that limit the location, height, size, and illumination of signs and advertisement structures within Ferndale in order to enhance community character and limit the visual intrusion of commercial features.

Policy I-2.3.20 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.

Policy I-2.3.21 Transportation Network

It shall be a priority of Lake County to preserve two-lane roads within Ferndale while improving local connectivity. In order to protect the long-term integrity of Ferndale as a historic rural community, the County shall designate the Green Mountain Scenic Byway segment of C.R. *455* as a local Scenic Roadway. The County shall pursue the designation of C.R. 561A within the boundaries of Ferndale as a local Scenic Roadway. Local Scenic Roadways shall be constrained as two-lane roadways. The County shall develop landscaping and design standards

protective of the unique character of these roadway corridors. If financially feasible, Lake County shall develop and implement plans for paved shoulders or trails suitable for bicycles along the Green Mountain Scenic Byway segment of County Road 455 and along County Road 561A within the boundaries of Ferndale.

Policy I-2.3.22 Economic Value of the Green Mountain Scenic Byway

Lake County shall recognize the state designated Green Mountain Scenic Byway as both a treasure to protect and an economic opportunity for Ferndale. As use of the byway by casual and recreational users grows, the County shall encourage the development of small retail or commercial businesses within the Ferndale Center District that are oriented towards the needs of Ferndale residents or the casual traveler. Lake County shall adopt Land Development Regulations for the Ferndale Center District specifically intended to emphasize the rural atmosphere, history, and lifestyle of the Ferndale Community and to ensure that all new development within the district shall be of a scale and form that is consistent with these values. These regulations shall be compatible with the Green Mountain Scenic Byway Roadside and Corridor Overlay Districts.

Policy I-2.3.23 Traffic Calming

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

Policy I-2.3.24 Trails

Consistent with maintaining the rural character of Ferndale, Lake County shall work to establish an integrated network of trails within the community for pedestrian, biking, and equestrian use. It shall be the intent of the County to link this trail system with the Ferndale Preserve and proposed trails planned for the Hills of Minneola, Sugarloaf Mountain, the Lake Apopka North Shore Restoration Area, and The Green Mountain Scenic Byway.

Policy I-2.3.25 Ferndale Finance Mechanism

Lake County shall explore mechanisms to fund plans, construction, maintenance, or improvements to the roads and community amenities.

GOAL I-3 WEKIVA AREA

The Wekiva basin and springshed, including the Wekiva River and its tributaries, springs, aquifer recharge areas, wetland and upland habitats, sensitive natural habitats, wildlife, and wildlife corridors, are natural resources of irreplaceable value. Furthermore, the Wekiva basin and springshed are essential components of a larger ecosystem of public and private lands that extends into the Ocala National Forest. Lake County shall maintain the long-term viability of these natural resources through a comprehensive and holistic approach to land use, land preservation, water resource protection, and wildlife and habitat needs within the Wekiva Basin and Wekiva Springshed.

OBJECTIVE I-3.1 DESIGNATION OF THE WEKIVA RIVER PROTECTION AREA AND WEKIVA STUDY AREA

Lake County shall, through the implementation of the Comprehensive Plan, preserve and protect the Wekiva River Protection Area and Wekiva Study Area as natural resources of critical state and regional importance. The Wekiva River Protection Area and Wekiva Study Area are shown on the Future Land Use Map.

Policy I-3.1.1 Definitions Applicable to Wekiva River Protection Area and Wekiva Study Area

The purpose of this Policy is to eliminate ambiguity by providing a full definition of certain words and phrases which are used within the Wekiva River Protection Area and Wekiva Study Area. Should the definitions contained under this Policy conflict with the definitions contained elsewhere in the Lake County Comprehensive

Plan or in the Lake County Code or in the Land Development Regulations, the following definitions shall apply to the Wekiva River Protection Area and Wekiva Study Area, as defined in Florida Statutes.

Open space – Open space within the Wekiva Study Area (WSA) and Wekiva River Protection Area shall be defined as the land area that remains undeveloped or minimally developed, such as trails and boardwalks, as part of a natural resource preserve or passive recreation area and shall include land preserved for conservation purposes. Within a development site, the County shall require that a minimum quantity of buildable area remain preserved, which shall represent the minimum open space requirement. The minimum required open space shall exclude water bodies, wetlands, residential lots, street rights of way, parking lots, impervious surfaces, and active recreation areas. Minimum required open space may include permeable stormwater management areas if enhanced as amenities utilizing native vegetation. Golf courses shall be generally excluded with the exception that areas of a golf course outside of the regularly maintained fairways that are naturally vegetated and not subject to chemical application may be credited toward the minimum open space requirement. The minimum required quantity of open space within a development site shall be calculated over the net buildable area of a parcel, which is defined as the total area of a parcel less wetlands and water bodies. Non-buildable areas, including wetlands and water bodies, are recognized as protected features but shall not be credited toward the minimum open space requirement.

Receiving Area – An area designated for potential development beyond its base density through the transfer of development rights from a designated sending area. Receiving Area Number One and Receiving Area Number Two located within the Wekiva River Protection Area are defined and described in the Future Land Use Element of the Lake County Comprehensive Plan.

Sending Area – An area designated as environmentally sensitive and therefore suitable for the reduction of development potential through the transfer of development rights to a designated receiving area. Sending Area Number One and Sending Area Number Two located within the Wekiva River Protection Area are defined and described in the Future Land Use Element of the Lake County Comprehensive Plan.

Wekiva River Protection Area – Means those lands defined by 369.303 F.S. within Township 18 South, Range 28 East; Township 18 South Range 29 East; Township 19 South Range 28 East, less those lands lying west of a line formed by County Road 437, State Road 46, and County Road 435; Township 19 South Range 29 East; Township 20 South, Range 28 East, less all lands lying west of County Road 435; and Township 20 South Range 29 East, less all those lands east of Markham Woods Road.

Wekiva Study Area - The Wekiva Study Area is defined by 369.316 F.S. to include the following land: Begin at the northwest corner of Section 6, Township 18 South, Range 28 East, Lake County, Florida, said corner lying on the north line of Township 18 South; thence Easterly along said north line of Township 18 South to the northeast corner of Section 5, Township 18 South, Range 29 East; thence Southerly along the east line of said Section 5 to the northeast corner of Section 8, Township 18 South, Range 29 East; thence Southerly along the east line of said Section 8 to the northeast corner of Section 17, Township 18 South, Range 29 East; thence Southerly along the east line of said Section 17 to the northeast corner of Section 20, Township 18 South, Range 29 East; thence Southerly along the east line of said Section 20 to the northeast corner of Section 29, Township 18 South, Range 29 East; thence Southerly along the east line of said Section 29 to the northeast corner of Section 32, Township 18 South, Range 29 East; thence Southerly along the east line of said Section 32 to the southeast corner thereof, said corner lying on the south line of Township 18 South; thence Easterly along the south line of said Township 18 South to an intersection with the east line of Range 29 East; thence Southerly along the east line of said Range 29 East to the southeast corner of Section 24, Township 21 South, Range 29 East; thence Westerly along the south line of said Section 24 to the southeast corner of Section 23, Township 21 South, Range 29 East; thence Westerly along the south line of said Section 23, to an intersection with the centerline of Interstate Highway No. 4; thence generally Southerly along the centerline of Interstate Highway No. 4 to an intersection with the south line of Section 13, Township 22 South, Range 29 East; thence Westerly along the south line of said Section 13 to the southeast corner of Section 14, Township 22 South, Range 29 East; thence Westerly along the south line of said Section 14 to the southeast corner of Section 15, Township 22 South, Range 29 East; thence Westerly along the south line of said Section 15 to the northeast corner of Section 21, Township 22 South, Range 29 East; thence Southerly along the east line of said Section 21 to an intersection with the centerline of State Road No. 50; thence Westerly along the centerline of said State Road No. 50 to the northeast corner of Section 30, Township 22 South, Range 28 East; thence Southerly along the east line of said Section 30 to the northeast corner

of Section 31, Township 22 South, Range 28 East; thence Southerly along the east line of said Section 31 to the southeast corner thereof, said corner lying on the south line of Township 22 South; thence Westerly along said south line of Township 22 South to the northeast corner of Section 2, Township 23 South, Range 27 East; thence Southerly along the east line of said Section 2 to the northeast corner of Section 11, Township 23 South, Range 27 East; thence Southerly along the east line of said Section 11 to the southeast corner thereof; thence Westerly along the south line of said Section 11 to the southeast corner of Section 10, Township 23 South, Range 27 East; thence Westerly along the south line of said Section 10 to the southeast corner of Section 9, Township 23 South, Range 27 East; thence Westerly along the south line of said Section 9 to the southeast corner of Section 8, Township 23 South, Range 27 East; thence Westerly along the south line of said Section 8 to the southeast corner of Section 7, Township 23 South, Range 27 East; thence Westerly along the south line of said Section 7 to the southwest corner thereof, said corner lying on the line of demarcation between Orange County and Lake County; thence generally Northerly and along said county line to the northeast corner of Section 12, Township 20 South, Range 26 East, said corner lying on the east line of Range 26 East; thence generally Northerly and along said east line of Range 26 East to the southeast corner of Section 24, Township 19 South, Range 26 East; thence Westerly along the south line of said Section 24 to the southeast corner of Section 23, Township 19 South, Range 26 East; thence Westerly along the south line of said Section 23 to the southwest corner thereof; thence Northerly along the west line of said Section 23 to the southwest corner of Section 14, Township 19 South, Range 26 East; thence Northerly along the west line of said Section 14 to the southwest corner of Section 11, Township 19 South, Range 26 East; thence generally Northeasterly to the southwest corner of Section 1, Township 19 South, Range 26 East; thence generally Northeasterly to the southwest corner of Section 31, Township 18 South, Range 27 East; thence generally Northeasterly to the southwest corner of Section 29, Township 18 South, Range 27 East; thence generally Northeasterly to the northwest corner of Section 28, Township 18 South, Range 27 East; thence Easterly along the north line of said Section 28 to the northwest corner of Section 27, Township 18 South, Range 27 East; thence Easterly along the north line of said Section 27 to the northwest corner of Section 26, Township 18 South, Range 27 East; thence Easterly along the north line of said Section 26 to the northwest corner of Section 25, Township 18 South, Range 27 East; thence Easterly along the north line of said Section 25 to an intersection with the west line of Range 28 East; thence Northerly along the west line of said Range 28 East, to the northwest corner of Section 6, Township 18 South, Range 28 East, and the Point of Beginning.

OBJECTIVE I-3.2 FUTURE LAND USE CATEGORIES WITHIN THE WEKIVA RIVER PROTECTION AREA (WRPA) AND WEKIVA STUDY AREA (WSA)

Lake County shall continue to protect natural resources of the WRPA and WSA through application of Future Land Use Categories specific to the WRPA and WSA. The following policies are deemed necessary in order to protect and enhance the natural resources contained therein.

Policy I-3.2.1 Wekiva River Protection Area A-1-40 Sending Area Future Land Use Category

The Wekiva River Protection Area A-1-40 Sending Area Future Land Use Category is intended to apply to land within the Wekiva River Protection Area, inside the Wekiva River Hydrologic Basin Protection Zones established pursuant to the Florida Statutes as depicted on the future land use map.

Unless otherwise vested, a maximum base density of one (1) dwelling unit per forty (40) net acres may be allowed. A residential subdivision may increase density to a maximum of one (1) dwelling unit per ten (10) net buildable acres provided that the subdivision shall be developed either (i) as a clustered Rural Conservation Subdivision or (ii) rezoned to a Planned Unit Development (PUD) zoning district. To obtain this density, at least 50% of the net buildable area of the entire site must be preserved as common open space as set forth in Policy I-3.4.2.

Land within this Future Land Use Category is hereby designated as *Sending Area Number One* for transferable development rights.

The maximum Impervious Surface Ratio within this category shall be 0.20, except for agricultural, civic and recreational uses which shall be 0.30.

TYPICAL USES INCLUDE:

- Agriculture and forestry;
- Residential;
- Passive parks;
- Religious organizations;
- Public Order and Safety;
- Equestrian related uses; and
- Rural Support uses as provided for in this Comprehensive Plan.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Outdoor Small-scale sporting and recreational camps;
- Animal specialty services;
- Civic uses; and
- Unpaved airstrips.

(Ord. No. 2019-5, § 4, 1-29-2019; Ord. No. 2023-08, § 5, 1-24-2023)

Policy I-3.2.2 Wekiva River Protection Area A-1-20 Sending Area Future Land Use Category

The Wekiva River Protection Area A-1-20 Sending Area Future Land Use Category is intended to apply to land within the Wekiva River Protection Area, outside the Wekiva River Hydrologic Basin Protection Zones established pursuant to the Florida Statutes as depicted on the future land use map.

Unless otherwise vested, a maximum base density of one (1) dwelling unit per twenty (20) net acres may be allowed. A residential subdivision may increase density to a maximum of one (1) dwelling unit per five (5) net buildable acres provided that the subdivision shall be developed either (i) as a clustered Rural Conservation Subdivision or (ii) rezoned to a Planned Unit Development (PUD) zoning district. To obtain this density, at least 50% of the net buildable area of the entire site must be preserved as common open space as set forth in Policy I-3.4.2.

Land within this Future Land Use Category is hereby designated as *Sending Area Number Two* for transferable development rights.

The maximum Impervious Surface Ratio within this category shall be 0.20, except for agricultural uses, civic uses, recreational uses, and all rural support uses within Rural Support Corridors and Rural Support Intersections, for which the maximum Impervious Surface Ratio shall be 0.30.

TYPICAL USES INCLUDE:

- Agriculture and forestry;
- Residential;
- Passive parks;
- Religious organizations;
- Public Order and Safety;
- Equestrian related uses; and
- Rural Support uses as provided for in this Comprehensive Plan.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Outdoor Small-scale sporting and recreational camps;
- Animal specialty services;
- Civic uses; and

- Unpaved airstrips.

(Ord. No. 2014-13, § 1, 3-25-2014; Ord. No. 2019-5, § 5, 1-29-2019; Ord. No. 2019-56, § 8, 10-22-2019; Ord. No. 2023-08, § 6, 1-24-2023)

Policy I-3.2.3 Wekiva River Protection Area A-1-20 Receiving Area Future Land Use Category

The Wekiva River Protection Area A-1-20 Receiving Area Future Land Use Category is intended to apply to lands within the Wekiva River Protection Area west of the Wekiva River System, as depicted on the Future Land Use Map.

Unless otherwise vested, a maximum base density of one (1) dwelling unit per twenty (20) net acres may be allowed. A residential subdivision may increase density to a maximum of one (1) dwelling unit per five (5) net buildable acres provided that the subdivision shall be developed (i) as a clustered Rural Conservation Subdivision or (ii) rezoned to a Planned Unit Development (PUD) zoning district. To Obtain this density, at least 50% of the net buildable area of the entire site must be preserved as common open space as set forth in Policy I-3.4.2. Density may be further increased to a maximum of one (1) dwelling unit per one (1) net buildable acre through the transfer of development rights from Sending Area Numbers One and Two.

Land within this Future Land Use Category is hereby designated as Receiving Area Number One for transferable development rights.

The maximum Impervious Surface Ratio within this category shall be 0.20, except for agricultural, civic and recreational uses which shall be 0.30.

TYPICAL USES INCLUDE:

- Agriculture and forestry;
- Residential;
- Passive parks;
- Religious organizations;
- Public Order and Safety;
- Equestrian related uses; and
- Rural Support uses as provided for in this Comprehensive Plan.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Active parks and recreation facilities;
- Outdoor Small-scale sporting and recreational camps;
- Animal specialty services;
- Civic uses; and
- Unpaved airstrips.

(Ord. No. 2019-5, § 6, 1-29-2019; Ord. No. 2023-08, § 7, 1-24-2023)

Policy I-3.2.4 Wekiva River Protection Area Mt. Plymouth-Sorrento Receiving Area Future Land Use Category

The Wekiva River Protection Area (WRPA) Mt. Plymouth-Sorrento Receiving Area Future Land Use Category is intended to apply to lands within the Wekiva River Protection Area that are located in the Mt. Plymouth-Sorrento Community, as depicted on the Future Land Use Map.

A maximum density of five and one-half (5.5) dwelling units per one (1) net acre may be allowed within this Future Land Use Category through the use of Transferable Development Rights from WRPA Sending Areas One and Two. Development must utilize Planned Unit Development Zoning, as provided in the Lake County Land Development Regulations. Any increase in density above that permitted by the zoning classification in place

immediately prior to March 12, 1990, shall require the use of Transferable Development Rights. Land within this Future Land Use Category is hereby designated as *Receiving Area Number Two* for transferable development rights.

Residential development exceeding ten (10) dwelling units shall be required to utilize PUD and protect a minimum 25% of the net buildable area as common open space.

Nonresidential development shall provide a minimum 20% of the net buildable area as open space. The maximum intensity in this category shall be 0.30. The maximum Impervious Surface Ratio shall be 0.60.

TYPICAL USES INCLUDE:

- Agriculture and forestry;
- Residential;
- Residential professional uses of 1,500 SF or less;
- Passive parks;
- Civic uses;
- Day care services;
- K-12 schools;
- Public Order and Safety;
- Equestrian related uses; and
- Religious organizations.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Active parks and recreation facilities;
- Nursing and personal care facilities;
- Outdoor Sports and recreation clubs;
- Animal specialty services; and
- Unpaved airstrips.

(Ord. No. 2019-5, § 7, 1-29-2019)

Policy I-3.2.5 Mount Plymouth-Sorrento Neighborhood Future Land Use Category

The Mount Plymouth-Sorrento Neighborhood Future Land Use Category is intended to include property within the Mount Plymouth-Sorrento Community outside of the Wekiva River Protection Area and immediately adjacent to the Mount Plymouth-Sorrento Main Street Future Land Use Category.

Within the Mount Plymouth-Sorrento Neighborhood Future Land Use Category, residential development may be allowed at a maximum density of two (2) dwelling units per net buildable acre, provided that any development exceeding ten (10) dwelling units shall be required to utilize PUD and protect at least 50% of the net buildable area as common open space. Nonresidential development shall provide at least 30% of the net buildable area as open space. The maximum intensity in this category shall be 0.20, except for civic uses which shall be 0.30. The maximum Impervious Surface Ratio shall be 0.30.

TYPICAL USES INCLUDE:

- Residential;
- Agriculture and forestry;
- Religious organizations;
- Residential professional uses of 1,500 SF or less;
- Day care services;
- Passive parks;
- Public Order and Safety;

- Civic uses; and
- K-12 schools.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Active parks and recreation facilities;
- Nursing and personal care facilities; and
- Animal specialty services.

(Ord. No. 2019-5, § 8, 1-29-2019)

Policy I-3.2.6 Mount Plymouth-Sorrento Main Street Future Land Use Category

The Mount Plymouth-Sorrento Main Street Future Land Use Category is intended to preserve a sense of place and shared identity central to the Mount Plymouth-Sorrento Community.

The Main Street Future Land Use Category consists of a Main Street corridor and surrounding neighborhoods that provide a balanced mix of land uses. This mix of uses is intended to establish a diverse, sustainable community by meeting the housing and daily needs of people from all stages of life, incomes, and professions. A maximum density of five and one-half (5.5) dwelling units per net buildable acre may be allowed within the Main Street Future Land Use Category. The intent of this category is to establish a market within walking distance to support small shops and provide opportunities for alternative modes of transportation such as walking, biking, and public transportation.

Residential development exceeding ten (10) dwelling units shall be required to utilize a PUD and protect at least 25% of the net buildable area as common open space. Nonresidential development shall provide at least 20% of the net buildable area as open space. The maximum intensity in this category shall be 0.30. The maximum Impervious Surface Ratio shall be 0.60.

That portion of the Mount Plymouth-Sorrento Main Street Future Land Use Category located within the Wekiva River Protection Area shall comply with the requirements for the transfer of development rights of the Wekiva River Protection Area (WRPA) Mt. Plymouth-Sorrento Receiving Area Future Land Use Category. Any increase in density above that permitted by the zoning classification in place immediately prior to March 12, 1990, shall require the purchase and use of transfer of development rights from WRPA Sending Areas Number One and Two.

TYPICAL USES INCLUDE:

- Residential;
- Residential professional use of 1,500 SF or less;
- Passive parks;
- Civic uses;
- K-12 schools;
- Day care services;
- Public Order and Safety;
- Religious organizations; and
- Commerce uses, including: services, retail trade, finance, insurance and real estate as specified in the Mt. Plymouth-Sorrento Special Community Objective and underlying policies.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Active parks and recreation facilities;
- Nursing and personal care facilities;
- Light industry, such as Manufacturing, Wholesale Trade, Transportation, Communications, Electric, Gas and Sanitary Services. Activities are limited to those without off-site impacts and takes place primarily within an enclosed building;

- Animal specialty services; and
- Hospitals.

(Ord. No. 2019-5, § 9, 1-29-2019)

OBJECTIVE I-3.3 WEKIVA RIVER PROTECTION AREA

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

Regardless of the land use designation or zoning classification assigned to any parcel of property located within the Wekiva River Protection Area, no development may be approved upon parcels so located unless the proposed development conforms to the provisions of the Wekiva River Protection Act, the Comprehensive Plan and Land Development Regulations adopted pursuant to the Comprehensive Plan.

The following policies pertain to the Wekiva River Protection Area.

Policy I-3.3.1 Restrict Expansion of Public Facilities and Services within the Wekiva River Protection Area

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

Policy I-3.3.2 Limit Density and Intensity of Land Use within the Wekiva River Protection Area

Lake County shall set the following limitations on density and intensity within the Wekiva River Protection Area, which are deemed necessary in order to protect and enhance the natural resources contained therein:

1. General Provisions. Land within the Wekiva River Protection Area (WRPA) must comply with the density and open space requirements of the WRPA Future Land Use Categories. Such development shall utilize the concept of clustering of units, promote protection of environmentally sensitive areas, concentrate units on those portions of a parcel of land farthest away from publicly owned conservation or preservation lands, and from the surface waters and wetlands of the Wekiva River System and the Wekiva River Protection Area; shall have less impact on natural resources than if developed at lower densities under its overlay district zoning classification; and shall otherwise meet all other requirements of the Lake County Comprehensive Plan, Lake County Land Development Regulations set forth in the Lake County Code, regulations of the St. Johns River Water Management District, regulations of the Florida Department of Environmental Protection, and the Florida Statutes.

2. Transfer of Development Rights within the Wekiva River Protection Area (WRPA). In order to permit the owners of property subject to the limitation on density established herein to utilize the development potential of that property existing prior to March 12, 1990, a system of transferability of development rights has been established. Transferable development rights (TDRs) can be transferred within the Wekiva River Protection Area from the WRPA Sending Areas 1 and 2. Transferable development rights can be transferred to the WRPA Receiving Area Numbers 1 and 2, and that portion of the Mt. Plymouth Main Street Future Land Use Category located within the WRPA.

   Property within the Sending Areas may be eligible to transfer development rights to property within the Receiving Areas subject to the following:

a. The TDRs from a Sending Area shall be calculated on the gross density permitted under the zoning classification for the particular sending parcel in place immediately prior to March 12, 1990;

b. As a condition of transfer, a conservation easement shall be recorded on the sending parcel, or portion thereof, to extinguish the rights from the parcel. Such easement shall be in favor of the County or agency approved by the County. The minimum size of the conservation tract shall be five (5) acres to be eligible for transfer;

c. Public conservation lands and lands subject to existing conservation easements are not eligible as Sending Areas; and

d. Property with density or intensity equal to or exceeding the current Future Land Use Category or zoning in place immediately prior to March 12, 1990, shall not be eligible for TDRs.

Policy I-3.3.3 Wekiva System Buffers and Riparian Protection Zones

The following shall apply to all development activity associated with or adjacent to wetlands and water bodies of the Wekiva River System, including the Wekiva River, Blackwater Creek, Sulphur Run, Seminole Creek and Lake Norris:

1. Any proposal for development shall be required to demonstrate that said activity will not adversely affect the abundance, food sources, or habitat of aquatic or wetland-dependent species within Riparian Habitat Protection Zones consistent with rules of the St. Johns River Water Management District; and

2. Any proposal for development at a minimum shall be required to maintain a vegetated natural buffer extending 50 feet landward from associated wetlands of the Wekiva River System or a minimum 200 feet from the ordinary high-water mark, whichever is farther landward.

Policy I-3.3.4 Restrictions on Land Adjacent to Conservation or Preservation Areas

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

Policy I-3.3.5 General Prohibitions

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

Policy I-3.3.6 Lakeshore and Waterfront Development

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

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

2. Lake County shall purchase, when possible, waterfront areas and islands for public use when identified as an environmentally sensitive resource.

3. Before granting approval of a proposed development, Lake County shall require environmental surveys to be conducted in accordance with a County approved methodology to assess the impacts

of waterfront development on ground and surface water quality, quantity, and hydrology; native and listed flora and fauna; and wetlands and associated uplands. Land Development Regulations implementing this methodology shall be adopted within twelve (12) months of the effective date of this policy.

4. Lake County shall utilize the Planned Unit Development approach to waterfront development wherever appropriate in order to maintain the best possible controls over such developments.

5. Lake County shall require setbacks in conformance with Chapter 40C-41 F.A.C. to ensure safety, protect environmental features and conserve public and private waterfront areas.

Policy I-3.3.7 Commercial Development within the Wekiva River Protection Area

Commercial areas within the Wekiva River Protection Area (WRPA) shall be developed at clearly defined locations, harmoniously related to surrounding land use, traffic flow and the Lake County Comprehensive Plan.

A. Commercial development within the WRPA, except within the Mt Plymouth-Sorrento Planning Area, shall be discouraged. Outside of the Mt Plymouth-Sorrento Planning Area, new commercial development shall be limited to the following:

- The intersection of SR44 and Brantley Branch Rd, subject to criteria for a Rural Support Intersection.
- The east side of the intersection of SR 44 and CR 437, subject to criteria for a Rural Support Intersection.
- A corridor along that portion of SR44 located within the Pine Lakes plat identified in Plat Book 12 Page 67, subject to criteria for a Rural Support Corridor.

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

(Ord. No. 2014-11, § 2, 2-25-2014)

Policy I-3.3.8 Location of School Facilities in the Wekiva River Protection Area

Notwithstanding any other provision of this Comprehensive Plan, in order to limit the intensity of structures and facilities, new primary and secondary school sites shall only be allowed within the Receiving Area Number Two.

Policy I-3.3.9 Prohibition of Industrial Uses within the Wekiva River Protection Area

New Industrial development shall be prohibited within the Wekiva River Protection Area. This prohibition shall specifically include facilities engaged in industrial activities, as defined in EPA's National Pollution Discharge and Elimination System for Stormwater Associated with Industrial Activity (NPDES) (Chapter 40, CFR Part 122), including:

- Petroleum pipelines
- Landfills
- Incinerators
- Wholesale chemical operations
- Petroleum related industries and fuel dealers (with the exception of gas stations and truck stops, which may be permitted
- Dry cleaning plants, and
- Chemical research operations.

Uses specifically allowed by this Comprehensive Plan such as general temporary construction activities are exempt from this policy.

Policy I-3.3.10 Protection of Floodplains, Swamps and Marshes

Lake County shall protect the natural characteristics of floodplains, swamps, and marshes, within the Wekiva River Protection Area to the greatest extent possible.

1. Flood zones along streams or rivers, excluding wetlands, shall qualify for open space requirements. The use of flood prone areas for purposes compatible with the hydrological character of the area shall be regulated. Flood prone areas shall be protected to the greatest extent possible. Passive recreation is recognized as a beneficial use of flood prone areas.
2. Building within swamps and marshes 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.
3. All habitable structures shall have floor elevations at least 18 inches above the 100-year flood plain, and also require all public improvements such as roads, sewer and water lines, etc. to be designed to meet the criteria of the Flood Disaster Act of 1973, Public Law 93-234 and other applicable Federal, State and local requirements.
4. All uninhabitable structures may be constructed consistent with FEMA Rules on flood proofing or elevated 18 inches above the 100-year flood plain, unless specifically prohibited.
5. Native vegetation within the 100-year flood plain in the Wekiva River Protection Area shall be preserved to the greatest extent possible. Clearing of native vegetation shall be limited to only those areas approved through a vegetation survey and protection plan approved by Lake County, with the exception of those areas devoted to bona fide agricultural uses as specified in this element and those activities necessary for normal yard maintenance.

Policy I-3.3.11 Consideration of Environmental Factors

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

Policy I-3.3.12 Agricultural Uses

Recognizing agriculture as an important and necessary economic activity within Florida and Lake County, adequate and appropriate land and water shall be reserved for its continuance. Agriculture, as defined by Section 570.02 F.S. and more specifically Section 193.461 F.S. conducted in compliance with appropriate Best Management Practices (BMPs), is recognized as a legitimate and productive use of lands within the Wekiva River Protection Area. Agricultural operations within the Wekiva River Protection Area that file a Notice of Intent with the Department of Agriculture and Consumer Services and implement BMPs developed by the Florida Department of Agriculture and Consumer Services and adopted by rule pursuant to Section 403.067, F.S., shall be considered to meet the requirements of this policy. The County shall also encourage the use of the protection practices contained in the publication "Protecting Florida's Springs-Land Use Planning Strategies and Best Management Practices" (Department of Economic Opportunity/Department of Environmental Protection, 2002) by Agricultural uses.

(Ord. No. 2018-35, § 3, 7-24-2018)

Policy I-3.3.13 Silviculture in Wekiva River Protection Area

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 Wekiva River Protection Area. Silviculture operations, including harvesting plans, within the Wekiva River Protection Area that file a Notice of Intent with the Department of Agriculture and Consumer Services and implement Best Management Practices (BMPs) developed by the Florida Department of Agriculture and Consumer Services and adopted by rule pursuant to Section 403.067, F.S., shall be considered to meet the requirements of this policy. The County shall also encourage the use of the protection practices contained in the

publication "Protecting Florida's Springs - Land Use Planning Strategies and Best Management Practices" (Department of Economic Opportunity/Department of Environmental Protection, 2002) by Silvicultural uses. Long crop rotation shall be encouraged when land within Primary Springshed Zones is used for silviculture.

(Ord. No. 2018-35, § 4, 7-24-2018)

Policy I-3.3.14 Surface and Subsurface Hydrology

The hydrology of a site shall be utilized in determining land use as opposed to land use determining hydrology. This entails discouraging any land use that would significantly alter surface and subsurface water levels and have an adverse effect on the environment. Any mitigation shall be subject to approval by Lake County.

Policy I-3.3.15 Protection of the Water Quantity, Water Quality and Hydrology of the Wekiva River System

Special consideration shall be given to the protection of the water quantity, water quality and hydrology of the Wekiva River System as defined in the Florida Statutes.

Policy I-3.3.16 Protection and Conservation of Wetlands and Wetlands Systems

It is the intent of Lake County to protect and conserve wetlands and wetlands systems within the Wekiva River Protection Area (WRPA) to the maximum extent possible. Within the WRPA, wetland impacts including placing or depositing of fill within wetlands shall be prohibited except as necessary to provide for legal ingress or egress to developable upland areas. In such circumstances enhancements will be required to maintain wetland connectivity and natural flow regimes. All wetlands and associated buffers on a parcel shall be placed under a conservation easement prior to commencement of construction on the property, to the extent allowed by law.

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, 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.

Policy I-3.3.18 Preservation of Native Vegetation within the Wekiva River Protection Area

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

Policy I-3.3.19 Protection of Aquatic and Wetland-dependent Wildlife Species Associated with the Wekiva River System

The County shall protect aquatic and wetland-dependent wildlife species associated with the Wekiva River System by requiring that existing wetlands, associated habitat, and aquatic systems are maintained in a natural state to the maximum extent possible.

Policy I-3.3.20 Mining and Borrow Activities within the Wekiva River Protection Area

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

Borrow activities within the Wekiva River Protection Area may be permitted only after approval by the Board of County Commissioners. It is the intent herein to limit borrow activities to those necessary for the construction of or improvement to highways or other public works projects within the Wekiva River Protection Area. Excavation performed in the construction of an agricultural water management system subject to a water management district permit is not considered to be borrow activity.

Policy I-3.3.21 Preserve Environmentally Sensitive Areas within the Wekiva River Protection Area

Lake County shall seek to preserve those environmentally sensitive areas identified in environmental studies prepared by government agencies, or approved by the Board of County Commissioners, in order to safeguard Lake County's resources for present and future residents and particularly those areas within the Wekiva River Protection Area.

Policy I-3.3.22 Encourage Acquisition of Environmentally Sensitive Areas

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

Policy I-3.3.23 Wild and Scenic River Designation

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

Policy I-3.3.24 Provision of Active Recreation Facilities

Within the Wekiva River Protection Area (WRPA), Lake County shall limit active recreation facilities to the WRPA Receiving areas, with the exception of Pine Forest Park.

Policy I-3.3.25 Water Conservation Practices

Lake County shall discourage wasteful practices that would deplete supplies of potable water and shall promote water conservation practices.

Policy I-3.3.26 Provision of Central Water Systems within the Wekiva River Protection Area

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

Policy I-3.3.27 Protection of Ground and Surface Waters

Lake County shall protect the quantity, quality, and flow of ground and surface waters, associated with resources of federal, state and regional concern including designated areas such as the Wekiva River Protection Area and Wekiva Study Area.

Policy I-3.3.28 Sewage Treatment and Disposal Facilities

Lake County shall encourage the development of sewage treatment and disposal facilities that utilize the best available technology in order to minimize detrimental effects to the environment.

Policy I-3.3.29 Provision of Central Sewer Systems within the Wekiva River Protection Area

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

Policy I-3.3.30 Land Spreading of Wastewater Residuals within the Wekiva River Protection Area

Within the WRPA, the land spreading of sludge and other wastewater residuals shall be prohibited.

Policy I-3.3.31 Aviation Facilities within the Wekiva River Protection Area

Within twelve (12) months of the effective date of this Comprehensive Plan, Lake County shall adopt Land Development Regulations to regulate aviation facilities in the Wekiva River Protection Area. Runways shall be unpaved and limited to 3,000 feet or less. New airport and airstrip facilities shall be limited to private residential uses and no more than three (3) aircraft based at the facility, subject to conditional use approval. Airports and airstrips in existence serving more than three (3) aircraft at the time of the adoption of this Comprehensive Plan may expand, subject to conditional use approval. All facilities shall comply with all federal and state regulations, including Federal Aviation Administration and Florida Department of Transportation rules and regulations.

OBJECTIVE I-3.4 WEKIVA STUDY AREA

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

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

Policy I-3.4.1 Surveys and Studies

The County shall require the following surveys and studies to be submitted with applications for rezonings, site plans, plats or development proposals, subject to verification and approval by Lake County for projects within the Wekiva Study Area of 40 acres or greater. The following surveys and studies shall also be required for rezonings resulting in densities greater than the base density within the Rural Transition, Sending Area A-1-40, Sending Area A-1-20, and Receiving Area A-1-20 Future Land Use Categories:

1. An analysis of soils shall be performed by a qualified professional to determine the location of most effective recharge areas, considered Type "A" Hydrologic Soils described by the NRCS Soil Survey maps. Required open space shall include these areas to the maximum extent possible.

2. A Site specific hydrogeologic and geotechnical report shall be submitted to determine the hydrogeologic character of a site. This report shall be prepared by a qualified Professional Geologist or Engineer qualified in the field of hydrogeology and shall identify all surface and sub-surface features that could be potential pathways for contamination to enter the Floridan Aquifer. At a minimum, this report shall address wastewater disposal, recharge, water supply, and potential locations of stormwater management facilities. Borings shall be performed at potential locations of wastewater disposal areas and stormwater management facilities sufficiently deep enough to characterize the subsurface and confining unit. The overburden material shall be characterized (grain size, percent organic matter, etc.) to determine its permeability, filtering capacity and ability to bind pollutants. Specific requirements for the report shall be established in the Land Development Regulations. The report analysis may take into account specific on-site Best Management Practices and compensatory treatment for nutrient and pollutant reduction both on and off-site.

   The information contained in the report shall be used to establish the location of karst features and establish setbacks from the delineated karst feature, consistent with the policies of this objective and Comprehensive Plan. In addition, buffers, open space and other Best Management Practices shall be required to minimize development impacts. Site stormwater and effluent disposal systems will only be allowed in locations with the least potential for nutrients and pollutants entering the aquifer.

3. Within twelve (12) months of the effective date of this policy, specific requirements for the report shall be established in the Land Development Regulations.

4. An analysis of the site shall be performed by a qualified biologist to identify flora and fauna, state and federal listed species, and vegetative habitat types, including but not limited to, wetlands and sensitive natural habitat such as Longleaf Pine, Sand Hill, Sand Pine Scrub and Xeric Oak Scrub. This analysis shall include field surveys and use of best available information from federal, state, regional and local agencies. This site analysis shall also consider ecosystem connectivity in relationship to adjacent properties and surrounding areas in coordination with the St. Johns River Water Management District, Florida Department of Environmental Protection, and Florida Fish and Wildlife Conservation Commission. Specific requirements for the report shall be established in the Land Development Regulations, within twelve (12) months of the effective date of this policy.

5. In order to protect natural resources in the Wekiva Study Area, the County shall herein adopt and maintain maps, including but not limited to: Most Effective Recharge Areas, areas of aquifer vulnerability, karst features, sensitive upland habitats (Longleaf Pine, Sand Hill, Sand Pine Scrub and Xeric Oak Scrub) and wetlands. These maps shall be developed, based upon best available data, from the St. Johns River Water Management District, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission and other agencies, and updated at least annually as new site specific and agency data becomes available. Due to the inherent complexities of ecological systems, these maps are for reference purposes and not intended to substitute for site specific professional studies, surveys, reports, and analyses required pursuant to this Comprehensive Plan and the Land Development Regulations.

Policy I-3.4.2 Open Space Requirements within the Wekiva Study Area (WSA)

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

1. Within the WSA, minimum open space shall be provided consistent with the requirements of the applicable Future Land Use Category. Inside the WSA, any subdivision of land into ten (10) or more lots within the Rural Future Land Use Category, 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 either (i) a clustered Rural Conservation Subdivision, or (ii) rezoned as a Planned Unit Development (PUD) zoning district. At least 35% of the net buildable area of the entire site must be preserved as common open space as set forth in Policy I-3.4.4.

2. Open space shall be shown on all plats as a common area, which shall be owned by a homeowners' association created under Chapter 720, Florida Statutes. Both the plat and restrictive covenants shall

provide for the open space to be maintained in perpetuity. The cost and responsibility of maintaining open space shall be borne by the homeowners' association. An open space management plan shall be required to accompany the development, subject to County approval. The management plan shall establish conservation objectives, outline procedures, and define the roles and responsibilities for managing open space, including establishment of a Qualified Management Entity as appropriate. The management plan will also address wildfire mitigation requirements to include vegetation management practices to prevent hazardous fuel buildup and possible wildfire threat within the community. If not properly maintained, the County may enforce maintenance. Designated open space shall be clearly delineated on project site plans, including recorded plats, and marked in the field.

3. Open space for nonresidential development shall be clearly delineated on the project site plan, including recorded plats, if any, and shall be owned by the property owner, property owners' association or other similar entity. The cost and responsibility of maintaining open space shall be borne by the owner. An open space management plan shall be required to accompany the development, subject to County approval. The management plan shall establish conservation objectives, outline procedures, and define the roles and responsibilities for managing open space, including establishment of a Qualified Management Entity as appropriate. The management plan will also address wildfire mitigation requirements to include vegetation management practices to prevent hazardous fuel buildup and possible wildfire threat within the community. If not properly maintained, the County may enforce maintenance. Designated open space shall be clearly delineated on project site plans, including recorded plats, and marked in the field.

4. A conservation or open space easement may be required by the County to ensure that the open space is protected. If required, a conservation or open space easement shall run in favor of a:

    - Conservation agency such as the Florida Department of Environmental Protection or Water Management District;
    - Nonprofit conservation organization or land trust; or
    - Lake County, subject to County approval.

5. Open space shall be clustered. Clustering shall mean that the built area of the development site is well defined and compact, thereby enabling the creation of contiguous expanses of open space and the protection of environmentally sensitive areas. At least 50% of required open space shall be configured in a single contiguous tract. Open space shall be contiguous with protected open space on adjacent parcels and public conservation lands to the maximum extent feasible and configured to ensure compatibility with adjacent rural properties. Development shall be clustered away from the most environmentally sensitive areas on site and away from contiguous conservation land. Development shall also be clustered away from contiguous rural residential property of five (5) acres or greater.

(Ord. No. 2023-08, § 8, 1-24-2023)

Policy I-3.4.3 Priority for Preservation within the Wekiva Study Area (WSA)

Priority for preservation and dedication shall be given to the following natural resources: Most Effective Recharge Areas, wetlands, wetland buffers, springs, spring runs, sinkholes and karst features with an aquifer connection, as well as sensitive natural habitats including Longleaf Pine, Sand Hill, Xeric Oak Scrub, and Sand Pine Scrub vegetative communities.

Policy I-3.4.4 Reserved.

(Ord. No. 2023-08, § 9, 1-24-2023)

Policy I-3.4.5 Development Design Standards

In order to protect natural resources, including but not limited to aquifer recharge, karst features, native vegetation, habitat, and wildlife, new development within the Wekiva Study Area (WSA) shall implement conservation design standards including at a minimum:

- Clustering of development to create large contiguous tracts of common open space; to protect environmentally sensitive areas, including but not limited to habitat, wildlife, and wildlife corridors; to maximize buffering to adjacent conservation land; to protect aquifer recharge and karst features; and to create opportunities for passive recreation.
- Protection of common open space, wetlands and other natural features in perpetuity by easement, or similar recorded and legally binding instrument.
- Preservation of wildlife, natural habitat, and karst features on site. A study of listed species as required by the Conservation Element.
- Maintenance, enhancement, and protection of corridors for wildlife movement in coordination with adjacent properties;
- 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 lane widths, stem-wall construction, swales, and native landscaping.
- A wetland assessment for all development. The purpose of said wetland assessment is to maintain the integrity of wetland systems.
- Use of Best Management Practices for native landscaping and "right plant-right place" landscaping techniques to provide compatibility with the natural environment and minimize the use of chemicals, pesticides, and water for irrigation. No invasive exotic plant species shall be used in landscaping.
- Implementation of water conservation techniques including the restriction of irrigated lawn and landscaping to no more than 50% of all pervious areas for both residential lots and common areas.
- Preservation of dark skies through dark sky lighting ordinances.
- Central water and sewer facilities that can be connected to a regional system when available for all new development within the WSA that has a density equal to or greater than one unit per net buildable acre.
- Installation of reclaimed water lines within service areas in order to ensure the present or future capability to receive treated reuse water to the maximum extent possible.
- Use of water conservation devices and practices for all development.
- Implementation of Best Management Practices according to the principles and practices of the Florida Yards and Neighborhoods Program.
- Implementation of Firewise community design, including but not limited to, residential defensive space, setbacks from conservation lands, common area design and recommended construction material selection, should be based on the recommendations of National Fire Plan standards.

Policy I-3.4.6 Protection of Karst Features

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

Policy I-3.4.7 Identification of Karst Features

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

- Inclusion of karst features into pervious open space areas;
- Use of natural landscape design principles to incorporate karst features as aesthetic elements;
- Pretreatment of stormwater runoff in accordance with applicable federal, state, regional, and local regulations, prior to discharge to karst features; prohibition of stormwater discharge, directly or indirectly, to karst features with an aquifer connection;
- Prohibition of discharge of wastewater effluent directly or indirectly to any karst features; and

- Perimeter buffering around karst features having an aquifer connection to maintain natural function, edge vegetation, and structural protection.

Policy I-3.4.8 Setbacks from Karst Features

Impervious development shall be set back from the boundary of karst features and spring runs as specified below. The setback shall consist of a buffer that retains all natural vegetation within the setback area.

Feature	Minimum setback
Springs	300 feet
Spring runs	100 feet
Karst features	100 feet

If a lot for which a final Lot of Record determination was completed and approved by Lake County existing on the effective date of this policy is too small to comply with the setback requirements above, structures and impervious surfaces shall be located at the maximum distance possible from the karst feature(s), and a swale and berm shall be built between the developed area and karst feature to direct drainage away from the feature.

(Ord. No. 2011-47, § 1, 7-26-2011)

Policy I-3.4.9 Development Best Management Practices for Ground Water Protection

In order to minimize the contribution of nutrients and pollutants to ground water and to foster stewardship of the Wekiva Springshed, special design and Best Management Practices shall be instituted for development within the Wekiva Study Area (WSA) including at a minimum the following:

1. Development shall use joint or shared access to the maximum extent feasible in order to minimize impervious surfaces.
2. Nonresidential development shall minimize the size of contiguous impervious areas and shall use shared parking to the maximum extent feasible in order to minimize impervious surfaces. All parking lots with 100 or more spaces shall be designed with a minimum of 20% of the parking spaces as pervious area.
3. Design of parking lots, sidewalks, buildings, and other impervious surfaces shall minimize connections between impervious surfaces through techniques that shall be depicted on the development site plan, such as:
   - Directing flows from roof drains to vegetated areas or to rain barrels or cisterns for reuse;
   - Directing flows from paved areas to vegetated areas;
   - Locating impervious surfaces to drain to vegetated buffers or natural areas; and
   - Breaking up flow directions from large paved surfaces.
4. The use of porous pavement materials, pervious concrete, and pervious asphalt shall be encouraged to minimize the amount of impervious surface.
5. Drainage for streets and roads within new development shall be through roadside swales and berms. Curb and gutter design should not be approved, except where safety issues exist. Infill and redevelopment within existing urban areas with existing curb and gutter are exempt from this requirement. Where curb and gutter is approved, and to the extent feasible, the curb and gutter shall be designed to provide adequate curb cuts to allow run-off to be directed to roadside landscaped swales for infiltration and treatment prior to discharge.
6. Development shall be designed to minimize site disturbance using Low Impact Development techniques including but not limited to:
   - Limiting clearing to the minimum area necessary for development;

- Avoiding or minimizing the removal of existing noninvasive trees and vegetation;
- Limiting soil compaction to the footprint of development; and
- Minimizing connected impervious surfaces to reduce water runoff flows and increase opportunities for infiltration.

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 the Wolfbranch Basin protect the natural and hydrological characteristics of the sink including, but not limited to, surface water, ground water, vegetative buffers and topography.

Policy I-3.4.11 Wekiva Parkway Interchange Plan

The Wekiva Parkway and Protection Act identifies a major interchange for the Wekiva Parkway on State Road 46 east of Mt. Plymouth, to be located on the Neighborhood Lakes Conservation parcel. Land uses may be permitted consistent with the Conservation Future Land Use Category surrounding the interchange. The County shall coordinate with transportation and public land agencies regarding security, access, and wildlife management.

Policy I-3.4.12 Land Spreading of Wastewater Residuals within the Wekiva Study Area

Within the Wekiva Study Area, the land spreading of sludge and other wastewater residuals shall be prohibited.

GOAL I-4 GREEN SWAMP

The Green Swamp Area of Critical State Concern (GSACSC), including its wetlands, forests, prairie, and wildlife, is a natural resource of irreplaceable value to the people of Lake County and State of Florida. Furthermore, due to its high groundwater elevation, much of the GSACSC serves as a recharge area for the Floridan Aquifer and therefore plays a critical role in protecting Central Florida's water supply. Lake County shall maintain the long-term viability of these natural resources through a comprehensive and holistic approach to land use, water resource protection, and wildlife and habitat needs within the Green Swamp.

OBJECTIVE I-4.1 DESIGNATION OF THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN

Lake County shall, through the implementation of this Comprehensive Plan, preserve and protect the Green Swamp as a natural resource of critical state and regional importance.

Policy I-4.1.1 Green Swamp Area of Critical State Concern Boundary

The Green Swamp Area of Critical State Concern was designated in 1979 by the Florida Legislature pursuant to the Florida Statutes. This legislation set forth the requirements of the designation that are also found within the Florida Administrative Code (F.A.C.). The boundary of the GSACSC is depicted on the Future Land Use Map and is legally described within Rule Chapter 28-28, FAC. The Green Swamp Area of Critical State Concern consists of all that certain lot, piece, or parcel of land situated, lying, and being in Lake County, in the State of Florida, being more particularly described as follows:

Beginning at a point in Section 34, Township 24 South, Range 24 East, which point is the southwest corner of said Section 34, and running thence:

(1) In Lake County, north along the west boundary line of Sections 34, 27 and 22 in Township 24 South, Range 24 East, a distance of three (3) miles; thence

(2) Turning and running east along the north boundary line of Section 22 in Township 24 South, Range 24 East, to the point of intersection of the north boundary line of said Section 22 and the westerly right-of way line of the Seaboard Coast Line Railroad; thence

(3) Northwesterly along the westerly right-of-way line of the Seaboard Coast Line Railroad to a point in the north boundary line of Section 4, in Township 24 South, Range 24 East, a distance of 3.5 miles, more or less; thence

(4) Turning and running west along the boundary between Townships 23 and 24 South, which boundary is the south boundary line of Sections 33 and 32 in Township 23 South, Range 24 East; thence

(5) Turning and running north along the west boundary of Section 32 in Township 23 South, Range 24 East, a distance of one mile; thence

(6) Turning and running east along the north boundary line of Sections 32 and 33 in Township 23 South, Range 24 East to a point in the westerly right-of-way line of the Seaboard Coast Line Railroad; thence

(7) Turning and running northwesterly along the westerly right-of-way line of Seaboard Coast Line Railroad to a point, which point is in the boundary between Ranges 23 East and 24 East, which point is also in the west boundary of Section 31 in Township 22 South, Range 24 East, a distance of six miles more or less; thence

(8) Turning and running north along the boundary between Range 23 East and Range 24 East to a point in the southerly right-of-way line of the Seaboard Coast Line Railroad, a distance of 3.25 miles, more or less; thence

(9) Turning and running east along the south right-of-way line of said Seaboard Coast Line Railroad to a point in the east boundary line of Section 16 in Township 22 South, Range 24 East; thence

(10) Turning and running south along the east boundary line of Section 16, in Township 22 South, Range 24 East, a distance of one-half mile; thence

(11) Turning and running east along the north boundary line of Section 22 in Township 22 South, Range 24 East, a distance of one mile; thence

(12) Turning and running south along the east boundary line of Section 22 in Township 22 South, Range 24 East, a distance of one mile; thence

(13) Turning and running east along the north boundary line of Sections 26 and 25 Township 22 South, Range 24 East and Section 30 in Township 22 South, Range 25 East, a distance of three miles; thence

(14) Turning and running north along the west boundary of Section 20, Township 22 South, Range 25 East to a point in the south right-of-way line of State Road 50, a distance of one-half mile, more or less; thence

(15) Turning and running east along the south right-of-way line of State Road 50 to a point in Section 23, Township 22 South, Range 25 East, which point is the point of intersection of State Road 50 and the east boundary of the canal which connects Lake Minnehaha and Lake Minneola; thence

(16) Turning and running south along the eastern bank of said canal and continuing south along the eastern shore of Lake Palatlakaha to a point in the westerly right-of-way line of State Road 561, a distance of one-half mile, more or less; thence

(17) Southerly along the westerly right-of-way line of State Road 561 to a point in Section 11, Township 23 South, Range 25 East, which point is the point of intersection of State Road 561, a distance of one-half mile, more or less; thence

(18) Turning and running west along the north right-of-way line of State Road 565B to a point in the west boundary line of Section 11 in Township 23 South, Range 25 East, a distance of one-quarter mile, more or less; thence

(19) South along the west boundary line of Sections 11 and 14 Township 23 South, Range 25 East, a distance of 1.5 miles, more or less; thence

(20) East along the south boundary line of Sections 14 and 13 in Township 23 South, Range 25 East, a distance of two miles; thence

(21) North along the west boundary line of Section 18 and 7 in Township 23 South, Range 26 East, to a point in the north right-of-way line of Hull Road, which is depicted on the February 1969 edition of the Florida State Road Department General Highway Map of Lake County as a graded and drained road skirting the south end of Lake Susan while running approximately along the north boundary line of Section 12 in Township 23 South, Range 25 East; thence

(22) Turning and running west along the north right-of-way line of Hull Road a distance of one-half mile, more or less, to a point in Section 12, Township 23 South, Range 25 East, which point is the intersection of the north right-of-way line of Hull Road with the east right-of-way line of Lake Shore Road, which is depicted on the February 1969 edition of the Florida State Road Department General Highway Map of Lake County as a paved road running west and then north of Lake Susan; thence

(23) Turning and running north, then easterly, along the easterly, then southerly, right-of-way line of Lake Shore Road a distance of 1.5 miles, more or less, to a point in Section 6, Township 23 South, Range 26 East, which point is the intersection of the southerly right-of-way line of Lake Shore Road, with the west right-of-way line of Lake Louisa Road, which is depicted on the February 1969 edition of the Florida State Road Department General Highway Map of Lake County as a bituminous road running in a north-south direction to the east of Lake Susan and skirting the northeast shoreline of Lake Louisa; thence

(24) Turning and running south, then southeasterly, along the westerly right-of-way line of Lake Louisa Road to a point in Section 16, Township 23 South, Range 26 East, which point is the intersection of the westerly right-of-way line of Lake Louisa Road with the west right-of-way line of United States Route 27 (State Road 25), a distance of four miles, more or less; thence

(25) South along the west right-of-way line of United States Route 27 to a point of intersection of the south boundary of Lake County and the north boundary of Polk County; thence

(26) Turning and running west, then north, then west, then south, then west along the south boundary of Lake County, to the point of beginning.

Specifically excluding and exempting Lake Louisa State Park.

Policy I-4.1.2 Uses of Land Determined to be of Environmental Value

The Green Swamp Area of Critical State Concern has been determined to be an area of statewide environmental value. In recognition of this, Lake County shall pursue a land use strategy within the GSACSC that emphasizes passive parks, agriculture, and very low density rural residential development protective of the natural environment. The County shall utilize the Conservation Future Land Use Category to designate preserved areas. Within the GSACSC, criteria such as drainage patterns, soil types, flood types, flood zones and indigenous vegetation shall be utilized to protect natural resources.

Policy I-4.1.3 Consistency with other Management Plans

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.

Policy I-4.1.4 Principles for Guiding Development within the Green Swamp Area of Critical State Concern

The following shall apply to the GSACSC, in order to effectively and equitably conserve and protect its environmental and economic resources; provide a land and water management system to protect resources; and facilitate orderly and well planned growth. Any review and approval mechanism shall not become effective, amended or modified, and no action taken under such mechanism shall be effective, until first reviewed and approved by the Department of Economic Opportunity, pursuant to Chapter 380, F.S.

Protection Objectives:

- Minimize the adverse impacts of development on resources of the Floridan Aquifer, wetlands, and flood detention areas;
- Protect the normal quantity, quality, and flow of groundwater and surface water, which are necessary for the protection of resources of State and regional concern.
- Protect the water available for aquifer recharge;
- Protect the functions of the Green Swamp Potentiometric High of the Floridan Aquifer;
- Protect the normal supply of ground and surface waters;
- Prevent further salt-water intrusion into the Floridan Aquifer;
- Protect or improve existing ground and surface water quality;
- Protect the water-retention, and biological filtering capabilities of wetlands;
- Protect the natural flow regime of drainage basins; and
- Protect the design capacity of flood detention areas, and the water-management objectives of these areas through the maintenance of hydrologic characteristics of drainage basins.

Regulatory Guidelines:

1. Site Planning - The platting of land shall be permitted only when such platting commits development to a pattern which will not result in the alteration of the natural surface water flow regime, and which will not reduce the natural recharge rate of the platted site.
2. Site Alteration - Site Alteration shall be permitted only when such alteration will not adversely affect the natural surface water flow regime, or natural recharge capabilities of the site; and when it will not cause siltation of wetlands, or reduce the natural retention and filtering capabilities of wetlands. Any site alteration shall adhere to Low Impact Development principles and practices and shall minimize site disturbance, clearing of natural vegetation, and soil compaction.
3. All site alteration activities shall provide for water retention and settling facilities, maintain an overall site runoff equivalent to the natural flow regime prior to alteration, and maintain a runoff rate which does not cause erosion. No site work shall be initiated prior to the issuance of drainage/stormwater permits by concerned agencies. Stormwater management systems shall be designed according to Low Impact Development principles and practices over conventional systems.
    - Soils - All soils exposed as a result of site alteration or development activities shall be located and stabilized in a manner to prevent erosion and the alteration of natural flow regimes.
    - Groundwater - Groundwater withdrawal shall not result in a reduction of the minimum flows and levels per acre as determined by the St. John's River Water Management District or the Southwest Florida Water Management District, or their successor agencies.
    - Stormwater – Pre-treated Stormwater runoff shall be released into the wetlands in a manner approximating the natural flow regime if consistent with the stormwater management ordinance.
    - Industrial and Sewage Waste - Any industrial waste, sewage, or other human-induced wastes shall be effectively treated by the latest technological advances, and shall not be allowed to discharge into these waters unless in conformance with Florida Department of Environmental Protection rules and regulations.
    - Solid Waste - There shall be no solid waste facilities located in the GSACSC.
    - Structures - Structures shall be placed in a manner that will not adversely affect the natural flow regime and which will not reduce the recharge capabilities. Placement of structures shall be consistent with sound floodplain management practices such as compliance with the Flood Disaster Protection Act of 1973.
4. Resource extraction within the GSACSC shall be limited to sand deposits only. Land Development Regulations to limit the impacts of mining activities shall be adopted by the County within 12 months of the effective date of the Comprehensive Plan.

All development in the GSACSC shall conform to the regulatory guidelines and objectives outlined in the Principles for Guiding Development within the GSACSC.

(Ord. No. 2018-35, § 5, 7-24-2018)

Policy I-4.1.5 Development Requirements within the Green Swamp Area of Critical State Concern

The following requirements shall apply for all development within the Green Swamp Area of Critical State Concern:

- All development shall use water conservation devices and practices.
- All development must provide assurances that all of the services needed to support that development are in place concurrent with the impacts of the development, including but not limited to roads, fire, police, and schools.
- All development shall be clustered away from environmentally sensitive lands.
- A wetland assessment is required for all development, based on site verification. The purpose of said wetland assessment is to maintain the integrity of wetland systems.
- All development shall retain all stormwater on site or located in the same area of recharge. Stormwater management systems shall be designed using Low Impact Development principles and practices.
- Development in Most Effective Recharge Areas (Type "A" Hydrologic Soil Group) must retain the first three inches (3") of runoff. Alternatively, the applicant may demonstrate that the post-development recharge will be equal to or greater than the pre-development recharge. Stormwater that is retained such that the storage volume is recovered within 14 days following a storm event. The method of demonstrating this requirement will be described in the Land Development Regulations.
- A study of Listed Species is required for all proposed development, based on site verification. If it is determined that Listed Species are located on the site, a habitat management plan must be prepared and implemented using guidelines and criteria of the Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS). This plan must be reviewed by the appropriate agency (FFWCC or USFWS) prior to the issuance of a development order by the County.
- Septic tanks shall be regulated in accordance with the specific policies for the GSACSC set forth within this Comprehensive Plan and state law.
- Dark skies shall be preserved through dark sky lighting ordinances.
- All development shall maintain, enhance, and protect corridors for wildlife movement in coordination with adjacent properties.
- All development shall minimize site disturbance and alteration of terrain, through use of design techniques that protect native vegetation and minimize earth movement such as reduced lane widths, stem-wall construction, and swales.
- All development shall protect common open space, wetlands, and other natural features in perpetuity by conservation easement or similar recorded and legally binding instrument, as allowed by law.
- All development along roadway corridors shall improve and protect the rural character of the corridor.
- All development shall require the use of Best Management Practices for native landscaping and "right plant-right place" landscaping techniques to provide compatibility with the natural environment and minimize the use of chemicals, pesticides, and water for irrigation. No invasive exotic plant species shall be used in landscaping.
- Implement water conservation techniques including the limitation of overhead irrigation, with the exception of low-volume irrigation such as drip or micro-irrigation systems, and areas used for vegetable gardens; and
- All development shall enhance the rural character of the project and surrounding area.

- Land Development Regulations to limit the impacts of resource extraction (mining) activities shall be adopted by the County within 12 months of the effective date of the Comprehensive Plan.

Policy I-4.1.6 Preservation of Open Space in the Green Swamp Area of Critical State Concern

1. Open Space shall be shown on all plats as a common area, which shall be owned by a homeowners' association created under Chapter 720, Florida Statutes. Both the plat and restrictive covenants shall provide for the open space to be maintained in perpetuity. The cost and responsibility of maintaining open space shall be borne by the homeowners' association. An open space management plan shall establish conservation objectives, outline procedures, and define the roles and responsibilities for managing open space, including establishment of a Qualified Management Entity as appropriate. The management plan will also address wildfire mitigation requirements to include vegetation management practices to prevent hazardous fuel buildup and possible wildfire threat within the community. If not properly maintained, the County may enforce maintenance. Designated open space shall be clearly delineated on project site plans, including recorded plats, and marked in the field.
2. Open space for nonresidential development shall be clearly delineated on the project site plan, including recorded plats, if any, and shall be owned by the property owner, property owners' association or other similar entity. The cost and responsibility of maintaining open space shall be borne by the owner. An open space management plan shall be required to accompany the development, subject to County approval. The management plan shall establish conservation objectives, outline procedures, and define the roles and responsibilities for managing open space, including establishment of a Qualified Management Entity as appropriate. The management plan will also address wildfire mitigation requirements to include vegetation management practices to prevent hazardous fuel buildup and possible wildfire threat within the community. If not properly maintained, the County may enforce maintenance. Designated open space shall be clearly delineated on project site plans, including recorded plats, and marked in the field.
3. A conservation or open space easement may be required by the County to ensure that the open space is protected. If required, a conservation or open space easement shall run in favor of a:
    - Conservation agency such as the Florida Department of Environmental Protection or Water Management District;
    - Nonprofit conservation organization or land trust; or
    - Lake County, subject to County approval.
4. Open space shall be clustered. Clustering shall mean that the built area of the development site is well defined and compact, thereby enabling the creation of contiguous expanses of open space and the protection of environmentally sensitive areas. At least 50% of required open space shall be configured in a single contiguous tract. Open space shall be contiguous with protected open space on adjacent parcels and public conservation lands to the maximum extent feasible and configured to ensure compatibility with adjacent rural properties. Development shall be clustered away from the most environmentally sensitive areas on site and away from contiguous conservation land. Development shall also be clustered away from contiguous rural residential property of five (5) acres or greater.

(Ord. No. 2023-08, § 10, 1-24-2023)

OBJECTIVE I-4.2 FUTURE LAND USE CATEGORIES WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN

Lake County shall continue to protect natural resources of the GSACSC through application of four Future Land Use Categories specific to the GSACSC: Green Swamp Ridge, Green Swamp Rural, Green Swamp Rural/Conservation, Green Swamp Core/Conservation, Southlake Regional Park, Green Sawmp Interlachen, and Green Swamp Rubin Groves. The following policies are deemed necessary in order to protect and enhance the natural resources contained therein.

Policy I-4.2.1 Limitations of Development within the Green Swamp Area of Critical State Concern

The densities and intensities established in these policies are the only densities and intensities that apply in the Green Swamp Area of Critical State Concern. Proposed development within the GSACSC shall be required to follow the policies set forth herein which are additional to the other requirements of the Comprehensive Plan.

Except as provided in this Policy, Lake County shall limit the amount of development that can occur in the GSACSC to the uses allowed in each of the Future Land Use categories identified in the policies below and which are located on the County FLUM.

A portion of the Cagan Crossings Future Land Use Category as described in Policy 1-1.3.5 (Cagan Crossings Future Land Use Category) of this element is recognized to exist in the GSACSC prior to the adoption of this Comprehensive Plan and continues to be recognized. The Cagan Crossings Future Land Use Category shall not be expanded or applied to any other property.

In addition, the South Lake Regional Park Future Land Use Category, the Green Swamp Interlachen Future Land Use Category, Yacht Club at Lake Susan Future Land Use Category, the Green Swamp Rubin Groves, and the Conservation Future Land Use Category within the Public Benefit Future Land Use Series may be assigned to property within the GSACSC.

(Ord. No. 2016-63, § 3, 12-6-2016; Ord. No. 2017-57, § 2, 11-21-2017; Ord. No. 2019-58, § 2, 10-22-2019; Ord. No. 2021-13, § 4, 4-27-2021)

Policy I-4.2.2 Green Swamp Ridge Future Land Use Category

Within the Green Swamp Ridge Future Land Use Category, a maximum density of four (4) dwelling units per net buildable acre may be allowed. A density of one (1) dwelling unit per twenty (20) acres of wetlands is transferable to the uplands of a project site.

Residential subdivision shall be developed as either (i) a clustered Rural Conservation Subdivision or (ii) rezoned to a Planned Unit Development (PUD) zoning district consisten with the policies of the Comprehensive Plan. A minimum of 40 percent of the net buildable area of the entire site shall be preserved as common open space in the same manner as set forth in Policy I-4.1.6.

Mixed use PUDs in the Green Swamp Ridge FLUC shall be limited to a maximum of 20 percent of the net buildable area of the site for commercial use. Strip commercial is prohibited.

The maximum intensity of this category shall be 0.25 F.A.R. except for civic uses which shall be 0.35 F.A.R. The maximum Impervious Surface Ratio shall be 0.45. However, the maximum ISR shall be 0.60 for parcels with commercial zoning prior to adoption of the 2030 Comprehensive Plan. Building height shall be limited to 40 feet.

Within the Green Swamp Ridge Future Land Use Category, central sewer service shall be required for development equal to or greater than one dwelling unit per net buildable acre.

Development orders shall be issued with a condition that specifies a regional wastewater service provider and that requires the development to connect to the regional provider when sewer services are available.

TYPICAL USES INCLUDE:

- Residential;
- Agriculture and forestry;
- Day care services;
- K-12 schools;
- Religious organizations;
- Passive parks;
- Civic uses;
- Public Order and Safety, excluding Detention Facilities;
- Religious organizations; and

- Unless development is on a pre-existing commercial zoned property, future commercial uses, including services and retail trade, of 5,000 square feet or less per parcel. However, the square footage can be increased to the maximum FAR and ISR, providing that the development meets or exceeds the sustainable building rating and certification system, and retains the first three inches (3") of stormwater runoff on the property.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Golf courses consistent with the Green Swamp Principles for Guiding Development;
- Nursing and personal care facilities;
- Outdoor Sports and recreation clubs;
- Animal specialty services;
- Utilities;
- Unpaved airstrips and aviation facilities as defined in policy: Aviation Facilities within the Green Swamp Area of Critical State Concern; and
- Active parks and recreation facilities.

(Ord. No. 2019-5, § 10, 1-29-2019; Ord. No. 2019-56, § 1, 10-22-2019; Ord. No. 2023-08, § 11, 1-24-2023)

Policy I-4.2.3 Green Swamp Rural Future Land Use Category

Within the Green Swamp Rural Future Land Use Category, a maximum density not to exceed one (1) dwelling unit per five (5) net buildable acres may be allowed. In addition, density may be transferred to the upland portions of a site at a ratio of one (1) dwelling unit per twenty (20) acres of wetlands.

Any residential development of more than six (6) lots shall be developed as either (i) a clustered Rural Conservation Subdivision or (ii) rezoned to a Planned Unite Development (PUD) zoning district consistent with the policies of this Comprehensive Plan. A minimum of 60% of the net buildable area of the entire site shall be preserved as common open space in the same manner as set forth in Policy I-4.1.6. Residential development shall be serviced by individual private wells and on-site wastewater treatment and disposal systems, unless the following conditions can be met:

- The property is directly adjacent to an Urban Future Land Use Series;
- The property is within 660-feet of an existing public utility; and
- The property is within an ethylene dibromide (EDB) zone, per the Florida Department of Environmental Protection.

The maximum Impervious Surface Ratio within this category shall be 0.20, except for agricultural, civic and recreational uses which shall be 0.30.

Within the Green Swamp Rural Future Land Use Category, the County shall not approve more than 120 lots per year for platting and shall not issue more than 100 building permits per year.

TYPICAL USES INCLUDE:

- Agriculture and forestry;
- Residential;
- Passive parks;
- Public Order and Safety, excluding Detention Facilities;
- Religious organizations; and
- Equestrian related uses.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Golf courses consistent with the Green Swamp Principles for Guiding Development;
- Civic uses;

- Animal specialty services;
- Outdoor Small scale -recreational camps;
- Sand Mining, subject to Green Swamp policies herein; and
- Unpaved airstrips and aviation facilities as defined in policy: Aviation Facilities within the Green Swamp Area of Critical State Concern.

(Ord. No. 2018-18, § 2, 4-24-2018; Ord. No. 2019-5, § 11, 1-29-2019; Ord. No. 2023-08, § 12, 1-24-2023)

Policy I-4.2.4 Green Swamp Rural/Conservation Future Land Use Category

Within the Green Swamp Rural/Conservation Future Land Use Category, a maximum density not to exceed one (1) dwelling unit per ten (10) net buildable acres may be allowed. Density may be transferred to the upland portions of a site at a ratio of one (1) dwelling unit per twenty (20) acres of wetlands.

Any residential development of more than six (6) lots shall be developed as either (i) a clustered Rural Conservation Subdivision or (ii) rezoned to a Planned Unit Development (PUD) zoning district consistent with the policies of this Comprehensive Plan. A minimum of 80% of the net buildable area of the entire site shall be preserved as common open space in the same manner as set forth in Policy I-4.1.6. Residential development shall be serviced by individual private wells and on-site wastewater treatment and disposal systems.

The maximum Impervious Surface Ratio within this category shall be 0.20.

Within the Green Swamp Rural/Conservation Future Land Use Category, the County shall not approve more than 60 lots per year for platting and shall not issue more than 50 building permits per year.

TYPICAL USES INCLUDE:

- Agriculture and forestry;
- Residential;
- Passive parks;
- Public Order and Safety, excluding Detention Facilities;
- Religious organizations; and
- Equestrian related uses.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Civic uses;
- Animal specialty services;
- Outdoor Small-scale sporting and recreational camps;
- Sand Mining, subject to Green Swamp policies herein; and
- Unpaved airstrips and aviation facilities as defined in policy: Aviation Facilities within the Green Swamp Area of Critical State Concern.

(Ord. No. 2019-5, § 12, 1-29-2019; Ord. No. 2023-08, § 13, 1-24-2023)

Policy I-4.2.5 Green Swamp Core/Conservation Future Land Use Category

Within the Green Swamp Core/Conservation Future Land Use Category, a maximum density not to exceed one dwelling unit per twenty (20) net buildable acres may be allowed. Density may be transferred to the upland portions of a site at a ratio of one (1) dwelling unit per twenty (20) acres of wetlands.

Any residential development of more than six (6) lots shall be developed as either (i) a clustered Rural Conservation Subdivision or (ii) rezoned to a Planned Unit Development (PUD) zoning district consistent with the policies of this Comprehensive Plan. A minimum of 90% of the net buildable area of the entire site shall be preserved as common open space in the same manner as set forth in Policy I-4.1.6. Residential development shall be serviced by individual private wells and on-site wastewater treatment and disposal systems.

The maximum Impervious Surface Ratio within this category shall be 0.10. Within the Green Swamp Core/Conservation Future Land Use Category, the County shall not approve more than 35 lots per year for platting and shall not issue more than 50 building permits per year.

TYPICAL USES INCLUDE:

- Agriculture and forestry;
- Residential;
- Passive parks;
- Public Order and Safety, excluding Detention Facilities;
- Religious organizations; and
- Equestrian related uses.

TYPICAL USES REQUIRING A CONDITIONAL USE PERMIT:

- Civic uses;
- Animal specialty services;
- Outdoor Small-scale sporting and recreational camps;
- Sand Mining, subject to Green Swamp policies herein; and
- Unpaved airstrips and aviation facilities as defined in policy: Aviation Facilities within the Green Swamp Area of Critical State Concern.

(Ord. No. 2019-5, § 13, 1-29-2019; Ord. No. 2023-08, § 14, 1-24-2023)

Policy I-4.2.6 Green Swamp Interlachen Future Land Use Category

This Future Land Use Category shall consist solely of the following uses, densities and intensities:

- 35 Single Family Residences;
- 60% Open Space, as defined in the Lake County Comprehensive Plan, shall be required. Provided, for the purposes of this policy only, wetlands may count toward Open Space.

Development within this Future Land Use Category shall adhere to the following Development Standards:

- Utilities may cross Open Space, excluding wetlands, with minimum impact to the natural system. There shall be no wetland impact or alteration, including stormwater ponds and systems.
- All development within this Category shall be required to connect to a regional wastewater service provider and central water provider.
- Additional right-of-way needed for signalization or roundabout construction of the entrance to the proposed development at the intersection of Hammock Ridge Road and Lakeshore Drive shall be dedicated by the property owner.
- All development within this Future Land Use Category shall be consistent with all applicable rules and regulations pertaining to the Green Swamp Area of Critical State Concern (GSACSC), except as provided herein.

Open space (open water, wetlands, wetland buffers and stormwater management areas designed as natural features) shall be protected in perpetuity through the use of conservation easements, plat restrictions, or similar legally recorded and binding instruments that run with the land and establish the conditions and restrictions on the use of the open space area, as allowed by law. Open space conservation easements shall be dedicated to one or a combination of the following, which shall be designated prior to development:

- Conservation agency such as Florida Department of Environmental Protection or St. Johns River Water Management District;
- Non-profit conservation organization or land trust; or
- Lake County, subject to County approval.

(Ord. No. 2017-57, § 3, 11-21-2017)

Policy I-4.2.7 Green Swamp Rubin Groves Future Land Use Category

This Future Land Use Category shall only exist on the property described as: A parcel of land lying in a portion of Sections 26 & 27, Township 24 South, Range 26 East, Lake County, Florida.

Being more particularly described as follows:

> Beginning at the Southwest corner of Section 26, Township 24 South, Range 26 East, Lake County, Florida, being a 2" Iron Pipe no Identification (certified corner record #084069), thence run N89'58'15"E, along the South line of said Section 26, a distance of 2,647.22 feet to the South 1/4 corner of said Section 26; thence run S89'59'05"E, along the South line of said Section 26, a distance of 177.46 feet; thence run N20'17'36"W, a distance of 1,183.03 feet; thence run N00'01 '11 "W, a distance of 375.33 feet; thence run N89'58'15"E, a distance of 241.51 feet; thence run S89'58'42"E, a distance of 58.69 feet to a point on the Westerly right of way line of U.S. Highway No. 27; thence run N20'16'43"W, along said Westerly rigl1t of way line, o distance of 5.26 feet; thence run S89'58'44"W, a distance of 56.84 feet; thence run S89'57'34"W, a distance of 382.00 feet; thence run N20'16'43"W, o distance of 808.69 feet; thence run S89'59'36"W, a distance of 548.54 feet; thence run N00'00'06"E, a distance of 234.00 feet; thence run S89'5 7'06"W, a distance of 1,4-31.18 feet to a point on the East line of Section 27, Township 24 South, Range 26 East, Lake County, Florida; thence run N89'56'33"W, a distance of 1,330.24 feet to a point on the West line of the Northeast 1 / 4 of the South east 1 / 4 of said Section 27; thence run S00'20'14"W, along said West line and Southerly extension thereof, a distance of 2,480.38 feet to a point on the South line of said Section 27; thence run S89'51'33"E,along said South line, a distance of 1,331.06 feet to the POINT OF BEGINNING. Containing 9,067,659.08 square feet or 208.16 acres, more or less.

This Future Land Use Category shall consist solely of the following uses, densities, and intensities:

- A maximum of six (6) Dwelling Units per net acre (no more than 1,200 dwelling units), consisting of Single-Family Dwellings, Duplexes, Two-Family Dwellings, Multi-Family Dwellings, and Resort Residential Units;
- Accessory uses directly associated with the principal uses;
- Clubhouse with spa, pool, gym facility, tennis court, and other recreational facilities and/or equipment;
- Water and sewer facility buildings/structures; and
- Commercial activities that are directly associated with the structures listed above. Commercial activities are limited to 65,000 square feet of gross leasable floor space.

The maximum Impervious Surface Ratio (ISR) for individual lots within this category shall be 0.80 with the overall development site limited to 0.45 ISR. The minimum open space shall be 30%, and the building height shall be limited to 40 feet. All development of the property shall be serviced by central water and sewer services. The open space requirement may be satisfied utilizing abutting properties not within the Green Swamp Rubin Groves Future Land Use Category.

Wetlands on the subject property shall not be mitigated and remain protected.

(Ord. No. 2021-13, § 5, 4-27-2021)

OBJECTIVE I-4.3 PROTECTION OF WATER RESOURCES IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN

Lake County shall protect surface and ground water resources associated with the Green Swamp Area of Critical State Concern for the benefit of present and future residents of Lake County, and to maintain natural hydrologic regimes and biologic functions. Protection of water resources in the GSACSC is required by the Principles for Guiding Development within the GSACSC.

Policy I-4.3.1 Minimization of Adverse Impact to the Floridan Aquifer

Lake County shall minimize the adverse impacts of development on resources of the Floridan Aquifer.

Policy I-4.3.2 Protection of Ground and Surface Waters

Lake County shall protect the normal quantity, quality, and flow of ground and surface water, which are necessary for the protection of resources of State and regional concern such as the Green Swamp Area of Critical State Concern.

Policy I-4.3.3 Protection of the Amount of Water Available for Aquifer recharge

Lake County shall protect the water available for aquifer recharge.

Policy I-4.3.4 Protection of the Water Supply

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

Policy I-4.3.5 Prevention of Salt-water Intrusion into the Floridan Aquifer

Lake County shall act to prevent further salt-water intrusion into the Floridan Aquifer.

Policy I-4.3.6 Maintenance of the Potentiometric High of the Floridan Aquifer

Lake County shall protect the functions of the Green Swamp Potentiometric High of the Floridan Aquifer.

Policy I-4.3.7 Minimization of Adverse Impacts to Wetlands and Floodplains Caused by Development Activities

Lake County shall minimize adverse impacts to wetlands and floodplains. Impacts to wetlands, including the depositing of fill, shall be prohibited within the Green Swamp Area of Critical State Concern, 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.

Policy I-4.3.8 Protection of the Functions of Wetlands

Lake County shall protect the water-retention and biological filtering capabilities of wetlands.

Policy I-4.3.9 Protection of Water Quality and Quantity

Water quality and quantity in the Green Swamp Area of Critical State Concern shall be protected in accordance with the Principles for Guiding Development within the GSACSC.

Policy I-4.3.10 Protection of Groundwater Resources

Lake County shall protect its groundwater recharge areas from development which would substantially reduce the amount of potential recharge. Protection of aquifer recharge areas in the Green Swamp Area of Critical State Concern is required by the Principles for Guiding Development for the GSACSC.

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, 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.

Policy I-4.3.12 Stormwater Management Considerations

Lake County shall minimize the adverse impacts of development on flood detention areas, protect the natural flow regime of natural drainage basins, protect the design capacity of flood detention areas, and achieve the water-management objectives of these areas through the maintenance of hydrologic characteristics of drainage basins within the Green Swamp Area of Critical State Concern. Stormwater management systems shall be designed using Low Impact Development principles and practices to better maintain natural, pre-development hydrological conditions.

OBJECTIVE I-4.4 SPECIFIC REGULATED ACTIVITIES AND USES WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN

Lake County shall regulate specific land uses within the Green Swamp Area of Critical State Concern.

Policy I-4.4.1 Location of Schools within the Green Swamp Area of Critical State Concern

Notwithstanding any other provision of this Comprehensive Plan, in order to appropriately locate schools in the vicinity of population centers and limit the intensity of structures and facilities, school facilities within the GSACSC shall only be permitted within the Ridge Future Land Use Category.

Policy I-4.4.2 Water Quality and Quantity within the Green Swamp Area of Critical State Concern

Within the Green Swamp Area of Critical State Concern, development shall not alter the quantity or quality of surface water runoff from the project area or alter the quantity or quality of groundwater recharge from the project area.

Policy I-4.4.3 Land Spreading of Wastewater Residuals

Within the Green Swamp Area of Critical State Concern the land spreading of sludge and other wastewater residuals shall be prohibited.

Policy I-4.4.4 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.

Policy I-4.4.5 Silviculture and Agricultural Activities

Silviculture and agricultural activities shall follow Best Management Practices as identified in other policies of the Comprehensive Plan.

Policy I-4.4.6 Septic Tank Provisions

For all developments in the Green Swamp Area of Critical State Concern that propose the use of septic tanks, the following criteria shall apply:

- All septic tanks and drainfields shall be required to have a 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 subdivisions listed below, which cannot meet the one hundred (100) foot 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 mean 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.

Table FLUE 7 - Septic Tank and Drainfield Subdivision List

SUBDIVISION NAME	DATE RECORDED
Beula Heights	April 24, 1925
Bowman Realty Co.	November 22, 1913
Cypress Walk	April 21, 1982
Edges Subdivision	November 10, 1922
Empire Acres	May 15, 1986
Graceland	May 6, 1987
Greater Groves Phase 1	September 25, 1991
Greater Groves Phase 2	July 29, 1992
Greater Groves Phase 3	January 11, 1994
Groveland Farms	September 26, 1911
Grovella Park	January 18, 1926
Lake Nellie Oaks	July 9, 1991
Lake Glona Shores	February 21, 1989
Lake Kirkland Shores	August 11, 1987
Lake Louisa Park	June 14, 1974
Lake Monte Vista	June 12, 1988
Lake Susan Homesites	January 30, 1959
Lake Susan Outlook	June 21, 1989
Lancaster Beach	January 10, 1952
Little Acres	April 5, 1926
Monte Vista Park Farms	February 13, 1914
Murcott Hill	April 12, 1978
Pine Island/Watson's Sub.	December 18, 1924
Pine Island Estates	January 8, 1992
Postal Colony	February 15, 1926
Postal Groves	March 29, 1927
Postal Groves Replat	December 2, 1929
Quail Lake	July 22, 1988
Skiing Paradise Phase 1	December 2, 1988
Skiing Paradise Phase 2	July 30, 1991
Tropical Winds	March 23, 1976
Trustee's Subdivision	October 10, 1983

SUBDIVISION NAME	DATE RECORDED
Westchester Phase 1	August 9, 1994

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 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 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.

- 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.
- The developer shall disclose the above conditions to the purchaser of the lot by including them on the sales contract or deed.

Policy I-4.4.7 Treatment of Wetlands for Development Approval

1. Wetlands within a project shall be shown on all plats as a separate tract which shall be owned by a homeowners' association created under Chapter 720, Florida Statutes. Both the plat and restrictive covenants shall provide for the wetlands to be maintained in perpetuity 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 feasible. In addition, wetlands shall not be included as part of any platted lot, except as provided herein.
2. Wetlands may be included in the platted lots for subdivisions which have no homeowners' association and which contain ten (10) lots or less. Wetlands between an upland lot and a water body may be included in the lot to allow the lot owner access to the water. Any isolated wetland of less than one acre may be included in a platted lot.
3. Wetlands for nonresidential development shall be clearly delineated on the project site plan, including recorded plat, if any, and shall be owned and maintained by the property owner, property owners' association, or other similar entity.
4. A conservation easement may be required by the County to ensure that the wetlands are protected. If required, a conservation or open space easement shall run in favor of a:
    - Conservation agency such as the Florida Department of Environmental Protection or water management district;
    - Non-profit conservation organization of land trust; or
    - Lake County, subject to County approval.

(Ord. No. 2023-08, § 15, 1-24-2023)

Policy I-4.4.8 Flood Insurance Study Requirements in the Green Swamp

A detailed flood insurance study shall be performed for all subdivision proposals and other proposed development, including proposals for manufactured home parks, which have five (5) acres or more in the 100-year floodplain or which contain fifty (50) lots or more in the 100-year floodplain. The construction of a single-family residence on a parcel of land containing five (5) or more acres which is not part of a subdivision or which is part of a subdivision in existence on the effective date of this Plan, such as Groveland Farms Subdivision, is exempt from this requirement. Phases of a larger development, if the larger development meets the 5-acre or 50 lot criteria, are not exempt from this requirement. If existing subdivisions are proposed for replatting, the replatted portion shall be required to comply with this requirement if the replatted portion meets the 5-acre or 50 lot criteria. Subdivisions which contain ten (10) lots or less shall be exempt from these requirements.

The study shall be performed in accordance with the Guidelines and Specifications for Flood Hazard Mapping Partners. The purpose of this study shall be to map more precisely the extent of the 100-year floodplain.

Subdivisions with septic tanks shall be designed to provide an average of one (1) acre of upland area per septic system which may include private lots and common areas. Individual lots must be of sufficient size and shape to accommodate the proposed structures, including septic tank and drainfield, without any part encroaching into the floodplain or any required septic tank setback.

Policy I-4.4.9 Roads in the Green Swamp Area of Critical State Concern

In order to help preserve and protect the Green Swamp as a natural resource of critical state and regional importance the County shall limit the capacity of all County roads within the Green Swamp to no more than two (2) travel lanes. In the Green Swamp Rural, Green Swamp Rural/Conservation, and Green Swamp Core/Conservation future land use categories, the County shall not allow the construction of new public roads.

Policy I-4.4.10 Evaluation of Existing Protections from Mining in the Green Swamp Area of Critical State Concern

Upon the effective date of the Comprehensive Plan, the Board of County Commissioners will appoint a committee of interested stakeholders, including the environmental community and mining industry that will report back to the Board within 18 months of appointment, of any additional protections that are needed for new or expanded mines in the Green Swamp Area of Critical State Concern. Until the committee reports back to the Board with their findings, no new or expanded mines shall be approved by the Board.

Policy I-4.4.11 Prohibition of Industrial Uses in the Green Swamp Area of Critical State Concern

All new industrial uses shall be prohibited in the Green Swamp Area of Critical State Concern. This prohibition shall specifically include facilities engaged in industrial activities, as defined in EPA's National Pollution Discharge and Elimination System for Stormwater Associated with Industrial Activity (NPDES) (Chapter 40, CFR Part 122), including:

- Petroleum pipelines
- Landfills
- Incinerators
- Wholesale chemical operations
- Petroleum related industries and fuel dealers (with the exception of gas stations and truck stops, which may be permitted
- Dry cleaning plants, and
- Chemical research operations.

Uses specifically allowed by this Comprehensive Plan such as general temporary construction activities are exempt from this policy.

Policy I-4.4.12 Aviation Facilities within the Green Swamp Area of Critical State Concern

Within twelve (12) months of the effective date of this Comprehensive Plan, Lake County shall adopt Land Development Regulations to regulate aviation facilities in the Green Swamp Area of Critical State Concern. Runways shall be unpaved and limited to 4,000 feet or less. Runways shall not count towards open space requirements.

New airport and airstrip facilities shall be limited to private residential uses and no more than three (3) aircraft based at the facility, subject to conditional use approval. Airports and airstrips in existence serving more than three (3) aircraft at the time of the adoption of this Comprehensive Plan may expand, subject to conditional use approval.

All facilities shall comply with all federal and state regulations, including Federal Aviation Administration and Florida Department of Transportation rules and regulations.

GOAL I-5 LAKE COUNTY RURAL PROTECTION AREAS

Rural lands and rural lifestyles are intrinsic, inalienable parts of the character, history, culture, and quality of life within Lake County. The preservation of rural land, coupled with sustainable agriculture and forestry, contributes to the conservation of natural resources. Rural areas also offer opportunities for recreation and ecotourism that enrich the experience of both residents and visitors. Lake County shall recognize the preservation of four core rural areas, described herein as Rural Protection Areas, as a fundamental component of its growth management plan. Together with the statutorily recognized Wekiva River Protection Area and Green Swamp Area of Critical State Concern, it shall be the express intent of Lake County, through the designation of these Rural Protection Areas, to define a long-term vision for the future that maintains the integrity of rural land within Lake County through the planning horizon and beyond.

OBJECTIVE I-5.1 RURAL PROTECTION AREA FRAMEWORK

Lake County shall exercise extraordinary care to uphold the long-term integrity of Rural Protection Areas and shall recognize their primacy in future land use decisions.

Policy I-5.1.1 Rural Protection Area Density and Land Use Compatibility

With the exception of legal lots of record existing prior to adoption of this Comprehensive Plan, the County shall limit residential density within Rural Protection Areas to one (1) dwelling unit per five (5) net buildable acres, as provided by the Rural Future Land Use Category. Adjacent to Rural Protection Areas, the County shall utilize either the Rural or Rural Transition Future Land Use Category wherever possible to safeguard the long-term integrity of Rural Protection Areas and maintain a lasting compatible boundary between rural areas and more dense urban land uses. Common open space within the Rural Transition Future Land Use Category adjacent to Rural Protection Areas shall be configured as necessary to provide, land use compatibility and allow for the ongoing pursuit of rural activities within the Rural Protection Area.

Policy I-5.1.2 Transfer, Sale or Exchange of Development Rights

Within twelve (12) months of the effective date of the Comprehensive Plan, the County shall evaluate the efficacy of establishing sending and receiving areas appropriate for the transfer, sale or exchange of development rights throughout the County to sites within the Urban Land Use Series. This may include methods of shifting development rights from unincorporated areas to municipalities facilitated through Joint Planning Agreements or similar agreements. It shall be the intent of this policy to direct development away from Rural Protection Areas and toward existing urban areas in the Urban Land Use Series.

(Ord. No. 2011-47, § 1, 7-26-2011)

Policy I-5.1.3 Rural Protection Area Principles

Rural Protection Areas shall adhere to the following principles:

- Protection of environmentally sensitive land by land acquisition and purchase of development rights ensured through perpetual conservation easement or similar recorded and legally binding instrument, to the extent allowed by law;
- Protection of equestrian and agrarian lifestyles and economies;
- Promotion of passive recreation and ecotourism;
- Protection of existing topography, wetlands, environmentally sensitive uplands, floodplains, aquifer recharge and water bodies;
- Protection of native vegetation, wildlife and habitat, wildlife corridors and greenways;
- Establishment of design standards to protect rural character; and
- Designation of scenic rural roadways and trails.
- Reclamation of lands used for resource extraction.

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:

- Cluster development to create large contiguous tracts of common open space; to protect environmentally sensitive areas, including but not limited to habitat, wildlife, and wildlife corridors; to maximize buffering to adjacent conservation land; to protect aquifer recharge and karst features; and to create opportunities for passive recreation;
- Maintain, enhance, and protect corridors for wildlife movement in coordination with adjacent properties;
- Minimize site disturbance and alteration of terrain, through use of design techniques that protect native vegetation and minimize earth movement such as reduced lane widths, stem-wall construction, and swales;
- Protect common open space, wetlands, and other natural features in perpetuity by conservation easement or similar recorded and legally binding instrument, to the extent allowed by law;
- Protect natural amenity areas for passive recreation;
- Protect dark skies through a dark sky lighting ordinance;
- Retain all stormwater on site or located in the same area of recharge. Stormwater management systems shall be designed using Low Impact Development principles and practices;
- Ensure that development along roadway corridors improves or protects the rural character of the corridor;
- Require the use of best management practices for native landscaping and "right plant-right place" landscaping techniques to provide compatibility with the natural environment and minimize the use of chemicals, pesticides, and water for irrigation;
- Reclamation of lands used for resource extraction.
- Implement water conservation techniques including the limitation of overhead irrigation, with the exception of low-volume irrigation such as drip or micro-irrigation systems, and areas used for vegetable gardens; and
- Enhance the rural character of the project and surrounding area.

Policy I-5.1.5 Sustainable Agriculture

The County shall support sustainable agriculture, including silviculture, within Rural Protection Areas that is compatible with the protection of natural resources. The County shall coordinate with landowners regarding the implementation of Best Management Practices to protect natural features, conserve water, and limit the use of fertilizers and pesticides in compliance with "Silviculture Best Management Practices" (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 Economic Opportunity/Department of Environmental

Protection, 2002). Within twelve (12) months following the adoption of this Comprehensive Plan, the County shall evaluate the use of agricultural easements to support sustainable agriculture compatible with the protection of natural resources.

(Ord. No. 2018-35, § 6, 7-24-2018)

Policy I-5.1.6 Protection of Rural Roads

In order to protect rural character, the County shall limit the capacity of all County roads within the Rural Protection Areas to no more than two (2) travel lanes with the exception of CR 561 in the Yalaha-Lake Apopka Rural Protection Area.

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.

Policy I-5.1.8 Support Land Acquisition and Conservation Easements

Lake County shall support, assist and actively encourage public land acquisition and conservation easements as appropriate in order to protect environmentally sensitive areas and wildlife corridors. The County may utilize revenue bonds from the Lake County Land Acquisition Program and partner to the greatest extent possible with federal, state and local governments and agencies, and with private non-profit conservation organizations as appropriate, to achieve this purpose.

OBJECTIVE I-5.2 WEKIVA-OCALA RURAL PROTECTION AREA

The County hereby establishes the Wekiva-Ocala Rural Protection Area, encompassing lands outside of the designated Wekiva River Protection Area, extending north into the Ocala National Forest, and east of Umatilla and Eustis, as depicted on the Future Land Use Map. This Rural Protection Area is intended to preserve rural density, character, and lifestyles, and to protect the ecological integrity of public and private lands associated with the Ocala National Forest, Wekiva-Ocala Greenway, and St Johns River.

Policy I-5.2.1 Importance of the Wekiva-Ocala Rural Protection Area

The Wekiva-Ocala Rural Protection Area in northeast Lake County constitutes an important ecological linkage between the Wekiva River basin and Ocala National Forest, and as such represents a natural resource of unique value at the national, state, and local level. Integral to the greater Wekiva-Ocala ecosystem, this Rural Protection Area supports a wide variety of habitat types ranging from xeric scrub to floodplain forests, and provides home to a rich diversity of wildlife, including threatened species such as the Florida Black Bear and Florida Scrub Jay. At its northern extent, this Rural Protection Area includes the Ocala National Forest - the oldest national forest in the eastern United States and largest intact expanse of sand pine scrub in the world. South of County Road 42, the Wekiva-Ocala Rural Protection Area consists of privately-owned property intertwined with public conservation land, including Seminole State Forest, Lower Wekiva River Preserve State Park, Lake Norris Conservation Area, and Lake County Water Authority lands. Much of this Rural Protection Area is located within the Florida Forever Wekiva-Ocala Greenway, a priority acquisition project of the state. Within the Wekiva-Ocala Rural Protection Area, private land use is largely characterized by agrarian and equestrian-oriented activities that represent a valuable part of the history, culture, and lifestyle of rural Lake County.

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, Conservation Future Land Use Category, and Public Benefit Future Land Use Series.

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 ten (10) 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 with at least 35% of the net buildable area as common open space.

Within 12 months of the effective date of this Comprehensive Plan, Land Development Regulations shall be adopted that establish criteria and thresholds for Rural Conservation Subdivision design. Rural Conservation Subdivision shall use clustering and common open space to protect natural resources including but not limited to habitat, wildlife, and wildlife corridors; maximize buffers and open space adjacent to public conservation land; protect aquifer recharge; and the provide opportunities for passive recreation.

OBJECTIVE I-5.3 EMERALDA MARSH RURAL PROTECTION AREA

The County hereby establishes the Emeralda Marsh Rural Protection Area, encompassing lands south of the Marion County line between Lake Griffin and Lake Yale, west of Umatilla, east of Lady Lake and Fruitland Park, and north of State Road 44, as depicted on the Future Land Use Map. This Rural Protection Area is intended to preserve rural density, character, and lifestyles, and to protect the ecological integrity of public and private lands associated with Emeralda Marsh, Sawgrass Island Preserve, Lake Griffin, Lake Yale, and the Ocklawaha River.

Policy I-5.3.1 Importance of the Emeralda Marsh Rural Protection Area

The centerpiece of this Rural Protection Area is Emeralda Marsh, which has been a focus of hydrologic and ecologic restoration. The Emeralda Marsh, including its waters, wetlands, floodplain, and pasture, is a natural resource of unique value to Lake County and has been federally designated as a National Natural Landmark. Comprised of public and private lands between Lake Yale and Lake Griffin, the Emeralda Marsh area supports a unique mosaic of wildlife habitat, functions as an important bird rookery, and provides regional ecosystem connectivity to the Ocklawaha River system and Ocala National Forest. Similarly, Sawgrass Island Preserve provides a valuable wildlife sanctuary on Lake Yale. Within the Emeralda Marsh Rural Protection Area, private land use is largely characterized by agrarian and equestrian-oriented activities that represent a valuable part of the history, culture, and lifestyle of rural Lake County.

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

Lake County shall limit future land use within the Emeralda Marsh Rural Protection Area to the Rural Future Land Use Category and Public Benefit Future Land Use Series.

Inside that portion of the Emeralda Marsh Rural Protection Area located east of Lake Griffin and west of CR452, any subdivision of land into ten (10) 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 developed as either (i) a clustered Rural Conservation Subdivision or (ii) rezoned t oa Planned Unit Development (PUD) zoning district consistent with the policies of this Comprehensive Plan. A minimum of 35% of the net buildable area of the entire site shall be preserved as common open space in the same manner as set forth in policy I-1.4.6.

(Ord. No. 2023-08, § 17, 1-24-2023)

OBJECTIVE I-5.4 YALAHA-LAKE APOPKA RURAL PROTECTION AREA

The County hereby establishes the Yalaha-Lake Apopka Rural Protection Area located between the Harris Chain of Lakes and Clermont Chain of Lakes as depicted on the Future Land Use Map. This Rural Protection Area is intended to preserve rural density, character, and lifestyle compatibility with the Yalaha community, to protect the ecological integrity of public and private lands associated with the Lake Apopka Basin and North Shore Restoration Area, and to provide for hydrologic and ecologic connectivity to the Harris Chain of Lakes.

Policy I-5.4.1 Importance of the Yalaha-Lake Apopka Rural Protection Area

The Yalaha-Lake Apopka Rural Protection Area represents a part of rural Lake County, geographically separate from municipalities concentrated around the Harris Chain of Lakes and the Clermont Chain of Lakes. Historically distinctive communities within the area such as Yalaha, Ferndale, and Lake Jem are otherwise surrounded by large expanses of rural property. Protecting the integrity of this Rural Protection Area is important to sustaining the long-term rural character of Lake County, preventing urban sprawl, and averting the eventual erosion of remaining rural lands between the north and south parts of the County. This area also includes rural undeveloped and agricultural lands within the Lake Apopka Basin, which has been a focus of hydrologic and ecologic restoration. This Rural Protection Area is characterized by agrarian and equestrian-oriented uses that represent a valuable part of the history, culture, and lifestyle of rural Lake County.

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 shall require residential subdivisions be developed as either (i) a clustered Rural Conservation Subdivision or (ii) rezoned to a Planned Unit Development (PUD) zoning district consistent with the policies of this Comprehensive Plan. Common open space shall be preserved in the same manner as set forth in Policy I-4.1.6. 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.

(Ord. No. 2011-46, § 1 & Ord. No. 2011-47 § 1, 7-26-2011; Deleting Objective I-5.5 SOUTH LAKE COUNTY RURAL PROTECTION AREA; Ord. No. 2023-08, § 18, 1-24-2023)

GOAL I-6 OVERLAY DISTRICTS

Lake County shall develop Land Development Regulations for areas or corridors that have special planning needs through use of overlay districts.

OBJECTIVE I-6.1 HISTORIC OVERLAY DISTRICTS

Historic Overlay Districts shall recognize and protect the unique character of existing, historic communities within Lake County.

Policy I-6.1.1 Creation of Historic Overlay Districts

Land Development Regulations for a Historic Overlay District shall be prepared and implemented through a community-based process whereby the County conducts one or more advertised public workshops within the affected community to obtain input regarding the proposed Historic Overlay District.

The Land Development Regulations for Historic Overlay Districts shall address means and methods of preserving historic qualities and characteristics through architectural, landscape, site or community design standards and guidelines. An historic overlay district may not be used as grounds to expand historically recognized, or platted, subdivisions within rural parts of the County.

OBJECTIVE I-6.2 SCENIC ROADWAY OVERLAY DISTRICTS

The County shall protect and enhance the intrinsic resources and rural character of designated Scenic Roadways and corridors.

Policy I-6.2.1 Green Mountain Scenic Byway Overlay Districts

Within 12 months of the effective date of the Comprehensive Plan, the County shall develop Land Development Regulations relating to the Green Mountain Scenic Byway Roadside Overlay District and Corridor Overlay District for County Roads 455 and Old Highway 50, consistent with the Green Mountain Scenic Byway Corridor

Management Committee's Goals, Objectives, and Strategies to protect and enhance the intrinsic resources and rural character of the area.

Policy I-6.2.1.1 Green Mountain Scenic Byway Roadside Overlay District

The Roadside Overlay District shall extend 330 feet on each side of the right-of-way center, and will generally correspond to the building, parking, and clearing setbacks unless specifically determined that a particular structure or activity within the district uniquely reinforces the rural character of the area.

The Roadside Overlay District shall regulate land development along County Road 455 and Old Highway 50 by, at a minimum, establishing requirements for:

- Land use types and frequencies;
- Preservation of existing canopy trees;
- Planting of new canopy trees;
- Landscaping;
- Clearing setbacks and restrictions;
- Building character, setbacks and locations;
- Parking;
- Location of equipment storage;
- Walls, fences, entrance features and similar structures;
- Location and design of retention ponds;
- Access management;
- Number of travel lanes;
- Number and location of traffic signals;
- Absence or presence of overhead power lines or their presence on only one side of the street with lateral crossings underground;
- Location and design of signage;
- Location and design of lighting to protect rural character and dark skies; and
- Easements, deed restrictions or similar recorded and legally binding instruments to perpetually preserve privately owned land adjacent to the roadway corridor.

Policy I-6.2.1.2 Green Mountain Scenic Byway Corridor Overlay District

The Corridor Overlay District shall correspond to the Corridor Limits as delineated on the map entitled Green Mountain Scenic Byway, Route and Corridor Limits produced for and contained within the Green Mountain Scenic Byway Corridor Management Plan.

The intent of the Corridor Overlay District is to preserve, maintain, protect and enhance the cultural, historical, archaeological, recreational, natural, and scenic resources of the Green Mountain Scenic Byway Corridor. These resources include the St Johns River Water Management District's North Shore Restoration Area and the shoreline of Lake Apopka located to the east and north of the Scenic Byway, the skyline of the Lake Wales Ridge located to the west of the Scenic Byway, the Ferndale Preserve, the recorded and currently unrecorded archaeological sites along the shores of Lake Apopka, and the unique use of the Scenic Byway as a recreational resource by touring and competitive cyclists.

The Corridor Overlay District shall regulate land development within the delineated Green Mountain Scenic Byway Corridor by, at a minimum, establishing standards for:

- Protection of Federal and State listed plants and animals species and the habitat for those species;
- Grading on the Lake Wales Ridge skyline and preservation and enhancement of the viewscape;
- Preservation of the rural character of Ferndale;
- Identification and preservation of cultural, historic and archaeological resources; and

- Maintenance and enhancement of the Scenic Byway as a recreational resource for touring and competitive cyclists.

Policy I-6.2.2 Florida Black Bear Scenic Byway Overlay Districts

Within 12 months of the effective date of the Comprehensive Plan, the County shall develop Land Development Regulations relating to the Florida Black Bear Scenic Byway Roadside Overlay District and Corridor Overlay District for State Road 40 and loop and spur corridors along State Road 19 and County Road 445, consistent with the Florida Black Bear Scenic Byway Corridor Management Committee's Vision Statement, Goals, Objectives, and Strategies, in order to protect and enhance the intrinsic natural resources and rural character of the area and the Ocala National Forest.

Policy I-6.2.2.1 Florida Black Bear Scenic Byway Roadside Overlay District

The Roadside Overlay District shall extend 330 feet on each side of the right-of-way center, and will generally correspond to the building, parking, and clearing setbacks, unless specifically determined that a particular structure or activity within the district uniquely reinforces the rural character of the area. Within Astor, the Roadside Overlay District shall reinforce the unique character of this established community.

The Roadside Overlay District shall regulate the development of private land and public facilities along State Road 40 and the loop and spur corridors along State Road 19 and County Road 445 by, at a minimum, establishing requirements for:

- Protection of existing trees and native vegetation;
- Planting of trees and native vegetation;
- Landscaping;
- Clearing setbacks and restrictions;
- Building character, setbacks and restrictions;
- Parking;
- Location of equipment storage;
- Walls, fences, entrance features and similar structures;
- Location and design of retention ponds;
- Access management;
- Number and location of traffic signals;
- Location and design of signage;
- Location and design of lighting to protect rural character and dark skies; and
- Easements, deed restrictions or similar recorded and legally binding instruments to perpetually preserve privately owned land adjacent to the roadway corridor.

Policy I-6.2.2.2 Florida Black Bear Scenic Byway Corridor Overlay District

The Corridor Overlay District shall correspond to the Corridor Limits as delineated on the map entitled Florida Black Bear Scenic Byway, Route and Corridor Limits produced for and contained within the Florida Black Bear Scenic Byway Corridor Management Plan.

The intent of the Corridor Overlay District is to preserve, maintain, protect and enhance the cultural, historical, archaeological, recreational, natural, and scenic resources of the Florida Black Bear Scenic Byway Corridor. These resources relate to values of the Ocala National Forest, including but not limited to the diversity of habitat and wildlife that the forest supports, its rich history, and its many resource based recreational opportunities such as hiking, camping and horseback riding. These resources shall be protected through the establishment of standards for:

- Protection of Federal and State listed species of plants, animals and the habitat for those species;
- Preservation of the rural character of the corridor and established communities along the Corridor;

- Identification and preservation of cultural, historic and archaeological resources;
- Maintenance and enhancement of the Corridor as a recreational resource providing access to the forest;
- Reestablishment and preservation of habitat connectivity to maintain ecosystems along the Corridor;
- Maintenance and enhancement of the Corridor viewscape;
- Promotion of outdoor recreation in a natural setting in harmony with the protection of natural resources;
- Creation and maintenance of a safe Corridor for people and wildlife, including the provision of wildlife crossing structures;
- Provision of bicycle and pedestrian facilities or trails within the Corridor as appropriate; and
- Promotion of nature and heritage based tourism.

OBJECTIVE I-6.3 LAKE APOPKA BASIN OVERLAY DISTRICT

Lake County shall, through the implementation of this Comprehensive Plan, preserve and protect the Lake Apopka Basin as a natural resource of regional significance through the creation of the Lake Apopka Basin Overlay District. Within 12 months of the effective date of this Comprehensive Plan, the County shall adopt Land Development Regulations to achieve and implement the policies of this objective.

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 12 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.

Policy I-6.3.2 Shoreline Treatment and Development

Lake County shall adopt Land Development Regulations that set forth specific measures for shoreline treatment and development criteria within the Lake Apopka Basin Overlay District for the purpose of creating uniform protection standards to support the restoration of Lake Apopka's water quality. These regulations shall ensure that all proposed development is consistent with the overall goal to balance economic development and resource protection with sound land management practices. Public access to Lake Apopka shall be encouraged. Regulatory agencies shall be encouraged to extend incentives to landowners who voluntarily restore lakefronts.

Policy I-6.3.3 Lake Apopka Loop Trail

Lake County shall support the adoption and development of the Lake Apopka Loop Trail System and connections to existing trails and recreational facilities.

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 minimize the potential for contamination of surface or groundwater from fertilizers or pesticides and are conducted in accordance with Best Management Practices.
- Residential, commercial, and office uses within designated areas provided that development is clustered on the landward portion of the property, and away from environmentally sensitive features and habitat.
- Light industry within designated areas, provided that the specific activity will not contribute to degradation of natural resources of the Lake Apopka Basin.

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 for the protection of water quality and for the specific agricultural product or operation.

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

- ***Protecting Florida's Springs-Land Use Planning Strategies and Best Management Practices*** *(Department of Economic Opportunity/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. F.A.C.).*
- ***Nitrogen Best Management Practices (BMPs) for Florida Ridge Citrus (7-23-02)****, FDACS, Office of Agricultural Water Policy, (OAWP) (Rule: 5E-1.023, F.A.C.).*
- ***Water Quality/Quantity Best Management Practices for Florida Vegetable and Agronomic Crops (Edition 2005)****, FDACS,OAWP, (Chapter 5M-8, F.A.C.).*
- ***Best Management Practices for Agrichemical Handling and Farm Equipment Maintenance,*** *FDACS and Florida Department of Environmental Protection (FDEP), May 1998.*
- ***Water Quality/Quantity Best Management Practices for Florida Container Nurseries (Edition 2007)****, FDACS, OAWP, (Chapter 5M-6, F.A.C.).*
- ***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, F.A.C.).*
- ***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.*

(Ord. No. 2018-35, § 11, 7-24-2018)

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

The County 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. Within 12 months of the effective date of the Comprehensive Plan, Lake County shall adopt resource protection standards in the Land Development Regulations that require at a minimum:

- A fifty (50) foot natural upland buffer consisting of native vegetation shall be required between any development and wetlands. No structures shall be allowed in the buffer. Best Management Practices shall be required to ensure that no pesticides or fertilizers are used in the buffer.

- Site disturbance and alteration of terrain shall be minimized, through the use of design techniques that protect native vegetation and minimize earth movement such as reduced lane widths, stem-wall construction, swales, and native landscaping.
- Access and clearing standards shall be established.
    1. Corridors for wildlife movement shall be maintained, enhanced, and protected in coordination with adjacent properties.
    2. Use of native or non-invasive drought tolerant plants and "right plant-right place" landscaping techniques shall be required. These practices provide compatibility with the natural environment and minimize the use of chemicals, pesticides, and water for irrigation. Exotic and nuisance species shall be removed and replaced with native vegetation.
    3. Areas located on wetlands or water bodies that are developed for the purpose of providing public access shall utilize elevated walkways and boat docks to minimize foot traffic through the environmentally sensitive lakeshore area.
    4. Public access to Lake Apopka for passive recreation shall be encouraged; private access other than community docks shall be discouraged.

Policy I-6.3.7 Wastewater Standards in the Lake Apopka Basin Overlay District

Lake County shall consider adoption of design standards in the Land Development Regulations for septic systems and central wastewater systems. For central wastewater systems, Advanced Wastewater Treatment shall be required.

Policy I-6.3.8 Stormwater Standards

Development within the Lake Apopka Basin Overlay District must comply with stormwater management requirements specified by the St. Johns River Water Management District. Stormwater swales shall be provided between development and the lake. Direct discharge to Lake Apopka or connected surface water is prohibited. Stormwater management systems shall be designed using Low Impact Development principles and practices to better maintain natural, pre-development hydrological conditions and to improve treatment and removal of pollutants, nutrients, and sediments.

OBJECTIVE I-6.4 PINECASTLE MILITARY OPERATIONS AREA OVERLAY DISTRICT

The U.S. Navy Pinecastle Range Complex (Range) Military Operations Area (MOA) is the special use airspace designated by the Federal Aviation Administration utilized by the U.S. Military for training and exercises overlying parts of northern Lake County and administered by the United States Navy. Airspace contained within the Range consists of the Palatka 1 and Palatka 2 Military Operations Areas and Restricted Areas 2906, 2907A, 2907B, 2910, 2910 A, and 2910B. Lake County shall protect the mission and the long-term viability of this military installation through the management of underlying future land uses.

Policy I-6.4.1 Land Use Compatibility with the MOA

The County shall ensure that future development within areas underlying the MOA will not negatively impact the current and long-term viability and use of this installation and will protect the public health, safety and welfare by ensuring land use activities are compatible with the testing and training mission of the U.S. Armed Forces by allowing only compatible land uses within this area.

Policy I-6.4.2 Area of Influence

The County hereby establishes those portions of Lake County underlying the Range including areas within the Ocala National Forest, as an Overlay District in the Future Land Use Map Series. The Pinecastle MOA Overlay District (Pinecastle MOA) shall be depicted in the Future Land Use Map Series. The Pinecastle MOA is the area of the County within which review comments on proposed Comprehensive Plan amendments, proposed Land Development Regulations changes, development orders and permits will be sought from the Military. Within the

Pinecastle MOA, the County will apply growth management policies and regulatory techniques to guide land use activities and construction in a manner compatible with the long-term viability of the facility and the protection of public health and safety.

Policy I-6.4.3 Incompatible Development within the Military Operations Area

The County finds that existing development density and intensity is compatible with the testing and training mission of the Range and MOA. The County shall ensure that future development within the adopted Military Operating Area will not negatively impact current and long-term use of the military installation/range complex, as listed in the Chief of Naval Operations Instruction (OPNAVINST 3550.1 series), will promote health and welfare by limiting incompatible land uses, and allow compatible land uses within such areas_consistent with all other requirements of this Comprehensive Plan.

Policy I-6.4.4 Building Heights

Within the Pinecastle MOA, building heights shall not exceed 35 feet above ground level.

Policy I-6.4.5 Cell Towers

Within the Pine Castle MOA, cell towers shall be limited to self-supporting towers. Applications for cell tower approval shall include written evidence from the Range that the location, height and operation of the tower does not adversely affect the operations and mission of the Range prior to application to Lake County. A cell tower shall not be approved by the County if the Range certifies that the tower would constitute an unacceptable encroachment and interference with safe operations related to the mission of the facility.

Policy I-6.4.6 Lighting Standards

Within the Pinecastle MOA, all artificial lighting equipment, including but not limited to flood lights and searchlights, whether temporary or permanent installations, shall comply with the lighting standards of the Land Development Regulations. Lights shall be fully shielded with positive optical control so that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected below a horizontal plane extending from the bottom of the light fixture. No building permit shall be granted within the Pinecastle MOA unless this requirement is met. In addition, lights or illumination used in conjunction with street, parking, signs or use of land and structures shall be arranged and operated in such a manner that it is not misleading or dangerous to aircraft operating within the MOA or under operational control of the Range. The purpose of these lighting standards is to reduce distractions to training pilots.

Policy I-6.4.7 Real Estate Disclosure

A Military Influence Area Notice Acknowledgement (MIANA) disclosing the fact that a parcel is located within the Pinecastle MOA shall be affixed to all subdivision plats, planned unit developments and other zoning and subdivision actions and recorded in the Public Records of Lake County.

OBJECTIVE I-6.5 ECONOMIC DEVELOPMENT OVERLAY DISTRICT

Lake County recognizes that expedited approvals may be necessary to attract and encourage targeted industries projects that positively contribute to its economic base, while maximizing resources and minimizing adverse public facility impacts. Employment and economic opportunity have an intrinsic relationship in the creation of a highly competitive economy. Lake County wishes to provide an economic environment in Lake County that would allow rapid availability of developable land in appropriate locations for targeted industries, and hereby creates the Economic Development Overlay District depicted in Map 20, Future Land Use Map Series, to permit industrial, manufacturing and office projects that meet all of the criteria specified herein within areas subject to the Overlay District. Approval of targeted industry projects within the Economic Development Overlay District shall be based on the demonstration of efficient land use, resource projection and innovative planning techniques. Within 12-months of the effective date of this new objective and associated policy, Land Development Regulations shall be adopted to establish development standards for Economic Development

Overlay District uses. These new Land Development Regulations shall be consistent with the Economic Development Overlay District objective and supporting policies. All property developed under this objective shall utilize planned unit development or other planned district zoning to ensure that, if necessary, conditions can be placed on the proposed development to mitigate off-site impacts to the maximum extent possible.

Policy I-6.5.1 Qualifying Criteria for Uses within Economic Development Overlay District

Proposed industrial, manufacturing and office development shall meet at least one of the following qualifying criteria to be considered a permissible use within the Economic Development Overlay District:

1. The project creates at least twenty five (25) new jobs that are at or above the Lake County average annual wage, as published by the Department of Economic Opportunity, and the project has a capital investment of at least ten million dollars ($10,000,000.00) in new construction of renovations. This shall not include acquisition costs for an existing facility or vacant land; or
2. The project qualifies for State Incentive Funding through Enterprise Florida.

Policy I-6.5.2 Location Criteria for Uses within the Economic Development Overlay District

Industrial, manufacturing, and office development within the Economic Development Overlay District shall be subject to the following location criteria:

1. The project area shall be located entirely within the Economic Development Overlay District as shown on Map 20, Future Land Use Map Series;
2. The parcel shall have roadway access to an arterial road, collector road or rail access;
3. Central water and sewer connection shall be available and utilized, which may include private utilities;
4. Adequate infrastructure such as, but no limited to, telecommunications, energy, and fiber optics shall be available to support the proposed use; and
5. The project area shall meet Land Development Regulations setback distances for land use separation to minimize impacts to adjacent residential uses.

Policy I-6.5.3 Development Requirements for Uses within the Economic Development Overlay District.

Industrial, manufacturing, and office development within the Economic Development Overlay District shall be subject to the following development criteria:

1. The maximum floor area ration (FAR) shall be as stated in the Policy for the underlying Future Land Use Category, or the FAR shall be 0.35 if not specified in the Policy; and
2. The Maximum impervious surface ratio (ISR) shall be as stated in the Policy for the underlying Future Land Use Category; and
3. Proposed uses within the Economic Development Overlay District shall only be permitted upon approval of a rezoning of the underlying property to Planned Unit Development (PUD), Planned Commercial (CP) District, or Planned Industrial (MP) District pursuant to the Land Development Regulations; and
4. Development applications proposed Economic Development Overlay District uses shall be provided to the Florida Department of Transportation for comments; and not be deemed complete until a Traffic Impact Study has been received and approved by the County; and
5. A traffic impact assessment shall be undertaken at the time of Evaluation and Appraisal Report (EAR) of five (5) years after adoption of the comprehensive plan amendment, whichever is the earliest, to assess the effect of the Economic Development Overlay District on state road levels of service and capacity levels.

(Ord. No. 2014-19, § 2, 4-22-2014)

OBJECTIVE I-6.6 NAVAL UNDERSEA WARFARE CENTER OKAHUMPKA MISSION IMPACT ZONES OVERLAY DISTRICT

The Naval Undersea Warfare Center (NUWC) Okahumpka open water facility at Bugg Spring is located in western Lake County and is administered by the United States Navy. Lake County shall protect the mission and the long-term viability of this military facility through the management of the underlying future land uses within the Mission Impact Zone by establishing the Naval Undersea Warfare Center Okahumpka Mission Impact Zones Overlay District.

Policy I-6.6.1 Land Use Compatibility with Mission Impact Area

The County shall ensure that future development within areas underlying the NUWC Okahumpka Mission Impact Zones Overlay District will not negatively impact the current and long-term viability and use of this facility and will protect the public health, safety and welfare by ensuring land use activities are compatible with the testing and training mission of the Department of Defense.

Policy I-6.6.2 Area of Influence

The County hereby establishes those portions of Lake County underlying the NUWC Okahumpka Mission Impact Zones as an Overlay District in the Future Land Use Map Series. The NUWC Okahumpka Mission Impact Zones Overlay District shall be depicted in the Future Land Use Map Series. New development, including but not limited to Comprehensive Plan amendments, proposed Land Development Regulations changes, development orders and permits The NUWC Okahumpka Mission Impact Zones are in the area of the County within which review comments on proposed Comprehensive Plan amendments, proposed Land Development Regulations changes, development orders and permits will be sought from the United States Navy. Within the NUWC Okahumpka Mission Impact Zones, the County will apply growth management policies and regulatory techniques to guide land use activities and construction in a manner compatible with the long-term viability of the facility and the protection of public health and safety.

Policy I-6.6.3 Incompatible Development within the Mission Impact Area

The County finds that existing development density and intensity is compatible with the mission of NUWC Okahumpka facility. The County shall ensure that future development within the adopted NUWC Okahumpka Mission Impact Zones will not adversely impact current and long-term use of the military facility. The County will promote health and welfare by limiting incompatible land uses, and allow compatible land uses within such areas consistent with all other requirements of this Comprehensive Plan.

(Ord. No. 2017-39, § 1, 10-10-2017; this Policy was added two years after Policy I-6.5 with the same Policy number and was re-numbered to Policy I-6.6)

GOAL I-7 IMPLEMENTATION

The County shall ensure that the Future Land Use Element is implemented and adopt Land Development Regulations as necessary to achieve this goal.

OBJECTIVE I-7.1 NONCONFORMITIES AND VESTED RIGHTS

The County shall reduce or eliminate existing nonconforming land uses and structures to the greatest reasonable and practical extent without intruding on the constitutional rights of the affected land owners.

Policy I-7.1.1 Nonconforming Uses and Antiquated Plats

Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations to reduce the number of uses that are inconsistent with community character, reduce non-conforming uses, eliminate nonconforming zonings, and resolve issues related to antiquated plats.

Within certain parts of the County, especially inside of Rural Protection Areas, Wekiva River Protection Area (WRPA), Wekiva Study Area, and Green Swamp Area of Critical State Concern, it is recognized that pre-existing recognized subdivisions or lots of record occur at a higher density or intensity than allowed for new subdivisions or lots within the Future Land Use Category. FLUM assignments in these areas reflect the vision of the County and overall pattern of land use planned. In these areas, the policies of this objective are intended to ensure that recognized subdivisions and lots of record are treated as conforming as specified herein.

Specific regulations shall be adopted that allow for the continuation or reestablishment of nonconforming uses previously existing on a site, including the type, size and intensity of such uses, unless:

- The residential use is abandoned or discontinued for a period of 18 months;
- The non-residential use is abandoned or discontinued for a period of 18 months from theissuance date of a valid Lake County Business Tax License; or
- Is determined to be inconsistent with the character of the surrounding community to such an extent as to cause an adverse impact to the public interest.

Minor expansions may be allowed to accommodate compliance with regulatory requirements up to 10% of the nonconforming use existing as of the effective date of this Comprehensive Plan.

(Ord. No. 2019-56, § 2, 10-22-2019)

Policy I-7.1.2 Vested Rights Provisions

Within 12 months of the effective date of the Comprehensive Plan, Lake County shall enact a vested rights ordinance to ensure that existing rights of property owners are preserved in accord with the Constitutions of the State of Florida and the United States. Property ownership patterns as of the adoption date of the Comprehensive Plan shall be the basis for all determinations of vesting. The details of this ordinance shall be guided by principles of statutory vesting and common law vesting.

- Statutory vesting is defined in Subsection 163.3167(8), Florida Statutes, and gives the property owner the right to complete any development that has been authorized as a Development of Regional Impact pursuant to Chapter 380, or has been issued a final local development order and development has commenced and is continuing in good faith.
- Common law vesting is generally found to exist when an applicant proves that the owner of a project or parcel of land, acting in good faith upon some act or omission of the County, has made a substantial change in position or has incurred such extensive obligations or expenses that it would be inequitable and unjust to destroy the right to develop or to continue development of the property.

Policy I-7.1.3 Existing Lot Exception for Density

There shall be an exception to the density requirements established by this Comprehensive Plan for lots that were legally created prior to the adoption of this Comprehensive Plan. If the requirements specified below are met, the lot will be considered a buildable lot subject to all other requirements of this plan. This exception relates to density only. Development undertaken pursuant to this policy shall be consistent with and subject to all other provisions of the Comprehensive Plan, including, but not limited to, concurrency and protection of natural resources. Within twelve (12) months of the effective date of this Comprehensive Plan, Lake County shall adopt Land Development Regulations to implement this policy.

If a lot, or combination of lots, meets one of the seven (7) criteria listed below, an exception to the densities established by this Comprehensive Plan shall be granted:

A. There shall be an exception to the density requirements for lots which were legally created by a deed dated and recorded in the Public Records of Lake County, Florida on or before May 20, 1981. A dwelling unit and accessory uses thereto, may be permitted on the lot, or combination of lots, provided that each of the following requirements are met:

1. The lot shall front on a publicly maintained road, or an easement. If the lot fronts on an easement, the easement must connect to a publicly maintained road, and the lot shall be within 1,320 feet of the publicly maintained road;
2. The lot shall be accessible by public safety and other public (i.e. sanitation) agencies;
3. The lot shall have a minimum frontage of forty (40) feet; and
4. The lot shall contain a minimum of 12,500 square feet (excluding open water bodies), unless the lot is served by central water and wastewater utility service;

Contiguous lots may be combined into one or more lots in order to meet the criteria set forth in this section.

B. There shall be an exception to the density requirements of this Comprehensive Plan for a lot or combination of lots created through a subdivision approved by the Board of County Commissioners and recorded in the Public Records of Lake County in Plat Books 1 through 22 or lots created through one of the following Recognized Unrecorded Subdivisions.

- Astor Forest Campsites
- Banning Beach
- Belmont Heights Unit 2
- Blue Creek Point
- Deerhaven
- Forest Acres
- Forest Park
- Forest Ridge
- Grovewood
- H.O. Peters and Associates
- Oak Ridge
- Pittman
- Ravenswood
- River Road Acres
- Robbins Heights
- St. Johns Waterfront Est. 1st Add.
- Sunnyside Shores
- Villa City
- Villa City Shores
- Western Shores
- The East and West Halves of the Century Estates subdivision as recorded in PB 29, PG 9.

A dwelling unit and accessory uses thereto, may be permitted on the lot, or combination of lots, provided that each of the following requirements are met:

1. The lot shall front on a publicly maintained road, or an easement. If the lot fronts on an easement, the easement must connect to a publicly maintained road, and the lot shall be within 1320 feet of a publicly maintained road;
2. The lot shall be accessible by public safety and other public (i.e. sanitation) agencies;
3. The lot shall have a minimum frontage of forty (40) feet; and
4. The lot shall contain a minimum of 12,500 square feet (excluding open water bodies), unless the lot will be served by central water and wastewater utility service.

Contiguous lots may be combined into one or more lots in order to meet the criteria set forth in this section.

C. There shall be an exception to the density requirements of this Comprehensive Plan for lots or combination of lots described in Paragraphs A or B above but that do not meet the requirements contained therein. A dwelling unit and accessory uses thereto, may be permitted on the lot, or combination of lots, if one of the following criteria is met:

- The owner demonstrates that on March 2, 1993 such lot was owned by the owner or their predecessor in title and no contiguous lots were owned by the owner or their predecessor in title on that date;
- Contiguous lots owned by the owner or predecessor in title on March 2, 1993 have been aggregated so that the aggregated lots meet the minimum density of the Future Land Use Category or a minimum of five (5) acres (excluding open water bodies), whichever creates the least density; or
- All contiguous lots owned by the owner or their predecessor in title on March 2, 1993 have been aggregated.

D. There shall be an exception to the density requirements of this Comprehensive Plan for a lot within any plat beginning with Plat Book 23, that have met all requirements at the time it was approved by the Board of County Commissioners and recorded in the Public Records of Lake County. A dwelling unit and accessory uses thereto may be permitted on the lot.

E. There shall be an exception to the density requirements to this Comprehensive Plan for any lot for which a final Lot of Record determination was completed and approved by Lake County, in accordance with terms and conditions of such approval in place prior to the adoption of this plan. A dwelling unit and accessory uses thereto may be permitted on the lot.

F. There shall be an exception to the density requirements for lots which were legally created after July 16, 1991 pursuant to the Lake County Code in place at the time of approval.

G. There shall be an exception to the density requirements to the Comprehensive Plan for any lot for which a Certificate of Occupancy was issued for a single family residence by Lake County, in accordance with Lake County terms and conditions, prior to the adoption of this plan.

(Ord. No. 2019-56, § 3, 10-22-2019)

Policy I-7.1.4 Nonconforming Lots and Subdivisions

Lots of Record and Subdivisions meeting the conditions of the previous policy and lots existing on the effective date of this Comprehensive Plan shall be exempt from open space, impervious surface ratio, and clustering requirements, provided that said lots are not further subdivided. This policy shall not apply to existing single-family dwellings within the Conservation Future Land Use Category.

(Ord. No. 2018-07, § 5, 2-27-2018)

OBJECTIVE I-7.2 PROTECTION OF NEIGHBORHOODS

The County shall protect the long-term viability of residential neighborhoods by regulating existing and future development to ensure quality design and provide for compatibility with surrounding land uses.

Policy I-7.2.1 Enforcement of Regulatory Standards on All Development

The County shall protect the viability of established and future residential neighborhoods by enforcing Land Development Regulations relating, but not limited to:

- Development within flood-prone areas;
- Building setbacks and heights;
- Roadway buffers and buffers between land uses;
- Landscaping;
- Tree preservation;

- Signage;
- On-site traffic circulation and parking;
- Drainage and stormwater management;
- Fences, walls and entrance features;
- Maintenance and use of common open space areas;
- Interconnection of neighborhoods and pedestrian accessibility;
- Lighting;
- Transportation corridors and access, and
- Development within wildland interface and wildfire risk exposure areas.

Policy I-7.2.2 Minimization of Active Recreation Use Impacts on Residential Areas

Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations to minimize adverse impacts of active recreational uses on residential areas. These standards may include, but are not limited to, landscape buffering, fencing, parking and loading, garbage disposal, signage, lighting, and storage areas.

Policy I-7.2.3 Home Occupations

Within 12 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.

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 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 where appropriate.

Policy I-7.2.5 Roadway Compatibility

Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations that encourage the viability of residential neighborhoods by:

- Requiring additional setbacks and buffers for residential development adjacent to future major collector and arterial roadways to minimize the impacts of future roadway improvements;
- Requiring minimum setbacks and vegetated buffers between new roads and the property line of existing residential development;

- Requiring development plans to transition residential densities and nonresidential land use intensities at roadway intersections and along corridors to maximize compatibility with residential neighborhoods;
- Discouraging through traffic on local residential roadways;
- Requiring pedestrian, bicycle and vehicular linkages between abutting residential areas to provide convenient access to recreation, schools, libraries, and shopping. Vehicular connections between subdivisions shall be designed to serve local residents and discourage through traffic;
- Designing of transportation infrastructure in such a manner that calms speed on local roads through the use of speed tables, roundabouts, narrow streetscapes, and other appropriate features; and
- Incorporating professionally recognized practices related to Transit Oriented Design (TOD).

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

Policy I-7.2.7 Location of Higher Density Residential and Age Restricted Communities

The County shall encourage higher density (Urban Future Land Use Series) and age restricted housing near commercial centers, bus transit routes, and community facilities.

Policy I-7.2.8 Provision of Transitional Land Uses

The County shall evaluate Future Land Use Map amendments and zoning requests to ensure that transitional land uses are provided as a buffer between residential and nonresidential uses, between residential uses of varying densities, and in managing redevelopment of areas no longer appropriate as viable residential areas.

Policy I-7.2.9 Conversion of Residential Structures

The County shall allow conversion of existing residential structures to professional office and restricted commercial neighborhood uses only where:

- The character of the area has undergone a significant change due to roadway improvements or development trends;
- Adequate access and parking for redeveloped parcels can be maintained;
- Buffers can be provided to effectively maintain the viability of adjacent residential uses;
- It serves the needs of residents within the surrounding area; and
- The building floor area shall not exceed 5,000 square feet.

Policy I-7.2.10 Industrial Uses near Residential Areas

The County shall ensure that new industrial uses adjacent to or in close proximity to residential areas shall be limited to light industrial uses to protect residences from adverse impacts. Expansion of existing industrial uses may be allowed through a conditional use process.

Policy I-7.2.11 Support Art in Public and Private Spaces

The County shall consider and support, as appropriate, innovative regulations, techniques and programs that promote the provision of art in public and private projects.

OBJECTIVE I-7.3 MINIMIZE HAZARDS.

Lake County shall minimize the danger to life and property occasioned by natural disasters.

Policy I-7.3.1 Implement a Local Hazard Mitigation Strategy and Post Disaster Redevelopment Program.

Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt and implement a Local Mitigation Strategy for hazard mitigation and within four years shall adopt a Post Disaster Redevelopment Plan to increase public safety and reduce damages and public expenditures.

Policy I-7.3.2 Community Wildfire Protection Plan

The County shall, in partnership with the Division of Forestry and other state and local agencies, participate in the development and implementation of a Community Wildfire Protection Plan (CWPP) for Lake County, which will designate high-hazard fire areas and specify methods of reducing the hazards.

OBJECTIVE I-7.4 PROTECTION OF RURAL LIFESTYLES

The County shall institute policies and programs designed to preserve and reinforce the positive qualities of the rural lifestyle enjoyed by residents living in rural areas. The following policies apply to the Rural Future Land Use Series, Wekiva River Protection Area and Green Swamp Area of Critical State Concern.

Policy I-7.4.1 Recognition of Rural Areas

The County shall, through Comprehensive Plan policies and Land Development Regulations, recognize those parts of the County within the Rural Future Land Use Series, Wekiva River Protection Area and Green Swamp Area of Critical State Concern as areas with specific rural character where established rural development patterns shall be retained. These areas require special protection from the intrusion of urban uses, densities and intensities. It shall be the policy of the County that properties within these areas require approaches to land use intensities and densities, rural roadway corridor protection, the provision of services, environmental protection and Land Development Regulation enforcement consistent with the rural character of such areas.

Policy I-7.4.2 Rural Conservation Subdivision

Within 12 months of the effective date of the Comprehensive Plan, Land Development Regulations shall be adopted to provide design criteria and guidelines for the development of Conservation Subdivisions in the Rural Future Land Use Series, Wekiva River Protection Area, Wekiva Study Area, and Green Swamp Area of Critical State Concern. These design criteria and guidelines shall adhere to the following principles:

- Cluster development to create large contiguous tracts of common open space; to protect environmentally sensitive areas, including but not limited to habitat, wildlife, and wildlife corridors; to maximize buffering to adjacent conservation land; to protect aquifer recharge and karst features; and to create opportunities for passive recreation;
- Maintain, enhance, and protect corridors for wildlife movement in coordination with adjacent properties;
- Minimize site disturbance and alteration of terrain, through use of design techniques that protect native vegetation and minimize earth movement such as reduced lane widths, stem-wall construction, and swales;
- Protect common open space, wetlands, and other natural features in perpetuity by conservation easement or similar recorded and legally binding instrument, to the extent allowed by law;
- Protect natural amenity areas for passive recreation;
- Protect dark skies through a dark sky lighting ordinance;
- Retain all stormwater on site or located in the same area of recharge. Stormwater management systems shall be designed using Low Impact Development principles and practices;
- Ensure that development along roadway corridors improves or protects the rural character of the corridor;

- Require the use of Best Management Practices for native landscaping and "right plant-right place" landscaping techniques to provide compatibility with the natural environment and minimize the use of chemicals, pesticides, and water for irrigation;
- Implement water conservation techniques including the limitation of overhead irrigation, with the exception of low-volume irrigation such as drip or micro-irrigation systems, and areas used for vegetable gardens; and
- Enhance the rural character of the project and surrounding area.

The conservation subdivision regulations are intended to affect the location of the number of dwelling units authorized by the Future Land Use Categories and not to serve as a vehicle for increasing the lot yield above the number of units authorized by the designated Future Land Use Category.

Policy I-7.4.3 Non-Residential Rural Design Standards

Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt design standards within the Land Development Regulations for non-residential development located within and adjacent to the Rural Future Land Use Series, Wekiva River Protection Area and Green Swamp Area of Critical State Concern. Such standards are intended to ensure the protection of rural character, and may include but are not limited to building size, location, architecture, parking, lighting, and landscaping.

Policy I-7.4.4 Protection of Rural Viewscapes

Within 12 months of the effective date of the Comprehensive Plan, Lake County shall adopt Land Development Regulations that protect forested areas, native vegetation, and natural topography within the Rural Future Land Use Series, Wekiva River Protection Area and Green Swamp Area of Critical State Concern in order to maintain and protect the integrity of natural vistas and scenic viewscapes. The County shall enforce such regulations to the extent feasible, recognizing the rights of bona fide agricultural activities established in statute.

Policy I-7.4.5 Rural Roadways

In order to prevent urban sprawl and maintain rural character, the County shall discourage the expansion of roadways within the Rural Future Land Use Series, Wekiva River Protection Area and Green Swamp Area of Critical State Concern. As defined within the Transportation Element, certain roads shall be designated as rural Scenic Roadways, and shall be constrained by policy to remain as two (2) travel lanes. Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations relating to access, land use, building size and setbacks, landscaping, lighting and other factors associated with protecting the rural character of these corridors.

Policy I-7.4.6 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 viewscapes, 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 maintained septic systems as the primary system of wastewater disposal.

Policy I-7.4.7 Rural Lighting Standards

In order to preserve the rural character and values attributed to the Rural Future Land Use Series, Wekiva River Protection Area and Green Swamp Area of Critical State Concern, the County shall amend the Land Development Regulations within 12 months of the effective date of the Comprehensive Plan to regulate lighting in these areas. These regulations shall include rural lighting standards that address artificial outdoor illumination and limit the emission of undesirable light into the night sky, glare to on-coming traffic, light intrusion onto adjacent properties, and light pollution in general which may have a detrimental effect on communities, wildlife, and rural ambiance.

OBJECTIVE I-7.5 COORDINATION OF LAND USE WITH ENVIRONMENTAL PROTECTION

The County shall ensure that natural resources are protected for the enjoyment of all citizens through provisions of this Comprehensive Plan and the Land Development Regulations.

Policy I-7.5.1 Designation of Conservation and Recreation Future Land Use

The County shall ensure the long-term preservation of environmentally sensitive areas and ecosystems and provide opportunities for passive recreation through the assignment of land to the Conservation and Recreation Future Land Use Categories.

Policy I-7.5.2 Open Space Protection

Lake County shall assure the provision of open space within the county by requiring minimum open space standards for new development, through public land acquisition and through designation of Conservation and Recreation land use categories on the Future Land Use Map.

Lake County shall, through the Land Development Regulations, provide a mechanism to protect, acquire or otherwise set aside natural areas and environmentally sensitive lands as open space for permanent preservation or passive recreation. Protection can be accomplished by the donation of land, plat restrictions, restrictive covenants, or establishment of a permanent conservation or open space easement held by the County, conservation agency, or appropriate non-profit conservation entity. The protection and acquisition of these lands shall be consistent with the Future Land Use Element and Conservation Element.

(Ord. No. 2023-08, § 19, 1-24-2023)

Policy I-7.5.3 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.

Policy I-7.5.4 Protection of Floodplains

Within 12 months of the effective date of the Comprehensive Plan the County shall adopt Land Development Regulations that protect floodplains, as identified by the Federal Emergency Management Agency as amended, or as identified by Lake County, through Land Development Regulations that accomplish the following:

- Restrict uses which are dangerous to health, safety and property and minimize public and private losses due to flood conditions;
- Prohibit land filling and grade changes where such activity will cause erosion or inhibit flood waters;
- Require development to comply with the requirements and rules of the National Flood Insurance Program and Florida Department of Health;
- Require all subdivisions and site plans to maintain pre-development run off characteristics, provide compensating storage, comply with wetland regulations, and dedicate post-development flood prone and wetland areas to the County or appropriate state agency as a conservation easement, as allowed by law; and
- Designate environmentally sensitive floodplains and establish criteria to limit development or development impacts therein.

Policy I-7.5.5 Protection of Wetlands and Wetland Assessment Program

Within 12 months of the effective date of this Comprehensive Plan, the County shall implement a wetlands assessment program and adopt Land Development Regulations 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 Land Development Regulations 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.

Policy I-7.5.6 Platting of Wetlands and Water Bodies

Except as provided below, wetlands and water bodies shall not be included as part of any platted lot, except as provided herein. 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. If the lot abuts a wetland area without a water body and is required to be platted as a common area, the associated fifty (50) foot upland buffer must be included in the common area tract with the wetlands and may not be included on the platted lot. 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. Wetlands between an upland lot and a water body may be included in the lot to allow the lot owner access to the water. Any isolated wetland, or water body, of less than one acre may be included in a platted lot.

(Ord. No. 2019-6, § 1, 1-29-2019)

Policy I-7.5.7 Ground Water Protection

Lake County shall regulate uses and activities consistent with the Conservation Element and other policies of this plan in order to protect ground water resources, including but not limited to aquifer recharge, springsheds, karst features and areas of aquifer vulnerability.

Policy I-7.5.8 Preservation of Wildlife and Habitat

Lake County shall regulate uses and activities consistent with the Conservation Element and other policies of this plan in order to protect wildlife, habitat and wildlife corridors.

Policy I-7.5.9 Use of Protective Measures to Avoid Adverse Development Impacts

In the event the County or another agency having jurisdiction determines that a development proposal will adversely impact one or more of the areas outlined below, the area shell be delineated using best available data. The County shall require conservation easements, to the extent allowed by law consistent with Chapter 704, Florida Statutes, plat restrictions fee-simple dedication to a public agency, or some other form of recorded and binding legal instrument to protect the following:

- Post-development flood prone areas;
- Wetlands and buffer areas;
- Environmentally sensitive areas including, but not limited to, xeric uplands and scrub habitats;
- 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 platted subdivisions.

Within 12 months following the effective date of the comprehensive plan, Lake County shall adopt Land Development Regulations that specify additional methods, such as developer agreements or conditions of approval to protect required open space, including drainage areas, recreation areas, and other areas set aside as requirement for development approval.

(Ord. No. 2011-47, § 1, 7-26-2011)

Policy I-7.5.10 Natural Resource Extraction

Lake County shall regulate uses that extract or deplete natural resources of the County, to the extent allowed by federal and state law. In addition to requiring compliance with all other provisions of the Comprehensive Plan and Land Development Regulations, these uses including but not limited to mining and bottling operations shall require a conditional use permit approved by the Board of County Commissioners. The approval, or existence, of a mine or other extractive use shall not be construed as the basis for a future land use change.

Policy I-7.5.11 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.

Land uses adjacent to conservation, recreation, and open space areas shall be required to use appropriate screening and ample vegetated buffers to limit off-site impacts. Land uses adjacent to and near natural resource-based conservation and natural resource-based 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 12 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.

OBJECTIVE I-7.6 GREENHOUSE GAS REDUCTION

The County shall seek to reduce Greenhouse Gases (GHG) produced in the County by requiring compact land-use planning and by developing strategies to reduce GHG emissions in the transportation, construction, and industrial sectors. Innovative approaches to implementing energy-efficiency measures in public and commercial buildings will be implemented wherever feasible.

Policy I-7.6.1 Encouragement of Trip-Capturing Development

Within the Urban Future Land Use Series, Lake County shall encourage mixed use, self-contained projects and development patterns that promote shorter trip lengths and reduce Vehicle Miles Travelled (VMT).

Policy I-7.6.2 Reduction of Emissions from the Transportation Sector

The County shall reduce or stabilize vehicular emissions using, but not limited to the following strategies:

- Require efficient land use patterns which decrease Vehicle Miles Travelled (VMT);

- Use access management standards to reduce VMT;
- Allow innovative site designs and roadway configurations to minimize the number of lane-miles needed while maximizing access;
- Require roads, access, and parking areas be designed to minimize turning movements, stopping, and other conflict points;
- Increase the number of roadway interconnections and intersections, where appropriate;
- Minimize gated communities which prevent existing or future roadway interconnections;
- Require 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;
- Discourage 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 automobile travel;
- Encourage Transit-Oriented Development and development which takes advantage of existing and potential passenger rail;
- Protect existing railroad corridors, encourage and facilitate the location of industrial and commercial employment centers along those corridors, and encourage increased use of rail transport by industrial and commercial enterprises; and
- Require bikeways, trails, and pedestrian paths, wherever practical and appropriate, to provide alternatives to motor vehicles.

Policy I-7.6.3 New Design of County Facilities

All new facilities constructed by the County shall be designed and built according to the principles and practices promoted by the Leadership in Energy and Environmental Design (LEED), Energy Star, and Water Star programs, as appropriate and financially feasible.

Policy I-7.6.4 Energy Audits of County Facilities

Energy efficiency is a priority, therefore, the County shall conduct audits of every County facility over 5,000 square feet at least once every five years to determine electric power usage and the potential for energy and cost savings in, but not limited to, lighting, heating and cooling of air and water, equipment power usage, and potential alternative/renewable electric power generation sources. The County may create a central database, or other appropriate system, to track electric and other utility costs.

Policy I-7.6.5 Greenhouse Gas Reduction Program

The County shall consider instituting a Greenhouse Gas (GHG) Reduction Program. Methodologies and tools have been developed and technical assistance is available through the International Council for Local Environmental Initiatives Cities for Climate Protection program. The GHG Reduction Program evaluation shall consider the costs and benefits of the following:

- An inventory and forecast of community and County greenhouse gas emissions;
- Establishment of specific GHG emission reduction goals; and
- Development of a Greenhouse Gas Reduction Strategy Plan specifying the measures to be taken to achieve the emission reduction goal with a monitoring system to assess progress.

If the County establishes a formal GHG reduction program, it will consider membership in the Cities for Climate Protection program which is a performance-oriented campaign that offers a framework for local governments to reduce greenhouse gas emissions, improve air quality, and enhance livability within their communities.

OBJECTIVE I-7.7 RETENTION OF AGRICULTURAL LANDS

Lake County shall become proactive in developing partnerships with the agriculture industry, property owners, and local, regional and state organizations for the purpose of developing a better understanding of how local government can ensure the continued viability of agriculture as a key component of the local economy.

Policy I-7.7.1 Agricultural Primacy

The County shall encourage the continuation of agriculture within the Rural Future Land Use Series, Wekiva River Protection Area, and Green Swamp Area of Critical State Concern. Agricultural uses on lands that have an agricultural exemption from the Lake County Property Appraiser shall have primacy. For the purpose of this policy, primacy shall mean that conflicts between such agricultural lands and other non-agricultural uses, all other factors being equal, will be resolved in favor of the agricultural interests. Agricultural operations shall utilize Best Management Practices to reduce conflicts to the greatest extent possible.

Policy I-7.7.2 Support Agriculture

The County shall support agriculture as part of its economic base. Lake County shall coordinate with agricultural agencies to identify and promote a productive and prosperous agricultural economy. Research on conservation, production, and marketing techniques for agriculture shall be made available to the public through the County's support of the Agricultural Extension Service. Farmers markets shall be considered where feasible for local distribution of local crops. Water conservation techniques in relation to agriculture shall be encouraged. The County shall evaluate incentives to farmers to keep land in agricultural production, methods to maintain viable agricultural economies, and elimination of potential barriers to agricultural operations.

(Ord. No. 2011-47, § 1, 7-26-2011)

Policy I-7.7.3 Implement Strategies for Agricultural Land Retention

Lake County shall consider the findings of the Agricultural Lands Retention Study and facilitate the implementation of strategies identified in the study that are determined to be appropriate by the County. Lake County may adopt amendments to the Comprehensive Plan and Land Development Regulations as appropriate and may consider incentives to protect agricultural lands from conversion to other uses such as through the voluntary elimination or transfer of development rights.

Policy I-7.7.4 Agricultural Easements

Lake County shall consider the use of agricultural easements and less-than-fee acquisition as means of conserving agricultural lands.

Policy I-7.7.5 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 properties designated as agricultural and new development, particularly residential, in order to protect agricultural uses from adverse impacts associated with encroachment of development or a nuisance perception created by the proximity of and encroachment upon agricultural operations. Buffers shall be used to minimize or eliminate incompatibility between agricultural and 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 for the existing development.

OBJECTIVE I-7.8 PLANNED UNIT DEVELOPMENTS

The County shall adopt Regulations affecting the design and time frame of Planned Unit Developments.

Policy I-7.8.1 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 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.
- A resources and vegetation management plan shall be prepared that addresses wildfire mitigation where potential wildfire threats exist, including private lots and common open spaces.
- Within urban areas, Planned Unit Developments shall provide for innovative planning concepts of site development, such as Traditional Neighborhood Design or Transit Oriented Development, to create aesthetically pleasing living, shopping, and working environments on properties of adequate size and location, consistent with other policies of this Comprehensive Plan.
- The application for a PUD shall be accompanied by a conceptual site plan depicting important features including but not limited to the location of major roads, structures, and required open space. Approval of a PUD shall require that development occur substantially as depicted on the proposed conceptual site plan.
- A Planned Unit Development shall be required for any application proposing to develop two hundred (200) or more dwelling units.

(Ord. No. 2023-08, § 20, 1-24-2023)

Policy I-7.8.2 Time frame of Planned Unit Developments

Within twelve (12) months of the effective date of this Comprehensive Plan, the County shall establish a process within the Land Development Regulations for application, implementation, and reconsideration of development utilizing a Planned Unit Development. The following criteria shall apply to Planned Unit Developments constructed after the effective date of this Comprehensive Plan:

- Physical construction of infrastructure must begin within three (3) years of the effective date of the PUD ordinance. During this time frame the PUD shall be considered active.
- If a phased development is proposed, a time frame shall be established for commencement and completion of each phase of the development in the ordinance.
- Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work. The applicant shall be required to demonstrate that the proposed development meets all concurrency requirements prior to granting of a time extension.
- If the above time frames expire, then the PUD shall become inactive and no further development shall be permitted until a public hearing on the ordinance occurs to consider a change in zoning. A time certain shall be established within the Land Development Regulations within which a mandatory public hearing shall occur to consider and adopt an appropriate zoning assignment for the subject property.
- PUD approval shall be contingent upon the ability to provide, concurrent with the impacts of the development, the adopted Level of Service for public services and facilities.

OBJECTIVE I-7.9 DEVELOPMENTS OF REGIONAL IMPACT

The County recognizes that, by definition, Developments of Regional Impact (DRIs) constitute a size and intensity of land use that require special attention to growth management, the protection of natural resources, and the provision of infrastructure and services necessary in order to preserve the quality of life within Lake County. The following policies shall apply to DRIs.

Policy I-7.9.1 Location of DRIs

In order to prevent urban sprawl, provide for growth in proximity to existing infrastructure and services, and ensure the long-term protection of rural areas, the County shall guide new DRIs to municipalities and to the Urban Future Land Use Series as designated within the Future Land Use Element. If a DRI is proposed, the property owner shall have the burden of demonstrating consistency with the comprehensive plan, compatibility with surrounding land uses and adequate mitigation of impacts.

(Ord. No. 2011-47, § 1, 7-26-2011)

Policy I-7.9.2 Integration of the DRI Process with Local Comprehensive Planning

Notifications of any Development of Regional Impact received by the County Manager or designee, made pursuant to Chapter 380.06 F.S. shall be forwarded to the Local Planning Agency for their information.

OBJECTIVE I-7.10 COMMUNITY ENHANCEMENT AREAS

The County may guide and assist unincorporated communities to develop action plans to improve their quality of life through the Community Enhancement Area (CEA) Partnership Program.

County resources may be combined with federal and state funds and neighborhood resources to implement Community Enhancement Area Action Plans. Implementation will be jointly overseen by the County and the subject Community Enhancement Area governing body. All agencies committing resources during the strategic planning phase for a Community Enhancement Area will be expected to fully cooperate during the implementation phase. Community Enhancement Area Action Plan implementation shall occur consistent with the Land Development Regulations.

Policy I-7.10.1 Action Plan Guiding Principles

The County may assist each designated Community Enhancement Area to develop a partnership-based improvement strategy built upon identified assets within the community. Community Enhancement Area Action Plans may include strategies to address factors including, but not limited to infrastructure, housing, community appearance and amenities, human services, and financing mechanisms.

Community Enhancement Area Plans shall reflect the following guiding principles:

- A holistic, neighborhood-based approach that addresses the socioeconomic environment as well as the physical environment, including the protection of natural resources;
- Identified assets within the community to build improvement strategies;
- Partnerships that could include neighborhood groups and associations, the business community, outside organizations and County government; and
- Provision of community services when there is community involvement and need.

Policy I-7.10.2 Community Enhancement Area Designation Process

Community Enhancement Areas shall be designated through a competitive process from a list of potential Community Enhancement Areas, as explained in the "Community Enhancement Area Partnership Program Application". The list of potential CEAs shall be updated by the County periodically as information becomes available.

Policy I-7.10.3 Neighborhood Revitalization Strategy Area

When appropriate, the County may apply for Neighborhood Revitalization Strategy Area (NRSA) designation for CEAs through the federal Housing and Urban Development (HUD) program. In order to be designated as a NRSA, a CEA must meet location criteria and other requirements outlined in Appendix 1 of the HUD publication "Home and Neighborhoods: A Guide to Comprehensive Revitalization Techniques."

OBJECTIVE I-7.11 PUBLIC FACILITIES AND SERVICES

The County shall require that all development be consistent with the Capital Improvements Element and the approved facility and service plans in order to discourage urban sprawl, meet adopted level of service standards, and thereby minimize associated public costs.

Policy I-7.11.1 Concurrency Requirements

The County shall ensure that public services and facilities are available concurrent with new development. All development orders, permits, and agreements shall be subject to the adopted Concurrency Management System consistent with the Concurrency Management Element of this Comprehensive Plan.

Policy I-7.11.2 Phasing of Large-Scale Residential Development

Within 12 months of the effective date of the Comprehensive Plan, the County shall establish Land Development Regulations for the phasing of large-scale residential development to ensure the coordination of community needs including but not limited to infrastructure, education, jobs and housing.

Policy I-7.11.3 Cumulative Traffic Analysis

The Land Development Regulations shall require a cumulative traffic analysis be conducted for any proposed Future Land Use Map (FLUM) amendment or zoning change which could substantially increase traffic on the transportation network, and must also consider the cumulative impacts of all applications under review by County staff.

Policy I-7.11.4 Private Investment for Infrastructure

The County shall require private investment in infrastructure improvements or impact fees, where a rational nexus demonstrates that the improvements are needed to accommodate the development and to minimize attendant public costs associated with growth.

OBJECTIVE I-7.12 UTILITIES

Utilities needed to support adopted Future Land Uses and zoning in the unincorporated area shall be provided.

Policy I-7.12.1 Provision of Utilities

Private or public utilities needed to support adopted Future Land Use and zoning may be permitted in all land use designations, except as expressly prohibited or restricted elsewhere within the Comprehensive Plan.

Policy 1-7.12.1.1 Provisions for Electric Utilities

Small-scale, site-specific, or off-grid electrical generation systems which use alternative energy sources shall generally be permitted and allowed in all future land use categories. Such alternative systems shall be encouraged to connect to an available electrical energy distribution system to sell excess power to an electric utility provider. All substations adjacent to neighborhoods or visible from a public roadway shall be reviewed by the County and required to provide landscaping and buffering to minimize visual and noise impacts. The County shall promote energy-efficient land use patterns, accounting for existing and future electric power generation and transmission systems.

Policy I-7.12.2 Provision of Potable Water, Sanitary Sewer and Reclaimed Water Utilities

Potable water, sanitary sewer, and reclaimed water public utilities needed to support approved development may be permitted in all Urban Future Land Use Categories.

Policy I-7.12.3 Provision of Central Water and Sewer Services

The County shall encourage compact development and ensure that future urban development occurs in a contiguous fashion through the detailed requirements of policies within the Potable Water and Sanitary Sewer Sub-elements. Within rural areas, the County shall rely primarily on individual on-site wastewater treatment and disposal systems as the method of wastewater disposal and shall rely primarily on individual wells for potable water.

Central water and sewer services are not intended nor required for areas within the Rural Future Land Use Series; however, property within the Rural Transition Future Land Use Category adjacent to urban areas shall be encouraged to connect to central services if available. Otherwise, central services shall only be provided within the Rural Future Land Use Series if the absence of such facilities would result in a threat to public health or the environment. The provision of central utilities shall not be used as sole justification for a future land use amendment.

Policy I-7.12.4 Methods of Collecting and Disposing of Solid Wastes

Consistent with the provision of services and facilities, the County shall use the solid and hazardous waste collection and disposal systems provided throughout the County.

Policy I-7.12.5 Methods of Managing Stormwater

Consistent with the provision of services and facilities, the County shall:

- Regulate stormwater management consistent with County-wide regulations with the objective of minimizing site impacts and changes in hydrology, maximizing water-quality treatment, maximizing aquifer recharge, minimizing flooding, and protecting wetland systems;
- Incorporate and promote Low Impact Development principles and practices in stormwater management; and
- Utilize Municipal Service Benefit Units and other mechanisms to fund drainage improvements when appropriate.

OBJECTIVE I-7.13 COMPREHENSIVE PLAN AMENDMENT STANDARDS OF REVIEW

Lake County shall adopt standards of review for proposed amendments to the Comprehensive Plan.

Policy I-7.13.1 Framework for Review

All applications for a Comprehensive Plan amendment, including but not limited to site specific changes in future land use designations, are presumed to involve a legislative function of local government which, if approved, would be by legislative act of the County and shall, therefore, be evaluated based upon the numerous generally acceptable planning, compatibility, and public facility considerations described or referenced in the policies of the Comprehensive Plan. Any application for an amendment to the Comprehensive Plan shall also be reviewed to assess any County-wide or area-wide impacts, including but not limited to the effect of the change on either the internal consistency or fiscal health of the Comprehensive Plan.

Nothing herein or within the Land Development Regulations shall be construed as a guaranteed right or entitlement that a request for a future land use change shall be granted. In addition to reviewing proposed FLUM amendments for compliance with all requirements of the Comprehensive Plan, the County shall consider whether or not the proposed amendment protects the character and quality of life in the County, and serves the public interest. Nothing herein shall be interpreted to restrict the authority of the Board of County Commissioners to exercise its discretion in denying any proposed amendment to the Comprehensive Plan.

The Land Development Regulations shall contain provisions that establish an amendment application and review process, consistent with the requirements of the Florida Statutes and this Comprehensive Plan, which shall at a minimum require:

- A standardized application and report format for all Future Land Use Map amendments, including delivery of a staff report with recommendation to the Local Planning Agency (LPA) prior to the public hearing on the application. If a substantive change to the amendment request is made by the applicant following the LPA public hearing, then said change shall require reconsideration by the LPA prior to consideration by the Board of County Commissioners;
- Compliance with all policies of the Comprehensive Plan;
- Evaluation of the application to be governed by the general regulatory guidelines and policies of the Comprehensive Plan; and
- Provisions for intergovernmental coordination.

(Ord. No. 2023-08, § 21, 1-24-2023)

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 Land-Use Conflict Identification Strategy (LUCIS) Model may be considered when reviewing future amendments to the Comprehensive Plan or Future Land Use Map. The above standards shall be evaluated by means of the preparation of a needs-analysis, transportation system capacity analysis, 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.

Policy I-7.13.3 Services and Facilities/Concurrency

Minimum facilities needed to support a Comprehensive Plan amendment shall be those defined in the Capital Improvements Element and shall be subject to the Concurrency Management Standards and provisions contained in the Concurrency Management Element of this Plan. Future Land Use amendments that impact facilities shall require amendments to the appropriate Element, including the Capital Improvements Element to ensure adequate facilities can be provided.

Policy I-7.13.4 Alternative Future Land Use Designation

The Board of County Commissioners may determine that a Future Land Use Category other than the designation requested by the applicant is appropriate, provided that the approved Future Land Use Category does not exceed the density or intensity of the Future Land Use Category or use that was publicly advertised for consideration.

Policy I-7.13.5 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 Future Land Use Map (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, and with respect to all other policies of this Comprehensive Plan;
- 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 of purpose for the proposed FLUM amendment and explanation of desired use, including 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 and as adopted in the Capital Improvements element or by joint agreement with the County), including but not limited to water supplies (including permitted quantities) and facilities, 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 negative impacts on 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 negative impacts;
- Demonstration that any proposed Future Land Use Map amendment to the Urban Future Land Use Series from the Rural Future Land Use Series is contiguous to existing urban development in the Urban 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, provision of open space or variable buffers.

Policy I-7.13.6 Notice of Applications

Lake County shall, when an application for a Comprehensive Plan change, rezoning, a variance or conditional use, is determined to be sufficient for review, 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.

Policy I-7.13.7 Precedence of 2030 Comprehensive Plan

During the interim period when the provisions of the most recently adopted Comprehensive Plan, or element or portion thereof, and the Land Development Regulations are inconsistent, the provisions of the most recently adopted Comprehensive Plan, or element or portion thereof, shall govern any action taken in regard to an application for a development order.

OBJECTIVE I-7.14 PLANNED UNIT DEVELOPMENT FUTURE LAND USE SERIES

The Planned Unit Development (PUD) Future Land Use Series is established to provide an implementing tool to accommodate site specific development standards for unique properties and developments which do not conform to an established Future Land Use Category.

Specific land use designations within an approved PUD land use designation may be approved on a site-specific basis. Such designation shall be conditioned on the development proposal being reviewed as a PUD zoning district with a corresponding ordinance. Each PUD zoning district shall ensure adjacent land use compatibility and efficient physical integration within existing infrastructure.

Each specific land use designation shall be established by a comprehensive plan amendment that identifies the specific land use types along with densities and intensities. The Future Land Use designation shown on the Future Land Use Map shall indicate the approved use and the PUD designation.

The PUD land use designation is not permitted within the Green Swamp Area of Critical State Concern (GSACSC), as described within Rule 28-26.002, FAC.

(Ord. No. 2023-08, § 22, 1-24-2023)

Policy I-7.14.1 Standards of Review for the Planned Unit Development Future Land Use Category

All applications for the Planned Unit Development Future Land Use Category shall comply with Objective I-7.13, Comprehensive Plan Amendment Standards of Review. Applicants shall demonstrate that the proposed amendment is compatible with the surrounding area in regards to density, intensity, and proposed uses.

Policy I-7.14.2 Time frame of Planned Unit Developments

An approved PUD land use designation shall be considered for reversion to its former designation if development on the site has not commenced within a three (3) year period following the date of adoption of the land-use amendment, unless such timeframe has been modified by the Board of County Commissioners. Such reversion shall not be automatic and shall be considered by staff as an amendment to the Comprehensive Plan.

The following criteria shall apply to Planned Unit Developments constructed after the effective date of this Comprehensive Plan:

- Physical construction of infrastructure must begin within three (3) years of the effective date of the PUD ordinance. During this time frame the PUD shall be considered active.
- If a phased development is proposed, a time frame shall be established for commencement and completion of each phase of the development in the ordinance.
- Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work. The applicant shall be required to demonstrate that the proposed development meets all concurrency requirements prior to granting of a time extension.
- If the above time frames expire, then the PUD shall become inactive and no further development shall be permitted until a public hearing on the ordinance occurs to consider a change in zoning. A time certain shall be established within the Land Development Regulations within which a mandatory public hearing shall occur to consider and adopt an appropriate zoning assignment for the subject property.
- PUD approval shall be contingent upon the ability to provide, concurrent with the impacts of the development, the adopted Level of Service for public services and facilities.

An application to establish a Planned Unit Development Future Land Use Category shall be accompanied with an application to rezone the subject property to Planned Unit Development. Both applications shall be considered simultaneously by the Board of County Commissioners for approval.

Policy I-7.14.3 Proposed Amendments to an Approved Planned Unit Development Land Use Category

A proposed amendment to an approved PUD land use designation that increases the approved intensities or densities of the PUD without a corresponding decrease in another portion of the PUD and resulting in greater off-site impacts shall require an amendment to the Comprehensive Plan.

A proposed amendment to an approved PUD shall be determined to be inconsistent with the Comprehensive Plan if either of the following conditions are met:

a. The amendment is inconsistent with CP policies, including policies that ensure land use compatibility and adequate public facilities; or
b. The amendment includes an inclusion of a land use not previously approved.

Policy I-7.14.4 Planned Unit Development Land Use Category

The following land use table details the development program, including the maximum densities and intensities, for the adopted Planned Unit Development Future Land Use designations:

Amendment No.	Name/Location	Former FLU Designation	Development Program	Ordinance No.
FLU-19-02-4	Sorrento Pines	Rural Transition	Residential [328 dwelling units and 45% open space]	2019-72
FLU-19-07-2	Evergreen Estates	Wellness Way1	Residential [Two(2) dwelling units per net acre]; there shall be no access, emergency or otherwise, to Flynn Court or Champagne Drive except for the 5-acre estate lots	2020-65
FLU-21-01-1	Holiday Travel Park	Urban Low and Urban Medium	995 RV spaces, 112 mobile home sites and associated facilities	2021-38
FLU-21-03-5	Wildwoods Campground	Rural	84 RV spaces, Three (3) dwellings units and accessory uses	2021-40
FLU-21-08-5	Expert Investments	Rural Transition	10 dwelling units	2022-29
FLU-22-06-5	Illinois-Crown	Rural	Residential [2 single family dwelling units with accessory structures]	2022-32
FLU-21-05-3	Drake Pointe	Rural Transition	Residential [535 dwelling units and 46% open space] with associated amenities	2022-49
FLU-22-04-4	Mount Dora Groves South	Regional Office	Residential [783 dwelling units with associated recreation facilities], Commercial [150,000-square feet], and 25% open space	2022-56
FLU-22-01-3	Atlantic Housing PUD	Urban High Density	175 dwelling units	2023-01

(Ord. No. 2019-7, § 2, 1-29-2019; Ord. No. 2019-72, § 2, 10-22-2019; Ord. No. 2020-64, § 2, 10-27-2020; Ord. No. 2021-37, § 2, 10-5-2021; Ord. No. 2021-39, § 2, 10-5-2021; Ord. No. 2022-29, § 2, 7-5-2022; Ord. No. 2022-32, § 2, 8-2-2022; Ord. No. 2022-49, § 2, 11-1-2022; Ord. No. 2022-56, § 2, 12-6-2022; Ord. No. 2023-01, § 2, 1-3-2023)

GOAL I-8 WELLNESS WAY AREA PLAN

The intent of the Wellness Way Area Plan, which is an Urban Service Area under Section 163.3164(50), Florida Statutes (2015) (hereinafter, "WWUSA"), is to create a long-term master plan for the South Lake region which promotes significant economic development while encouraging fiscally efficient and well-balanced development patterns that minimize environmental impacts and leverage existing resources.

The following Objectives and Policies shall govern the WWUSA as depicted on the Future Land Use Map. In the event that these Goals, Objectives or Policies present either an express (direct) or implied (indirect) conflict with the Goals, Objectives and Policies that appear elsewhere in the comprehensive plan, the provision elsewhere in the comprehensive plan that is in direct or indirect conflict with a Wellness Way Goal, Objective or Policy shall not apply to the WWUSA area. All Goals, Objectives and Policies in the Lake County Comprehensive Plan that do not directly or indirectly conflict with this Goal and associated Objectives and Policies shall apply to the WWUSA area depicted on the Future Land Use Map.

The primary intent of the Urban Service Area is to effectuate positive change for the following initiatives:

- Job creation and economic development
- Regional transportation connectivity
- Creation of the wellness corridor/recreation/open space network
- Promotion of recreation and healthy living
- Water smart approaches
- Preservation of scenic resources including topography
- Health and wellness community development

To achieve these initiatives in the Urban Service Area these Goals, Objectives and Policies (GOPs) specifically address the unique conditions of Wellness Way. It is paramount for these GOPs to be flexible for the long term horizon of development in Wellness Way. Further, to provide predictability within the Urban Service Area, there are seven (7) future land use categories (FLUC) as described below:

A. Multi Use L
B. Multi Use W
C. US 27
D. Neighborhood
E. Wellness Way North
F. Conservation Subdivision
G. Water Conserv II

These seven future land use categories are depicted on the Future Land Use Map. The Map will also identify the five proposed arterial roadways that make up the primary roadway network. Final primary roadway alignments may be determined in the Planned Unit Development (PUD) process or through an independent alignment study.

The WWUSA is based upon providing sufficient land area to achieve a target of 1.25 to 1 jobs-to-housing ratio. The plan will also require significant open space set asides within each PUD to ensure internal open space connectivity as well as connectivity to Lake Louisa State Park, Orange County, and the City of Clermont. While locations of the Future Land Use Categories are provided by the Urban Service Area and the Future Land Use Map, the decisions on where specific land uses occur is defined by the Framework Map at the next required planning step; the PUD.

OBJECTIVE I-8.1 ECONOMIC DEVELOPMENT

Through the WWUSA, Lake County shall develop a comprehensive economic development and branding strategy that achieves a target jobs-to-housing ratio within the WWUSA by focusing on growth and retention of target industries and the complimentary land uses and infrastructure needed to support them.

Policy I-8.1.1 Jobs-to-Housing Ratio, Minimum Non-Residential Square Feet & Land Area Set-Asides

Lake County shall seek to achieve a target jobs-to-housing ratio of 1.25 jobs per one (1) dwelling unit (1.25:1) within the WWUSA area. The target jobs-to-housing ratio will be achieved by ensuring a minimum volume of employment generating non-residential uses can be accommodated within the planning area. The County shall analyze each PUD submittal to ensure the PUD reserves an adequate amount of land for employment uses to

achieve the desired volume of non-residential square footage that will produce the targeted ratio for the overall Wellness Way planning area.

To ensure that an adequate volume of land is set aside to accommodate the required non-residential square footage, a FLUC specific minimum FAR (as shown in Policy 1-8.2.1.2) is applied to the non-residential square footage requirement. All PUDs are required to set aside enough acreage, as calculated above, to accommodate the required non-residential square footage at the minimum average FAR.

Land use types that can be counted towards the non-residential square footage requirements include traditional, job-generating commercial, office and industrial uses (where appropriate), as well as other job-generating land uses, such as secondary education facilities, hotels, technical schools and hospitals/medical.

Policy I-8.1.2 Target Industries

Non-residential employment development within the WWUSA shall target, but are not limited to, a broad base of industry sectors. This will allow for a diverse and dynamic range of economic development and job growth opportunities. Target industries may include:

A. Ag-Tech
B. Eco-tourism and Agri-tourism
C. Education and Health Services
D. Human Performance, Sports Medicine and Sports Training
E. Leisure and Hospitality
F. Manufacturing
G. Medical and bio-medical
H. Professional and Business Services
I. Research Facilities
J. Retail Trade
K. Transportation, Trade and Utilities

Policy I-8.1.3 Technology Infrastructure

Key to the success of the WWUSA will be the application of an advanced technology infrastructure network. PUDs within the WWUSA shall include an analysis of technology infrastructure to determine if the most current and innovative technologies are being utilized. PUDs shall identify technology infrastructure corridors and shall develop a strategy for ensuring the long term viability of the technology infrastructure network.

Policy I-8.1.4 Energy Conservation

A primary component to the WWUSA will be the use of alternative energy sources to promote economic development. The use of sustainable energy generation will attract businesses and foster the proliferation of green technology. Alternative energy resources should be encouraged as a power source for residential and non-residential development alike. PUD's should demonstrate how alternative energy sources will be incorporated into the development when economically feasible.

Policy I-8.1.5 Economic Development Incentives

Within 12 months of adoption of the WWUSA, Lake County shall develop a program intended to attract and retain target industries within the WWUSA area. This program may include financial incentives, expedited permitting and review processes, flexibility in development standards and marketing/branding initiatives.

OBJECTIVE I-8.2 LAND USE, HIERARCHY OF PLACE AND WELLNESS CORRIDORS

The intent of the Urban Service Area is to create a fiscally efficient development pattern through a diversity of land uses and locally appropriate urban form. The Urban Service Area shall promote land use densities,

intensities and mixed uses that integrate and support alternative transportation modes, decrease trip lengths, and promote internal capture. The Framework Map shall guide the relationships of land use, transportation, Wellness Space and is intended to provide a hierarchy of place within each PUD.

Policy I-8.2.1 Future Land Use Categories

The following six future land use categories, as depicted on the Future Land Use Map, shall be unique to the WWUSA and are intended to provide for a broad range of compatible and complimentary uses including employment, housing, recreation, agriculture and conservation uses. The general purpose of each category is described below. Specific allowable uses shall be provided for in the implementing Land Development Regulations, design guidelines and standards.

A. The **Multi-Use FLUC** is intended to be the primary concentration of employment and non-residential uses in Wellness Way. There are two distinct Multi-Use Districts. The Multi-Use W District is centered on the intersection of Wellness Way and US 27. The Multi-Use L District, supporting increased options for logistics and distribution, occurs at the planned County Road 455 and the Lake-Orange Connector expressway.

B. The **US 27 FLUC** is intended to support moderate density residential, commercial, and employment uses that serve the daily needs of the residents and employees from nearby neighborhoods and workplaces. The District is not intended to create a conventional 'strip commercial' frontage along US 27.

C. The **Neighborhood FLUC** is intended to support lower density neighborhood development outside the boundaries of Wellness Way's community and employment centers in the US 27 and Multi-Use Districts. This is the largest district and requires flexibility in design to accommodate neighborhood and housing types for many market segments.

D. The **Conservation Subdivision FLUC** is intended to promote a balance between carefully designed residential development while supporting the ecological value of the 'mosaic' of wetlands and uplands that characterize the area. Recognition of wildlife corridors is central to the purpose of the District.

E. The **Wellness Way North FLUC** is intended to implement the existing Wellness Way Area Plan allocation of low density residential with the required minimum of non-residential/employment square footage.

F. The **Water Conserv II FLUC** is intended to recognize the public ownership nature of the land holding and as such, no private urban land uses are permitted. Public facilities, including schools, utilities and other support facilities for public uses are permitted. Public access as an open space amenity is highly encouraged.

These tiers' Future Land Use Categories and density and intensity calculations are described in Policy I-8.2.1.2.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.2.1.1 Future Land Use Categories Capacity Allocation

Development potential within the WWUSA shall be determined utilizing the "Maximum Capacity Allocation Table." The capacity calculations provided in the "Maximum Capacity Allocation Table" determine the maximum number of residential units that can be constructed within a PUD, and the minimum amount of non-residential acreage that must be set aside within the PUD. Regardless of the actual buildable densities and intensities (see Policy 1-8.2.1.2 for density and intensity calculations), the MAXIMUM number of residential units within a PUD cannot exceed the capacity calculations provided in the "Maximum Capacity Allocation Table." Similarly, the set asides for non-residential uses cannot fall below the MINIMUM capacity determined utilizing the "Maximum Capacity Allocation Table." "Capacity" is calculated utilizing "net acres" (gross acres minus wetland acres minus water body acres).

All net acreage within Wellness Way shall be allocated to one of three categories according to the table below:

1. Open Space; lands comprising the Wellness Space and Green Space areas
2. Center: Area for required non-residential uses and associated residential uses

3. Residential: Area of residential uses

Future Land Use Category	Open Space Minimum	Residential Maximum	Center Minimum
Neighborhood	30%	65%	5%
US 27	30%	55%	15%
Multi-Use	30%	50%	20%
Conservation Subdivision	50%	50%	NA
Wellness Way North 1	30%	60%	10%
Wellness Way North 2	30%	60%	10%
Wellness Way North 3	30%	60%	10%

Each upland acre regardless of tier designation shall receive an allocation of residential capacity and be required to set aside non-residential acreage according to the figures provided below, with the exception of existing PUDs, which maintain their current entitlements until such time as a PUD is approved.

Future Land Use Category	Maximum Capacity / Net Residential Acre	Minimum FAR / Net Non-Residential Acre
Neighborhood	3.60 (d.u.)*	0.30
US 27	5.75 (d.u.)	0.25
Multi-Use	8.00 (d.u.)	0.20
Conservation Subdivision	2.70 (d.u.)	0.00
Wellness Way North 1	3.08 (d.u.)	0.33
Wellness Way North 2	2.67 (d.u.)	0.25
Wellness Way North 3	2.25 (d.u.)	0.17

*The maximum capacity for the Neighborhood District may be enhanced up to 20%, using one or more of the following:

1. An extraordinary upfront capital contribution to off-site public infrastructure within Wellness Way including but not limited to:
   a. Public parks
   b. Public open space
   c. Public trail system
   d. Water Conserv II trail system
   e. Bike/pedestrian bridge over US 27
   f. Any other contribution to public infrastructure and/or public facilities
2. Transfer of density from Conservation Subdivision District or Wellness Way North District via a Final Master PUD.

Any proposed enhancement to the maximum capacity of the Neighborhood District is not a right granted by this policy but must be proffered at the time of consideration of the Master PUD. The proposed maximum capacity enhancement shall be evaluated based on achieving the Goal and Objective of the Wellness Way Area Plan.

Example Residential Capacity and Non-Residential Acreage Set-Aside Calculation: A proposed PUD contains 500 net acres (gross acres minus wetland acres minus water body acres) within the Neighborhood District and 250 net acres within the Multi-Use District. The Neighborhood District FLUC allows a Residential land allocation of up to 65% and requires a Center land allocation of at least 5%. The Multi-Use District FLUC allows a Residential land allocation of up to 50% and requires a Center land allocation of at least 20%. The Neighborhood District FLUC allows a density of 3.60 dwelling units per net Residential acre and requires a minimum average FAR of 0.30 per net Center acre. The Multi-Use District FLUC allows a density of 8.00 dwelling units per net Residential acre and requires a minimum average FAR of 0.30 per net Center acre.

Step 1: Land Allocation Calculation

- Neighborhood District
  - Residential Maximum: 500 net acres *65% Residential = 325 acres
  - Center Minimum: 500 net acres *5% Center = 25 acres
  - Open Space Minimum: 500 net acres *30% Open Space = 150 acres
- Multi-Use District
  - Residential Maximum: 250 net acres *505 Residential = 125 acres
  - Center Minimum: 250 net acres *20% Center = 50 acres
  - Open Space Minimum: 250 net acres *30% Open Space = 75 acres
- Total Land Allocation
  - Residential Maximum: 450 acres
  - Center Minimum: 75 acres
  - Open Space Minimum: 225 acres

Step 2: Maximum Density Calculation

- Neighborhood District: 500 net acres *65% Residential *3.6 du/ac = 1,170 dwelling units
- Multi-Use District: 250 acres *50% Residential *8.0 du/ac = 1,000 dwelling units
- Total Dwelling Units = 2,170

Step 3: Minimum Non-Residential Calculation

- Neighborhood District: 500 net acres *5% Center *0.30 FAR = 326,700 sf
- Multi-Use District: 250 net acres *20% Center *0.30 FAR = 653,400 sf
- Total Minimum Non-Residential Program – 980,100 sf

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

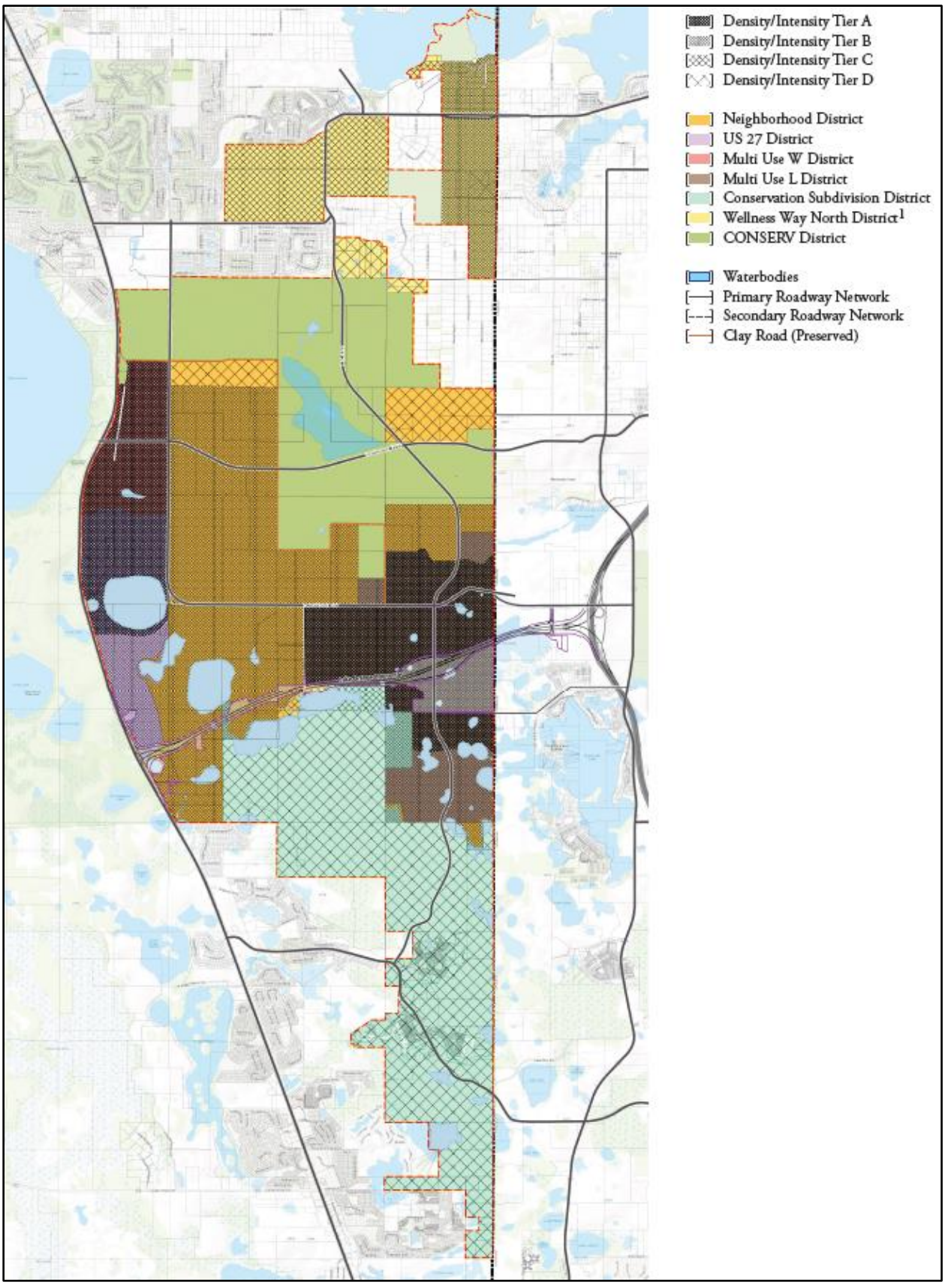
Policy I-8.2.1.2 Future Land Use Categories Density and Intensity Calculations

Within the WWUSA, density and intensity calculations provide guidelines for the construction of residential units and non-residential square footage. Density and intensity calculations do not determine the total number of residential units and non-residential square footage allowed; those calculations are referred to as "capacity" and are provided in Policy I-8.2.1.1. Densities and intensities are calculated utilizing "net buildable acres" (Gross acres minus wetland acres minus water body acres minus designated open space, see Policy I-8.2.5. for open space guidelines) within the building footprint for that land use type (residential vs. non-residential). The total number of residential units within a PUD cannot exceed the maximum residential capacity calculation as indicated in Policy I-8.2.1.1 (This does not include potential right-of-way density bonuses (Policy I-8.8.1). The minimum and maximum net density and intensity for any development site within a PUD is set by the following table and map:

Future Land Use Category Density/Intensity Tier Summary Table

Future Land Use Category	Minimum Density / Net Buildable Acre	Maximum Density / Net Buildable Acre	Minimum Average FAR	Maximum Average FAR
Tier A	6.00 (d.u.)	25.00 (d.u.)	0.25	2.00
Tier B	3.00 (d.u.)	20.00 (d.u.)	0.25	2.00
Tier C	2.50 (d.u.)	15.00 (d.u.)	0.15	2.00
Tier D	2.00 (d.u.)	10.00 (d.u.)	0.15	2.00

Density Tier Map


Density/Intensity Tier A
Density/Intensity Tier B
Density/Intensity Tier C
Density/Intensity Tier D
Neighborhood District
US 27 District
Multi Use W District
Multi Use L District
Conservation Subdivision District
Wellness Way North District[1]
CONSERV District
Waterbodies
Primary Roadway Network
Secondary Roadway Network
Clay Road (Preserved)

1

Policy I-8.2.1.3 Location and Timing of Non-Residential Construction

Land areas set aside for the purpose of non-residential uses will be termed Centers. Non-Residential development must occur within a Center. Centers may have a mix of non-residential and residential uses All Centers shall be appropriately placed in commercially viable locations located along an arterial of collector road.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.2.2 Urban Form Guiding Principles

WWUSA is envisioned as a mixed-use area proximate to arterial thoroughfares. Land uses within WWUSA are intended to be flexible allowing employment, residential, institutional, agriculture and Wellness/Green Space. Urban Service Area Goals, Objectives and Policies establish urban form guiding principles as follows:

A. The overall community is intended to include a mix of uses that integrate residential, non-residential and open space networks. The overall Framework Plan and standards were developed to ensure desired percentage distribution of uses within Wellness Way.

B. An interconnected Wellness/Green Corridor network including a trail system to reach destinations within WWUSA such as Centers, schools, parks as well as neighborhoods.

C. Plan for and implement regional roadway connectivity as generally depicted on the Future Land Use Map.

D. An emphasis on complete streets and multi-modal facilities (bike trails, on-street parking, enhanced pedestrian environments).

E. A green strategy considering a balance of development, preservation, energy, conservation and water conservation.

F. School centered development pattern with a co-located neighborhood park and connectivity to the Wellness Corridor network for each school.

G. Neighborhood scale development based upon a pedestrian orientation with neighborhood centers/parks as the center of the neighborhood to create neighborhood identity and place.

H. Allow interim and/or permanent agricultural uses.

I. All development will adhere to dark sky standards.

These guiding principles shall be specifically demonstrated in all PUDs.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.2.3 Pedestrian Orientation

Design decisions must be oriented to the pedestrian scale. This begins at the Urban Service Area level, and is documented in the Design Guidelines and Standards that implement this plan which must be incorporated in the development standards for each PUD zoning and culminates at the detailed design level with the specifications for complete street design.

Policy I-8.2.4 Wellness Corridors

Wellness Corridor (WC) networks connect communities, Multi-Use Districts, Centers, neighborhoods and destinations together in a series of integrated trail and pedestrian facilities. WC networks may contain the following elements:

A. Community farms and gardens

B. Wetlands

C. Water bodies

D. Preserved uplands

E. Trails, pedestrian ways and bikeways

F. Viewsheds and scenic resources
G. Cultural and environmental resources
H. Parks/recreation facilities for active and passive use
I. Stormwater management facilities

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.2.5 Open Space

The WWUSA will preserve a significant amount of land area in the form of open space and natural protected areas. The natural protected areas include wetlands and water bodies. Open space will be divided into two separate categories, Wellness Space and Green Space, with each type allowing different uses.

Wellness Space includes land area that remains minimally developed, such as trails and boardwalks, as part of a natural resource preserve or active/passive recreation area. Wellness Space also includes land area open to public access and gathering places, such as parks, piazzas, plazas and urban squares. Wellness Space may include permeable storm water areas if enhanced as amenities using native vegetation. Open water bodies, completely surrounded by uninterrupted Wellness Space, may also be counted as Wellness Space.

Green Space includes land areas for the purpose of protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, or protection of vegetative communities or wildlife habitat and shall include land preserved for conservation purposes. Green Space should be maintained in such a way to encourage the proliferation of native flora and fauna. Active recreation is prohibited in Green Space; passive recreation is allowed in Green Space.

PUD's in all WWUSA FLUCs will identify and reserve 20% of the net acres as Wellness Space and 10% of the net acres as Green Space. Wetlands and water bodies cannot be counted towards a PUD's Wellness Space or Green Space allocation, with the exception of water bodies that are completely surrounded by uninterrupted Wellness Space, in which case, up to 25% of the water body may be counted towards the Open Space requirement. A 50-foot wide continuous upland buffer is required around all wetlands and waterbodies counted towards Open Space.

Open Space is meant to provide an amenity to the community and should be designed to promote public access. Open Space tracts are encouraged to be placed in the interior of a PUD. Narrow open space tracts, boarding the perimeter of a PUD, being used solely as a buffer, shall be discouraged. All open space calculations shall be determined during the PUD review process and shall be phased consistent with development.

(Ord. No. 2022-22, Exh. "B". 5-3-2022)

Policy I-8.2.6 Conservation Lands

The determination of areas most suitable for permanent preservation shall occur during the preparation of a Planned Unit Development (PUD). The permanent preservation of suitable areas through recordation of conservation easements, consistent with Section 704.06, Florida Statutes, as amended, shall correspond with each development phase or stage. Once an area is placed in permanent preservation, either through easement or acquisition, the Future Land Use Map designation of that area may be amended to Conservation.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.2.7 Trout Lake Wellness Trail

All properties having frontage on Trout Lake shall as part of the Wellness Space requirements, provide at least a 50' wide corridor and multi-use trail adjacent to the lake edge for a publicly accessible trail.

OBJECTIVE I-8.3 MOBILITY

Development within the WWUSA area shall be managed to reduce vehicle trips, minimize vehicle trip lengths, and reduce vehicle miles travelled through the encouragement of clustered mixed-use development and the internal capture of trips and through the development of an interconnected, transportation network. The proposed arterial roadways as generally depicted on the Future Land Use Map make up the primary roadway network. Final primary roadway alignments and additional connections may be determined in the PUD process.

Policy I-8.3.1 Primary Roadway Network

System-wide transportation capacity within the WWUSA area shall be achieved through the design and development of an interconnected, multi-modal roadway network with appropriately spaced and properly sized roadway, pedestrian, bicycle, transit and alternative vehicular components.

Planned Unit Developments (PUD) within the WWUSA shall be generally consistent with the primary roadway network identified on the Framework Map and as listed below. Any deviations from the number and location of primary roadways identified on the Framework Map shall not deteriorate the high level of interconnectivity within the Urban Service Area's network. Deviations to a significant extent are possible to protect environmentally sensitive lands so long as the continuity of the network and each of the multimodal features for that facility are maintained.

Primary Roadway Network

A. Wellness Way from US 27 to the Orange County Line
B. Hancock Road from Wellness Way to Hartwood Marsh Road
C. Schofield Road from the intersection of Wellness Way and Hancock Road to the Orange County Line
D. CR 455 Extension from the Hartwood Marsh Road to Sawgrass Bay Boulevard

Each PUD shall be required to assess its proportionate share of roadway impacts to the Primary Roadway Network, as well as impacts to US 27 and Hartwood Marsh Road. The findings of this assessment shall be used as the basis for mitigating transportation impacts in a Roadway/Transportation Impact Fee Credit Agreement with Lake County.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.3.2 Roadway Network

Thoroughfares within the WWUSA shall be designed to accommodate pedestrians, bicycles, transit, freight, and motor vehicles within a circulation network with the allocation of right-of-way provided for in the PUD approval process. To assist with the design of future roadways and ensure that these facilities consider all modes of transportation, typical complete street cross-sections shall be established in the Land Development Regulations, and shall be used to guide the design of proposed facilities during the PUD process.

Policy I-8.3.3 Pedestrian Facilities

Through a complementary relationship between transportation, land use and urban design, development within the WWUSA shall support walking as an important part of daily travel. Design and construction of transportation facilities and land uses within the Urban Service Area shall give highest priority to walking as a basic and efficient mode of transportation and may include the following:

a. Appropriately sized and obstruction-free sidewalks connecting residential neighborhoods to employment districts, retail areas, parks and schools;
b. Well designed and highly-visible crosswalks which ensure pedestrian safety in areas where conflicts with vehicular traffic may occur;
c. The use of streetscapes that offer a safe and inviting environment for pedestrians especially by providing shade, amenities and buffering from vehicular traffic; and/or,

d. Pedestrian oriented design of buildings adjacent to sidewalks including, minimal front setbacks, entrances that provide direct access from the public sidewalk, maximum first floor opacity standards, and the placement of vehicular use areas to the back or side of buildings.

e. Provision of Wellness Corridors with multi-use paths and trails.

Policy I-8.3.4 Bicycle Facilities

PUDs within the WWUSA shall include a safe and continuous bicycle network that encourages cycling as both a means of transportation and a recreational activity. Bicycle networks shall connect residential neighborhoods with the Multi-Use Districts, Centers, neighborhoods and parks and schools. These facilities may include:

a. Shared lane markings;

b. Designated bike lanes;

c. Separated bike facilities or "cycle tracks"; and/or,

d. Multi-use paths and trails.

(Ord. No. 2022-22, Exh. “B”, 5-3-2022)

Policy I-8.3.5 The ‘Wellness Ridgeway’

The Wellness Ridgeway Network is intended to be a system of trails providing non-motorized transportation within and through Wellness Way. The Network is organized to provide both recreational and functional use to origins and destinations such as parks and schools within Residential areas and employment and commercial areas in Centers. The Network is made up of four types of trails:

A. Trunk Trail

B. Neighborhood Trail

C. Clay Road

D. Water Conserv II Trail

The implementing Design Guidelines and Standards shall establish design criteria for each type of trail. The Wellness Ridgeway is a component part of the overall Wellness Corridor Network.

(Ord. No. 2022-22, Exh. “B”, 5-3-2023)

Policy I-8.3.6 Transit

Centers located on arterial and collector roads offer the future opportunity for the Regional Transit Authority to consider providing transit service to and between Multi-Use Districts, Centers and other regional destinations.

(Ord. No. 2022-22, Exh. “B”, 5-3-2023)

Policy I-8.3.7 External Trip Reduction

PUDs within the WWUSA shall introduce measures that produce a reduction in net external trips. A variety of options and innovative techniques to meet this goal shall be included in the PUD including Wellness Corridors, complete streets, a pedestrian oriented design emphasis and the possible inclusion of future transit service.

(Ord. No. 2022-22, Exh. “B”, 5-3-2023)

Policy I-8.3.8 Level of Service

The minimum roadway level of service standard with in the WWUSA shall be "E" except for US 27 which shall remain at LOS "D."

(Ord. No. 2022-22, Exh. “B”, 5-3-2023)

Policy I-8.3.9 Multimodal Street Design Standards

Lake County shall establish design standards to ensure streets are safe, convenient and appealing for all modes of travel, including automobiles, trucks, bicycles and pedestrians and possible future bus service. Strategies shall include marked crosswalks, wider sidewalks, on-street parking, traffic calming, raised medians, adequate drainage or other appropriate safety enhancements that reduce hazardous conflicts between modes and that are consistent with the planned functions of the roadway.

(Ord. No. 2022-22, Exh. "B", 5-3-2023)

Policy I-8.3.10 Connectivity

To promote communities that are physically connected to each other and to foster community and connectedness beyond the development, all PUDs shall include sub-arterial streets stubbed to the boundary of the development in all cardinal directions unless physically constrained by natural or other features. Development plans within a PUD shall include streets connecting to all streets stubbed to the boundary of adjacent development plans. Street connections shall be made between adjacent development regardless of the parent development and adjacent land uses in order to continue the interconnected street network.

Lake County shall coordinate the interconnection of the roadway network with Orange County roadways to the east. Wellness Way, Schofield Road, Old YMCA Road, and Sawgrass Bay Blvd (to Flemings Road) are critical east-west connections that would benefit both Counties.

(Ord. No. 2022-22, Exh. "B", 5-3-2023)

Policy I-8.3.11 Land Use

The WWUSA land use densities, intensities and mixture of land uses integrate and support alternative transportation modes, enhance multi-modal transportation, decrease trip lengths, and promote internal capture.

(Ord. No. 2022-22, Exh. "B", 5-3-2023)

OBJECTIVE I-8.4 NATURAL AND SCENIC RESOURCES

The WWUSA area is home to many natural resources; the area consists of xeric uplands, wetlands and surface waters, most notably Trout Lake, Adain Lake, Sawgrass Lake, and the Urban Service Area borders Johns Lake to the north. The Planned Unit Developments (PUDs) shall provide for the conservation of significant natural, scenic and cultural resources through the creation of an interconnected open space known as the WC network within the WWUSA area. These resources and corridors shall be specifically demonstrated in the PUDs.

Lake County shall protect its natural resources in the WWUSA area through adoption of PUDs that promote the preservation or conservation of environmentally sensitive lands to include habitats containing listed animal and plant species. Natural resource protection shall be achieved through mechanisms such as buffer requirements, lower allowable densities in environmentally sensitive areas, open space preservation requirements, removal of exotic plant and animal species, maintenance of corridors, preservation of native vegetation, control of hydrological characteristics, and through use of clustering to help minimize the effect of development. The permanent preservation of suitable areas through recordation of conservation easements, consistent with Section 704.06, Florida Statutes, as amended, shall correspond with each development phase or stage. Policy III-3.2.5, Native Vegetation, Habitat, and Wildlife within Development Projects shall also be adhered to, and utilized when processing a PUD.

Policy I-8.4.1 Identification of Environmentally Sensitive Areas

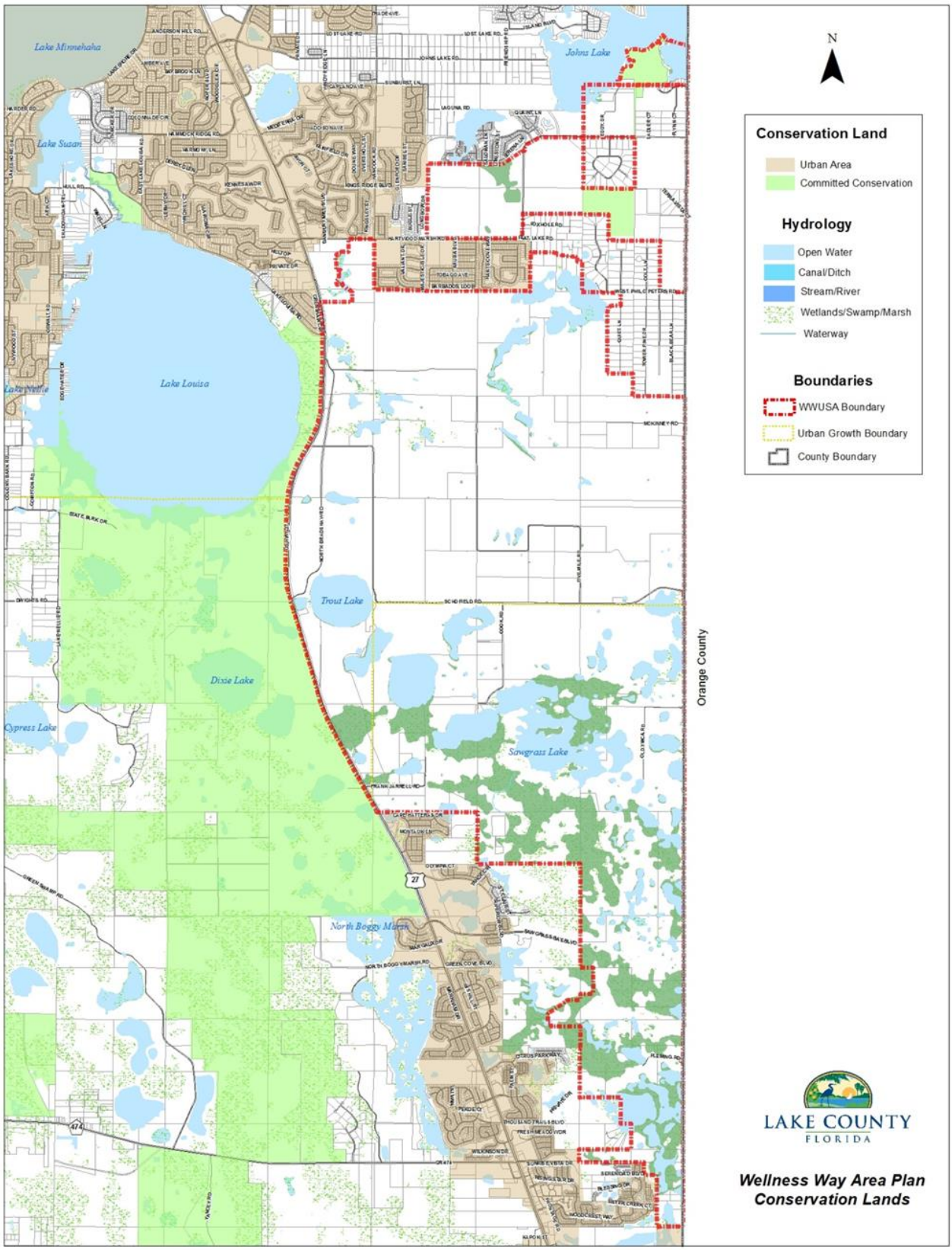
The Wellness Way Future Land Use Map generally identifies areas of potential environmentally sensitive lands within the Urban Service Area. The Conservation Land Map shall guide the preparation of subsequent PUDs and their respective detailed identification of lands for permanent protection or preservation.

Policy I-8.4.2 Identification and Preservation of Wetlands and Water Bodies

Wetlands and water bodies shall be delineated during the PUD process. The types, values, functions, sizes, conditions and locations of wetlands within the planning area, shall be determined through on site studies and field verification as the primary data source conducted by qualified professionals in accordance with state and federal regulations, guidelines and procedures. The existing wetland systems have several important functions, including flow of water (lakes are connected by waterways and streams), and habitat for plants and wildlife. Wetland impacts shall be carefully planned so as to avoid inordinate impacts to the wetlands system.

A mandatory minimum setback of 50 feet from all jurisdictional wetland lines shall be established in the PUDs, and a minimum 50 foot wide buffer shall apply to all retained isolated andands, non-isolated wetlands, and rivers and streams, except where the required buffer makes a lot unbuildable, in which case a variable buffer consisting of a minimum width of 15 feet and average width of 50 feet shall be provided.

A Conservation Lands Map of the Wellness Way area is shown below:


Lake Minnehaha
Lake Susan
Lake Louisa
Johns Lake
Trout Lake
Dixie Lake
Cypress Lake
Sawgrass Lake
North Boggy Marsh
Orange County
N
Conservation Land
Urban Area
Committed Conservation
Hydrology
Open Water
Canal/Ditch
Stream/River
Wetlands/Swamp/Marsh
Waterway
Boundaries
WWUSA Boundary
Urban Growth Boundary
County Boundary
LAKE COUNTY
FLORIDA
Wellness Way Area Plan
Conservation Lands

1
2
3

Policy I-8.4.3 Conservation of Regionally Significant Natural Resources

The Critical Lands and Waters Identification Project (CLIP), and Florida Fish and Wildlife Conservation Commission (FFWCC) databases shall be consulted during the preparation of PUDs within the WWUSA area. Areas designated as Priority 1 or 2 within the CLIP database and areas within the FFWC database containing known locations of rare and imperiled species of plants and animals shall be given the highest consideration for protection or preservation within a PUD. Applicants shall ensure their environmental assessment identifies any species listed on the Florida Endangered and Threatened Species protected under Section 379.411, Florida Statutes, and listed under Rule 68A-27.003, Florida Administrative Code.

There are no known species that occur in the area that require special management plans or planning considerations other than the gopher tortoise, a state-designated threatened species; the bald eagle, which is not currently listed as a threatened or endangered species; and sand skink, which are listed as federally-designated threatened. The Wildlife Resources Map, shown below, illustrates known wildlife occurrences within the area.

N
Wildlife
Eagle Nest
Eagle Nest 600' Buffer
Sand Skink
Gopher Tortoise
Boundaries
WWUSA Boundary
Urban Growth Boundary
County Boundary
Orange County
Lake Louisa
Trout Lake
Davis Lake
Adair Lake
Sawgrass Lake
Hancock Lake
North Boggy Marsh
Lake Nicholson
Flat Lake
Johns Lake
Lake Minnehaha
Lake Fisher
LAKE COUNTY
FLORIDA
Wellness Way Area Plan
Wildlife Locations

1

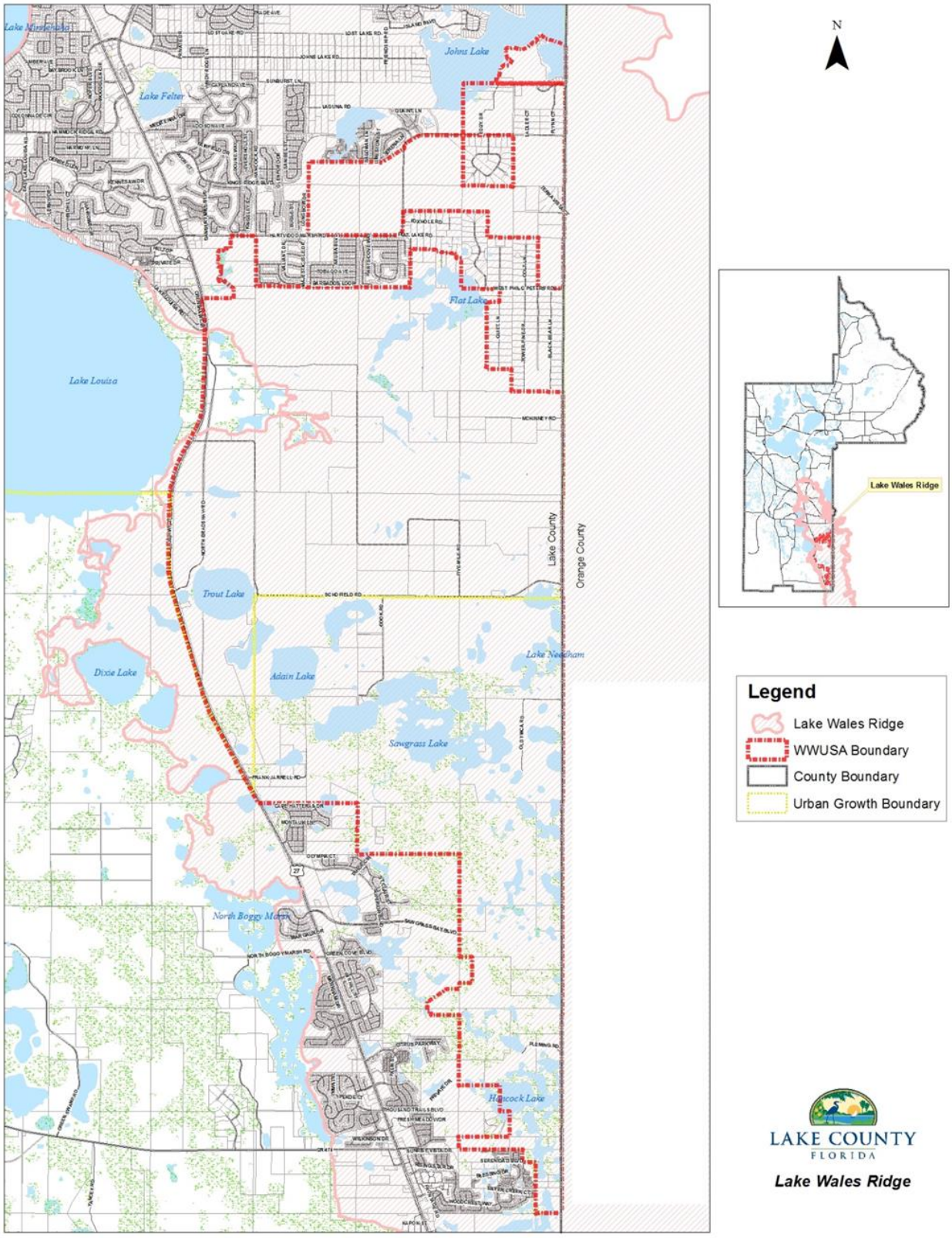
Endangered and threatened species shall be afforded protection based on the regulatory requirements of the U.S. Fish and Wildlife Services, the Florida Fish and Wildlife Conservation Commission (FFWCC), and the Florida Department of Environmental Protection.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.4.4 Lake Wales Ridge

The Lake Wales Ridge follows the east side of US Highway 27 south from Lake Apopka through Polk County and ending in Highlands County. The ridge consists of an ecosystem known as scrub and is currently home to 53 rare, indigenous and endangered plant and animal species including the Florida scrub jay, sand skink, and scrub mint. The planning area is located east of US Highway 27; the Lake Wales Ridge is illustrated on the Lake Wales Ridge Map shown below.

Endangered and threatened species shall be afforded protection based on the regulatory requirements of the U.S. Fish and Wildlife Services, the Florida Fish and Wildlife Conservation Commission (FFWCC), and the Florida Department of Environmental Protection.


Lake Minneola
Johns Lake
Lake Felter
Flat Lake
Lake Louisa
Lake County
Orange County
Trout Lake
Dixie Lake
Adain Lake
Lake Needham
Sawgrass Lake
North Boggy Marsh
Hancock Lake
N
Lake Wales Ridge
Legend
Lake Wales Ridge
WWUSA Boundary
County Boundary
Urban Growth Boundary
LAKE COUNTY
FLORIDA
Lake Wales Ridge

Policy I-8.4.5 Wildlife Data

An applicant for a PUD shall submit baseline data consistent with the guidelines for ant state of federally listed wildlife or plant species, based on Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service survey methodologies and casual observation on non-listed wildlife and plant species. The purpose of the baseline data is to recognize the cumulative effects that development within the WWUSA is having on species diversity and habitat over a period of time.

An applicant for a PUD shall submit baseline data consistent with the current survey protocols for all listed species that may occur within the development area as well as accessible appropriate buffers as defined by the listed species' survey protocols, prior to conducting detailed surveys. Guidance related to species-specific survey protocols can be found in the FWC's Florida Wildlife Conservation Guide. Surveys shall be conducted prior to clearing and construction in accordance with the survey protocols. The purpose of the baseline data is to recognize the cumulative effects that development within the WWUSA is having on species diversity and habitat over a period of time.

1. This survey shall be conducted in accordance with U.S. Fish and Wildlife Service (USFWS) or FWC guidelines and methodologies by a person or firm that is knowledgeable and experienced in conducting flora and fauna surveys for each potentially occurring listed species.
2. FWC's survey protocols and permitting guidelines for the gopher tortoise may be downloaded from the FWC website.
3. This survey shall identify locations of breeding sites, nests, and burrows for listed wildlife species. Nests and burrows shall be recorded with global positioning system (GPS) coordinates, identified on an aerial photograph and submitted with the final listed species report. Locations should be physically marked so that clearing and construction shall avoid impacting them.
4. This survey shall include an estimate of the acreage and percent cover of each existing vegetation community that is contained within the Certified Site area to be impacted prior to land clearing and construction activities using a geographic information system (GIS). Examples of such wildlife-based habitat classification schemes include Florida's State Wildlife Action Plan (FWC 2019) or the Natural Communities Guide (Florida Natural Areas Inventory 2010).

Policy I-8.4.6 Identification and Preservation of Xeric Uplands

During the preparation of PUDs, upland areas containing xeric or scrub habitats should be analyzed closely for permanent preservation. Large habitat patches in close proximity to each other provide for the greatest species diversity and minimizes extinction probabilities; small patches that are isolated are less likely to preserve species. Habitat fragmentation shall be discouraged. If preserved, these areas may serve as relocation sites for gopher tortoises, sand skinks, and other xeric-adapted species that may be present within the Urban Service Area and surrounding areas.

Policy I-8.4.7 Creation of the Natural Components of the Wellness Corridor Network

At build-out, the WWUSA area shall contain a large, interconnected WC network comprised of water bodies, wetlands, open space, important upland habitats and publicly owned lands. This system shall serve to protect environmentally sensitive lands, allow for the continued and safe movement of wildlife and provide for significant passive recreation areas for the residents, employees and visitors.

Native Vegetation within Corridors
Non-native landscape species shall be prohibited within these corridors, with the exception of turf grass used as road or yard stabilizer. Vegetation identified on the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited.

Movement of Wildlife Crossings
Collaboration with the Florida Fish and Wildlife Conservation Commission (FFWCC), the U.S. Fish and Wildlife Service, and the Florida Department of Transportation shall be required to establish standards and locations for the movement of wildlife on public roads and other corridors, as well as ensuring the crossings or corridors are of the appropriate size.

Each PUD shall be reviewed for consistency with this policy during the approval process.

Policy I-8.4.8 Site Development Standards

An applicant for a PUD shall be required to prepare a site development plan based on standards that promote preservation of wildlife during development and promote the provision of usable habitat post-development. Site development standards shall include, but are not limited to, monitoring, low-voltage lighting, berms, and fencing. Post-development measures may include, but are not limited to, planting of native vegetation, low-voltage lighting, berms, and fencing. The County shall also require that vegetative communities and wildlife habitats be protected from adverse effects associated with development.

Applicants shall utilize FWC 's Florida Wildlife Conservation Guide to evaluate options to avoid or minimize impacts to wildlife during the project design. The PUDs shall include provisions to require that development preserve wetlands and portions of developable uplands containing designated species or rare upland habitats. The permanent preservation of suitable areas through recordation of conservation easements, consistent with Section 704.06, Florida Statutes, as amended, shall correspond with each development phase or stage. The PUD shall ensure the protection of trees and native vegetation with a target of protecting 50% of trees onsite. As appropriate, a tree replacement ratio may be implemented based on type and caliper. Special consideration shall be given to rare upland habitats and designated species within ecologically significant areas identified herein. The extent to which preservation of vegetative communities and wildlife habitats shall be protected and incorporated into protected open space on a development site, shall be determined during the PUD process.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.4.9 Water Conservation Based Landscaping

A significant amount of water resources are used for irrigation of landscaped spaces in traditional developments. In recognition of the limited water resources available in South Lake County, developers in the Wellness Way Urban Service Area shall base their landscaping plans on water conservation principles and practices. The County may develop a landscape design handbook which provides examples of water conserving landscape designs for commercial, residential and institutional developments as well as planted right of way areas. The handbook designs will feature the use of Florida native, drought tolerant species that require no irrigation once they have been established. The handbook will contain several design examples, listing acceptable plants and providing plan view layouts and pictorial representations of each design concept. Developers within the Wellness Way Urban Service Area shall utilize the handbook designs or shall propose a landscape design that conforms with water conservation principles for review during the permitting process. Exceptions may be granted for designs that receive irrigation solely from retained stormwater.

Policy I-8.4.10 Regulation For Reclaimed Water Shall Be Enforced To Prevent Adverse Environmental Impacts.

The intent of the WWUSA is to require 100% of landscape irrigation be provided by re-use water. Another type of non-potable water supply may be used for landscape irrigation if re-use water is not available to the PUD. In no instance shall potable water be used for landscape irrigation unless authorized by the St. Johns River Water Management District pursuant to Part II of Chapter 373, Florida Statutes.

Conservation programs, system interconnections and alternative water supply options such as reclaimed water reuse and storage, shall occur when accessible. All development containing irrigated open space shall be required to accept reclaimed water for irrigation when such reclaimed water is available adjacent to the development's boundary. Connection shall be made at the developer's cost.

Policy I-8.4.11 Black Bear Protections

The FWC has received 222 reports of human-bear conflicts within a 5-mile radius of the Wellness Way Area since 2011. Florida black bears are frequent in this area which is within the Central Bear Management Unit identified in the 2019 Bear Management Plan. Site designs for larger developments should locate conservation areas along the borders of developed areas, to avoid encouraging bears to forage within developed areas.

Homeowner's Associations are encouraged to provide residents with bear-resistant garbage cans as part of their regular waste service and include provisions in their deed restrictions to require residents to take measures to prevent attracting bears into the neighborhood.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.4.12 Smoke Shed Awareness

The proposed development project is within a smoke corridor that originates from the use of prescribed fire as a management tool on Hilochee Wildlife Management Area, Lake Louisa State Park, and other conservation lands within and near the Wellness Way Area. Prescribed fire is required to maintain many of the natural upland communities that exist on these conservation areas and may be required to maintain conservation areas established as part of the PUD process.

Deed restrictions shall be required for all new development within two miles of conservation lands within the WWUSA to inform the future residents that prescribed burning is an acceptable practice for natural resource management and that the area is within a smoke corridor.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

OBJECTIVE I-8.5 PUBLIC FACILITIES

The County shall require that all development be consistent with the Capital Improvements Element and the approved facility and service plans in order to discourage urban sprawl, meet adopted level of service standards, and thereby minimize associated public costs.

Policy I-8.5.1 Identification of Water Supplies

All new development shall connect to non-potable sources of water, such as reclaimed water, for landscape irrigation, when available. The availability of, and requirement to connect to, Alternative Water Supplies, including reclaimed water, will be determined during the PUD approval process unless the use of water from other water sources is authorized by the St. Johns River Water Management District pursuant to Part II of Chapter 373, Florida Statutes.

To ensure that the WWUSA's water suppliers (i.e., City of Clermont, Lake Utility Services, and Southlake Utilities) account for and meet the water needs of the WWUSA, the County will monitor, and participate as necessary, in those water suppliers' water supply planning related processes, such as water supply facility work plans, consumptive use permits, and the South Lake Regional Water Initiative.

Policy I-8.5.2 Potable and Re-use Water Facilities

The area served by Sunshine Water Services, or their successor, surrounding the planned interchange between the Lake-Orange Connector and CR 455 does not currently have potable and re-use water distribution and treatment facilities. Prior to any rezoning of properties in the Sunshine Water Services territory, the applicant for rezoning must provide, and the County must approve, a utility master plan for the property, including all off-site obligations for service. The utility master plan must demonstrate how the infrastructure will be financed and constructed.

(Ord. No. 2022-47, § 1, 11-1-2022)

Policy I-8.5.3 Sanitary Sewer Facilities

The area served by Sunshine Water Services, or their successor, surrounding the planned interchange between the Lake-Orange Connector and CR 455 does not currently have collection and treatment facilities. Prior to any rezoning of properties in the Sunshine Water Services territory, the applicant for rezoning must provide, and the County must approve, a utility master plan for the property, including all off-site obligations for service if required. The utility master plan must demonstrate how the infrastructure will be financed and constructed.

(Ord. No. 2022-47, § 1, 11-1-2022)

Policy I-8.5.4 Solid Waste Facilities

PUDs within the WWUSA shall include an analysis of solid waste impacts and, when necessary, mitigation plans that ensure adequate capacity exists to accommodate proposed demand.

Policy I-8.5.5 Parks and Trails Facilities

PUDs within the WWUSA shall include an analysis of parks and trails required to accommodate projected impacts and maintain the County's adopted level of service (LOS) for such facilities. If it is determined that one or more park sites within the proposed PUD are needed to accommodate projected impacts, then those sites shall be conveyed prior to the issuance of building permits for development within the PUD. The Framework Map shall be used as a guide to provide parks and trails facilities within the WWUSA area.

Trails within a proposed PUD that serve as a component of the WWUSA's multi-modal mobility system shall be identified as part of the PUD process. Conditions for the conveyance of the right-of-way required for such trails shall be established in the PUD approval.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.5.6 Provision of Educational Facilities

PUDs within the WWUSA shall include an analysis of impacts to public schools and, when necessary, mitigation consistent with the policies and procedures identified in the 2030 Comprehensive Plan, Objective VI-1.8 as amended. If it is determined that one or more school sites within the proposed PUD are needed to accommodate projected impacts, then those sites shall be consistent with the PSFE's School Facility Siting objective and policies.

PUDs shall analyze the impacts of the future residential land uses on public schools and identify the facilities needed; include an amendment of the County's Capital Improvements Element/Schedule and the Lake County School Board's five-year district facilities work plan to adopt the capacity projects which mitigate the impacts on public school facilities, if required.

In addition to the PSFE's school facility siting objective and policies, the public school siting provisions of Section 1013.36, Florida Statutes, and the First Amended Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting (the ILA) be followed when identifying and dedicating public school sites.

Future school sites shall be suitable for development as a public school and have the ability to be served with the necessary infrastructure, such as the following: potable and non-potable water, sanitary sewer, electrical power, high-speed internet service and transportation facilities.

When it is not possible to avoid soil conditions on a public school site that would require remediation in order to permit vertical construction, such remediation will be included in the applicant's capital improvements plan for mitigation of the impacts on public schools.

Policy I-8.5.7 Provision of Law Enforcement, Fire Protection and Emergency Services

PUDs within the WWUSA shall include an analysis of law enforcement, fire protection and emergency services impacts and shall include coordination with the agencies providing these services to determine if facility sites are required within the PUD to ensure the provision of adequate public facilities and services. If it is determined that land is needed to accommodate the siting of facilities required to address the impacts of the proposed PUD, these lands shall be conveyed prior to the issuance of building permits for development within the PUD.

Given the current location of existing Fire/EMS facilities of the City to the north and Lake County to the South, Lake County should consider coordinating a joint City-County Fire/EMS facility in the center of Wellness Way to provide the highest level of response times at the least cost to the community.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.5.8 Conveyed Land Value

In order to ensure that new development adequately pays for growth-related impacts, the Board of County Commissioners shall have the authority to determine the valuation or date of valuation of property for the purpose of impact fee credits for property deemed as a required adequate public facility beyond the needs of WWUSA. The value will be agreed upon by both the County and the land owner or established by appraisals by registered appraisers acceptable to both the County and land owner. The terms of this valuation shall be incorporated into a developer's agreement for a specific development.

Policy I-8.5.9 Coordinated Development

While there is separate property ownership within WWUSA, planning for development will occur in a coordinated and comprehensive way. The initial extension of potable and non-potable water and sewer service must be sized for the PUD with a Utilities Agreement and built infrastructure and conveyed lands are eligible for reimbursement for excess capacity and land area beyond the need of the proposed development. The Future Land Use Map will establish a general guide for connectivity. Primary Roadway alignments will be set with the PUD process and/or a Roadway Agreement between participating property owners and built infrastructure and conveyed lands are eligible for reimbursement for excess capacity and land area beyond the need of the proposed development. Roadway terminus to terminus alignments are required.

(Ord. No. 2022-22, Exh. "B", 5/3/2022)

Policy I-8.5.10 Concurrency Requirements

The County shall ensure that public services and facilities are available concurrent with new development. All development orders, permits, and agreements shall be subject to the adopted Concurrency Management System consistent with the Concurrency Management Element of this Comprehensive Plan.

Policy I-8.5.11 Electric Power Distribution

All distribution lines for new development in Wellness Way shall be located underground.

OBJECTIVE I-8.6 INTERGOVERNMENTAL COORDINATION

Ensure continued coordination of development plans, infrastructure planning and development, approvals and impacts with affected local governments and public agencies throughout the duration of the WWUSA.

Policy I-8.6.1 Coordinated Review of Planned Unit Developments

To provide for intergovernmental coordination, Lake County shall provide adjacent municipalities, counties, and regional agencies a copy of applications for a Planned Unit Development (PUD). To ensure communication and coordination are used to minimize any potential adverse impacts, these adjacent municipalities, counties, other units of government and regulatory agencies shall have thirty (30) days to review and provide comments to the County regarding the proposed PUD. This shall include, but not be limited to:

- City of Orlando
- City of Winter Garden
- Department of Economic Opportunity
- East Central Florida Regional Planning Council
- Florida Department of Education
- Florida Department of Environmental Protection
- Florida Department of Transportation
- Florida Fish and Wildlife Conservation Commission
- Florida Park Service (Lake Louisa)
- Florida's Turnpike Authority
- Lake County School Board
- Lake Sumter State College
- Lake Utility Services
- Lake-Sumter MPO
- Orange County
- Orlando-Orange County Expressway Authority
- Osceola County
- Polk County
- Reedy Creek Improvement District
- South Lake Utilities
- St. Johns River Water Management District
- City of Clermont
- Valencia College

- Water Conserve II

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.6.2 Coordination with Florida Department of Transportation (FDOT)

The County shall forward any transportation study or analysis received in the WWUSA to FDOT to review. Staff shall work closely with FDOT when applications for PUDs are under review to ensure there are no adverse impacts to state transportation facilities.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

OBJECTIVE I-8.7 URBAN SERVICE AREA IMPLEMENTATION

Develop a straightforward, predictable and efficient process for the preparation, review and approval of Planned Unit Developments (PUDs) and subsequent development approvals within the WWUSA area.

Policy I-8.7.1 Master Planned Unit Developments (PUDs)

Development within the WWUSA area shall be contingent upon the adoption of Planned Unit Developments (PUDs). Each PUD shall be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with principles and criteria contained within the Lake County Comprehensive Plan and the Wellness Way Goals, Objectives and Policies. A PUD may only be approved after funding agreements for infrastructure have been agreed upon by the participating parties.

Each PUD shall be evaluated to determine that adequate facilities and services are or will be available. Where facilities or services are determined to be deficient, the developer(s) shall have the option of entering into a funding agreement with Lake County and/or Lake County School Board to correct any deficiency and allow development to proceed. All development in the PUD will be served by central sewer and water service. On-site utilities may be used only where soil and water table conditions will permit their use, and where the developer will install the necessary water and sewer lines (dry lines) to ultimately connect the development to the central utility system; and the area is included in a capital improvement program.

Until and unless a PUD is approved by the Lake County Board of County Commissioners, the property in the WWUSA area shall maintain the existing zoning (e.g. A, R-1, CFD, PUD). All applications for development approvals (i.e. lot splits, conditional use permits, variances, etc.) on any property within the WWUSA area shall be reviewed on a case-by-case basis for the effect of such development approval on adopted or potential PUDs and compliance with the general principles of the Urban Service Area.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

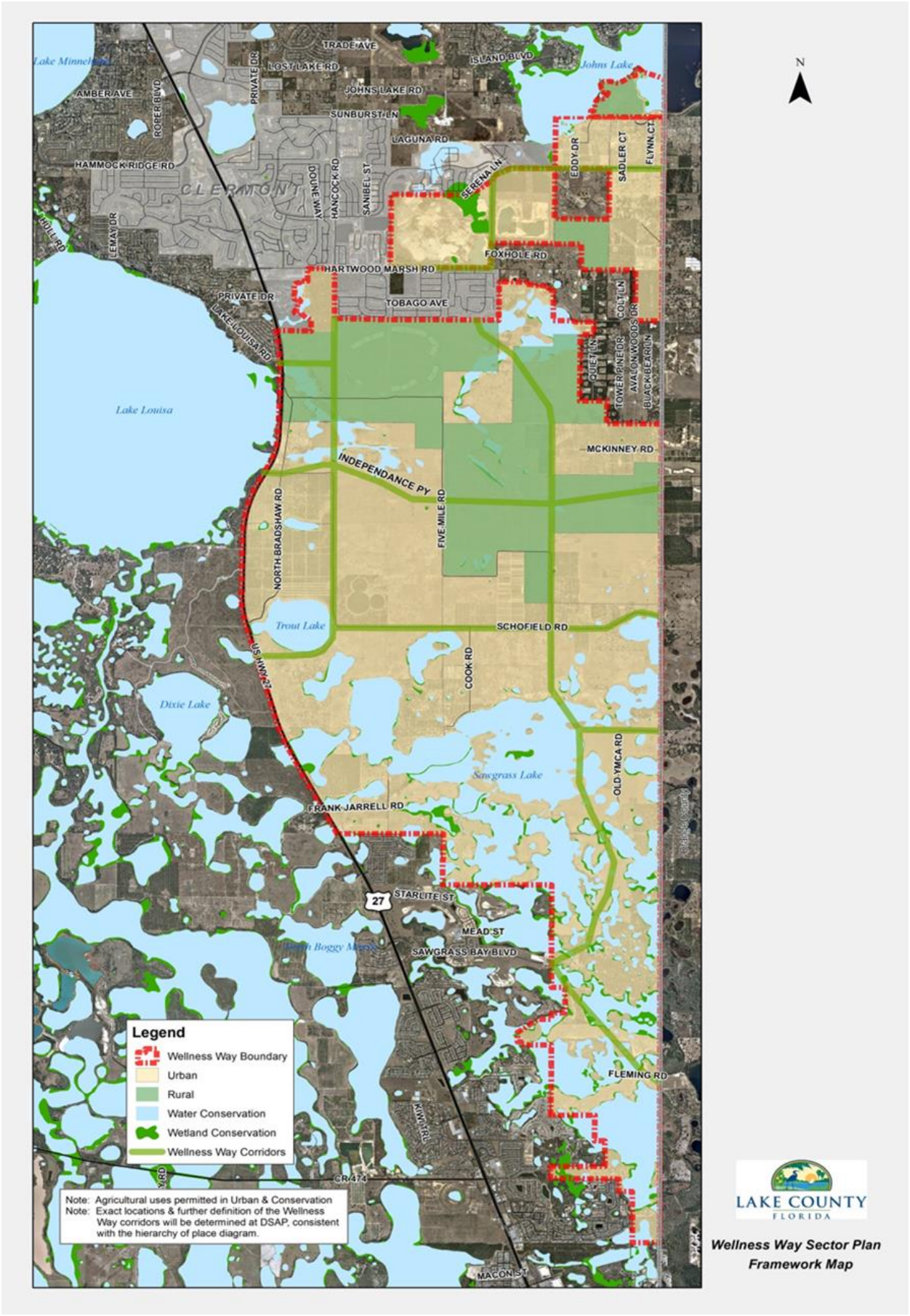
Policy I-8.7.2 Urban Service Area Framework and Hierarchy of Place

Scale is important as context towards details. The bigger the scale, the more aspirational the initiatives and less detailed the plan. As the scale gets smaller, the initiatives evolve into implementation actions and increased design detail. The second scale of planning in Wellness Way is a Planned Unit Development (PUD) . The PUD begins the refined urban design process to allow Wellness Way to successfully meet the Urban Service Area initiatives. The Urban Service Area Goals, Objectives and Policies in the comprehensive plan guide the planning of the PUD to include the following principles:

- PUDs can be any size with access to the regional roadway network.

- PUDs must determine the location and size of the Centers based upon the regional roadway network and the FLUC jobs-to-housing ratio and then locate the Wellness/Green Corridors and residential neighborhoods.
- Residential neighborhoods cluster around the Centers. Each neighborhood is adjacent to an interconnected Wellness Corridor/Open Space system. This helps define neighborhoods and provides the opportunity for trail use for the residents to reach other neighborhoods, Centers, other PUDs, the Town Center, and the State Park.
- Along with the Centers, neighborhoods and WC networks, there is a required community park. Not only are the school and park requirement, it is at the PUD level when agreements must be reached to pay for educational facilities, roads, utilities and the park. Without such agreements, development may not proceed.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)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SUNBURST LN
LAGUNA RD
AMBER AVE
ROPER BLVD
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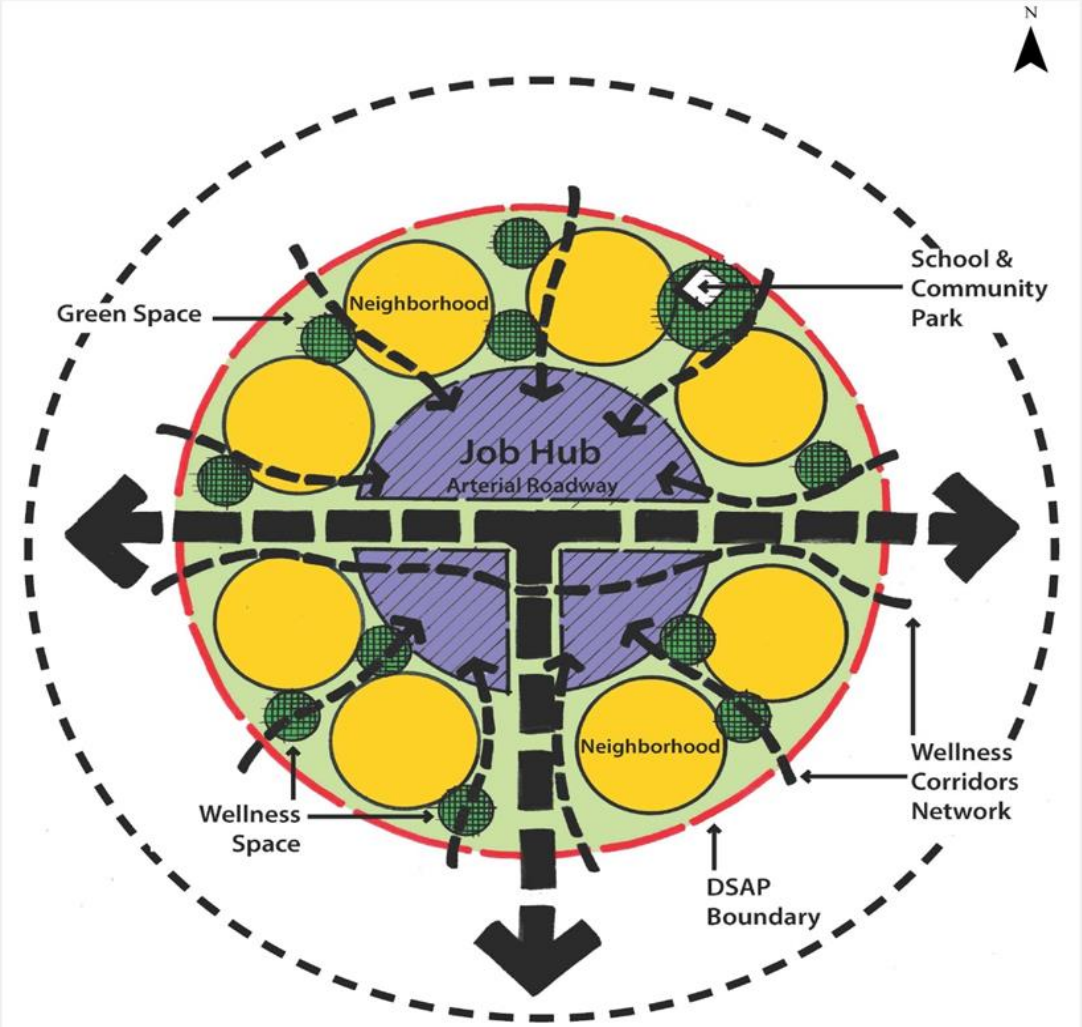
HAMMOCK RIDGE RD
DOUBLE WAY
HANCOCK RD
SANIBEL ST
SERENA LN
EDDY DR
SADLER CT
FLYNN CT
LEMAY DR
FOXHOLE RD
HARTWOOD MARSH RD
TOBAGO AVE
PRIVATE DR
LAKE LOUISA RD
COLT LN
TOWER PINE DR
AVALON WOODS DR
BLACK BEAR LN
MCKINNEY RD
INDEPENDANCE PY
FIVE MILE RD
NORTH BRADSHAW RD
SCHOFIELD RD
COOK RD
US HWY 27
OLD YMCA RD
FRANK JARRELL RD
STARLITE ST
MEAD ST
SAWGRASS BAY BLVD
FLEMING RD
CR 474
MACON ST
27
Legend
Wellness Way Boundary
Urban
Rural
Water Conservation
Wetland Conservation
Wellness Way Corridors
Note: Agricultural uses permitted in Urban & Conservation
Note: Exact locations & further definition of the Wellness Way corridors will be determined at DSAP, consistent with the hierarchy of place diagram.
LAKE COUNTY
FLORIDA
Wellness Way Sector Plan
Framework Map

1

1



LAKE COUNTY
FLORIDA

Wellness Way Sector Plan
Framework: Hierarchy of Place Diagram

Policy 1-8.7.3 Master PUD Process

The primary intent of the Urban Service Area is to effectuate positive change for the following initiatives:

- Job creation and economic development
- Regional transportation connectivity
- Creation of the Wellness/Green space corridors
- Promotion of recreation and healthy living
- Water smart approaches
- Preservation of scenic resources including topography
- Health and wellness communities development

These same principles must be demonstrated in the proposed PUD based upon the Goal, Objectives and Policies of the Urban Service Area. The PUD approval process has three tasks as follows:

- PUD Boundary Analysis
- Preliminary PUD development and community input
- Final PUD application and public hearings as a PUD

The process to establish a Master PUD shall be established in the Land Development Regulations.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy I-8.7.4 Changes to an Approved PUD

Any addition or deletion of property or changes to the land use district boundaries in an approved PUD shall follow the process for adoption of a PUD. It shall include an evaluation and analysis of the impacts to the approved or planned land uses and the ability of the proposed amendment to meet the principles and standards set forth in the WWUSA.

Policy I-8.7.5 Development Approvals within a PUD

Once a Master PUD as a PUD application is adopted by the Board of County Commissioners, all applications for development approval (i.e., subdivision plans, site plans, lot splits, and special exceptions) shall be evaluated for compatibility and compliance with the adopted PUD.

Policy 1-8.7.6 Urban Service Area Build-out Date

The planning horizon for the WWUSA is projected to be 2040.

Policy I-8.7.7 Developments of Regional Impact

Nothing in the WWUSA shall limit or modify the rights of any person to complete any development that has been authorized as a development of regional impact pursuant to Chapter 380, Florida Statutes, or who has been issued a final local development order and development has commenced and is continuing in good faith.

Policy 1-8.7.8 Existing Approved Development

Avalon Groves PUD (Ordinance#2012-10/ORB 4141 PGS 961-980) may develop and continue until adoption of a PUD, which includes a portion of the Avalon Groves PUD's legal description. The PUD shall address the phasing out of any Avalon Groves PUD use or other entitlement that is not approved and or recognized by the

WWUSA policies. Avalon Groves PUD shall be allowed to redistribute approved density and open space within the existing boundary of the PUD and such redistribution shall not require an amendment to the Comprehensive Plan or be deemed to be a substantial amendment to the existing PUD; however, the approved minimum/maximum limitations of the PUD shall not be altered. Substantial changes to an approved PUD will require the abandonment of the PUD. Proposed development within an abandoned PUD will be subject to the WWUSA Future Land Use categories and Goal, Objectives and Policies.

If this policy is rendered unenforceable or interpreted by a court or administrative body in any way that causes an impairment or other adverse change to the Avalon Groves PUD, then: (i) the owner of any lands within such PUD shall be deemed to withdraw from the WWUSA unless such owner affirmatively elects to remain part of the WWUSA (to the extent required this provision shall constitute Lake County's authorization for the owner of any lands within such PUD to voluntarily withdraw from the WWUSA); and (ii) upon such withdrawal, the PUD shall remain in full force and effect and all deadlines in such PUD shall be automatically extended for the number of months from July 21, 2015 until the date of such withdrawal or until litigation is resolved.

All land uses that have previously received a Conditional Use Permit or are the subject of a development agreement pursuant to Chapter 163, Florida Statutes, are deemed consistent with the Future Land Use element and are permitted uses within any of the six future land use categories described above/below.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy 1-8.7.9 Existing Conforming Commercial and Industrial Operations

Existing, conforming commercial and industrial operations in the WWUSA shall be allowed to continue their operations until a PUD is adopted. The PUD will address allowable uses and location criteria of all commercial and industrial uses.

Policy I-8.7.10 Annexation by the City of Clermont

It is anticipated that a large portion of the WWUSA area may be annexed into the City of Clermont. The County shall seek to incorporate procedures for such annexations into Interlocal Service Boundary Agreements to provide consistency and predictability to landowners seeking to develop property within the planning area.

Policy I-8.7.11 Water Conserv II

Water Conserv II is designated as Water Conserv II Future Land Use Category and is comprised of properties owned and used by Orange County and the City of Orlando for a water reclamation project. Portions of this property may be deemed unnecessary for either existing or future needs of the project. Therefore, the County and City (as applicable) (or assignees or successors) may request that such properties be included in PUD's in the Urban Service Area. The land uses within PUD's may be blended for residential, nonresidential or open space uses throughout PUD regardless of designation.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

OBJECTIVE I-8.8 FINANCING

Develop financing mechanisms that support the WWUSA's economic development goals while ensuring the equitable distribution of infrastructure costs.

Policy I-8.8.1 Potential Funding Mechanisms for Regional Infrastructure

Each PUD shall identify the revenue sources implementable by county ordinance (or by resolution of a dependent district created by county ordinance) as the public shares of a funding partnership to provide essential regional

infrastructure including transportation, public safety and park improvements required to implement the economic development uses incorporated in the PUD. Potential revenue sources may include, but are not limited to, special assessments collected as non-ad valorem assessments on the ad valorem tax statement pursuant to Section 197.3632, Florida Statutes; impact or mobility fees that are PUD specific; allocation of a portion of the transportation needs component in a regional or countywide impact or mobility fee; dedication of tax increment funds within identified tax increment areas; and utility capacity assessment fees and advanced funding agreements with the appropriate utility providers. A density bonus of two (2) dwelling units per acre may be granted to a PUD for right-of-way donated for arterial or collector roads.

Policy I-8.8.2 Funding Mechanisms for Site Specific Infrastructure

Within each PUD, the transportation related infrastructure and other infrastructure necessary to accommodate the economic goals of specific sites or individual development shall be incorporated as a cost requirement of site development either directly or provided as a funding component of any dependent or independent district created to provide regional infrastructure.

Given the unique nature of the existing land ownership patterns, much of the Wellness Way Roadway Network will require acquisition of road right-of-way from CONSERV. Any funding provided by a landowner/developer to the County for acquisition of road right-of-way, including ponds, easements, and trails, may also be eligible for a density bonus of two (2) dwelling units per acre in addition to transportation impact fee credits.

(Ord. No. 2022-22, Exh. "B", 5-3-2022)

Policy 1-8.8.3 Phasing of Regional Infrastructure

To the maximum extent possible, regional infrastructure shall be phased as necessary to support economic development of specific sites or individual developments within each PUD and as required to meet economic expectations of the property bearing the burden of the infrastructure costs. Such site development infrastructure shall be to the maximum extent possible, integrated with adjacent infrastructure and incorporated into the capital improvement plan of the County, the adjacent municipalities, the Florida Department of Transportation work plan or the appropriate utility provider.

CHAPTER II: CAPITAL IMPROVEMENTS ELEMENT

PLANNING HORIZON 2030

Capital Improvements Element

The purpose of the Capital Improvements Element is to demonstrate the fiscal feasibility of Lake County's Comprehensive Plan. This objective is accomplished by estimating costs of improvements, analysis of the County's fiscal capability to finance and construct improvements, and adoption of financial policies to guide funding. The Element must include a five-year schedule of capital improvements, concurrency management program, and Goals, Objectives, and Policies.

The Capital Improvements Plan is proposed to identify public facilities that will be required to accommodate the County's projected population during the next five or more years, including the cost of the facilities, and the sources of revenue that will be used to fund the facilities. The Lake County Capital Improvements Element will be completed when all Elements of the Comprehensive Plan are finalized and consistent.

GOAL II-1 PROVIDE CAPITAL FACILITIES

Lake County will ensure that needed public facilities are provided within the County in a manner that protects investments in and maximizes use of existing facilities, maintains adopted level of service standards, and promotes a balanced government budget and sound use of public money.

OBJECTIVE II-1.1 PROVIDE PUBLIC FACILITIES

Public facilities shall be provided for the purpose of correcting existing deficiencies, accommodating future growth, and replacing deteriorated or obsolete facilities pursuant to applicable level of service standards adopted within the Comprehensive Plan for all land use categories and overlay districts designated on the Future Land Use Map.

Policy II-1.1.1 Define Public Facilities

For the purpose of this Comprehensive Plan, public facilities shall be construed to include the following capital improvements:

- Arterial and collector roads;
- Mass transit;
- Potable water;
- Sanitary sewer;
- Parks and recreation;
- Solid waste disposal;
- Stormwater management;
- Public buildings accommodating public services provided through the following facilities: courthouse, jail, administrative, health, education, libraries, environmental services, fire protection, and law enforcement.

In determining the capital costs of capital improvements, the County shall include the cost of land acquisition, project and site design, permitting, equipment, and construction costs.

Policy 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. These facilities include roadways, 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 B (Non-Concurrency)** - Public facilities and services incorporated into the Comprehensive Plan under a mandatory element. These facilities include aviation and rails.
- **Category C (Non-Mandatory)** - Public facilities and services 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.

(Ord. No. 2018-35, § 13, 7-24-2018)

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. These facilities and services, as defined and detailed in the County's Concurrency Management Ordinance, shall be 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. The County shall continue to enforce its adopted concurrency management systems.

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:

The base level of service is 1-1: one (1) day per week garbage pickup and one day per week recycling pickup.

Policy II-1.1.5 Establish Recreation Levels of Service

The level of service standard for recreation per Policy VII-1.4.3 (Level of Service) shall be ten (10) acres per 1,000 residents.

Policy II-1.1.6 Stormwater Levels of Service

Lake County shall maintain a level of service standard, for new and existing development, based on the following stormwater quantity and quality criteria:

Table CAP 1- Lake County Stormwater Quantity and Quality Criteria

FACILITY	FREQUENCY & DURATION
Bridges (not located on principal arterials or evacuation routes)	50 years, 24 hours
Principal arterial bridges and evacuation routes	100 years, 24 hours
Canals, ditches, swales or culverts for drainage external to the development	25 years, 24 hours
Canals, ditches, swales or culverts for drainage internal to the development	10 years, 24 hours
Detention and retention basins contributory to land-locked areas with no positive outlet	25 years, 96 hours

Table CAP 1- Lake County Stormwater Quantity and Quality Criteria

FACILITY	FREQUENCY & DURATION
Detention/retention structures with a positive outlet	25 years, 24 hours Mean Annual Storm
Habitable structures first floor elevation must be, at a minimum, 18 inches above the 100-year flood elevation	100 years, 24 hours
Storm sewers	10-year storm

- Design storm based on 24 hour minimum.
- Pollution abatement shall be accomplished by requiring stormwater management systems to retain or detain with filtration, the first one-half inch of run-off from developed sites, or the run-off generated from the first inch of rainfall on developed sites, whichever is greater.
- Lake County shall require a retention/detention system that limits peak discharge of a developed site to the discharge from the site in an undeveloped condition during a 24 hour/25 year frequency storm event.
- Lake County shall require, prior to development approval that projects receive appropriate permits from State agencies to comply with the rules and regulations for stormwater facility design, performance and discharge.
- Discharged stormwater run-off shall not degrade receiving surface water bodies below the minimum conditions as established by State water quality standards (17-302 and 17-40.420, F.A.C.).
- Parcels consisting of 40-developable acres or less shall adhere to the appropriate state or regional agency permit at a minimum.

Policy II-1.1.7 Maintain Transportation Levels of Service

The County shall maintain the following levels of service, as defined in the Transportation Element, Policy VII-1.1.2, Urbanized Areas Minimum Operating Level of Service Standards:

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

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

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 Arterials		D
State Arterials		D
Collectors		D
Locals		D

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 Arterials		D
State Arterials		D
Collectors		D
Locals		D

Policy II-1.1.8 Potable Water Levels of Service

The Level of Service standard for central potable water supplies in unincorporated areas is 100 gallons per capita per day, or the Equivalent Residential Unit (ERU) for non-residential development. If connection is required to a municipal or private utility, and the development is within the Utility Service Area of the utility, the higher level of service as adopted by that utility shall supersede the County's LOS.

Policy II-1.1.9 Sanitary Sewer Levels of Service

The Level of Service standard for central sanitary sewer systems shall be 70 gallons per capita per day, or the Equivalent Residential Unit (ERU) for non-residential development. If connection is required to a municipal or private utility, and the development is within the Utility Service Area of the utility, the higher level of service as adopted by that utility shall supersede the County's LOS.

(Ord. No. 2011-40 & 2011-47, § 1, 7-26-2011)

Policy II-1.1.10 Public Schools Level of Service

The Level of Service (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.

Policy II-1.1.11 Conduct Annual Level of Service Review

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

GOAL II-2 TIMING AND PROVISION OF PUBLIC FACILITIES

Lake County shall plan for and manage the provisioning of public facilities and services within a balanced budget that reflects the sound use of public funds in a responsible manner to adequately serve existing and new residents while continuing to provide a quality environment for all residents of the County.

OBJECTIVE II-2.1 SCHEDULE AND PROVIDE CAPITAL IMPROVEMENTS

Lake County shall schedule and provide capital improvements to meet existing deficiencies, to accommodate desired future growth, and to replace obsolete or worn-out facilities.

Policy 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 2010 through 2014, as adopted by the Lake County School Board on September 14, 2009, 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, and infrastructure with a unit cost exceeding $50,000 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, potable water, sanitary sewer, solid waste, public schools, parks and stormwater management.

Policy II-2.1.3 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.

Policy II-2.1.4 Evaluating and Prioritizing the Schedule of Capital Improvement

Projects submitted for inclusion in the Schedule of Capital Improvements will be compiled annually by 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 planned growth patterns; and
- Accommodation of new development and redevelopment facility needs.

Policy II-2.1.5 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 2010 through 2014, as adopted by the Lake County School Board on September 14, 2009, 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-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 five-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.

Policy II-2.1.6 Future Operating Costs

The County shall coordinate development of the Capital Improvements budget with development of the operating budget. Future operating costs associated with new capital improvements will be projected and included in operating budget forecasts.

Policy II-2.1.7 Adequate Asset Level

The County shall maintain all its assets at a level adequate to protect the County's capital investment, and to minimize future maintenance and replacement costs.

Policy II-2.1.8 Maintenance and Replacement Schedule

The County shall project its equipment replacement and maintenance needs for the next several years and will update this projection each year. From this projection, a maintenance and replacement schedule will be developed and followed.

Policy II-2.1.9 Funding Sources

The County shall identify the estimated costs and potential funding sources for each capital project proposal before it is submitted for approval.

Policy II-2.1.10 Adoption by BCC

The Board of County Commissioners concurrent with approval of the annual budget shall adopt the Lake County Five Year Schedule of Capital Improvements. The Capital Improvements budget will be adopted and incorporated into the annual Lake County budget. Deviations from the adopted Capital Improvements budget or Schedule of Capital Improvements will require approval by the Board of County Commissioners. Also, deviations involving concurrency related projects, with the exceptions noted in Section 163.3177(4) (b), F.S., shall require a Comprehensive Plan amendment based on the BCC approval.

Policy II-2.1.11 Service Commitments

Public facility and service commitments established in development agreements shall be annually incorporated into the Schedule of Capital Improvements.

OBJECTIVE II-2.2 MAINTAIN DEBT MANAGEMENT STRATEGY

Lake County shall maintain a comprehensive and viable debt management strategy, which recognizes the capital improvements needs of the County as well as the taxpayer's or ratepayer's ability to pay, accounting for existing legal, economic, financial and debt market considerations.

Policy II-2.2.1 Cost of Financing

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

Policy II-2.2.2 Financing Enterprise Fund Operations

Capital improvements related to enterprise funds operations (e.g., refuse disposal systems, etc.) shall be financed solely by debt to be repaid from user fees and charges generated from the respective enterprise funds operation, when practicable.

Policy II-2.2.3 Financing Non-enterprise Fund Operations

Capital improvements not related to enterprise funds operations (e.g., roads, parks, public buildings, etc.) may be financed by debt to be repaid from available revenue sources (including ad valorem taxes) pledgeable for same, when practical.

Policy II-2.2.4 Use of Cash Surpluses

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

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), making major renovations to existing capital improvements, and 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.

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.

Policy II-2.2.7 Funding Prerequisite

The County shall not construct or acquire a public facility if it is unable to adequately provide for the subsequent annual operation and maintenance costs of the facility.

Policy II-2.2.8 Credit Rating

The County shall at all times manage its debt and sustain its financial position in order to seek and maintain the highest credit rating possible.

Policy II-2.2.9 Checks and Balances

The County shall ensure that an adequate system of internal control exists (e.g., audits, etc.) to provide reasonable assurance as to compliance with appropriate laws, rules, regulations and covenants associated with outstanding debt.

Policy II-2.2.10 Pledging of Revenue Streams

Revenue sources shall only be pledged for debt when legally available and, in those situations where they have previously been used for operation and maintenance expenses/general operating expenditures, they will only be pledged for debt when other sufficient revenue sources are available to replace same to meet operation and maintenance expenses/general operating expenditures.

Policy II-2.2.11 Marketing of Debt

The County shall market its debt through the use of competitive bid whenever deemed feasible, cost effective and advantageous to do so. However, it is recognized that, in some situations, certain complexities and intricacies of a particular debt issue are such that it may be advantageous to market the debt via negotiated sale.

Policy II-2.2.12 Early Debt Retirement

The County shall continually monitor its outstanding debt in relation to existing conditions in the debt market and will retire any outstanding debt when sufficient cost savings can be realized.

Policy II-2.2.13 Usage of Credit Enhancements

Credit enhancements (insurance, letters of credit, etc.) shall be used only in those instances where the anticipated present value savings in terms of reduced interest expense equals or exceeds the cost of the credit enhancement.

Policy II-2.2.14 Stabilize Debt Service Payments

In order to maintain a stable debt service burden, the County will attempt to issue debt that carries a fixed interest rate. However, it is recognized that certain circumstances may warrant the issuances of variable rate debt. In those instances, the County shall attempt to stabilize debt service payments through the use of an appropriate stabilization arrangement.

OBJECTIVE II-2.3 REVENUE SOURCES

Lake County shall investigate and identify new sources of revenue and promote the adoption of non-ad valorem-based revenue sources.

Policy II-2.3.1 Impact Fees

Lake County shall impose impact fees as a means of establishing and paying for future development's proportional cost of capital improvements.

Policy II-2.3.2 User Pay Public Improvements

To the maximum extent feasible, the "user pays" philosophy shall be incorporated into the revenue structure of all major public improvements and infrastructure systems that do not provide substantially equal benefit to all County residents on a County-wide basis.

Policy II-2.3.3 Fee Structure

The fee structure of all County enterprise funded infrastructure systems shall be set equal to the financial requirements for the operation, maintenance, capital improvements programs and debt service of the respective system.

Policy II-2.3.4 Examine Fee Structure

Lake County periodically shall examine existing fee structures to determine the adequacy of the fees to offset capital and administrative impacts associated with the various land development activities.

Policy II-2.3.5 Federal and State Funding

Lake County shall aggressively seek Federal and State funding for appropriate improvements and activities to reduce reliance on the County's ad valorem tax base.

Policy II-2.3.6 Funding for Transportation Improvements

Lake County will strongly lobby for the inclusion of appropriate projects on the Metropolitan Planning Organization Road Improvements List and the Florida Department of Transportation Work Program to ensure that the appropriate and equitable amount of money is expended on State Road projects within the County. The County also shall pursue additional funding sources for transportation improvements consistent with Transportation Policy 4.1.1.

Policy II-2.3.7 Investigate New Sources of Revenue

When and if new revenue sources are needed, Lake County shall investigate the feasibility of adopting new sources of revenue. These sources may include, but are not limited to, franchise fees, special taxing and benefit units, user fees, and other taxes and fees, as appropriate, to ensure the financial feasibility of the Comprehensive Policy Plan and the maintenance of adopted levels of service over the planning horizon.

Policy II-2.3.8 Monitor Revenue and Expenditures

Lake County shall monitor the relationship of revenues and expenditures in an effort to identify and rectify possible fiscal problems. A status report shall periodically be provided to the BCC.

Policy 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, F.S.) to serve as an alternative financing technique for the provision of infrastructure and public services.

OBJECTIVE II-2.4 SCHEDULE OF CAPITAL IMPROVEMENTS

Lake County shall coordinate the approval of new development with the Schedule of Capital Improvements. The schedule shall include the maintenance of adopted level of service standards and shall include the existing and future facility needs of Lake County.

Policy II-2.4.1 Capital Improvement Consistency

Capital improvements proposed in the Five-Year Capital Improvements Schedule shall include those required due to concurrency requirements in the Comprehensive Plan. Capital improvements not required due to concurrency shall be included in the Capital Improvements Element at the discretion of the County.

Policy II-2.4.2 Public Facility Consistency

The Five-Year Capital Improvements Schedule shall be consistent with public facility needs demanded by new development resulting from amendments to the Comprehensive Plan. The County shall evaluate the Capital Improvements Element simultaneously with the adoption of a plan amendment.

Policy II-2.4.3 Development Order Stipulations

Development orders shall not be approved if funding sources are not identified for the scheduled financing of capital improvements, or where necessary facilities are not guaranteed by the developer in an enforceable development agreement pursuant to Section 163.3220, F.S., or to Chapter 380, F.S. The agreement must guarantee that the necessary facilities and services will be in place when the impacts of the development occur. This policy shall apply to all Category A public facilities.

Policy II-2.4.4 Availability of Public Facilities

Consistent with the Future Land Use Element, Lake County shall prioritize the availability of service capacities for concurrency facilities within the Urban Future Land Use Series. The provision of central water or sewer within the Rural Future Land Use Series is prohibited except when it is clearly and convincingly demonstrated by the proponents of the system expansion that a health problem exists in a built but underserved area for which there is no other feasible solution. At such time Lake County has sufficient information and studies to document rural type development demands for public facilities and services, different levels of service shall be established for the rural areas of the County.

OBJECTIVE 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, Proportionate Share Agreements, or other legally binding agreements.

Policy II-2.5.1 New Development

Lake County shall assess impact fees on new development to cover a fair share of the capital cost to provide those services to new growth.

Policy II-2.5.2 Capital Facility Needs

Impact fees shall be used to fund capital facility needs resulting from new development and shall not be used to fund existing deficiencies.

Policy II-2.5.3 Public Facility Needs

Impact fees shall be maintained for as many public facilities as feasible, but with consideration to the economic impact on affordable housing and the local construction industry.

1 **Table CAP 5 - 2015-2016 Summary of the Schedule of Capital Improvements by Fund**

Summary of Capital Improvements by Fund FY 2015-2016		
Fund/Division		**Total**
	County-wide Funds	
County Transportation	606,016	
	Special Revenue Funds	
Parks Impact Fee Trust - Central District		51,585
Parks Impact Fee Trust - North District		37,410
Parks Impact Fee Trust - South District		368,248
Road Impact Fees - District 2		414,545
Road Impact Fees - District 3		1,736,397
Road Impact Fees - District 5		2,640,000
Road Impact Fees - District 6		1,546,646
MSTU - Stormwater Section		2,201,000
MSTU - Parks Section		84,299
South Transportation Benefit District		842,473
Central Transportation Benefit District		58,520
North Transportation Benefit District		115,813
Fish Conservation		171,395
Restricted Local Programs		268,237
Fire Services Impact Fee Trust		1,260,000
Total Special Revenue Funds		**11,796,568**
	Grant Funds	
Community Development Block Grant		50,000
Public Transportation		1,004,603
Federal/State Grants		7,290,395
Restricted Local Programs		268,237
Total Grant Funds		**8,613,235**
	Enterprise Funds	
Landfill Enterprise		75,000
Total Enterprise Funds		**75,000**
Total Operating Budget		**20,822,582**
	Capital Projects Funds	
Parks Capital Projects		675,921
Renewal Sales Tax Capital Projects PW		9,392,146
Renewal Sales Tax Capital Projects		8,583,375
Facilities Expansion Capital		110,093

Emergency Communications Operations Center	-
Total Capital Projects Funds	**18,761,535**
Total Non-operating Budget	**18,761,535**
Total Capital Improvement Program	**39,584,117**

Summary of Policies, Programs & Capital Improvements with Cost Impacts

Five Year Capital Improvements Schedule for Transportation Facilities

Lake County is located within the LSMPO boundary. Therefore, the County is required by the State to adopt a Transportation Element in lieu of three separate sub-elements: traffic circulation, mass transit, and aviation and rail. The purpose of the Transportation Element is to plan for a multi-modal transportation system that emphasizes accessibility. The Lake County transportation planning process is a collaborative effort among various federal, state, regional, county, and municipal agencies working in close concert with the LSMPO. The LSMPO ensures that highways and roads, public transit, pedestrian, bicycle, and other transportation facilities are coordinated and planned with consistency.

Lake County adopted the Lake County 2025 Long Range Transportation Plan (LRTP) on December 14, 2005; it was completed for Lake County by Tyndale-Oliver and Associates. This plan contains an extensive analysis of roadway, bicycle, and pedestrian transportation issues, as well as land use and other factors that determine existing and future needs. The result of the plan is a comprehensive schedule of roadway, bicycle, transit, and pedestrian projects designed to meet as much as possible the existing and future needs of Lake County. Much of the information provided in that report is included in the Transportation Element.

The LSMPO wrote the 2025 LRTP based on population and employment projections, and the projected development pattern out to 2025. Based on these projections, the LSMPO and Lake County can enact the strategies and projects needed to ensure that Lake County will meet its transportation goals for the next twenty years. The LSMPO and Lake County have worked closely so that there is consistency between the Transportation Element and the 2025 Long Range Transportation Plan. Currently, the 2025 LRTP is being updated to a 2035 planning period.

Table CAP 6 – Five-Year Capital Improvements Schedule of Transportation Projects

TRANSPORTATION Project Name	Scope of Work	Funding Source	2015	2016	2017	2018	2019	Five-Year Total
19A Intersection with Dillard Road C-4858	Construct eastbound left turn lane	Renewal Sales Tax Capital Projects	$0	$250,000	$0	$0	$0	$250,000
466A (Miller Street) from Sumter County to US-27/441	Widen to 4-lane with paved shoulders and improved intersection ~16,170 LF	Road Impact Fees District 3	$1,736,397	$0	$0	$0	$0	$1,736,397
466A (Picciola Road) from Dogwood Drive C-5913 to South of Twin Palms Road C-51814	Construct paved shoulders, FM #434422 (SPJ14010)	Federal/State Grants	$59,025	$257,000	$0	$0	$0	$316,025
466A Phase I from US-27/441 to Sunny Court	Widen to 4-lane, seeking adv reimburse for CST in FY 2015, TRIP Agmt, FM#430253	Federal/State Grants	$3,654,034	$0	$2,500,000	$0	$0	$6,154,034

TRANSPORTATION Project Name	Scope of Work	Funding Source	2015	2016	2017	2018	2019	Five-Year Total
466 Phase II from Sumter County line to Marguerite Drive	Widen to 4-lane, TRP Agmt, FM#430253	Federal/State Grants	$0	$2,178,000	$0	$0	$0	$2,178,000
Abrams Road C-5371 from Joleen Drive to Brookline Avenue (S/W10002)	Construct sidewalk along Abrams Road near the Eustis Elementary/Middle Schools, FM#432954	Federal/ State Grants	$0	$137,000	$0	$0	$0	$137,000
Central Benefit District (Undesignated)	Central Transportation Benefit District (Undesignated Infrastructure)	Central Transportation Benefit District	$58,520	$0	$0	$0	$0	$58,520
Citrus Grove Road C-1946 from Scrub Jay Lane C-1946A to FL Turnpike (Phase I)	Add lanes and reconstruct, seeking adv reimburse for PE in FY 2015, FM#435541	South Transportation Benefit District	$0	$250,000	$250,000	$2,500,000	$1,641,000	$4,641,000
Citrus Grove Road C-1946 from US-27 N. Hancock Road / FL Turnpike	Add lanes and reconstruct, seeking adv reimburse for PE in FY 2015, FM#435541	Federal/State Grants	$0	$1,000,000	$0	$859,000	$0	$1,859,000
Colley Drive	Special Assessment project	County Transportation Trust & Renewal Sales Tax Capital Projects	$236,203 (County Transportation Trust) $154,677 (Renewal Sales Tax Capital Projects)	$0	$0	$0	$0	$390,880
Colley Drive	Special Assessment project – Property Owners Share	County Transportation Trust	$236,203	$0	$0	$0	$0	$236,203
Countywide Resurfacing Project	Resurface roads throughout the County	Renewal Sales Tax Capital Projects	$2,540,200	$2,000,000	$2,000,000	$0	$0	6,540,200
Countywide Sidewalk Retrofit Program	Retrofit sidewalks throughout Lake County for ADA Compliance	Renewal Sales Tax Capital Projects	$857,011	$0	$0	$0	$0	$857,011
CR 50 Washington Street	Water line upgrades	County Transportation Trust	$25,445	$0	$0	$0	$0	$25,445
CR-437 from Orange County to realignment at SR-46	Project Development & Environmental Study	North Transportation Benefit District	$0	$0	$100,000	$0	$0	$100,000

TRANSPORTATION Project Name	Scope of Work	Funding Source	2015	2016	2017	2018	2019	Five-Year Total
CR450 Resurface & Shoulders	CR450 Resurfacing and shoulders construction FM#427480	Federal/State Grants	$35,194	$0	$0	$0	$0	$35,194
CR-455 Intersection with CR-50	Intersection improvements	South Transportation Benefit District	$0	$325,000	$0	$0	$0	$325,000
CR561 & CR455 Roundabout	CR561 & CR455 Roundabout construction FM#429606	Federal/State Grants	$1,345,571	$0	$0	$0	$0	$1,345,571
CR-565 (Villa City Road C-2215) from Bible Camp Road C-1615 to Simon Brown C-2013)	Widen to 30', resurface, ~13,910	Road Impact Fees District 6	$1,546,646	$0	$0	$0	$0	$1,546,646
DST One Road	DST One Road – To be determined	County Transportation Trust	$150,000	$0	$0	$0	$0	$150,000
EOC Traffic Signals	Link the EOC with Traffic Signals by connecting existing traffic signal fiber trunk line on SR19 with the EOC	County Transportation Trust	$50,000	$0	$0	$0	$0	$50,000
Fosgate Road Extension from US-27 to Grassy Lake Road C-1846	Construct new 2-lane road with curb & gutter, signal at US-27, developers agreement	South Transportation Benefit District	$0	$25,000	$0	$0	$0	$25,000
Granville Road	Special Assessment project	County Transportation Trust & Renewal Sales Tax Capital Projects	$144,368 (County Transportation Trust) $118,293 (Renewal Sales Tax Capital Projects)	$0	$0	$0	$0	$262,661
Griffin View Drive C-7212 Intersection with Harbor Hills Boulevard	Intersection Improvements	Renewal Sales Tax Capital Projects	$20,000	$200,000	$0	$0	$0	$220,000
Hancock Road N. Extension	Hancock Road North Extension project FM#435515	Federal/State Grants	$1,935,858	$0	$0	$0	$0	$1,935,858
Hancock Road N. Extension	Hancock Road North Extension project – partial funding of $908,775 from original budget with carry forward $1,731,225 from FY 2014	Road Impact Fees District 5	$2,640,000	$0	$0	$0	$0	$2,640,000

TRANSPORTATION Project Name	Scope of Work	Funding Source	2015	2016	2017	2018	2019	Five-Year Total
Hartle Road C-1362 Connection to new fire station	Construct new 2-lane road ~900 LF	Renewal Sales Tax Capital Projects	$386,000	$0	$0	$0	$0	$386,000
Johns Lake Road C-1158 from Lost Lake Elem to Hancock Road C-1254	Widen to 24', curb & gutter, resurface, construct sidewalk ~3,985 LF	Renewal Sales Tax Capital Projects	$0	$750,000	$1,710,000	$0	$0	$2,460,000
Lake Ella Road C-6604 from April Hills Boulevard to US-27/441	New alignment ~2,640 LF	Central Transportation Benefit District & Renewal Sales Tax Capital Projects	$0	$0	$104,000 (Central Transportation Benefit District) & $582,000 (Renewal Sales Tax Capital Projects	$0	$0	$686,000
North Benefit District – Undesignated	North Transportation Benefit District – Undesignated Infrastructure	North Transportation Benefit District	$115,813	$0	$0	$0	$0	$115,813
Old Highway 441 from 65' East of Disston Avenue to Eudora Road C-4564	Mill and resurface ~15,838 LF	Renewal Sales Tax Capital Projects	$750,000	$250,000	$0	$0	$0	$1,000,000
Orange Avenue from Rose Street to CR-450 (Interlocal with City of Umatilla)	Redesign & rehabilitate (2-year commitment of $86,650 as grant match)	Renewal Sales Tax Capital Projects	$89,000	$89,000	$0	$0	$0	$178,000
Oswalt Road C-0840 from Lakeshore Dr C-1040 to Reagan's Run Drive C-0840B	Widen to 24' resurface, construct turn lanes at Reagan's Run Drive ~4,570 LF	Renewal Sales Tax Capital Projects	$975,000	$0	$0	$0	$0	$975,000
Roads – Undesignated	Undesignated Infrastructure for Roads – Countywide	Renewal Sales Tax Capital Projects	$3,426,965	$0	$0	$0	$0	$3,426,965
Round Lake Road / C-439 from Wolf Branch Road C-4583 to SR-44	Project Development & Environmental Study	North Transportation Benefit District	$0	$0	$0	$227,000	$0	$227,000
South Benefit District – Undesignated	South Transportation Benefit District – Undesignated Infrastructure	South Transportation Benefit District	$842,473	$0	$0	$0	$0	$842,473
SR-44 (formerly CR-44B) from US-441 to CR-44 (Orange Avenue C-6068)	County participation with FDOT to construct 4-lane road	Road Impact Fees District 2	$414,545	$0	$0	$0	$0	$414,545

TRANSPORTATION Project Name	Scope of Work	Funding Source	2015	2016	2017	2018	2019	Five-Year Total
Thomas Avenue C-5108 from Griffin Road to N of Dockside Dr (S/W12010)	Construct sidewalk FM#431530 (S/W12010)	Federal/State Grants	$260,713	$0	$0	$0	$0	$260,713
Total All Projects			**$24,804,154**	**$7,711,000**	**$7,246,000**	**$3,586,000**	**$1,641,000**	**$44,988,154**

Five-Year Capital Improvements Schedule for Stormwater

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

Table CAP 7 - Five-Year Capital Improvements Schedule for Stormwater

STORMWATER PROJECT NAME AND DESCRIPTION	Project #	Funding Source	2015	2016	2017	2018	2019	Five Year Total
Astor Flood Study: Drainage and water quality improvements	37000	MSTU-Stormwater 1230	$0	$0	$500,000	0	$500,000	$1,000,000
East Road: Drainage improvement	34001	1230	$0	$0	$100,000	$0	$50,000	$150,000
Hooks Street: Hooks Street drainage and water quality improvement. Joint project with Clermont and Lake County Water Authority	30007	1230	$0	$0	$0	$0	$100,000	$100,000
Lake Eustis/Trout Lake Basin: Basin study and priority projects	30003	1230	$0	$0	$0	$500,000	$0	$500,000
Lake Harris Basin Study: Drainage and water quality improvements	30005	1230	$0	$250,000	$600,000	$0	$0	$850,000
Lake Yale Basin/Lake Saunders Outfall: Lake Dora Basin and Lake Saunders Outfall (Staff time and miles)	30002	1230	$7,000	$0	$0	$0	$0	$7,000
Lake Yale Basin Study: Drainage and Water Quality Improvements	3008	1230	$4,000	$500,000	$500,000	$0	$0	$1,004,000
Lower Palatlakaha Basin Study: Basin study from Minneola Outfall to Lake Harris and associated water quality improvements	30006	1230	$0	$200,000	$0	$500,000	$0	$700,000

STORMWATER PROJECT NAME AND DESCRIPTION	Project #	Funding Source	2015	2016	2017	2018	2019	Five Year Total
Montverde MHP	30006	1230	$0	$0	$0	$0	$680,000	$680,000
Royal Trails Flood Study: Flood study and water quality improvements study.	37003	1230	$190,000	$0	$0	$100,000	$0	$290,000
Wolfbanch Road: Stormwater treatment for Wolfbranch runoff into Wolfbranch Sink	34004	1230	$2,000,000	$0	$0	$0	$0	$2,000,000
Zone A BFE Determination: Establish base flood elevations for A zones	37004	1230	$0	$200,000	$0	$200,000	$0	$400,000
Total All Projects			**$2,201,000**	**$1,500,000**	**$1,700,000**	**$1,300,000**	**$1,330,000**	**$7,681,000**

Five-Year Capital Improvements Schedule for Solid Waste

The following section addresses the County's Solid Waste Capital Improvements Program. Proper management of solid and hazardous waste is essential to the quality of life enjoyed by Lake County residents. The Capital Improvements Program for solid waste facilities is primarily concerned with the closure of inactive landfills and monitoring requirements.

The Central Phase III Landfill Cells Phase 1 became available for use in the beginning of 2009 and was designed to hold 1.5 million cubic yards of waste. Assuming an average density of 1,200 lbs./cubic yard, this will provide Lake County with 900,000 tons of MSW disposal capacity. The Central Phase III Ash Cell was designed to hold 247,000 cubic yards of ash residue. Assuming an average density of 2,500 lbs./cubic yard, this will provide Lake County with 308,750 tons of incinerator ash disposal capacity. Together, these two initial Central Phase III Landfill Cells will provide a combined disposal capacity of 1,747,000 million cubic yards (or 1,208,750 tons) of waste. Additional land is available and permitted through a Florida Department of Environmental Protection Environmental Resource Permit. The completed build out of the Central Phase III will eventually provide Lake County with a total of 11,500,000 cubic yards of waste disposal capacity. The Central Phase III Landfill Facility design target was for disposal capacity through 2030.

1 **Table CAP 8 - Five-Year Capital Improvements Schedule for Solid Waste**

SOLID WASTE Project Name and Description	Project #	Funding Source	2016	2017	2018	2019	2020	Five-Year Total
Central Facility Phase I: Landfill closed in 1996. Post closure costs should fully be recognized in FY 2026-27. Barring any unforeseen circumstances, no additional impacts 5 years. Anticipated costs fully recognized in 2026-27.		Solid Waste Closures and Long Term Care (4220)	$101,400	$102,820	$104,259	$105,719	$107,199	$521,397
Central facility Phase II: Stopped collecting waste in 2013 and are currently in process of officially closing. Permit renewal 2017-18 encumbers an extra $40,000 consultant fee and $2,000 or $7,500 permit renewal fee due to the DEP. 2017-18 reflects the amount with $7,500. Officially landfill not closed and will not draw on 4220 until that point. Anticipated costs fully recognized in 30 years, however, DEP can be petitioned earlier.		4200/4220	$80,120	$128,742	$82,379	$83,532	$84,702	$459,475
Central facility Phase III Ash/MSW: This landfill is still accepting waste and may not reach capacity until 2017-18. 2016-17 data includes permit renewal and permit fee. 2017-18 includes the predicted closure cost estimate. Unknown costs fully recognized date.		4200	$165,388	$959,982	$42,041	$42,629	$43,226	$1,210,040
Central facility Phase III MSW: Not currently accepting waste, figures based on upkeep estimates broken up over 5 years (low figure). Permit renewal cost $40,000 over 20 years, first $10,000 included into first year as required. Unknown costs fully recognized date.		4200	$19,000	$9,126	$9,254	$9,383	$9,515	$56,278
Central facility C&D: Construction and demolition debris landfill is active, but is not being used at this time. The estimated closure cost for 2016-17 would be $249,962. Unknown costs fully recognized date.		4220	$11,727	$11,891	$12,058	$12,227	$12,398	$60,301
Umatilla landfill: Closed in 1995. Yet to be determined if permit will need to be renewed, based on DEP decision on stability and water monitoring. 2016-17 includes consultant and permit fees. If decision comes late, it may be carried over into 2017-18. Unknown costs fully recognized date.		4220	$67,449	$17,653	$17,900	$18,150	$18,405	$139,557
Lady Lake landfill: Closed in 2000. Unlike the other landfills, water monitoring is not required. Costs fully recognized 2020-21.		4220	$29,162	$29,570	$29,984	$30,404	$30,830	$149,950

SOLID WASTE Project Name and Description	Project #	Funding Source	2016	2017	2018	2019	2020	Five-Year Total
Log House landfill: Closed in 1993. Like Lady Lake, no water monitoring is required. Time table for long term care is over, but there are gas issues from relieving us of responsibility at this time. No financial assurance is required, so these estimates mirror Lady Lake because of the similarities.		4220	$29,162	$29,570	$29,984	$30,404	$30,830	$149,950
Total All Projects			$503,408	$1,289,354	$327,859	$332,448	$293,879	$2,746,948

Five-Year Capital Improvements Schedule for Parks and Recreation Facilities

Lake County has thirty-eight (38) parks and recreation facilities totaling approximately 926 acres, more than a third of which is contained in the 318-acre P.E.A.R. (Palatlakaha Environmental and Agricultural Reserve) Park. Recently, 196 acres was purchased for the Ferndale Preserve as well as 96 acres for the North Lake Community Park and 49 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 368 acres of developed active and passive parks and about 558 acres of undeveloped parks.

Table CAP 9 - Five-Year Capital Improvements Schedule for Parks and Recreation Facilities

PARKS & RECREATION Project Name & Description	Project #	Funding Source	2015	2016	2017	2018	2019	Five-Year Total
Butler Street Boat Ramp: Parking lot improvements, fencing, restroom, kiosks, signage, landscaping and site amenities/furnishings (tables, benches, bike racks and trash cans)		Restricted Local Programs	$0	$0	$90,000	$0	$0	$90,000
East Lake Community Park: Road, parking lot, utilities, fencing, tennis and basketball courts, playground, pavilions, paved trail, trail head, concession stand/restrooms, maintenance/caretaker's building, dog park, sports and path lighting, site amenities/furnishings (tables, benches, trash cans, bike racks, signage) per Park Master Plan	40018	Parks Capital Projects & Parks Impact Fee North District	$100,000 (Parks Capital Projects) $37,410 (Parks Impact Fee North District)	$125,000 (Parks Capital Projects) $35,000 (Parks Impact Fee North District)	$125,000 (Parks Capital Projects) $35,000 (Parks Impact Fee North District)	$125,000 (Parks Capital Projects) $35,000 (Parks Impact Fee North District)	$125,000 (Parks Capital Projects) $35,000 (Parks Impact Fee North District)	$777,410
East Lake Community Park: Funding to purchase the adjacent property to East Lake Community Park	40018	Renewals Sales Tax Capital Projects	$800,000	$0	$0	$0	$0	$800,000
Ferndale Preserve: Construction per Florida Communities Trust Grant and Park Master Plan, observation towers, fishing pier, permatrak trails, pavilions, boardwalks and canoe launch	40004	Fish Conservation & Parks Impact Fee South District	$171,395 (Fish Conservation) $165,524 (Parks Impact Fee South District)	$12,000 (Fish Conservation) $25,000 (Parks Impact Fee South District)	$12,000 (Fish Conservation) $25,000 (Parks Impact Fee South District)	$12,000 (Fish Conservation) $25,000 (Parks Impact Fee South District)	$12,000 (Fish Conservation) $25,000 (Parks Impact Fee South District)	$484,919

PARKS & RECREATION Project Name & Description	Project #	Funding Source	2015	2016	2017	2018	2019	Five-Year Total
Hancock Trail: Design and construction to include but not limited to resurfacing of existing paved trail, retaining walls, concrete curbing, tunnels and ADA improvements, landscape, signage, benches, bike racks, railing, fencing and pavement markings	40009	Parks Impact Fee South District	$0	$10,000	$20,000	$30,000	$35,000	$95,000
John's Lake Boat Ramp: John's Lake Boat Ramp: Project Re-budget	40032	Restricted Local Programs	$178,237	$0	$0	$0	$0	$178,237
Lake Idamere Park: Pavilions, miracle field, parking lot, dog park, paved trail, restroom/concession building, canoe/kayak launch and site amenities/furnishings (tables, benches, bike racks and trash cans	40011	Parks Capital Projects	$151,050	$50,000	$50,000	$50,000	$50,000	$351,050
Lake Idamere Park: Pavilions, miracle field, parking lot, dog park, paved trail, restroom/concession building, canoe/kayak launch and site amenities/furnishings (tables, benches, bike racks and trash cans	40011	Renewal Sales Tax Capital Projects	$200,000	$0	$0	$0	$0	$200,000
Lake Jem Park and Boat Ramp: Design and construction of parking lot improvements, fencing and site amenities/furnishings (tables, benches, bike racks and trash cans)	40005	Restricted Local Programs	$0	$0	$0	$90,000	$0	$90,000
Marsh Park and Boat Ramp: Parking lot, fencing, pavilion, playground, restroom, kiosks, signage, landscaping and site amenities/furnishings (tables, benches, bike racks and trash cans)	40013	Restricted Local Programs	$90,000	$90,000	$0	$0	$0	$180,000
Minneola Athletic Complex: Athletic fields, tennis and basketball courts, playground, restrooms, concrete path, volleyball courts, sports and path lighting, batting cages, dugouts, pavilions, parking lot and street parking	40036	Parks Capital Projects & Parks Impact Fee South District	$168,808 (Parks Capital Projects) & $177, 724 (Parks Impact Fee South District)	$25,000 (Parks Capital Projects) & $75,000 (Parks Impact Fee South District)	$25,000 (Parks Capital Projects) & $75,000 (Parks Impact Fee South District)	$25,000 (Parks Capital Projects) & $75,000 (Parks Impact Fee South District)	$25,000 (Parks Capital Projects) & $75,000 (Parks Impact Fee South District)	$$741,532

PARKS & RECREATION Project Name & Description	Project #	Funding Source	2015	2016	2017	2018	2019	Five-Year Total
Neighborhood Lakes / Wekiva Trail: Land acquisition, environmental assessment, surveys and reporting, mitigation as necessary, master site plan, design, engineering and permitting; site improvements include land clearing, grading fencing, access and entry road, driveway, parking, trailhead, trails, restroom, landscape, kiosks, signage and site amenities/furnishings		Pending Grants	$274,100	$0	$2,300,000	$0	$0	$2,547,160
North Lake Community Park: Batting cages, restroom facility at tennis courts, sports and path lighting, dugouts, parking lot, playgrounds, pavilions, signage, landscape, kiosks and site amenities/furnishings (tables, benches, bike racks and trash cans)	40002	Parks Capital Projects	$75,000	$25,000	$25,000	$25,000	$25,000	$175,000
North Shore Trailhead and Scenic Overlook: Environmental assessment, surveys and reporting, fencing, landscape, kiosks, interpretive exhibit, signage and site amenities/furnishings (tables, benches, bike racks and trash cans)	40037	Parks Impact Fee South District	$25,000	$20,000	$20,000	$10,000	$5,000	$80,000
P.E.A.R. Park: Improvements per Florida Community Trust Grant, state lease agreement and Park Master Plan (active/passive), pickleball courts, parking lot, pavilions, fencing, restrooms, paved trail and road, kiosks, signage and landscape and site amenities/furnishings (tables, benches, bike racks and trash cans)	40006	Parks Capital Projects & Parks Impact Fee Central District	$25,000 (Parks Capital Projects) & $16,850 (Parks Impact Fee Central District)	$100,000 (Parks Capital Projects) & $17,000 (Parks Impact Fee Central District)	$100,000 (Parks Capital Projects) & $17,000 (Parks Impact Fee Central District)	$100,000 (Parks Capital Projects) & $17,000 (Parks Impact Fee Central District)	$100,000 (Parks Capital Projects) & $17,000 (Parks Impact Fee Central District)	$509,850
P.E.A.R. Park: Construction of a Bird Watching Blind at P.E.A.R. Park to include project re-budget funding from FY 2014 and funding for placement of trees in the proposed Bird Blind	40006	MSTU-Parks Selection & Parks Capital Projects & Parks Impact Fee Central District	$34,000 (MSTU) $136,063 (Parks Capital) $34,735 (Parks Impact Fee)	$0	$0	$0	$0	$205,097

PARKS & RECREATION Project Name & Description	Project #	Funding Source	2015	2016	2017	2018	2019	Five-Year Total
Palatlakaha River Park and Boat Ramp: Playground, parking lot, fencing, kiosks, signage, boardwalks, landscape and site amenities/furnishings (tables, benches, bike racks and trash cans)	40019	Restricted Local Programs	$0	$0	$0	$0	$90,000	$90,000
Pine Forest Park; Multipurpose field, ball fields, dugout, fencing, trails, parking lot, landscape and site amenities/furnishings (tables, benches, bike racks, and trash cans)	40015	Parks Capital Projects	$25,000	$25,000	$25,000	$25,000	$25,000	$125,000
Public Lands Program: Capital improvements to Public Lands properties including, but not limited to perimeter fencing, facility/infrastructure improvements, parking and trail improvements and ADA improvements		MSTU-Parks Section	$50,000	$0	$0	$0	$0	$50,000
South Lake Regional Park: Design and construction of sports complex to include but not limited to baseball/softball/little league/soccer/football fields, cricket fields, volleyball, tennis/basketball courts, maintenance/caretaker's buildings, restrooms, utilities, concession building, playground, pavilions, paved trails, parking lot and entry road, landscape, kiosks, signage and site amenities/furnishings (tables, benches, bike racks and trash cans)	40003	Renewal Sales Tax Capital Projects	$1,790,000	$0	$0	$0	$0	$1,790,000
South Lake Trail: Design and construction to include but not limited to resurfacing of existing paved trail, retaining walls, concrete curbing, boardwalk and ADA improvements, landscape, signage, benches, bike racks, railing, fencing and pavement markings	40017	Parks Impact Fee South District	$0	$20,000	$10,000	$10,000	$10,000	$50,000
Total All Projects			$4,694,255	$654,000	$2,954,000	$654,000	$654,000	**$9,610,255**

Five-Year Capital Improvements Schedule for Public School Facilities

The Lake County Public Schools 5-Year Work Plan has been developed in accordance with the requirements of Florida Department of Education Guidelines. The Work Plan integrates the facilities planning program with the annual capital budgeting and the District's educational programming strategies. Since the mid-1990s, Lake County, its municipalities, and the Lake County School Board have seen many changes in population growth, student demographics, financing structures, and regulations affecting both education and

facilities planning. The dramatic population growth between 2000 and 2006, and the resulting rapid escalation in housing prices has been matched by an equally dramatic downturn in the local and national economy in 2007 and 2008 which is expected to continue well into 2010. The student population grew rapidly until 2008, and only leveled off in the 2008-2009 school year, putting stress on the Lake County School District's facilities and causing overcrowding that the District continues working to relieve. In conjunction with general population growth, the Hispanic population grew to 17% of the school population, from just over 5% in 2000, changing the educational face of the District, as did an increase in students from lower socioeconomic backgrounds.

Through 2006, the revenue from property value increases and impact fees from new housing assisted the District in keeping up with the growth in population, and the District was able to open eleven new schools since 1999. However, with the downturn of 2007-2008, and the property tax structure changes approved by Florida voters in 2008, the District's revenue projections have decreased significantly, making it difficult to maintain the level of construction needed to relieve continued overcrowding at some District schools and also to replace aging facilities as they become substandard. The FY2009-13 Facilities Work Plan includes construction of one new high school, renovations adding capacity at one middle school, one new elementary school, and many additions at existing schools during the next five (5) years to address some of the existing and future space needs. Because of the lower growth projections and severe capital constraints, the projected need for new schools has changed from the 2008-2012 plan, which called for two new high schools, two middle schools and eight elementary schools. In this atmosphere of change and uncertainty, the District still holds firm to its commitment to provide the facilities required to maintain the level of service required by both the class size reduction and school concurrency legislation passed by Florida voters and the Florida Legislature, respectively.

TheFY2015-2019 Facilities Work Plan includes renovations and replacements to two (2) elementary schools along with District-wide classroom additions, and many upgrades at existing schools during the next five years to address some of the existing and future space needs. A new Four Corners K-8 school is planned at a location not yet specified. In this atmosphere of change and uncertainty, the District still holds firm to its commitment to provide the facilities required to maintain the level of service required by both the class size reduction and school concurrency legislation passed by Florida voters and the Florida Legislature, respectively.

Table CAP 10 - Five-Year Capital Improvements Schedule for Public School Facilities FY 2015 – 2019

SCHOOL FACILITIES Project Name	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Modernization/Renovation						
Beverly Shores	$0	$0	$0	$0	$1,000,000	$1,000,000
Clermont Middle School	$0	$0	$0	$1,000,000	$7,623,867	$8,623,867
Clermont Elementary School	$0	$0	$0	$1,000,000	$7,623,867	$8,623,867
Eustis Elementary School	$0	$0	$0	$0	$1,000,000	$1,000,000
Fruitland Park	$0	$0	$0	$0	$1,000,000	$1,000,000
Lake Minneola High School Addition	$0	$0	$0	$0	$500,000	$500,000
Lake Hills Classroom Addition	$0	$0	$0	$0	$100,000	$100,000
Subtotal Modernization/Replacements				**$2,000,000**	**$18,747,734**	**$20,747,734**
New Schools						

SCHOOL FACILITIES Project Name	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Cypress Ridge Elementary School Cafeteria	$3,521,029					$3,521,029
New Four Corners K-8				$2,846,839	$30,000,000	$32,846,839
Subtotal New Schools	**$3,521,029**	**0**	**0**	**$2,846,839**	**$30,000,000**	**$36,367,868**
Maintenance and Equipment						
Capital School Equipment	$100,000	$100,000	$100,000	$50,000	$50,000	$400,000
Environmental Projects	$50,000	$50,000	$50,000	$50,000	$50,000	$250,000
Maintenance Projects	$4,715,522	$4,700,000	$4,700,000	$4,200,000	$4,200,000	$22,515,522
School Buses	$4,000,000	$4,000,000	$3,000,000	$2,000,000	$2,000,000	$15,000,000
Portable Transfer/Lease	$700,000	$700,000	$700,000	$700,000	$700,000	$3,500,000
Subtotal Maintenance and Equipment	**$9,565,522**	**$9,550,000**	**$8,550,000**	**$7,000,000**	**7,000,000**	**$41,665,522**
Debt Service, Operations and Ancillary Facilities						
Revenue TAV%	5.6%	5.3%	6.8%	7.0%	8.1%	
Local Capital Outlay Levy	$26,373,380	$27,771,169	$29,326,354	$31,320,546	$33,512,984	$148,304,433
Sales Tax (1/3 cent)Assumes renewal	$12,486,802	$12,773,998	$13,402,252	$13,329,182	$13,489,132	$65,121,366
Impact Fee (@83% Level)	$7,711,500	$8,040,625	$8,040,625	$8,362,250	$8,462,250	$40,617,250
PECO Maintenance (State)[2]	$715,522	$700,000	$700,000	$700,000	$700,000	$3,515,522
PECO Regular (State)[2]	$0	$0	$0	$0	$0	$0
COBI/SBE Bonds (State)	$0	$0	$0	$0	$0	$0
Capital Outlay & Debt Service (State)	$265,114	$265,114	$265,114	$265,114	$265,114	$1,325,570
Prior Year Carryover	$8,486,096	$0	$0	$0	$0	$8,486,096
Other Misc	$100,000	$100,000	$100,000	$100,000	$100,000	$500,000
Subtotal Debt Service, Operations &Ancillary Facilities	**$56,138,414**	**$49,650,906**	**$51,474,345**	**$54,077,092**	**$56,529,480**	**$267,870,237**

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Table CAP 11 - Summary of Debt Obligations

Principal and interest payments next five years:		2015	2016	2017	2018	2019
General Obligation Bonds						
Limited General Obligation Bonds, Series 2015		2,705,788	2,459,426	2,523,679	2,522,880	2,521,926
Amount of Issue:	$ 20,950,000					
Amount Outstanding at 9/30/2015:	$ 24,255,000					
Final Maturity:	4/1/2026					
Pledged Revenue: Ad Valorem Taxes, .33 mills voter approved						
Special Obligation Bonds						
Pari-Mutuel Revenues Replacement Bonds		252,500	252,664	247,672	252,680	252,376
Series 2000						
Amount of Issue:	$ 3,635,000					
Amount Outstanding at 9/30/2008:	$ 2,970,000					
Final Maturity:	10/1/2030					
Pledged Revenue: Sales Tax Replacement Revenues						
Capital Improvement Revenue Bonds		5,736,838	4,738,287	5,367,060	5,364,841	5,364,343
Series 2015						
Amount of Issue:	$ 75,985,000					
Amount Outstanding at 9/30/2008:	$ 80,130,000					
Final Maturity:	6/1/2037					
Pledged Revenue: Half Cent Sales Tax						
Commercial Loan:						
Hancock Bank of Florida, Note Payable		1,166,265	1,166,265	1,166,265	0	0
Amount of Issue:	$ 10,000,000					
Amount Outstanding at 9/30/2015:	$ 2,290,918					
Final Maturity:	6/1/2017					
Pledged Revenue: Infrastructure Sales Tax						
Total Principal and Interest Payments		-	-	-	-	-
Next Five Years:		9,861,391	8,616,642	9,304,676	8,140,401	8,138,645

(Ord. No.2016-45, § 1, 8-23-2016)

2030 Capital Improvements Schedule for Facility Needs

The following section addresses facility needs to 2030 for Transportation, Parks and Recreation, Solid Waste, Potable Water, Sanitary Sewer, Storm Water, and Public Schools.

Lake County is located within the LSMPO boundary. The LSMPO ensures that highways and roads, public transit, pedestrian, bicycle, and other transportation facilities are coordinated and planned with consistency. Lake County adopted the Lake County 2025 Long Range Transportation Plan (LRTP) on December 14, 2005; this plan contains an extensive analysis of roadway, bicycle, and pedestrian transportation issues, as well as land use and other factors that determine existing and future needs. Additional data was assembled by LSMPO to bridge the gap between the 2025 Long Range Transportation Plan and the 2030 Planning Horizon date.

Parks and Recreation Facility needs are based on the population of unincorporated Lake County. The projected population for unincorporated Lake County is shown to decrease with a total projected population of 79,906 in 2030, which would require 320 acres of park land to meet the adopted level of service.

The Solid Waste Department collects an average of 300,000 cubic yards of waste annually, for a total projected 6 million cubic yards of waste by 2030. The completed build out of the Central Phase III Landfill will eventually provide Lake County with a total of 11,500,000 cubic yards of waste disposal capacity.

The Level of Service standard for potable water supplies in unincorporated areas is 100 gallons per capita per day, or the Equivalent Residential Unit (ERU) for non-residential development. If connection is required to a municipal or private utility, and the development is within the Utility Service Area of the utility, the higher level of service as adopted by that utility shall be required.

The Level of Service standard for central sanitary sewer systems shall be designed and constructed to provide a minimum average daily flow of 100 gallons per capita per day, or the Equivalent Residential Unit (ERU) for non-residential development. If connection is required to a municipal or private utility, and the development is within the Utility Service Area of the utility, the higher level of service as adopted by that utility shall be required.

Lake County does not provide a central stormwater system for the unincorporated area; the stormwater and drainage needs are based on construction of roads and storm events. Stormwater and drainage needs are completed as needed on a project-by-project basis.

Lake County School Facility needs are based on Core Dining Capacity; the projected enrollment and facility needs through 2029 were completed by the Lake County School Board, that information is located in the Data, Inventory and Analysis for Public Schools.

Table CAP 12 – Projected 2030 Facility Needs

PLAN ELEMENT	FACILITY TYPE	SERVICE AREA	NEEDED BY 2030 TO MEET LEVEL OF SERVICE (LOS)	PLANNED FACILITIES TO MEET 2030 LOS	FUNDING SOURCE
Transportation	County Arterial & Collector Roads 2-lane, 4-lane, 6-lane	Varies by Character: Rural, Urban, Mixed Use, Commercial & Residential Neighborhoods	This data is available in the LSMPO 2025 Long Range Transportation Plan and the Transportation Data, Inventory and Analysis which projects needs from 2025 to 2030.	Data available in the LSMPO 2025 Long Range Transportation Plan and the Transportation Data, Inventory and Analysis which projects needs from 2025 to 2030.	Transportation Impact Fees and Proportional Fair-Share Funds
	State Roads	County-wide	This data is available in the LSMPO 2025 Long Range Transportation Plan and the Transportation Data, Inventory and Analysis which	Data available in the LSMPO 2025 Long Range Transportation Plan and the Transportation Data, Inventory and Analysis	Transportation Impact Fees and Proportional Fair-Share Funds

PLAN ELEMENT	FACILITY TYPE	SERVICE AREA	NEEDED BY 2030 TO MEET LEVEL OF SERVICE (LOS)	PLANNED FACILITIES TO MEET 2030 LOS	FUNDING SOURCE
			projects needs from 2025 to 2030.	which projects needs from 2025 to 2030.	
Parks & Recreation	Parks	County-wide	Based on the projected populations (pp) and the LOS for Parks & Recreation (4 acres per 1,000 Residents) 2015 pp 139,120 = 557 acres of park land needed 2020 pp 126,042 = 504 acres of park land needed 2025 pp 110,386 = 442 acres of park land needed 2030 pp 79,906 = 320 acres of park land needed	The County currently has about 368 acres of developed active and passive parks and about 558 acres of undeveloped parks (this acreage does not include federal or state parks located within Lake County).	Current facilities exceed the projected need for 2030.
Solid Waste	County Landfill	County-wide	Average of waste collected per day= 822 cy Average of waste collected per year = 300,000 cy 2010-2030 projected waste collection = 6 million cy cy = cubic yards	The Lake County Landfill (at total build-out) has a total remaining capacity of 11.5 million cy, which exceeds the projected need for 2030.	Lake County Solid Waste Services Tax
Potable Water	NA	NA	The Level of Service standard for potable water supplies in unincorporated areas is 100 gallons per capita per day, or the Equivalent Residential Unit (ERU) for non-residential development. If connection is required to a municipal or private utility, and the development is within the Utility Service Area of the utility, the higher level of service as adopted by that utility shall be required.	The Level of Service standard for potable water supplies in unincorporated areas is 100 gallons per capita per day, or the Equivalent Residential Unit (ERU) for non-residential development. If connection is required to a municipal or private utility, and the development is within the Utility Service Area of the utility, the higher level of service as adopted by that utility shall be required.	NA
Sanitary Sewer	NA	NA	The Level of Service standard for central sanitary sewer systems shall be designed and constructed to provide a minimum average daily flow of 100 gallons per capita per day, or the Equivalent Residential Unit (ERU) for non-residential	The Level of Service standard for central sanitary sewer systems shall be designed and constructed to provide a minimum average daily flow of 100 gallons per capita per day, or the Equivalent Residential	NA

PLAN ELEMENT	FACILITY TYPE	SERVICE AREA	NEEDED BY 2030 TO MEET LEVEL OF SERVICE (LOS)	PLANNED FACILITIES TO MEET 2030 LOS	FUNDING SOURCE
			development. If connection is required to a municipal or private utility, and the development is within the Utility Service Area of the utility, the higher level of service as adopted by that utility shall be required.	Unit (ERU) for non-residential development. If connection is required to a municipal or private utility, and the development is within the Utility Service Area of the utility, the higher level of service as adopted by that utility shall be required.	
Stormwater	Drainage	County-wide	Lake County does not provide a central stormwater system; the stormwater need is based on road development and storm events, which varies. Stormwater and drainage facilities are provided on a project by project basis.	Lake County does not provide a central stormwater system; the stormwater need is based on road development and storm events, which varies. Stormwater and drainage facilities are provided on a project by project basis.	Roads = Transportation Impact Fees and Gas Tax Water Quality Issues = Lake County Municipal Service Taxing Unit (MSTU)
Public Schools	School	Concurrency Service Area	The Level of Service is Based on Core Dining Capacity. The projected enrollment and capacity through 2029 is shown in Tables 6-3 and 6-4 of the Public Schools Facilities Data, Inventory and Analysis.	The data to support the 2030 projected need for schools is located in the Public Schools Data, Inventory and Analysis in Chapter 6 of the Lake County Schools Five-Year Facilities Master Plan.	School Impact Fees

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GOAL II-3 CONCURRENCY MANAGEMENT

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

OBJECTIVE II-3.1 MAINTAIN CONCURRENCY MANAGEMENT SYSTEM

Lake County will maintain its Concurrency Management System and Land Development Regulations to manage its fiscal resources and land development process in such a manner as to provide or require the provision of needed capital improvements for future development and for needs created by previously issued development orders.

Policy II-3.1.1 Concurrency Management System Monitoring Program

The Concurrency Management System shall maintain a monitoring program to enable the County to determine whether it is adhering to the adopted level of service standards and its schedule of capital improvements.

Policy II-3.1.2 Precedence of 2030 Comprehensive Plan

During the interim period when the provisions of the most recently adopted Comprehensive Plan, or element or portion thereof, and the Land Development Regulations are inconsistent, the provisions of the most recently adopted Comprehensive Plan, or element or portion thereof, shall govern any action taken in regard to an application for a development order.

Policy II-3.1.3 Capital Improvements Needed to Address Deficiencies

Capital improvements that are needed to improve deficient facilities due to vested project development will receive priority funding in the next annual update of the Schedule of Capital Improvements if the needed improvement was not required as a part of the vested project's development order.

Policy II-3.1.4 Schedule of Roadway Improvements

Lake County shall use the LSMPO's Long Range Transportation Plan, consistent with the Transportation Element, as a twenty (20)-year schedule of roadway improvements.

Policy II-3.1.5 Long Range Transportation Concurrency Management System

Lake County will explore the feasibility of implementing a long-term Transportation Concurrency Management System consistent with the Transportation Element.

Policy II-3.1.6 Concurrency Requirements

Lake County finds that it is necessary to address the impacts of development on public facilities occurring concurrent with development authorized by a final development order. Therefore, capacity for Category A facilities and services shall be available concurrent with the impacts of development. The County shall determine, prior to the issuance of development orders, whether or not there is sufficient capacity of Category A public facilities to meet the standards for levels of service for existing population and development and the proposed development concurrent with the impacts of the proposed development. For the purpose of this policy, "concurrent with" shall be defined as follows:

No final development order shall be issued by the County unless there shall be sufficient capacity of Category A public facilities to meet the standards for levels of service for the existing population and for proposed development according to the following deadlines:

1. 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 level of service adopted by the municipality agreement 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:

a. Facilities and services are in place and available to serve the new development prior to the issuance of a certificate of occupancy or its functional equivalent.

b. A development permit is issued subject to the condition that the necessary facilities and services will be in place at the time the impacts of the development occur. Such conditions shall be stipulated within an enforceable development agreement or a binding contract that guarantees the completion of construction prior to the issuance of a certificate of occupancy or its functional equivalent. A development shall place no impact on facility capacity until such a certification is issued.

2. Roads. For road facilities the concurrency requirement shall be satisfied through one of the following actions approved by Lake County during the development review process:

a. Satisfy one of the two criteria stipulated in Subsection (1) of this policy; or

b. Prior to the issuance of a development permit, necessary improvements are programmed within the first three (3) years of the current Five-Year Schedule of Capital Improvements provided that each of the following conditions is met:

c. The Five-Year Schedule of Capital Improvements and the Capital Improvements Element of the Lake County Comprehensive Plan are financially feasible. In addition to projects funded by Lake County, the Schedule of Capital Improvements will include

d. Transportation projects included in the LSMPO transportation improvement program to the extent that such improvements are relied upon to ensure concurrency and financial feasibility, and

e. Privately funded projects for which the County has no fiscal responsibility, and which are necessary to ensure that adopted level of service standards are achieved and maintained. Such projects shall be enforceable consistent with Ch 163.3180(3)(a)5., F.S.

f. The Five-Year Schedule of Capital Improvements includes improvements necessary to correct any identified facility deficiencies and maintain adopted levels of service for existing and permitted development.

g. The Five-Year Schedule of Capital Improvements identifies whether funding is for design, engineering, consultant fees, or construction and indicates, by fiscal year, how the funding will be allocated.

h. Lake County shall review and revise, as appropriate, its Proportionate Fair-Share Program regulations, which establish a methodology for assessing proportionate fair-share mitigation options for transportation impacts, pursuant to Ch 163.3180(16), F.S.

i. A Plan amendment will be required in order to eliminate, defer or delay construction of any roadway which is needed to maintain the adopted level of service standard in this Plan.

j. Land Development Regulations shall ensure that development orders and permits will only be issued when public facilities and services at adopted levels of service are available concurrent with the impacts of development.

k. Lake County shall establish a monitoring system to determine whether impacts of development have been managed in accordance with adopted level of service standards and whether

improvements are implemented consistent with the Five-Year Schedule of Capital Improvements. Such a monitoring system shall utilize on-going computer-oriented programs and standard accounting practices to evaluate and record the most recent condition of levels of service, available capacities, reservation of capacities, and timing of capital improvements.

l. The Capital Improvements Element identifies those areas in which facilities and services will be provided by the County through the use of public funds in accordance with the adopted Five-Year Schedule of Capital Improvements.

3. Parks and Recreation. For park and recreation facilities and services, the concurrency requirement shall be satisfied through one of the following actions approved by Lake County during the development review process:

a. Satisfy one of the two (2) requirements stipulated in Subsection (1) of this policy; or

b. Prior to the issuance of a building permit, recreation facilities and services are the subject of a binding executed contract or guaranteed in an enforceable development agreement which provides for the commencement of the actual construction of the required recreation facilities or provision of services within one year of the issuance of a building permit. Such a contract or agreement shall stipulate that facilities or services shall be available for active use within one year after construction commences.

4. 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:

i. 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);

ii. 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,

iii. 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:
   i. The donation, construction, or funding of school facilities created by the proposed development.
   ii. 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, of this 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.

Policy II-3.1.7 Determination of Capacity for Preliminary Development Orders.

The capacity of public facilities shall be determined for preliminary development orders at the time an applicant of a development order requests a determination of such capacity as part of the review and approval of the preliminary development order provided that:

The determination that such capacity is available shall apply only to specific uses, densities and intensities based on information provided by the applicant and included in the development order; and

The determination that such capacity is available shall be valid for the same period of time as the underlying development order, including any extension of the underlying development order. If the underlying development order does not have an expiration date, the capacity shall be valid for a period:

- not to exceed four (4) years; or
- any period of time acceptable to the County and the applicant, provided that the period of time is explicitly set forth in an enforceable development agreement as authorized by Florida Statutes.

The determination that such capacity is available shall be binding on the County at such time as the applicant provides assurances, acceptable to the County in form and amount, to guarantee to the County the applicant's pro rata share of the County's financial obligation for public facilities which are constructed by the County for the benefit of the subject property:

1. The assurances to be provided by the applicant may include one or more of the following:

   - payment of capacity reservation fees;
   - prepayment of capacity connection charges; or
   - establishment of special assessment districts.

2. Whenever an applicant's pro rata share of a public facility is less than the full cost of the facility, the County shall do one of the following:

   - contract with the applicant for the full cost of the facility, including terms regarding reimbursement to the applicant for costs in excess of the applicant's pro rata share; or
   - obtain assurances similar to those in subsection (1) from other sources; or
   - amend this Comprehensive Plan to modify the adopted standard for the level of service so as to reduce the required facility to equal the applicant's needs. Such an amendment shall be consistent with procedures defined in Chapter 163.3187, F.S., and must be supported by data and analysis prepared within the Comprehensive Plan supporting documents. Level of service standards not compatible with state standards established for state roads must be coordinated with the Florida Department of Transportation and shall remain consistent with Florida Department of Transportation standards to the maximum extent allowed under the Florida Highway System Plan, Section 187.201 (State Comprehensive Plan), F.S., and Chapter 163, F.S. In the event the adopted level of service is not compatible with the level of service standards established by the Florida Department of Transportation, Lake County shall provide a justification in the data inventory and analysis document that supports its Comprehensive Plan.

3. Public facilities which serve less than all of Lake County shall achieve and maintain the standard for levels of service within their assigned service area. No development order shall be issued in an assigned service area if the standard for levels of service are not achieved and maintained throughout the assigned service area for the following public facilities and assigned service areas:

   - Arterial and Collector Roads. All roads and road segments affected by the proposed development, according to the number of trips generated by the proposed development;
   - Stormwater Management Systems: Site Specific;
   - Potable Water Systems: Water Facility Service Area; or
   - Sanitary Sewer Systems: Sewer Facility Service Area.

(Ord. No. 2018-35, § 14, 7-24-2018)

Policy II-3.1.8 Determination of Capacity for Final Development Orders

The County may consider a program to allow the deferral of the concurrency test until a final development order review.

OBJECTIVE II-3.2 PROGRAMS TO ENSURE IMPLEMENTATION

The following programs shall be implemented to ensure that the goals, objectives and policies established in the Capital Improvements Element will be achieved or exceeded. Each implementation program will be adopted by ordinance or resolution, as appropriate for each implementation program.

Policy II-3.2.1 Review of Applications for Development Orders

The County shall amend its Land Development Regulations to provide for a system of review of various applications for development orders which, if granted, would impact the levels of service of Category A public facilities. Such system of review shall assure that no final development order shall be issued which results in a reduction in the levels of service below the standards adopted in the Comprehensive Plan for Category A facilities. The Land Development Regulations shall include, at a minimum, the provision of Levels of Service as provided for in this Plan in determining whether a development order can be issued.

The Land Development Regulations shall also address the circumstances under which public facilities may be provided by applicants for development orders. Applicants for development orders may offer to provide public facilities at the applicant's own expense in order to ensure sufficient capacity of Category A public facilities. Development agreements may be established subject to the following requirements:

An enforceable development agreement shall provide, at a minimum, a schedule for construction of the public facilities and mechanisms for monitoring to insure that the public facilities are completed concurrent with the impacts of the development, or the development will not be allowed to proceed;

Roadway facilities are contained in the Schedule of Capital Improvements of the Comprehensive Plan, or a plan amendment occurs in accordance to Chapter 163.3187, F.S., to revise data and analysis and update the Five-Year Schedule of Capital Improvements; and

The development agreement is construed to be enforceable according to Sections 163.3220-163.3243, F.S.

Policy II-3.2.2 Concurrency Implementation and Monitoring System

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

1. Annual Report. The County will prepare an annual report on the capacity and levels of service of public facilities compared to the standards for levels of service adopted in the Comprehensive Plan for Category A facilities. The report shall summarize the actual capacity of public facilities, and forecast the capacity of public facilities for each of the five succeeding fiscal years.
2. Public Facility Capacity Review. The County shall use the procedures specified herein. 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 solely denied because of insufficient capacity of public facilities may be resubmitted for a capacity determination without prejudice in the future. Land Development Regulations shall require that development commence within a specified time after a development order is issued, or the determination of capacity shall expire, subject to reasonable extensions of time based on criteria included in the regulations.
3. Review of Changes in Planned Capacity of Public Facilities. The County shall review each amendment to the Capital Improvements Element, in particular any changes in standards for levels of service and changes in the Schedule of Capital Improvements, in order to revise the amount of capacity that is available as reported in the annual report.
4. Concurrency Implementation Strategies. The County shall annually review the concurrency implementation strategies that are incorporated in the Comprehensive Plan:

- For compliance with the standards set forth herein.
- Standards for levels of service may be phased to reflect the County's financial ability to increase public facility capacity, and resulting levels of service, from year to year. Standards for levels of service may be phased to specific fiscal years in order to provide clear, unambiguous standards for issuance of development orders. Such phased levels of service are not "self-amending" because they are adopted with specific implementation and expiration dates as part of the adopted Comprehensive Plan.

5. Capacity of Public Facilities for Development Orders Issued Prior to Adoption of the Plan. For the purpose of determining the available capacity of public facilities including available capacity for new development, the County will "reserve" capacity of public facilities for development orders on property that were issued by the County prior to the adoption of this Comprehensive Plan provided that such property meets the County criteria for an affirmative determination of vested rights:

   - The County intends to develop and pursue programs that will give persons with legitimate vested rights an opportunity to proceed with their plans.
   - The County will "reserve" capacity of public facilities for previously issued development orders that do have vested rights, and which do continue development in good faith, consistent with Section 163.3167(8), F.S.

6. Certificate of Concurrency. An applicant of a development order, which has met concurrency requirements herein, shall receive a certificate of concurrency declaring that all capacity requirements have been met consistent with level of service standards. The certificate shall declare an amount of capacity reserved for the applicant and the timeframe during which capacity will be reserved. All rights and privileges granted through a Certificate of Concurrency shall be defined in the Land Development Regulations. The Certificate of Concurrency shall be issued to applicants of a development order which has satisfied a concurrency test to determine that sufficient capacity of Category A public facilities are available to comply with standards for levels of service.

CHAPTER III: CONSERVATION ELEMENT

PLANNING HORIZON 2030

Conservation Element

This Element provides goals, objectives and policies relating to natural resources by four broad categories: Air, Water, Land and Environmental Systems. The conservation goals provide a vision of what the County seeks to accomplish during the planning time frame.

The Conservation Element is intended to provide a framework for the ongoing monitoring, management and use of the County's natural resources. This element addresses the environment and provides goals, objectives and policies as they relate to the preservation, management and enhancement of the natural environment in Lake County. Because of the holistic nature of the natural environment, it is necessary for this element to have strong interrelationships with other elements in the Comprehensive Plan, most notably Future Land Use, Recreation and Open Space, Intergovernmental Coordination and Transportation.

The Future Land Use Element is dependent upon the Conservation Element to provide information and guidelines regarding the suitability of lands for development, particularly those lands containing or influencing significant or sensitive natural resources. In addition, this element supports and strengthens the recommendations for Land Development Regulations.

The Recreation and Open Space Element is dependent upon the Conservation Element to provide guidelines for the establishment of open space corridors, to assist in the nature education programs, to encourage compatible land uses adjacent to managed natural areas, and in giving indications of which environmentally sensitive areas are suitable for acquisition and development for recreational and open space purposes.

The Intergovernmental Coordination Element establishes policies for cooperation between various governmental entities having jurisdiction in Lake County. The Conservation Element incorporates the policies and regulations of these entities to ensure the coordination of effort among all levels of government in Lake County.

The Transportation Element is dependent upon the Conservation Element to identify areas where roadways may be constructed so as to minimize impacts upon significant natural resources and to maintain acceptable air quality standards for citizens. It is also necessary to recognize the relationship between transportation and conservation in order to effectively implement the policies of the Wekiva Parkway and Protection Act.

GOAL III-1 PRESERVATION OF NATURAL RESOURCES

The County shall strive to preserve, properly manage and, where possible, enhance the quantity, quality and function of its natural resources and natural environment for existing and future generations. These goals shall include, but not be limited to, the following natural resources: air, groundwater, lakes and surface waters, springs and springsheds, soils, minerals, wetlands, native vegetation and wildlife habitats, floodplains, endangered species, threatened species, species of special concern, open spaces, ecological landscapes, karst features, aquifer recharge areas, and historical and archaeological resources.

OBJECTIVE III-1.1 AIR QUALITY

The County shall implement state and federal guidelines to improve and protect air quality and ensure that the County meet or exceed all applicable air quality standards.

Policy III-1.1.1 Assess Air Quality

The County shall require compliance with state and federal ambient air requirements through the air quality programs established by federal, state, regional and local agencies in the County.

Policy III-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 notify the appropriate state and federal agencies.

The County will adopt Land Development Regulations (LDRs) to require a safe buffer distance from nearby uses, including but not limited to schools, hospitals, or residential neighborhoods.

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

Policy III-1.1.3 Reduce Fugitive Particle Emissions

Land Development Regulations shall require compliance with any federal or state requirements and Best Management Practices (BMPs) 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.

Policy III-1.1.4 Encourage Alternative Modes of Transportation

In order to reduce vehicular emissions, the County shall encourage programs that improve automotive traffic flow and shall encourage the use/development of private/public mass transit, multiple ridership in automobiles, telecommuting and the development and safe use of bikeways.

Policy III-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 Developments of Regional Impact (DRI). 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. The County shall coordinate the review with the appropriate agencies for the air quality impacts and the air-quality mitigative measures for the projects, both to be provided by the applicant for the DRI.

Policy III-1.1.6 Indoor Air Quality Education Program

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

GOAL III-2 WATER

The County shall conserve, protect, and enhance the County's surface water, groundwater, springsheds, floodplains, and wetlands to ensure that these resources are preserved for the benefit of present and future generations.

OBJECTIVE III-2.1 GROUNDWATER

The County, in coordination with federal, state, regional, and local agencies, shall protect the quantity and quality of groundwater resources, recharge areas, and prevent excessive groundwater draw-down caused by withdrawal for consumptive uses.

Policy III-2.1.1 Develop Comprehensive Surface and Groundwater Basin Management Plans

The County shall cooperate with the appropriate agencies in developing and implementing comprehensive surface water and groundwater basin management plans. These plans shall assess the impacts of existing and anticipated future pollution sources on the quality of surface waters and ground water, and shall develop strategies to abate those impacts.

Policy III-2.1.2 Participate in Long Range Water Conservation Planning

The County shall participate in the development of long-range water conservation plans that are created as part of the water supply planning process of the Water Management Districts. The County shall participate in working groups and advisory groups on supply planning, minimum flows and levels, Total Maximum Daily Loads (TMDLs) including the Florida Water Quality Monitoring Council and other water quality monitoring. The County shall facilitate input from stakeholder groups.

Policy III-2.1.3 Plan for Safe Withdrawal Rates of Water

The County, 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.

Policy III-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:

- Requiring installation of water conserving plumbing fixtures in new and renovated buildings which are, at minimum, consistent with the requirements of the federal, state, regional, and local agencies;
- Promoting water reuse and reclamation, where appropriate, for landscape, golf courses and farm irrigation, industrial use, and other appropriate applications;
- Supporting the implementation of leak detection programs by the owners/operators of public water supply systems in order to discover and curtail wasteful losses of potable water from public water supply and water delivery networks;
- A cooperative plugging program for uncapped artesian wells with the St. Johns River Water Management District and the Southwest Florida Water Management District, and the local Department of Health;
- Encouraging the implementation of water and sewer revenue mechanisms which encourage the economical/conservational use of potable water supplies;
- Implementation of irrigation policies and practices according to federal, state, regional and local agency guidelines, including the Water Management District's landscape irrigation rules;
- Prescribe water wise “Florida-Friendly Landscaping” guidelines for all County facilities and new development;

- Distribute educational materials, which describe sources of water consumption and opportunities for conservation, to the general public; and
- Require the installation of dual-water lines and meters in all new developments served by a central water system to distribute reuse water even if reuse water is not yet available.

Policy III-2.1.5 Water Conserving Plumbing Fixtures

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

Policy III-2.1.6 Adopt Water Conservation Measures

The County shall adopt 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, as economically feasible.

Policy III-2.1.7 Irrigation Rain Sensors or Soil Moisture Sensors

The County shall require irrigation rain sensors or soil moisture sensors with automatic cut-offs on all new irrigation systems in accordance with the Florida Standard Building Code and Water Management District rules.

Policy III-2.1.8 Monitor Consumptive Use Permitting

The County shall track the consumptive use permitting activities of the St. Johns River Water Management District and the Southwest Florida Water Management District. The County shall monitor the Consumptive Use Permits issued by the Water Management Districts for potential surface water and groundwater impacts and compliance with Land Development Regulations. The County shall take appropriate land use regulatory actions to assist the federal, state, regional, and local agencies in ensuring an adequate water supply for existing and future needs, including the protection of water dependent natural resources.

Policy III-2.1.9 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 County-wide water monitoring, especially in those areas of existing, suspected, or potential ground and surface water contamination.

Policy III-2.1.10 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 Districts emergency water shortage plans.

Policy III-2.1.11 Impact of Land Use on Groundwater

Lake County shall prohibit land uses which are known to pose a severe threat to the availability of groundwater resources or whose practices are known to pose a severe threat to the quality of groundwater. Land use planning and development approvals shall reflect the limitations and vulnerability of groundwater supplies, including groundwater basin inventories conducted by the Water Management Districts.

Policy III-2.1.12 Water Use by Golf Courses

New and Redeveloped golf courses 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.

Policy III-2.1.13 Conformance with State Requirements

Lake County shall ensure that all land use planning and development approval decisions are consistent with state agency rules and permits, and shall require compliance with all state agency rules and permits relative to the protection of groundwater.

Policy III-2.1.14 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. Land Development Regulations 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 of flow from springs, and reduce the vulnerability of ground water from contamination.

Consistent with the intent of this policy:

- The County shall require for 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. At a minimum, this report shall address wastewater disposal, recharge, water supply, and potential locations of stormwater management facilities. Borings shall be performed at potential locations of wastewater disposal areas and stormwater management facilities. These borings shall be sufficiently deep to characterize the subsurface and confining unit. The overburden material shall be characterized (grain size, percent organic matter) to determine its permeability, filtering capacity, and ability to bind pollutants. Size threshold requirements for the hydrogeologic survey shall be established in the LDRs and based on the size of the project.
- The information contained in the hydrogeologic survey shall establish setbacks, the location of karst features, buffers, open space, and other best practices to protect such features and minimize development impacts. Site stormwater and effluent disposal systems will only be allowed in locations with the greatest depth of overburden and the least potential for contaminants entering the aquifer.
- The County shall require the capability for the onsite retention of and infiltration into Type A soils of the first three (3) inches of runoff from directly connected impervious areas that shall be designed and based on the storm events and durations established within the Stormwater Management Element goals, objectives and policies.
- Impervious surface ratios shall be calculated and be site specific for development projects and shall be based upon recommendations of the site-specific hydrogeological report.
- Net retention and infiltration of pre-development recharge to the aquifer (system) must be maintained as determined from calculations presented in the site-specific hydrogeological and geotechnical reports.
- The County shall, through its LDRs, prohibit large quantity hazardous waste generators (> 1000 kg per month) in designated areas and aquifer protection zones.

Policy III-2.1.15 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, stormwater or other non-potable 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.

Policy III-2.1.16 Areas More Vulnerable to Contamination/Conservation Measures

Within 12 months of the effective date of the Comprehensive Plan, the County will adopt 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, to protect areas where the Floridan aquifer is more vulnerable to contamination.

Policy III-2.1.17 Restrict Landscape Irrigation

In order to conserve supplies of potable water, the County shall discourage the use of potable water for landscape irrigation and require the use of Florida-Friendly Landscaping to the greatest extent practicable. Native or drought-resistant plants include, but are not limited to, those in *A Guide to Florida-Friendly Landscaping - Florida Yards and Neighborhoods Handbook*, the Florida Native Plant Society's *Native Plants for Landscaping in Florida*, or comparable guidelines prepared by the Florida Department of Agriculture and Consumer Services, the Florida Fish and Wildlife Conservation Commission, the Florida Department of Environmental Protection, Regional Planning Council, or the Water Management Districts]. These planting guidelines shall be incorporated within the County Land Development Regulations within 12 months of the effective date of this Comprehensive Plan.

Policy III-2.1.18 Landscaping at County Facilities

The County shall establish guidelines for managing existing and future land and landscapes at County facilities using the educational guidelines contained in the *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.

Policy III-2.1.19 Protect Aquifers from Saline Ground Water

The County, through restrictions on density, intensity and the Future Land Use Map, shall protect areas and aquifers within Lake County identified by the U. S. Geological Survey and Water Management Districts where the movement of saline ground water into a freshwater 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.

Policy III-2.1.20 Springsheds/Conservation Measures

Within 12 months of the effective date of the Comprehensive Plan, the County will adopt Land Development Regulations and land use strategies, including but not limited to a reduction of land use density and intensity within springsheds, to protect the water quality and discharge volume from springs.

Policy III-2.1.21 Monitor Ground Water Impacts

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

Policy III-2.1.22 Regulate and Monitor Septic Tanks

The County shall develop and implement guidelines and standards in the Land Development Regulations to regulate the location and use of septic tank systems in accordance with the Sanitary 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. De minimis development may be exempted from this requirement by the Board of County Commissioners via public hearing. 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.

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

Policy III-2.1.23 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 new central wastewater facilities to provide treatment levels that enable water reuse, or reclamation, to reduce groundwater or surface water withdrawals for applications which do not require potable water.

Policy III-2.1.24 Protection of Sinkholes and Surface Water Basins with Internal Drainage

The County with the assistance of other federal, state, regional, and local agencies shall identify karst features using the Florida Aquifer Vulnerability Assessment (FAVA), Wekiva Aquifer Vulnerability Assessment (WAVA), and other professionally acceptable methodologies. Within areas containing sensitive karst features, the County shall at a minimum require storm water treatment to protect the Floridan Aquifer from contamination consistent with guidelines contained in the document *Protecting Florida's Springs—Land Use Strategies and Best Management Practices* by the Florida Departments of Community Affairs and Environmental Protection dated November 2002, or its successor documents. Land uses within these basins shall be tightly regulated so as to restrict activities with the potential to cause adverse impacts on the quality of water in the Floridan Aquifer. The use of karst features having an aquifer connection for stormwater or wastewater disposal shall be prohibited.

Policy III-2.1.25 Comply with Wastewater Treatment and Reuse

The County shall require that the disposal of effluents from all wastewater treatment plants comply with federal, state, Water Management District and local regulations. 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 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 for landscape irrigation 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 costs to extend such service beyond the approved development boundaries borne by the end users. The County may require adjacent or nearby new development to use excess reclaimed water for landscape irrigation as a condition of development approval, unless other lower quality water sources are authorized by the Water Management District or Florida Department of Environmental Protection pursuant to Part II of Chapter 272, F.S.

Policy III-2.1.26 Program for Establishment of Public Well Fields

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.

Policy III-2.1.27 Adopt Well field Overlay Zones

As required by state law, the County shall update the well field protection program and siting criteria contained in the Land Development Regulations. A map of all well fields and protected wellheads shall be maintained to ensure that incompatible uses are not permitted within the setbacks from protected wells or well fields. The County shall pursue the establishment of interlocal agreements to ensure the protection of well-fields and well-field protection zones.

OBJECTIVE III-2.2 SURFACE WATER

The County shall 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.

Policy III-2.2.1 Assessment Procedure

The County shall identify water bodies including lakes, rivers, streams, springs and spring runs, and develop and maintain levels of sampling that will describe existing conditions that will be essential to monitor short and long term changes. The County shall partner with and use the expertise of the 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.

Policy III-2.2.2 Water Quality Improvement

The County shall implement a program to identify and improve surface water quality associated with stormwater runoff within receiving waters that are below established standards.

Policy III-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); the Upper Ocklawaha River Basin; Total Maximum Daily Load Reduction Basin Management Action Plan (UORB-BMAP); and programs in the Lake George Basin of the Middle St. John's River.

Policy III-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 better maintain natural, pre-development hydrological conditions.

Policy III-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 III-2.2.6 Surface Water Quality and Land Use Guidelines

The County shall continue to promote land use decisions which limit the density of lakefront and stream shoreline development. Maximum densities and shoreline buffers shall be established in the Future Land Use Element and Land Development Regulations based on the provision of centralized water and wastewater facilities. Where the provisions of centralized services are required, densities shall conform to that which is compatible with the protection of shoreline values and the surrounding area.

Policy III-2.2.7 Protection of Shorelines

To protect natural water bodies, 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 mean high-water line (MHWL), ordinary high water line (OHWL), or jurisdictional wetland line (JWL), whichever is further landward, for new plats, new lots created through an administrative process, and site plans abutting natural water bodies and wetland areas. This policy shall not apply to canals.

The County shall encourage, to the greatest extent possible, a setback of 50 (fifty) feet from the ordinary high water line (OHWL), mean high water line (MHWL) or jurisdictional wetland line (JWL), whichever is further landward, for development abutting natural water bodies and wetland areas for existing residential and non-residential development. Existing development for this policy will be any site plan or plat approved prior to March 2, 1993. Residential lots and non-residential development approved prior to March 2, 1993 may be permitted to continue development with the existing established wetland setback as long as the development does not adversely impact the natural water body or wetlands and all other feasible alternatives have been exhausted, provided that:

- The first one inch (1") of stormwater runoff shall be captured on site; and
- Development must be constructed as far landward on the lot as possible.

The County shall require a 100-foot setback, from the mean high-water line of lakes and wetlands, or the jurisdictional wetland line, whichever is further landward for the installation of septic tanks drain fields. Development on lots legally created on or before March 2, 1993, and all Lots of Record, which cannot meet the 100-foot setback from the mean high water line of lakes and wetlands, or the jurisdictional wetland line for placement of the drain field, may be granted an administrative adjustment by the County Manager or designee, if the lot would otherwise be deemed unbuildable. Such adjustment may be granted to allow the placement of the septic tank drain field, as far landward as possible to have at least impact on surface waters and wetlands. All septic system setbacks shall be consistent with state law. All septic system approved with an administrative adjustment shall be an advanced treatment system designed to remove nutrients from the effluent.

(Ord. No. 2012-53, § 1, 7-24-2012; Ord. No. 2013-58, § 1, 10-22-2013; Ord. No. 2019-6, § 1, 1-29-2019)

Policy III-2.2.8 Shoreline Vegetation

The County shall require compliance with State regulations in Chapters 68F-20 and 18-20, F.A.C. or their successors, regarding removal of shoreline vegetation. The County may establish more stringent regulations and standards regarding the protection of shoreline and littoral zone vegetation. The County shall extend the provisions of Chapter 68F-20, F.A.C. to all waters of the County. 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.

- Clearing of native shoreline vegetation above the mean high-water line (MHWL) shall be limited to 20% or 30 feet of the total linear shoreline (whichever is less). 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., or its successors.
- 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 MHWL 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.

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.

New seawalls shall be allowed along the shoreline of canals, but avoided along springs, lakes, rivers, and streams except where no reasonable alternative exists for the protection of shorelines. Existing seawalls may be repaired or replaced. 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, rip-rap, vegetated open-cell block, geo-textile tubing, or similar, non-vertical systems should be used. 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. The use of fertilizers, pesticides, or herbicides is strictly prohibited within upland buffer zones unless specifically authorized by the appropriate federal or state agency. All management activities within upland buffers shall be done by hand.

Policy III-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 Management Practices and activities shall be applied, as appropriate within environmentally sensitive areas, including Outstanding Florida Waters.

Policy III-2.2.10 Wastewater Treatment Plant Effluent Discharge

The County shall prohibit the discharge of wastewater treatment plant effluent and reclaimed water into the surface waters of the County. Mines which release reclaimed water into on-site pits as part of their permitted mining operations are exempt from this prohibition; however, such reclaimed water shall not be allowed to enter into any off-site surface waters.

Policy III-2.2.11 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.

Policy III-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.

Policy III-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 Practices, designed according to Low Impact Development principles and practices.

Policy III-2.2.14 Best Management Practices

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

Policy III-2.2.15 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 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 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.

IMPLEMENTATION MECHANISMS:

- Require the Land Development Regulations to incorporate the Best Management Practices for the following activities: urban land uses, construction, agriculture, silviculture, urban stormwater design, onsite wastewater disposal, hydrologic modification, and activities in forested wetlands.
- Cooperate with Florida Department of Agriculture and Consumer Services (FDACS), the Lake County Extension and Natural Resources Conservation Service (NRCS) Offices to develop conservation management plans and incentives for agricultural operations.

Policy III-2.2.16 Marina and Boating Guidelines

Marinas which service boats with on-board sewage facilities shall be required to provide sewage pump out and treatment facilities and to provide for appropriate effluent disposal methods.

Policy III-2.2.17 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 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. Within 12 months of adoption of this Plan, the County will develop Land Development Regulations 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.

Policy III-2.2.18 Outstanding Lake Water 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 Land Development Regulations as appropriate to identify OLWs and implement policies for their protection.

Policy III-2.2.19 Map Outstanding Florida Waters

Waters designated as "Outstanding Florida Waters" or "Outstanding Lake Waters" shall be included on maps and Geographical Information Systems (GIS) coverage prepared for use in regulatory decisions by the County.

OBJECTIVE III-2.3 SPRINGSHEDS

The County shall protect, 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.

Policy III-2.3.1 Identification and Protection of Springshed Resources

The County, in cooperation with federal, state, regional, and local agencies, shall use the Floridan Aquifer Vulnerability Assessment, the Wekiva Aquifer Vulnerability Assessment, ground water models, and other tools as appropriate, to identify and map springs and springsheds, and to designate Springshed Protection Zones to protect the springshed and spring systems resources and designate appropriate land uses in these zones.

In and around critical springshed resources and sensitive springshed areas, low density and intensity land uses will be designated, including conservation lands, silviculture, parks and recreation areas, and pastures.

Primary Springshed Protection Zones: Preferred land uses will be rural low density or low intensity uses including preservation, conservation, recreation and open space. In addition, long-crop rotation silviculture and unimproved rangeland uses are appropriate within the primary zone.

Secondary Springshed Protection Zones: Preferred land uses will be rural transitional density or low intensity uses including conservation, recreation and open space, silviculture, and rangeland.

Policy III-2.3.2 Avoid Inappropriate Uses in Springshed Protection Zones

Within the primary and secondary springshed protection zones, avoid mining, industrial and heavy commercial land uses, golf courses, and urban uses with extensive impervious surfaces. Agriculture shall implement Best Management Practices to protect primary and secondary protection zones.

Policy III-2.3.3 Acquire Land in Springshed Protection Zones

The County shall seek to protect primary springshed protection zones through the acquisition of land for conservation or through the purchase of easements in these areas. Karst features with the potential to impact ground and surface water quality shall be given priority consideration for acquisition by the County.

Policy III-2.3.4 Development Practices in Springsheds

In addition to providing for consistency with all provisions of the Future Land Use Element, new development and the expansion of existing development within springsheds shall be required to employ Low Impact Development (LID) and Best Management Practices identified in the Florida Department of Environmental Protection/Florida Department of Community Affairs publication "Protecting Florida's Springs—Land Use Planning Strategies and Best Management Practices", or its successor documents. Existing development shall be required to employ Low Impact Development practices and Best Management Practices, to the greatest extent possible. Land Development Regulations shall be adopted to specify the required practices.

Policy III-2.3.5 Protect Springsheds and Karst Features Through Purchase

The County may use revenues and monies that may become available to match or leverage funds for private or public acquisition programs including but not limited to the Florida Forever Program, the Florida Community Trust, and the Lake County Land Acquisition Program and any other existing or newly implemented program to acquire fee simple ownership or less than fee ownership through conservation easements. Karst features directly impacting or showing the potential to impact ground and surface water quality shall be considered for acquisition by the County with priority given to those areas where acquisition would protect the health and welfare of the citizens and environment.

Policy III-2.3.6 Create Open Areas within Springsheds

The County may identify other approaches to create open areas within the springsheds such as connecting existing dedicated open space areas, trails, pedestrian pathways, and, where appropriate, utility corridors to form a greenway system.

Policy III-2.3.7 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.

Policy III-2.3.8 Environmental Education

The County shall establish environmental programs to educate the public and community leaders about the relevance to their community and region of springs, springsheds, springshed protection, ground water, aquifers, water pollution, and karst features, and the vital hydrological system of which they are a part. 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.

The County shall coordinate with local colleges, the school board, and individual schools to develop environmental education programs for school-aged children regarding springsheds, water bodies, watersheds and ground water. The educational tools of the Lake County Water Resource Atlas shall be included in these programs.

Policy III-2.3.9 The Use of Best Management Practices in Agricultural and Silviculture Operations to Protect Springsheds.

Within springsheds, agricultural and silviculture operations shall use Best Management Practices that are compatible with the need to protect springsheds and conserve the water resources pursuant to Section 403.067, F.S. Agricultural and silviculture operations that file a Notice of Intent with the Department of Agriculture and Consumer Services and implement Best Management Practices developed by the Department

of Agriculture and Consumer Services and adopt by rule pursuant to Section 403.067, F.S., shall be considered to meet the requirements of this policy. The County shall also encourage the use of the protection practices contained in the publication "Protecting Florida's Springs-Land Use Planning Strategies and Best Management Practices" (Department of Economic Opportunity/Department of Environmental Protection, 2002) by Agricultural and Silvicultural uses. 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.

(Ord. No. 2018-35, § 16, 7-24-2018)

Policy III-2.3.10 Encourage Residential and Commercial use of Best Management Practices

The County shall encourage residential and commercial landowners within springsheds to use BMPs, including Florida-Friendly landscaping practices and guidelines provided by the Florida Yard and Neighbors program to reduce the use of water, fertilizer, herbicides, and pesticides.

Policy III-2.3.11 Encourage Use of Florida-Friendly Landscaping

The County shall encourage the use and application of Florida-Friendly Landscaping and Florida-Friendly Yard practices to improve water quality and reduce the consumptive use of water. The County shall evaluate and adopt Florida-Friendly Landscaping regulations which, at a minimum, set standards for the use of native and drought tolerant species, removal of exotic plants, vegetative clearing and efficient irrigation to maximize conservation of water resources. The evaluation process shall consider the existing arbor and landscaping requirements of the Land Development Regulations.

Policy III-2.3.12 Regulate Land Use Activities

Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations that regulate land use activities that have potential to adversely impact springsheds. The County shall prohibit inappropriate land uses from being located in karst areas with an aquifer connection, springshed protection zones, protected recharge areas and most effective recharge areas, unless impacts can be mitigated. Inappropriate land uses include intense animal operations, mining, landfills, industrial uses with potential to contaminate the aquifer, heavy commercial, golf courses, uses with extensive impervious surfaces, and uses involving hazardous chemicals or materials. The County shall require the use of Best Management Practices and performance standards to maximize open space, limit impervious surfaces and turf grass areas, promote protection of natural vegetation, promote the use of pervious parking areas, and treat stormwater to protect water quality.

Policy III-2.3.13 Require Appropriate Stormwater Management Systems

The County shall require the construction of site-appropriate stormwater management systems to minimize leaching or discharge of nutrients and to ensure that post-development recharge rates equal pre-development recharge rates within protected recharge areas and most effective recharge areas. Net retention and infiltration of pre-development recharge to the aquifer system must be maintained as determined from calculations presented in the site-specific hydrogeological and geotechnical reports. The County shall require compliance with all evaluation and design requirements specified within the Public Facilities Element and Land Development Regulations for the Wekiva Study Area.

Policy III-2.3.14 Require Open Space and Buffers within Springsheds

The County shall require a minimum percentage of dedicated open space for new development within identified springsheds, consistent with the Future Land Use Element. Clustering techniques shall be used to create open space for aquifer recharge and protection of karst features. Development will be clustered on the least sensitive portion of the development site and will establish undisturbed buffer areas of at least 100 feet from karst features with an aquifer connection. Setback and buffer standards established within the Future Land Use Element shall apply within the WSA.

Policy III-2.3.15 Guide Development Away from Areas of Aquifer Vulnerability and Springshed Protection Zones

The County shall guide development away from areas of aquifer vulnerability and springshed protection zones identified by the Florida Aquifer Vulnerability Assessment, the Wekiva Aquifer Vulnerability Assessment, or other acceptable methodology approved by the County. A variety of approaches may be used including designation of land use type and density restrictions, buffer requirements, land acquisition and conservation easements.

Policy III-2.3.16 Identify Karst Features within Proposals for New Development

Karst features shall be accurately identified within development proposals. The County shall require strategies for protecting these features during construction and after development, which promote the following:

- Inclusion of karst features into pervious open space areas;
- Use of landscape design principles to incorporate karst features as aesthetic elements;
- Pretreatment of stormwater runoff, in accordance with applicable federal, state, regional and local regulations, prior to discharge to karst features, and prohibition of stormwater discharge to karst features determined to have an aquifer connection;
- Prohibition of discharge of wastewater effluent to karst features; and
- Perimeter buffering around features to maintain natural function, edge vegetation, and structural protection.

Policy III-2.3.17 Establish a Water Quality Protection Strategy for Springsheds

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

- Minimize the leaching or discharge of nutrients and pollutants;
- Use karst area requirements similar to those required by the St. Johns River Water Management District;
- Consider funding of the Florida Yards and Neighborhoods Program to educate the public about proper lawn and landscaped area fertilization and irrigation;
- Incorporate the principles of the Florida Yards and Neighborhoods Program into local landscaping ordinances;
- Adopt water conservation programs;
- Educate the public about the proper operation and maintenance of septic tanks;
- Coordinate with the Florida Department of Health to develop a septic management program to assure that these systems are regularly inspected, pumped out, or brought up to current standards if the system fails;
- Promote a local stewardship “adopt a spring” type program and other incentive and volunteer springshed awareness and protection programs;
- Ensure any site alteration adheres to Low Impact Development principles and practices, minimizing site disturbance, clearing of natural vegetation, and soil compaction; and,

- Require stormwater management systems to be designed according to Low Impact Development principles and practices over conventional systems to the greatest extent practicable.

Policy III-2.3.18 Golf Courses within Springsheds

The County shall require that all golf course siting, design, construction, management, and monitoring practices within springshed areas in the County, implement golf course practices described in the "Protecting Florida's Springs Manual-Land Use Planning Strategies and Best Management Practices" (Florida Department of Economic opportunity and Florida Department of Environmental Protection, 2002), or its successor documents. 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.

(Ord. No. 2018-35, § 17, 7-24-2018)

Policy III-2.3.19 Landscaping within the Wekiva Study Area

Within the Wekiva Study Area, the County shall require that all new development and redevelopment implement 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. At a minimum, Florida Friendly landscaping shall be required and appropriate native vegetation encouraged.

Policy III-2.3.20 Landscape and Lawn Care Education

The County shall establish an education program for homeowners and landscape and lawn-care professionals regarding responsible practices that limit water use, fertilizers and pesticides such as those produced by the Water Management Districts. This program shall be applicable county-wide.

Policy III-2.3.21 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 rules. 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.

Policy III-2.3.22 Incorporate Best Management Practices

Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations for springshed protection and incorporate Best Management Practices contained in the document "Protecting Florida's Springs Land Use Planning Strategies and BMPs" (Fl. Dept. of Community Affairs and Fl. Dept. of Environmental Protection, 2002). These LDRs shall include but not be limited to standards for the use of native and drought tolerant species, clearing of vegetation, landscaping and arbor requirements, aquifer recharge, use of septic systems, creation of open space and efficient irrigation to maximize conservation of water.

OBJECTIVE III-2.4 FLOODPLAINS

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

Policy III-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, inhibit flood waters, or contribute to additional flood heights or increase the flooding conditions of the surrounding areas;
- Require development to comply with the requirements and rules of the National Flood Insurance Program and Florida Department of Health; and
- Require all subdivisions and site plans to maintain pre-development run-off characteristics, provide compensating storage, comply with wetland regulations, and dedicate post-development flood prone and wetland areas to the County, state agency or other appropriate conservation entity as a conservation easement, as allowed by law.

Policy III-2.4.2 Minimizing Impact to Floodplains

The County shall maintain or improve the quality and function of drainage systems, ground and surface waterways, recharge areas and associated natural resources through an emphasis on non-structural approaches to floodplain management. Compensating storage shall be required for development in floodplains.

Policy III-2.4.3 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 appropriate state or federal agencies to identify significant floodplains for hydrologic and habitat restoration.

Policy III-2.4.4 Flood Information Updates

The County shall cooperate with Federal Emergency Management Agency (FEMA) and 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.

Policy III-2.4.5 Preserve Flood Storage Capacity

The County shall amend the Land Development Regulations as necessary to prohibit new development from causing a net loss of flood storage capacity.

Policy III-2.4.6 Protect Natural Fluctuation of Surface Waters

The County shall require that the natural hydrological character of surface waters be maintained, and promote protection and restoration of natural water systems in lieu of structural alternatives and modified systems. Natural surface water flows, including sheet flow, shall be maintained. Surface water shall be allowed to fluctuate on a seasonal basis. The County shall cooperate with federal, state, regional and local agencies to develop a natural lake level fluctuation plan for lakes currently regulated by water control structures, as feasible.

Policy III-2.4.7 Permitted Use of Floodplains

The 100-year floodplain as designated by FEMA, the County or other federal, state, regional or local agencies may be utilized for development that meets FEMA criteria, storage of floodwater, passive recreation, conservation, and water dependent activities.

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 eighteen inches (18") above the 100-year flood elevation.

OBJECTIVE III-2.5 WETLANDS

The County shall protect wetlands and the functions provided by wetlands. These functions may vary depending upon the type, location, and classification. The County shall continue to adopt regulations that protect and conserve wetlands, including criteria for identifying the significance of wetlands.

Policy III-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, based on the State approved methodology adopted by Rule, subject to confirmation by the County or other appropriate agencies.

Policy III-2.5.2 Assessment of Wetland Significance

The County shall accept wetland assessments performed by the Government Agency having jurisdiction. Within 12 months of the effective date of the Comprehensive Plan, Land Development Regulations shall be adopted to ensure protection, mitigation, or restoration of wetlands based on the wetland assessments and in accordance with the wetland's significance.

Policy III-2.5.3 Protection of Wetlands

The County shall adopt Land Development Regulations within 12 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 Greenway 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.

Policy III-2.5.4 Protection of Isolated Wetlands

The County shall adopt Land Development Regulations within 12 months of the effective date of this Comprehensive Plan to protect and preserve isolated 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.

(Ord. No. 2011-47, § 1, 7-26-2011)

Policy III-2.5.5 Require Conservation Easements/Dedications

The County shall require conservation easements to an appropriate management agency as a tool for preserving floodplains, flood prone areas, springsheds, wetlands and other ecologically significant communities to the extent allowed by law.

Policy III-2.5.6 Enforce Wetland Regulations

The County shall continue to enforce and apply all special federal, state, regional and local regulations that relate to protection of wetlands and their functions.

Policy III-2.5.7 Assign Future Land Use Designations

The County shall assign Future Land Use Designations contained within this Comprehensive Plan as appropriate to direct incompatible uses such as higher densities and intensities of development away from wetlands. Special planning techniques and overlay districts shall also be used to cluster development away from wetlands.

Policy III-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 according to State-approved methodology adopted by Rule and submitted to the County as part of the development applications. The wetland survey and delineation is subject to verification and approval by the agency exercising jurisdiction or the County.

Policy III-2.5.9 Wetland Requirements for Site Plans

The County shall require site plans for all proposed development, to 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 shall be subject to field verification and approval by the agency exercising jurisdiction or the County, if necessary. 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 after development;
- Demonstration that development proposed on site shall be clustered away from wetland areas;
- Appropriate use of 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 III-2.5.10 Minimize Impacts to Wetlands Outside Areas with Special Protection

Outside the Green Swamp Area of Critical State Concern, Wekiva River Protection Area, Wekiva River Study Area, and Rural Protection Area, there shall be no dredge or fill activities in wetlands except for:

- water dependent activities;
- As needed for access to the site;
- As needed for internal traffic circulation and for purposes of public safety, where other alternatives do not exist;
- Utility transmission and collection lines;
- Pretreated stormwater management if approved by the jurisdictional agency;
- Mining that meets local, state and federal regulations;

- Low quality wetlands on a parcel(s) proposed for development where:
    a. Eighty percent (80%) or more of the wetland area to be impacted contains invasive plant species; and
    b. Impacts do not exceed twenty-five percent (25%) of the combined low quality wetland area; and
    c. All jurisdictional agency permits are obtained prior to approval by the County.
- Isolated wetlands on a parcel(s) proposed for development where:
    a. a parcel(s) proposed for development consists of at least 70% uplands; and
    b. The entire upland area must be planned and approved for development before dredge or fill activities in isolated wetlands can take place. If the approved development is to be completed in phases, the entire upland area of the currently proposed phase must be planned and approved for development before any wetland areas within that phase or in any future phase may be impacted:
    c. Impacts shall not exceed twenty-five percent (25%) of the combined isolated wetland area; and
    d. All jurisdictional agency permits are obtained prior to approval by the County.
- Permitted man-made wetlands or man-made surface waters that:
    a. Were created within the last 15 years; and
    b. All jurisdictional agency permits are obtained prior to approval by the County.

Water dependent activities shall include uses and structure such as docks, platforms, and pile-supported walkways or similar structures.

In those instances where dredge or fill activities are authorized, the applicant must demonstrate that:

- There is no other reasonable, practical or economical alternative, and
- 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 to the maximum extent allowed by law.

(Ord. No. 2011-47, § 1, 7-26-2011)

Policy III-2.5.11 Minimize Impacts to Wetlands within Areas with Special Protection

Within the Green Swamp Area of Critical State Concern, Wekiva River Protection Area, Wekiva Study Area, and Rural Protection Areas, there shall be no dredge or fill activities in wetlands except for:

- Water dependent activities;
- As needed for access to the site;
- As needed for internal traffic circulation and for purposes of public safety, where other alternatives do not exist;
- Utility transmission and collection lines;
- Pretreated stormwater management if approved by the jurisdictional agency;
- Mining that meets local, state and federal regulations;

Water dependent activities shall include uses and structures such as docks, platforms, and pile-supported walkways or similar structures.

In those instances where dredge or fill activities are authorized, the applicant must demonstrate that:

a. There is no other reasonable, practical or economical alternative; and

b. Without the dredge or fill activity the property owner will be deprived of reasonable use 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 to the maximum extent allowed by law.

(Ord. No. 2011-47, § 1, 7-26-2011)

Policy III-2.5.12 Wetland Dedication

To the extent practicable and allowed by law, wetlands within a project shall remain undeveloped and protected in perpetuity through the use of conservation easement, or similar recorded and legally binding instrument (including plat restrictions), that run with the land and establish the conditions and restrictions on the use. Any such easement shall be dedicated to one or a combination of the following, which shall be designated prior to development:

- Conservation agency such as Florida Department of Environmental Protection or St. Johns River Water Management District;
- Non-profit conservation organization or land trust; or
- Lake County, subject to County approval.

The easement shall require that wetlands and wetland buffers be maintained in perpetuity in their natural and unaltered state, unless removal of invasive vegetation or other actions are required as a condition of the permitting agencies. To the extent practicable, wetlands shall not be included as part of any platted lot, other than a lot platted as a common area, which shall be dedicated for preservation or passive recreational use. This provision shall not be interpreted in a manner that would prevent or impair direct access from properties having riparian rights.

(Ord. No. 2011-47, § 1, 7-26-2011)

Policy III-2.5.13 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 those wetlands which are to be preserved following development. 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 development, and shall be in the location and dimension approved by the County, unless a greater is required by another agency having jurisdiction in which case the greater buffer shall be required.

Buffers shall be determined to start landward from the mean high-water line or wetland jurisdictional line, whichever is further landward; the wetland jurisdictional line shall be determined by a qualified person acceptable to the County, according to the State-approved methodology adopted by Rule, and which shall be subject to field verification and approval by the agency exercising jurisdiction or the County, if necessary. A minimum 50-foot buffer requirement shall apply to isolated wetlands, non-isolated wetlands and rivers and streams except where the required buffer makes a lot unbuildable, in which case a variable buffer may be allowed as described below:

- Outside the Green Swamp Are of Critical State Concern variable buffers shall have a minimum width of 15 feet and average width of 50 feet.
- Inside the Green Swamp Area of Critical State Concern variable buffers shall have a minimum width of 25 feet and average width of 50 feet.

Developments approved prior to September 22, 2011 with wetland buffer of less than 50 feet shall be allowed to maintain the buffer width as prescribed in the approved ordinance or development order and

shall not be considered nonconforming. The term "Development" as used in this subsection shall expressly include any type of variance, ordinance, average setback determination, or waiver.

Uses allowed in buffers are limited to: passive recreation activities, limited stormwater facilities, and water dependent structures such as, but not limited to, fishing piers, docks, and walkways. Buffers without native vegetation shall be re-vegetated with indigenous habitat to protect the quality of the adjacent isolated wetland, wetland system, river or stream. A buffer of native upland edge vegetation shall be provided or preserved on new development sites. Native vegetation within buffers shall be preserved.

To the extent that federal, state or regional requirements exceed the minimum buffers adjacent to wetlands established here, the County shall require compliance with the stricter standard. The County shall require compliance with all buffer requirements for the Wekiva River System and other Outstanding Florida Waters.

(Ord. No. 2011-47, § 1, 7-26-2011; Ord. No. 2013-58, § 1, 10-22-2013)

Policy III-2.5.14 Wetland Impacts and Mitigation

In the consideration of development proposals, the County shall prefer solutions that preserve or restore the natural structure and connectivity of wetlands and that minimize adverse impacts to wetlands, over development alternatives that result in the loss or degradation of wetland systems. The County shall, on a case by case basis, reserve the right to require the protection of wetlands on site and may deny a proposal to destroy or alter wetlands. If wetland mitigation is allowed, the County shall require compliance with all federal and state regulations. If wetlands are impacted, mitigation shall be performed within the same drainage basin where the loss occurred in order to ensure no net loss of wetland functionality.

Policy III-2.5.15 Wetland Best Management Practices

Lake County shall encourage, and as appropriate require, the use of Best Management Practices 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 including all criteria and setbacks for stream and wetland management zones.

Policy III-2.5.16 Surface and Groundwater Withdrawal Impacts on Wetlands

Lake County shall coordinate with the water management districts to limit groundwater and surface water withdrawals which may cause adverse impacts upon natural water bodies, wetlands, and wetland-dependent ecosystems.

GOAL III-3 LAND

The County shall conserve, protect, and enhance the County's habitat and wildlife, natural upland communities, wetlands and soils to ensure that these resources are preserved for the benefit of present and future generations.

OBJECTIVE III-3.1 AREAS OF ECOLOGICAL SIGNIFICANCE

The County shall protect and conserve areas of ecological significance. The County shall continue to adopt regulations that protect and conserve these areas.

Policy III-3.1.1 Green Swamp Area of Critical State Concern

The County shall preserve the integrity of the Green Swamp as an intact ecosystem of statewide significance by protecting its natural resources including but not limited to hydrologic regimes, wetland and upland communities, floodplain, ecologic connectivity, wildlife, and aquifer recharge.

Policy III-3.1.2 Wekiva-Ocala Area

The County shall preserve the integrity of the Wekiva-Ocala Area consisting of the Wekiva River Protection Area, Wekiva Study Area, and Wekiva-Ocala Rural Protection Area as an intact ecosystem of statewide significance by protecting its natural resources including but not limited to its springs, springsheds, river system, karst features, wetland and upland communities, floodplain, ecological connectivity, and wildlife. This shall also include the Wekiva-Ocala Greenway that links the Ocala National Forest and lands within the Wekiva River Basin.

Policy III-3.1.3 Emeralda Marsh

Lake County shall preserve the environmental integrity of the Emeralda Marsh as an intact ecosystem with linkage to the Ocala National Forest by protecting its natural resources including but not limited to hydrologic regimes, wetland and upland communities, floodplain, ecologic connectivity, and wildlife. This area also includes the Emeralda Marsh that is designated as a National Natural Landmark and bird rookery.

Policy III-3.1.4 Lake Apopka Restoration Area

Lake County shall preserve the environmental integrity of the Lake Apopka Restoration Area as an intact ecosystem and important bird rookery by protecting its natural resources including, but not limited to, hydrologic regimes, waters, wetlands, floodplain, and wildlife.

Policy III-3.1.5 Lake Wales Ridge

Within 12 months of the effective date of the Comprehensive Plan, Lake County shall establish a program to secure the protection of rare and native upland communities unique to the Lake Wales Ridge.

OBJECTIVE III-3.2 HABITAT AND WILDLIFE PRESERVATION

Lake County shall conserve habitat and wildlife populations in order to maintain the health of natural ecosystems and maintain biodiversity. In addition, the County shall cooperate with federal, state, and local agencies to protect and maintain viable habitat for species designated as endangered, threatened, or species of special concern.

Habitat management of conservation lands is vital towards maintaining the quality of land. Prescribed burning is a vital management tool for an array of wildlife species. The County shall provide for the use of prescribed fires on conservation lands.

Policy III-3.2.1 General Wildlife Habitat and Populations

Wildlife in existing natural areas such as surface waters and their perimeters, wetlands, floodplains, and native uplands shall be conserved and enhanced by management techniques which encourage the improvement of biological diversity and wildlife resources. Lake County, through implementation of this Plan and the Land Development Regulations, shall maintain species diversity and viable populations of non-listed wildlife species through the provision of open space and public conservation land.

Policy III-3.2.2 Neighborhood Wildlife Management Programs

Wildlife habitat within developed areas shall be enhanced through a County neighborhood wildlife management program encouraging such techniques as urban forestry, scenic road preservation, wildflower planting, bird sanctuary areas, wildlife-friendly stormwater systems, and native landscaping.

Policy III-3.2.3 Prescribed Fire in the Management of Conservation Land

Fire is an important and natural process for many of Florida's natural plant communities such as, but not limited to, pine flatwoods, sandhill, sand pine scrub, and xeric oak scrub. The use of prescribed fire is important to the continued health of these natural communities and improves their wildlife habitat value.

The County shall encourage Best Management Practices associated with native habitats, such as prescribed fires, and shall coordinate with the federal, state, and local agencies regarding management programs and policy.

Policy III-3.2.4 Freshwater Habitat and Wildlife

The County shall seek and utilize management plans developed by the 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.

Policy III-3.2.5 Native Vegetation, Habitat, and Wildlife within Development Projects

The County shall require that vegetative communities and wildlife habitats be protected from adverse effects associated with development. The Land Development Regulations shall include provisions to require that development preserve wetlands and portions of developable uplands containing designated species or rare upland habitats. The County shall evaluate its LDRs and code of ordinances, and revise said ordinances and regulations as appropriate to ensure the protection of trees and native vegetation with a target of protecting 50% of trees onsite. As appropriate, a tree replacement ratio may be implemented based on type and caliper. Special consideration shall be given to rare upland habitats and designated species within Ecologically Significant Areas identified herein. Pursuant to this Comprehensive Plan and LDRs, the development review process shall determine the extent to which preservation of vegetative communities and wildlife habitats shall be protected and incorporated into protected open space on a development site.

Policy III-3.2.6 Development adjacent to Conservation Areas

The County shall protect conservation areas from degradation by new development or redevelopment and may require impact assessments as part of the development review process. All new development or redevelopment within 1000 feet of a federal, state, County, or approved privately managed conservation area may be required to evaluate 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 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.

Policy III-3.2.6.1 Development within or near Fire-Dependent Plant Communities

Developments proposed within or near fire-dependent plant communities such as, but not limited to, pine flatwoods, sandhill, sand pine scrub, and xeric oak scrub shall be designed to accommodate prescribed fire as part of the management of those communities.

The Developer shall be responsible for ensuring that the people moving into the new developments are informed of the importance of fire on Florida's natural habitats, and that periodic prescribed fire may occur in, and around their development.

A note shall be added to a site plan or a final plat, prior to approval, indicating that prescribed fires could occur in, and around this development.

Policy III-3.2.7 Florida Natural Areas Inventory

Land use planning, development approvals and assignments of priorities for environmental preservation/acquisition and protection programs shall require consideration of the Florida Natural Areas Inventory (FNAI) status of rare or endangered ecosystems.

Policy III-3.2.8 Wildlife Consideration within Development Projects

The County shall regulate the use of land within or adjacent to wildlife and habitat corridors that have been identified by an agency having jurisdiction in a manner consistent with the continued function of those corridors. The County shall require that land use or development proposals demonstrate that wildlife and habitat corridors will not be adversely impacted by a proposed use or activity. In addition to requiring the protection of corridors, the County shall regulate the density and intensity of adjacent uses, permitted activities, landscaping, lighting, and other factors that may contribute to the function or viability of identified corridors.

(Ord. No. 2011-47, § 1, 7-26-2011)

Policy III-3.2.9 Riparian Habitat Protection Zones

The County shall require compliance with all statutory requirements and regulations pertaining to Riparian Habitat Protection Zones established by state or federal agencies.

Policy III-3.2.10 Public Conservation Land Priority

Public conservation land acquisition programs shall consider conservation needs before recreation needs when lands that appear on lists or inventories of rare or endangered ecosystems are selected, to protect designated species and their habitats.

Policy III-3.2.11 Identification of Conservation Programs

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

Policy III-3.2.12 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 evidence of individuals is 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 Florida Fish and Wildlife Conservation Commission before development is authorized.

Policy III-3.2.13 Clustering Development Away from Designated Species

All development proposals shall be compared to FNAI maps and data to determine if the area is known to contain designated species. If site surveys determine that designated plant or animal species or habitat 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 the U.S. Fish and Wildlife Service.

Policy III-3.2.14 Mitigation for Designated Species

Mitigation for species, including relocations, shall be permitted in Lake County only if consistent with applicable State and Federal regulations. If species mitigation is permitted, the County shall require written proof that onsite or offsite mitigation activities have occurred or are scheduled prior to site development. The County reserves the right to perform compliance inspections.

Policy III-3.2.15 Management of Private Lands

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

Policy III-3.2.16 Explore a Land Banking Program for Habitat Mitigation

Lake County, in cooperation with the Lake County Water Authority, and other state and regional regulatory and land use management agencies, shall investigate the feasibility of establishing an off-site "land banking" or land trust program as an option for the mitigation of the unavoidable loss of protected rare or endangered lands, natural upland communities, and wetlands. The monies generated from this program shall be dedicated to the purchase of significant environmentally sensitive lands for preservation.

Policy III-3.2.17 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 Florida Fish and Wildlife Conservation Commission and current information from FNAI. Development shall be clustered in such a way as to avoid Sensitive Natural Habitat as identified in the site survey.

Protection of listed species shall be accomplished either through onsite preservation or relocation within the designated area in accordance with a management plan acceptable to, and permitted by FFWCC, U.S. Fish and Wildlife Service, 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, and expressly approves the incidental taking. To the extent possible, commensal species shall also be relocated with the designated species.

Even if an incidental take permit, or similar permit is issued, the County may limit the developable area of a site and require, as a condition of approval, preservation of the species on-site if a biological study demonstrates that:

- 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.

If a listed species is determined to exist on a site within areas of ecological significance, as determined by the jurisdictional agency, the following shall apply in the given order of priority:

- The developer/applicant must accomplish development in such a fashion as to avoid the habitat of the listed species; or
- The developer/applicant must demonstrate to the County that it is not possible to avoid the habitat of said species with the approved use, and then relocate the species on site to an equally suitable area consistent with guidelines published by FFWCC; or
- The developer/applicant must demonstrate to the County via site analysis that development with the approved use cannot be accomplished through onsite relocation and that a conservation benefit can be achieved for the species and natural community through off-site relocation. Relocation must take place within the same area of ecological significance with preference given to properties adjacent or close to the donor site. To the extent possible, commensal species shall also be relocated with the designated species.

If the designated species is protected in place or relocated on or off site, the developer/applicant must assure that the habitat to be occupied by the species will continue to be compatible with survival of that species, in accordance with a site specific management plan approved by the County and any other agency having jurisdiction. The developer/applicant shall be required, to the extent allowed by law, to dedicate

the habitat designated in the site specific management plan to the County, a conservation agency or conservation entity, or shall ensure that a conservation easement or similar recorded and legally binding instrument is established over the designatedhabitat, whether located on or off site. A site-specific management plan shall be required for the designated species and associated funding provided as necessary by the developer/applicant.

(Ord. No. 2011-47, § 1, 7-26-2011)

Policy III-3.2.18 Removal of Invasive Exotic Vegetation

A list of invasive exotic vegetation shall be developed by Lake County based on the Florida Exotic Pest Plant Council recommendations. Removal of invasive exotic vegetation shall be required as a condition of development based on the provisions in the Land Development Regulations and when property is acquired for conservation.

OBJECTIVE III-3.3 CONSERVATION OF NATURAL UPLANDS

Lake County shall conserve natural uplands in cooperation with federal and state conservation agencies, and shall regulate the development of land to ensure the preservation of natural upland communities.

Policy III-3.3.1 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.

(Ord. No. 2011-47, § 1, 7-26-2011)

Policy III-3.3.2 Survey and Protection of Natural Upland Plant Communities

The County shall require development proposals to provide an inventory of the type and extent of natural upland vegetative communities if they occur on the development site. The survey shall be completed by a qualified biologist and also include a survey of plant and wildlife populations, and indicate the presence of any designated species. The species survey shall utilize a professionally accepted methodology approved by the County in consultation with the appropriate agency having jurisdiction. Within 12 months of the effective date of this Comprehensive Plan, the county shall adopt Land Development Regulations specifying thresholds for the level of survey that will be required. Development impacting 40 acres or more shall require the most intense survey, as shall development impacting 2 acres or more within the Wekiva River Protection Area, Wekiva-Ocala Greenway, Wekiva Study Area (WSA) and Green Swamp Area of Critical State Concern (GSACSC).

In addition, the survey shall inventory corridors important for wildlife movement that have been identified by the County or agency having jurisdiction. If a protected upland plant community is identified on site, then those communities shall be preserved for up to 50%. Protected uplands shall be counted toward satisfying any open space requirements. The County shall consider incentives to property owners that preserve protected upland plant communities in excess of theminimum open space requirements for the particular development proposal.

Within a clustered development, natural upland communities shall be incorporated as common open space. Connectivity shall be maintained among protected upland areas to the greatest extent possible. The County shall have the authority to accept alternatives to onsite conservation that provide for the long-term protection and management of upland communities of equal or greater value elsewhere. The County shall adopt and maintain maps identifying natural resources within the Wekiva Study Area, including but not limited to natural upland communities. These maps are for reference purposes and not intended to substitute for professional site surveys and studies required pursuant to this Comprehensive Plan or the Land Development Regulations.

(Ord. No. 2011-47, § 1, 7-26-2011)

Policy III-3.3.3 Reestablishment of Natural Upland Communities

The County shall seek public and private assistance in propagating natural upland vegetation, especially designated species, from nursery stock in order to reestablish natural upland communities within the County.

Policy III-3.3.4 Funding for Conservation of Native Uplands

Lake County shall investigate appropriate means to provide mitigation or funding for environmentally sensitive native upland habitats, especially Longleaf Pine, Sandhill, Sand Pine Scrub, and Xeric Oak Scrub.

Policy III-3.3.5 Protection of Sensitive Natural Habitat within the Wekiva Study Area

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

Policy III-3.3.5.1 Acquisition of Sensitive Natural Habitat

The County shall strive to protect sensitive natural habitat within the Wekiva Study Area through land acquisition and the establishment of conservation easements. The County shall utilize funds from the Lake County Public Land Acquisition Program and partner with federal, state and local governments and agencies, and with non-profit conservation organizations, to the greatest extent possible.

Policy III-3.3.5.2 Protection of Sensitive Natural Habitat on Development Sites

For new development within the Wekiva Study Area, a site analysis shall be performed during the development review process to identify sensitive natural habitats. If any such habitat is determined to exist on site, proposed development shall be required to avoid and protect such areas where they exist as follows:

- Design shall be accomplished to maintain sensitive natural habitat in functional, clustered and contiguous configurations that maximizes use by wildlife and maintains the long-term viability of natural communities. This includes linkages to habitat corridors and greenways where possible.
- If the sensitive natural habitat identified on site is determined to be of minimal ecological value, the County may accept alternatives to onsite conservation that provide for the long-term protection and management of sensitive natural habitat of equal or greater value elsewhere within the WSA that is not otherwise protected. Such alternatives may include the off-site preservation of sensitive natural upland habitat through fee-simple purchase of conservation easement.
- The Land Development Regulations shall establish criteria for determining which projects warrant the use of alternatives to onsite conservation. Criteria may include but are not limited to size, quality, connectivity, management opportunities, and adjacent uses.
- Sensitive natural habitats protected onsite shall require a permanent conservation easement, to the extent allowed by law. Within a clustered development, sensitive natural habitat shall be incorporated as common open space.

Policy III-3.3.5.3 Management Plan for Sensitive Natural Habitat

Within the Wekiva Study Area, the County shall require the development and implementation of a management plan for any sensitive natural habitat occupying more than two (2) acres that is to be protected on or off-site as a result of a development project. This management plan shall be prepared at the expense of the applicant by a qualified professional biologist and provide for the following:

- Removal of invasive vegetation, and replanting with native vegetation as necessary;
- Maintenance of biodiversity, with special emphasis on protection of listed plant and animal species;
- Removal of debris, articles, and structures not permitted by the management plan;
- Limit uses to passive recreation; and

- Any additional measures determined necessary to protect and maintain the functions and values of the habitat area while ensuring protection from wildfire.

OBJECTIVE III-3.4 SOIL CONSERVATION

Lake County shall support efforts and activities that conserve soils.

Policy III-3.4.1 Support the Lake Soil and Water Conservation District

The County shall support the Lake Soil and Water Conservation District with its ongoing County-wide programs that conserve water, prevent soil erosion, improve irrigation systems, and provide conservation technical assistance and conservation education to the public and to landowners.

Policy III-3.4.2 Coordinate Land Use with Soil Data

The County shall use the most recent "Soil Survey of Lake County and Soil Supplement" as the source of soil interpretation information for County-wide land use planning and development review and approval. Land use activities, including densities and intensities, shall be compatible to soil types whose properties are capable of supporting proposed structures, parking, ancillary uses, and facilities, while ensuring public health and safety and protection of the environment, including groundwater resources. The County shall adopt Land Development Regulations that stipulate and define performance standards for land use activities proposed to occur on soil types whose development potential is limited in some form or manner.

Policy III-3.4.3 Best Management Practices

The County, in cooperation with the University of Florida's Institute of Food and Agriculture Science (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.

Policy III-3.4.4 Slope and Land Use

Future land use and zoning shall be assigned with consideration to topography. The County may prescribe land use development limitations for slopes to minimize the impacts of development. The County Land Development Regulations shall limit septic tanks on Astatula (AtF) and Lake (LaE) soil types where steep slopes are present. Conservation easements or dedication shall be required, to the extent allowed by law, where steep slopes are located adjacent to surface waters to minimize erosion consistent with stream bank and lakeshore stabilization objectives. Steep or severe slopes shall be defined as having a gradient exceeding 10%. The alteration of slopes to reduce relief to gradients that can accommodate development must be approved by the County prior to land preparation activity, with consideration given to the type of use proposed and whether it is practical to maintain existing gradients.

Limitations shall be placed on septic systems upslope of groundwater seepage slopes and shall not be permitted where the density is greater than one dwelling unit per acre.

(Ord. No. 2011-47, § 1, 7-26-2011)

OBJECTIVE III-3.5 MINING AND BORROW PITS

The County shall regulate mining extraction activities for mineral commodities including sand, clay, peat and rock to minimize adverse impacts to air quality, surface waters, groundwater, springsheds, wetlands, and other natural resources.

Policy III-3.5.1 Evaluate Mining and Borrow Pit Operations

The County shall continue to evaluate and enforce its Land Development Regulations relative to mining and borrow pit operations, including criteria of submitted restoration, reclamation and mitigation plans.

Policy III-3.5.2 Prohibitions on Mining in Environmentally Sensitive Areas

Mining in the environmentally sensitive areas of the County which cannot be reclaimed shall be prohibited. Areas which fall into this category include the limestone deposits within the Green Swamp Wildlife Management Area and the Okahumpka Swamp and the phosphate deposits on the west side of Lake George. All new mines are prohibited within the Wekiva River Protection Area, Wekiva Study Area, and Wekiva-Ocala Rural Protection Area. 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.

Policy III-3.5.3 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 III-2.1 Groundwater. The information contained in the hydrogeologic survey shall establish site specific standards and best practices for the mine to minimize mining impacts that include, but are not limited to aquifer and springshed protection, depth of mining, setbacks, buffering, open space and wetland protection.

Policy III-3.5.4 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 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.

Policy III-3.5.5 Preservation of Surface and Ground Water Resources at Mining, Excavation and Recontouring Sites

The County shall implement policies and Land Development Regulations to minimize the effects of recontouring the land surface, resource excavation and mining on ground and surface waters.

Policy III-3.5.6 Wetland Reclamation Procedures

The County shall establish provisions within the Land Development Regulations for appropriate standards for establishing or restoring the natural functions of mined areas, with respect to hydrology, vegetation, created wetlands and water bodies, and the control of exotic or noxious plant species. The County shall inventory improperly closed mining sites and develop a strategy for restoration of these areas.

OBJECTIVE III-3.6 SILVICULTURE

The County shall require that silviculture activities be conducted in a manner compatible with the need to protect, conserve and appropriately use natural resources associated with karst features, wetlands and surface waters.

Policy III-3.6.1 Follow Best Management Practices for Silviculture

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 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. Long crop rotation shall be encouraged when land within Primary Springshed Zones is used for silviculture.

Policy III-3.6.2 Monitoring of Special Management Zones

The County shall consider monitoring of special management zones 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 the following Best-Management Practices or their successors:

- "Best Management Practices for Silviculture (2003)", Florida Department of Agriculture and Consumer Services, Division of Forestry, (Chapter 5I-6. FAC);
- Protecting Florida's Springs-Land Use Planning Strategies and Best Management Practices (Dept. of Community Affairs/Dept. of Environmental Protection, 2002);
- Florida Agricultural Water Conservation Best Management Practices, 2006 Edition, Florida Department of Agriculture and Consumer Services, 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.

OBJECTIVE III-3.7 ENVIRONMENTAL LAND ACQUISITION AND MANAGEMENT

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

Policy III-3.7.1 Acquire Land for Conservation

The County 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.

Policy III-3.7.2 Management of Conservation Lands

The County shall coordinate with federal, state, and local agencies regarding the management of public and private conservation land and shall consult with agencies regarding the potential impact of adjacent uses on the health and management of federal, state, and local conservation land and environmentally-sensitive lands. The County shall encourage Best Management Practices associated with native habitats, such as controlled burning, and shall coordinate with the federal, state, and local agencies regarding management programs and policy.

Policy III-3.7.3 Delineate and Manage Conservation Lands

The County shall develop a management plan for the protection of the conservation lands and greenway networks. The management plan will address natural resource and habitat protection, public access, recreation, and education. The County shall maintain a land acquisition priority list.

Policy III-3.7.4 Investigate conducting an ecological resources plan

The County shall investigate the feasibility of conducting an ecological resources plan as part of an overall long-range planning effort to provide the County with an approach for sound and sensitive urban and rural development that is interwoven with the community's goals for maintaining and enhancing the ecological and economic benefits of the natural environment.

GOAL III-4 HUMAN SYSTEMS

The County shall promote a sustainable future with respect to conserving energy and limiting the impact of development on both the human and natural environment.

OBJECTIVE III-4.1 GREEN BUILDING

The County shall support the use of sustainable building rating and certification systems, such as the Master Builder Association's Built Green system and the U.S. Green Building Council's LEED system by the public and private-sector.

Policy III-4.1.1 Encourage Green Building

The County shall encourage the public and private sector to use sustainable building rating and certification systems, such as the Master Builder Association's BuiltGreen system and the U.S. Green Building Council's LEED system.

OBJECTIVE III-4.2 ENERGY CONSERVATION

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

Policy III-4.2.1 State and Federal Incentives

The County shall support incentives by the state and federal governments to promote energy efficiency and conservation and the use of solar and other clean alternative energy sources.

Policy III-4.2.2 Coordinated Energy Conservation

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

Policy III-4.2.3 Alternative Energy Sources

The County shall encourage the development of power generating facilities that use energy efficient technologies, use diverse fuel sources, and take advantage of clean energy resources.

Policy III-4.2.4 Energy Programs

The County shall encourage participation in the following programs or their successors, as well as others that may apply:

- United States Environmental Protection Areas (USEPA's) Energy Star Buildings and Green Lights Program to increase energy efficiency through lighting upgrades in buildings;
- Rebuild America;
- Building for the 21st Century;
- Million Solar Roofs;
- Energy Smart Schools;
- National Industrial Competitiveness through Energy; and

- U.S. Department of Environmental Protection's Pollution Prevention (P2) Program.

Policy III-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 energy efficient technology.

Policy III-4.2.6 Reduce Architectural Consumption of Energy

The County shall promote the reduction of architectural energy consumption by encouraging the incorporation of energy efficient site design techniques into all new developments. These guidelines shall include landscaping, green roofing, solar orientation and solar access provisions that promote the conservation of energy used for the thermal conditioning of buildings.

Policy III-4.2.7 Promote Renewable Energy Resources

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

Policy III-4.2.8 Promote Energy Consumption for Transportation

The County shall implement through the Future Land Use Element efficient urban developments that minimize transportation demand. The County shall identify and implement transportation strategies that will lead to reduced per capita consumption of non-renewable energies.

OBJECTIVE III-4.3 NOISE POLLUTION

The County recognizes the potential for noise pollution from various commercial and domestic sources and shall establish qualitative limits for noise generated by certain activities.

Policy III-4.3.1 Consider Noise Pollution in Land Use Decisions

The County shall consider the impacts of noise pollution in reviewing proposals for land use, zoning, or permitted activities.

Policy III-4.3.2 Adopt Noise Ordinance and Land Development Regulations

The County shall adopt a noise ordinance and Land Development Regulations as appropriate to regulate the quality and duration of noise generated by certain activities.

OBJECTIVE III-4.4 LIGHT POLLUTION

The County recognizes the potential for light pollution from various commercial and domestic sources and shall establish standards regarding the intensity, type, and position of light sources.

Policy III-4.4.1 Consider Light Pollution in Land Use Decisions

The County shall consider the impact of light pollution in reviewing proposals for land use, zoning, or permitted activities.

Policy III-4.4.2 Adopt Lighting Ordinance and Land Development Regulations

The County shall adopt an exterior lighting ordinance and Land Development Regulations 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 the International Dark Sky Association.

OBJECTIVE III-4.5 HISTORICAL AND ARCHAEOLOGICAL RESOURCES

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

Policy III-4.5.1 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. Land Development Regulations shall take into consideration historic sites and properties to insure appropriate maintenance and preservation.

Policy III-4.5.2 Prevent Destruction of Archaeological Resources

Development shall cease construction activities on a development site when unidentifiable artifacts are uncovered during either land preparation or construction. The developer shall notify the County of such potential discovery, and the County or the developer shall inform the Florida Department of State of such discovery. Construction shall not begin until the state has determined the archaeological significance of the discovery and restrictions that will be placed on development. Development may continue in areas that will not impact the discovery site.

CHAPTER IV: ECONOMIC ELEMENT

PLANNING HORIZON 2030

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 IV-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 IV-1.1 ECONOMIC DEVELOPMENT PARTNERSHIP

Lake County shall implement and enforce policies which require development of partnerships with public and private sectors in an effort to bring economic development and employment opportunities to Lake County.

Policy IV-1.1.1 Economic Development Partnership

Lake County shall establish an Economic Development Advisory Council to undertake a prolonged effort to ensure a County-wide 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; and,
- Recommend economic development policies, programs and projects to governmental entities.

OBJECTIVE IV-1.2 ECONOMIC DEVELOPMENT PROGRAMS

Lake County shall develop programs designed to promote economic development.

Policy IV-1.2.1 Resources for Economic Development

Lake County shall continuously evaluate the resources available to ensure that its mission to promote and provide for economic development is adequately supported.

Policy IV-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 taxpayers. 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 IV-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 IV-1.3.1 Leadership

Lake County shall pursue and maintain partnerships with Lake County municipalities, local and regional leadership organizations and educational institutions.

Policy IV-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 IV-1.3.3 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 IV-1.4 ECONOMIC DEVELOPMENT VALUES

The County shall pursue its economic vision to support high quality of life and diverse economic vitality.

Policy IV-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; and
- Commit to developing and maintaining talent by advocating excellence in education.

GOAL IV-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 IV-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 IV-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 supports development potential and is responsive to target industry sector needs. The County recognizes the location and characteristics, in particular, of the area lying east of US Highway 27 and south of SR 50 to the County line to provide unique opportunities for the development of commerce, industry, agriculture and related uses that are vital to the County's future economic growth and prosperity.

(Ord. No. 2011-47, § 1, 7-26-2011)

Policy IV-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 municipalities and unincorporated areas.

OBJECTIVE IV-2.2 BUSINESS RETENTION AND EXPANSION

Lake County shall be responsive to existing employers by working with them to ensure continued prosperity and survival.

Policy IV-2.2.1 Business Retention and Expansion Program

Within 12 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.

OBJECTIVE IV-2.3 ENTREPRENEURSHIP

As entrepreneurs are typically deeply rooted in their communities, they have great potential for economic growth and to 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 for entrepreneurial startup activity.

Policy IV-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 IV-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 entrepreneurships.

OBJECTIVE IV-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 IV-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:

Lake County shall work with the Metro Orlando EDC or other regionally based marketing organizations 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; and
- Initiate and maintain contacts with key industry associations and site selection consultants.

Policy IV-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 IV-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.

OBJECTIVE IV-3.1 REDEVELOPMENT AND REVITALIZATION

Lake County's downtowns are distinctive and unique quality of place assets that serve economic development purposes and combat sprawl in rural areas by providing locations for higher density of development. In addition to downtowns, many areas along major urban transportation corridors are ripe for redevelopment and revitalization.

Policy IV-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 IV-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.

OJBECTIVE IV-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 IV-3.2.1 Coordination with Municipalities

Lake County shall encourage and assist its municipalities with the establishment of downtown entertainment districts and shall support local artists through sponsored events.

OBJECTIVE IV-3.3 AGRICULTURE, EQUINE AND TOURISM INDUSTRIES

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 IV-3.3.1 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; and
- Promote the economic value of agriculture through education and marketing endeavors.

Policy IV-3.3.2 Equine Enterprises

The County, in partnership with equine interests, shall:

- Promote the economic, recreational, and cultural value of the equine industry and related activities; and
- Support and promote equestrian activities and special events within the County as a means of generating public interest and promoting tourism.

Policy IV-3.3.3 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 continue to use the Tourist Development Tax to promote tourism in Lake County.

GOALS IV-4 DEVELOP, RETAIN AND ATTRACT TALENT

National demographic trends suggest that the demand for talented and skilled 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 IV-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 recognizing that 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 IV-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 IV-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 IV-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. Recognizing this fundamental relationship, 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 IV-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 IV-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 IV-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.

CHAPTER V: HOUSING ELEMENT

PLANNING HORIZON 2030

Housing Element

The purpose of the Housing Element is to guide Lake County in developing appropriate goals, objectives and policies that demonstrate the County's commitment to meet the identified needs of all of our residents. In addition, this element intends to develop alternative housing policies and strategies for coordinating a wide range of public and private sector programs to meet the County's current and future housing needs.

GOAL V-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. In addition to the minimum standards of the Florida Building Code, the County shall encourage the use of the Green Building Standards developed by the Florida Green Building Coalition, the U.S. Green Building Council, the Green Building Initiative, or the National Association of Home Builders.

OBJECTIVE V-1.1 PRIVATE SECTOR HOUSING DELIVERY

The County shall ensure that adequate land is available to provide affordable, decent, safe and sanitary housing for all existing and future residents, including households with special needs, regardless of income.

Policy V-1.1.1 Adequate residential land area

The Future Land Use Map shall designate sufficient acreage that will support the construction of housing to serve the varied and special needs of the current and future residents of Lake County. Acreage shall be designated on the Future Land Use Map to accommodate housing demands and needs anticipated to the year 2030.

Policy V-1.1.1.1 Adequate sites

The County, in cooperation with housing providers, shall assure that adequate sites are available for the construction of housing—both single family and multi-family homes—for all income groups and particularly the very low-, low-, and moderate-income residents of Lake County.

Policy V-1.1.2 Definition of income limits

As defined by the federal Department of Housing & Urban Development (HUD), moderate income is earnings that do not exceed 120 percent of the Area Median Income (AMI); low income is earnings that do not exceed 80 percent of the AMI; and very low income is earnings that do not exceed 50 percent of the AMI. In each income category, additional adjustments are made dependent on the total number of household members.

Policy V-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 shall display or provide access to building permits including projects having been issued a Final Certificate of Occupancy.

Policy V-1.1.4 Parcel location assistance

The County shall assist housing providers (and especially providers of housing affordable to low-income households) in locating in-fill parcels for housing development through the use of the Future Land Use Map, the Planned Development Database Map, and the Developable Lands Map.

Policy V-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, 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 V-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.

OBJECTIVE V-1.2 AFFORDABLE HOUSING STOCK PRESERVATION

The County shall take direct action and shall partner with civic organizations, nonprofit and for-profit organizations and other interested parties to ensure the improvement and continued viability of existing neighborhoods through preservation of the existing affordable housing stock.

Policy V-1.2.1 Promote maintenance of housing

The County shall enforce all applicable codes and regulations in an effort to assure the continued viability of the existing housing stock in Lake County. A searchable database will be created as a result of any violations noted. Violations will be monitored for instances of repeat offenders, substandard housing, owner neglect or abandonment and to identify housing units in need of repair. County staff will assist property owners—to the best of their abilities—in identifying innovative, cost-effective solutions that will reduce the time between issuance of citation and abatement of violation(s).

Policy V-1.2.2 Repairs to existing structures

County staff will partner with public and private organizations to establish and maintain programs and subsidies that will aid in the preservation and rehabilitation of the existing housing stock.

OBJECTIVE V-1.3 AFFORDABLE HOUSING

The County shall adopt and implement policies, programs and regulations that will result in development of decent, safe and sanitary housing for very low- and low-income households, the elderly, disabled, rural and farm worker households and other households with special needs.

Policy V-1.3.1 Promote diversity in housing types and sizes

The County shall promote an appropriate mix of housing types and sizes to accommodate housing needs for all household incomes, particularly for very low, and low incomes and persons with special housing needs, through the following actions:

Policy V-1.3.1.1 Diverse land use categories

The Future Land Use Map shall include a diverse range of residential land use categories of varying densities to accommodate broad demands in housing design and neighborhood characteristics.

Policy V-1.3.1.2 Floor area and lot size

The Land Development Regulations shall establish lot size and floor area requirements that encourage low- and moderate-income housing developments to locate in the Urban Future Land Use Series.

Policy V-1.3.1.3 Structural and architectural design

Provisions in the Land Development Regulations controlling structural and architectural construction of residential development shall be drafted with consideration of affordable housing needs for very low-, low- and moderate-income housing.

Policy V-1.3.2 Utilize federal and state housing subsidy programs

Lake County shall utilize federal and state subsidy programs to assist very low-, and low-income households to secure rental homes or home ownership. Community Development Block Grant Funds or other grant sources shall be pursued to assist financing the improvement of redevelopment areas identified in the Future Land Use Element at that time such action is taken.

OBJECTIVE V-1.4 HISTORIC HOUSING

The County shall inventory, identify and evaluate historically significant properties including non-residential structures, and shall adopt policies, procedures and regulations that will ensure their preservation.

Policy V-1.4.1 Master site file update

The County shall periodically update the County's portion of the Florida Master Site File by continuing to assist the Department of State Division of Historical Resources' efforts in this regard.

Policy V-1.4.2 Promote the conservation of historically significant housing

The County shall assist property owners of historically significant housing by supporting applications seeking standing on the Florida Department of State Master Site File and the National Register of Historic Places. The County shall promote adaptive re-use and rehabilitation of historically significant structures through assistance with grant functions and coordination with State technical services available for such activities.

Policy V-1.4.3 Conservation and rehabilitation of historic sites

Lake County shall maintain an accurate record of all significant historic sites. Alteration of such sites shall be discouraged by including alteration restrictions within the Lake County Land Development Regulations. Prior to alteration, demolition, or relocation of a historic structure listed on the National Register of Historic Places or the State Master Site File of Historic Sites, a Certificate of Historical Importance must be issued by Lake County. Criteria for issuing a certificate under intentions to rehabilitate or relocate a designated historic structure shall follow the U.S. Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" and visual compatibility standards set forth in the Land Development Regulations. Additional criteria for issuing a certificate under intentions to relocate, demolish, or rehabilitate a historic structure shall be guided by provisions within the Land Development Regulations, which stipulate the following factors:

- How the historic character and aesthetic interest of the building, structure, or object contributes to its present setting;
- Whether there are definite plans for the area to be vacated and the effect of those plans on the character of the surrounding neighborhood;
- Whether the building, structure, or object can be moved without significant and irreversible damage to its physical integrity;
- Whether the building, structure, or object represents the last remaining example of its kind in the neighborhood, County, or region;

- Whether definite plans exist to reuse the subject property if a proposed demolition is carried out, and the effect of those plans on the character of the surrounding area;
- Whether reasonable measures can be taken to save the building, structure, or object to a level safe for occupation; and
- Whether the building, structure, or object is capable of earning reasonable economic return on its value.

OBJECTIVE V-1.5 MANUFACTURED HOUSING & MOBILE HOMES

The County shall allow manufactured housing and mobile homes meeting current HUD standards in all residential land use categories.

Policy V-1.5.1 Provision for temporary housing for care of the infirm or disabled

The County shall include provisions in the Land Development Regulations that consider the temporary housings needs of the infirmed or disabled or those who provide care to them.

Policy V-1.5.2 Placement of mobile homes

Lake County shall extend to mobile and manufactured homes the same location considerations accorded to conventional single-family dwelling units.

OBJECTIVE V-1.6 DISPLACEMENT/RELOCATION

The County shall develop criteria for the placement of public facilities which will maximize the preservation of the existing housing stock, and which will minimize the relocation of residents and demolition of housing.

Policy V-1.6.1 Permit system for demolition of housing

To maintain accurate records on housing units, and protect the useful life of existing housing, all demolitions to be performed within the County shall require a permit from the Building Department.

Policy V-1.6.2 Displacement assistance

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

OBJECTIVE V-1.7 GROUP & FOSTER HOMES

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

Policy V-1.7.1 Approval of group homes, community residential homes, and foster care homes

The Land Development Regulations shall include definitions of group homes, community residential homes, and foster care homes that are consistent with those established by the Florida Department of Children and Family Services. All three facilities shall only provide residential care for aged persons, physically disabled persons, non-dangerous mentally ill persons, and children.

OBJECTIVE V-1.8 REGULATORY IMPACTS UPON HOUSING COSTS

The County shall review, and amend as deemed necessary; provisions in the Land Development Regulations that segregate land uses and artificially increase the cost of producing housing.

Policy V-1.8.1 Calculation of the impacts on housing costs

All proposed amendments to the Comprehensive Plan and Land Development Regulations shall include an analysis of the impact the modifications may have upon housing development costs. The analysis shall be

part of the review process for all proposed amendments of the Comprehensive Plan and Land Development Regulations.

OBJECTIVE V-1.9 HOUSING PROGRAMS IMPLEMENTATION

The County, along with its partners in the public and private sectors, will take an active and proactive role in formulating and implementing effective programs that will provide decent, safe, and sanitary housing that is affordable to very-low-, low- and moderate-income households. The programs shall include strategies to motivate active private sector involvement.

Policy V-1.9.1 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 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; and
- Encouraging the revitalization of existing housing and neighborhoods and providing for inclusionary zoning.

Policy V-1.9.2 Housing Information Service

The County shall make available land use, housing and housing agency services information to assist both very low- and low-income households (including homeless persons and families) in finding adequate housing or shelter, and to assist nonprofit developers in locating suitable development sites for both very low and low income housing.

GOAL V-2 AFFORDABLE HOUSING

Lake County will provide decent, safe, and sanitary housing that is affordable to all current and future very low-, low-, and moderate-income residents.

OBJECTIVE V-2.1 IMPLEMENTATION

Lake County will address financing on an ongoing basis for the construction, maintenance and preservation of housing units affordable to very low-, low-, and moderate-income households through development, support of, and participation in partnerships with the private sector and other public entities. Financing shall be provided through federal and state funded housing subsidy programs and other local initiatives.

Policy V-2.1.1 Community Renewal Trust Fund

The County, in partnership with public and private, profit and not-for-profit groups, shall consider by 2011 a trust fund for the purpose of funding the renovation of affordable housing units for the very low and low income households of Lake County.

OBJECTIVE V-2.2 DE-CONCENTRATION OF HOUSING UNITS

The County shall develop policies and programs to prevent the concentration of single and multi-family dwelling units affordable to very-low, low and moderate-income households.

Policy V-2.2.1 Planning

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

Policy V-2.2.2 Long Term Management

Lake County will make every effort to prevent the creation of segregated communities specifically designed for the housing and isolation of the County's very low-, and low-income residents. In instances where this is unavoidable, the County will assure that the developer creates a long-term, fully funded, client-focused facility management team prior to any unit being issued a certificate of occupancy.

OBJECTIVE V-2.3 PERMITTING PROCESSES

The County shall expedite and simplify the development approval process for projects including but not limited to projects that produce housing affordable to very low-, low-, and moderate-income households.

Policy V-2.3.1 Expedited Affordable Housing Review

To the maximum extent possible, the County shall incorporate into the Land Development Regulations procedures that will shorten the duration and costs of affordable housing development reviews—from platting through final certificates of occupancy.

Policy V-2.3.2 One-stop Permitting Process

The County Department of Growth Management will implement and improve the One-Stop Permitting Process in keeping with Section 288.1093 and Section 403.973 Florida Statutes.

Policy V-2.3.2.1 Reduce gap between review and construction

The County will establish a One-Stop Permitting System to lower development costs and reduce the gap between project review and construction.

Policy V-2.3.2.2 Internet permitting

The County will create a One-Stop Permitting system that not only allows citizens to complete the development approval process in one physical location but also allows the initiation and completion (to the extent possible) of their transactions via the Internet.

OBJECTIVE V-2.4 SUBSTANDARD HOUSING

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

Policy V-2.4.1 Identification

Housing rehabilitation efforts shall be focused in those geographic areas of the County with the highest percentages of substandard housing units as well as areas of low income populations.

Policy V-2.4.2 Displacement/Relocation

The housing code shall not require displacement of persons from substandard homes where the homeowner-occupant cannot afford the necessary improvements to meet the minimum housing code standards, and relocation or rehabilitation resources are not available. In the case of rental units, the housing code shall not require the displacement of tenants except in cases in which the code violations are potentially life threatening. This policy does not absolve landlords or homeowners of the responsibility to maintain their unit(s) in a manner that promotes the health, safety, and welfare of the tenant.

Policy V-2.4.3 Public and Private Partnerships

The County will provide incentives to developers and not-for-profit groups to rehabilitate housing units that will be used to provide housing for very low-, and low-income households. Incentives will include, but not be limited to, rapid review of all proposals, and reduced permitting fees. All projects must still comply with all County, state, and local building code regulations.

Policy V-2.4.4 Acquired Properties

The County shall make available to not-for-profit developers of affordable housing appropriate surplus property, be it developable lands or habitable structures that it acquires due to code enforcement, property tax forfeitures, etc., for the purpose of renovating or constructing new housing affordable to low- and moderate-income households.

OBJECTIVE V-2.5 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.

Policy V-2.5.1 Eligible Workforce

The Lake County Workforce shall be defined as those individuals employed by either a local government entity (both County and municipal employees) or individuals employed by any other company based and physically located within Lake County

Policy V-2.5.2 Income Requirements

Family income of participants in the Lake County Workforce Housing program cannot exceed 120% of the Lake County Median Income as defined by U.S. Department of Housing & Urban Development

Policy V-2.5.3 Eligible Dwelling Units

The dwelling units eligible for Workforce Incentives shall be at or below 120% of the median housing price as established annually by the U.S. Department of Housing & Urban Development

Policy V-2.5.4 Implementation of Incentives

All incentives that are to be considered for incorporation must be brought before the Lake County Affordable Housing Committee and the Local Planning Agency for review and recommendation prior to presenting to the Board of County Commissioners for adoption.

CHAPTER VI: INTERGOVERNMENTAL COORDINATION ELEMENT

PLANNING HORIZON 2030

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

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

GOAL VI-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, LSMPO, 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.

OBJECTIVE VI-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.

Policy VI-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.

Policy VI-1.1.2 Joint Planning Committees

The County shall form and utilize joint Municipal/County planning committees, to ensure consistency between Comprehensive Plan programs and issues.

Policy VI-1.1.3 Adoption of Joint Planning Areas

Within 12 months of the adoption of this Comprehensive Plan 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 them as necessary.

Policy VI-1.1.4 JPA with the City of Clermont

The County shall enforce the adopted JPA 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.

Policy VI-1.1.5 JPA with the City of Mount Dora

The County shall enforce the adopted JPA 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.

Policy VI-1.1.6 JPA with the Town of Lady Lake

The County shall enforce the adopted JPA 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.

Policy VI-1.1.7 Interlocal Agreements for Land Use

The County shall develop new, update or maintain existing interlocal agreements or Joint Planning Area agreements with the municipalities 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 VI-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.

Policy VI-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.

Policy VI-1.1.10 Direct Density to Existing Urban Centers

The County shall work cooperatively with municipalities to promote urban infill and redevelopment within established municipal limits and as appropriate within municipal enclaves in order to prevent urban sprawl and the premature annexation of land.

Policy VI-1.1.11 Policy Coordination

The County may consider forming a Council of Local Officials pursuant to 163.02 F.S. to provide a policymaker forum to coordinate growth plans and programs and to resolve interlocal disputes. The Council 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.

Policy VI-1.1.12 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 municipalities and the School Board of Lake County.

Policy VI-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.

Policy VI-1.1.14 Coordinated Efforts to Protect Established Residential Areas

The County will work diligently with the municipalities for the protection of established residential 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 may negatively impact the safety, tranquility, value, and desirability of residential areas.

Policy VI-1.1.15 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 to ensure a consistent approach to springs, springshed, and aquifer recharge protection.

Policy VI-1.1.16 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. The interlocal agreement, containing joint strategies for springs protection, shall be implemented by local governments having development activities or development review authority, and with the consent of regulatory agencies having permitting authority within the WSA.

Policy VI-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 VI-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 VI-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 County Water Authority, LSMPO; the Florida Departments of Environmental Protection, Transportation, and Community Affairs; the Florida Public Service Commission, the Florida Highway Patrol; and the Federal Agencies of Housing and Urban Development, Federal Transit Administration, Federal Environmental Protection Agency, Federal Emergency Management Agency, 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 VI-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.

Policy VI-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 Pinecastle Military Operations Area and Naval Undersea Warfare Center (NUWC) Okahumpka Mission Impact Zones and avoid incompatible land use activities.

(Ord. No. 2017-39, § 2, 10-10-2017)

Policy VI-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 Department of the Navy 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 Pinecastle Military Operations Area, as well as any special planning studies, such as the Evaluation and Appraisal Report.

Policy VI-1.1.23 Review of Proposed Actions within the Military Operations Area

The County shall refer to the Department of the Navy 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 Naval Undersea Warfare Center Okahumpka Mission Impact Zones and the Pinecastle Military Operations Area as specified in 163.3175(3) F.S., as may be amended.

(Ord. No. 2017-39, § 3, 10-10-2017)

Policy VI-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 a balanced, diversified and sustainable economy in the County.

Policy VI-1.1.25 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 & Redevelopment, the business community, chambers of commerce, municipalities and other key stakeholders, recommend to the Board of County Commissioners adequate areas to be designated for higher intensity development on the Zoning Map.

Policy VI-1.1.26 Coordination with Municipalities

Lake County shall encourage and assist its municipalities with the establishment of downtown entertainment districts and shall support local artists through sponsored events.

Policy VI-1.1.27 Conflict Resolution

The County shall endeavor to prevent and resolve conflicts and inconsistencies with other governments and agencies, through the use of voluntary meetings, formal and informal mandatory mediation and conflict resolution techniques as established by the regional planning council.

OBJECTIVE VI-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.

Policy VI-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.

Policy VI-1.2.2 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 VI-1.2.3 Participation in State and Local Land Acquisition Programs

Lake County shall partner with federal, state, and regional agencies in the purchase of environmentally-sensitive lands, with emphasis on identified state projects including the Wekiva-Ocala Greenway, Wekiva Study Area, Green Swamp, Emeralda Marsh, and Lake Wales Ridge. The County shall, as appropriate, recommend additional property for acquisition and assist in the preparation of boundary amendments for state acquisition project areas through the Acquisition and Restoration Council. Further, Lake County shall pursue the acquisition of lands deemed to have local conservation, historic, or recreational value. The County shall utilize funding from the voter-approved Lake County Land Acquisition Program and shall, to the greatest extent possible, partner with state programs such as the Florida Communities Trust as well as with private conservation organizations to maximize acquisition opportunities.

Policy VI-1.2.4 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 , 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.

Policy VI-1.2.5 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.

Policy VI-1.2.6 Coordination of Land Use with Wekiva-Ocala Greenway Project

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.

Policy VI-1.2.7 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.

Policy VI-1.2.8 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 the Lake Wales Ridge habitat, mitigation of threats to upland species, and protection of aquifer recharge.

Policy VI-1.2.9 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.

Policy VI-1.2.10 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.

Policy VI-1.2.11 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.

Policy VI-1.2.12 Coordinated Energy Conservation

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

OBJECTIVE VI-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.

Policy VI-1.3.1 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. The County shall consider incorporating the data and analyses of the Water Supply Work Plans of the municipalities into future updates of its Water Supply Work Plan.

Policy VI-1.3.2 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.

Policy VI-1.3.3 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.

Policy VI-1.3.4 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.

Policy VI-1.3.5 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. 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.

The County shall coordinate with local colleges, the school board, and individual schools to develop environmental education programs for school-aged children regarding springsheds, water bodies, watersheds and ground water. The educational tools of the Lake County Water Resource Atlas shall be included in these programs.

Policy VI-1.3.6 Coordinate with Local Communities

Lake County shall coordinate with local communities to develop environmental education programs regarding springsheds, water bodies, watersheds and ground water. The educational tools of the Lake County Water Resource Atlas shall be included in these programs.

Policy VI-1.3.7 Groundwater Protection

The County, in coordination with federal, state, regional, and local agencies, shall protect the quantity and quality of groundwater resources and recharge areas, and prevent excessive groundwater draw-down caused by withdrawal for consumptive uses.

Policy VI-1.3.8 Aquifer Monitoring Programs

Lake County will cooperate with federal, state, and local governments, regional water management districts, local agencies, local governments, and interest groups in the implementation of on-going aquifer-monitoring programs.

Policy VI-1.3.9 Intergovernmental Coordination to Protect Aquifer Recharge

Lake County shall collaborate with federal, state, regional, and local agencies, including the Water Management Districts 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.

Policy VI-1.3.10 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.

Policy VI-1.3.11 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 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.

Policy VI-1.3.12 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.

Policy VI-1.3.13 Identification and Protection of Springshed Resources

The County, in cooperation with federal, state, regional, and local agencies, shall use the Florida 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.

Policy VI-1.3.14 Water Quality Monitoring Within Springsheds

The County shall continue its springs sampling program. 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 **c**oordinated 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.

Policy VI-1.3.15 Surface and Groundwater Withdrawal Impacts on Wetlands

Lake County shall coordinate with the Water Management Districts to limit groundwater and surface water withdrawals which may cause adverse impacts upon natural water bodies, wetlands, and wetland-dependent ecosystems.

Policy VI-1.3.16 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 the St. Johns

River Water Management District and the Southwest Florida Water Management District, and the local Department of Health.

Policy VI-1.3.17 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 County-wide water monitoring, especially in those areas of existing, suspected, or potential ground and surface water contamination.

Policy VI-1.3.18 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 Districts emergency water shortage plans.

Policy VI-1.3.19 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 freshwater 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.

Policy VI-1.3.20 Program for Establishment of Public Well Fields

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.

Policy VI-1.3.21 Identify Sources of Surface Water Pollution

The County shall 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.

Policy VI-1.3.22 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.

Policy VI-1.3.23 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 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 Basin Management Action Plan (UORB-BMAP); and programs in the Lake George Basin of the Middle St. John's River.

Policy VI-1.3.24 Evaluate Best Management Practices to Protect Surface Water

The County shall evaluate, and as appropriate require, BMPs to protect surface waters in coordination 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.

Policy VI-1.3.25 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/Florida Cooperative Extension Service, and the Natural Resources Conservation Service to develop conservation management plans and incentives for agricultural operations.

Policy VI-1.3.26 Floodplain Restoration Program

The County shall cooperate with the appropriate state and federal agencies to identify significant floodplains for hydrologic and habitat restoration.

Policy VI-1.3.27 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.

OBJECTIVE VI-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 freshwater habitats, environmentally sensitive areas, and wildlife corridors.

Policy VI-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.

Policy VI-1.4.2 Freshwater Habitat and Wildlife

The County shall seek and utilize management plans developed by the 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.

Policy VI-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.

Policy VI-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.

Policy VI-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, and evidence of individuals are present, 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.

Policy VI-1.4.6 Designated 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.

Policy VI-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.

Policy VI-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. On-site studies and verification shall be used as the primary data in determining the location of upland habitat on individual sites.

Policy VI-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.

Policy VI-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.

Policy VI-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 Emeralda Marsh, the Lake Apopka Restoration Area, the Wekiva-Ocala Greenway, the Wekiva River Protection Area and the Wekiva Study Area.

Policy VI-1.4.12 Joint Strategies for Land Acquisition

The County shall propose joint strategies to coordinate land acquisition efforts for protection of water resources, environmentally sensitive lands and open spaces.

OBJECTIVE VI-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.

Policy VI-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.

Policy VI-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.

Policy VI-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.

Policy VI-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.

Policy VI-1.5.5 Establishment of Workforce Housing Incentives

The County shall seek to partner with the municipalities, 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.

OBJECTIVE VI-1.6 COORDINATION OF LEVEL OF SERVICE STANDARDS AND PROVISION OF PUBLIC FACILITIES AND SERVICES

The County shall maintain coordination efforts with responsible local, regional and state authorities, and private utility companies, as appropriate, to provide adequate public facilities and services and ensure consistency with adopted level of service standards.

Policy VI-1.6.1 Multiparty Development Agreements

The County shall seek multiparty agreements (e.g., Municipal/County/developer tri-party agreements) as a means to expedite facility improvements and reduce public costs.

Policy VI-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.

Policy VI-1.6.3 Coordinated Concurrency Management Systems

The County shall coordinate with the municipalities when applicable in the implementation of their concurrency management system for compatible adopted levels of service.

Policy VI-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.

Policy VI-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 to assist in the planning and programming of utility services.

Policy VI-1.6.6 Coordinate Levels of Service

The County shall, to the greatest extent feasible and when in the interest of the County, develop and 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.

Policy VI-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.

Policy VI-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 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 new central wastewater facilities to provide treatment levels that enable water reuse or reclamation.

Policy VI-1.6.9 Coordination of Potable Water Services with the Utility Providers

Within 12 months of the adoption of the Comprehensive Plan, Lake County shall pursue Interlocal Agreements with the municipalities that supply utilities 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. Within 12 months of the adoption of this Comprehensive Plan, Lake County shall pursue written agreements defining the relationship with all privately-owned water suppliers who provide water to unincorporated Lake County.

Policy VI-1.6.10 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, acceptable to the County, are explored and implemented with respect to new development and water conservation. This may include:

- Define expansion areas in Lake County where central water service is anticipated;
- Require the use of reuse water for landscape irrigation wherever possible, unless other lower quality water sources are authorized by the St. Johns River Water Management District and/or Southwest Florida Water Management District pursuant to part II of Chapter 373, F.S.;
- Promote and facilitate Joint Planning Area agreements between municipalities, and between the County and municipalities;
- 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;
- Develop Water Resource Cooperation and Support Agreements through the JPA process;
- Participate in regional water supply planning with municipalities and regulatory agencies;
- Promote conservation through education, incentives, and regulation;
- Encourage phasing-out septic systems where appropriate;
- Develop incentives to connect to central water and wastewater systems; and

- Participate with the Water Management Districts in the development of District Water Management Plans, Water Supply Assessments, and District Water Supply Plans.

Policy VI-1.6.11 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.

Policy VI-1.6.12 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 VI-1.6.13 Coordination of Wastewater Services with the Utility Providers

Within 12 months of the adoption of this Comprehensive Plan, Lake County shall purse Interlocal Agreements with municipalities providing wastewater utility services within unincorporated areas of Lake County. These Interlocal Agreements will establish service area boundaries so as to prevent or eliminate duplicative service areas and provide conditions for establishment and operation within the service areas. Within 12 months of the adoption of this Comprehensive Plan, Lake County shall pursue written agreements defining the relationship with all privately-owned water suppliers who provide water to unincorporated Lake County.

Policy VI-1.6.14 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.

Policy VI-1.6.15 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, 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.

Policy VI-1.6.16 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 VI-1.6.17 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.

Policy VI-1.6.18 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 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.

Policy VI-1.6.19 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 VI-1.6.20 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.

Policy VI-1.6.21 Septic Tank Provisions for the Green Swamp Area of Critical State Concern

At least once every five (5) years, 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.

Policy VI-1.6.22 Coordination with Adjacent Jurisdictions for Stormwater Management

Lake County shall coordinate and consult with the municipalities, adjoining counties, and appropriate state and federal agencies in the implementation of a Stormwater Management Plan. The coordination and consultation shall specifically include issues regarding Total Maximum Daily Loads and any adopted TMDL legislation, guidelines, implementation, and potential joint projects.

Policy VI-1.6.23 Master Stormwater Management Plan for the Wekiva Study Area

Lake County shall cooperate and consult with the St. Johns River Water Management District, the Florida Department of Environmental Protection and adjoining local governments and municipalities in the

implementation of the Wekiva Study Area regional master stormwater 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.

Policy VI-1.6.24 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 establishment of interlocal agreements and coordination meetings.

Policy VI-1.6.25 Environmental Monitoring of Private Solid Waste Management Facilities

Lake County shall, when appropriate, assist the Florida Department of Environmental Protection in its efforts to monitor privately owned and operated solid waste management facilities including landfills, resource recovery facilities, and solid waste processing facilities.

Policy VI-1.6.26 Safe Operation of Privately-Owned Solid Waste Management Facilities

Upon adoption of its Comprehensive Plan, the County shall cooperate with the Florida Department of Environmental Protection in their regulation of privately-owned, as well as publicly-owned, solid waste management facilities to assure they are operated in a manner that will protect the public health, welfare, and safety.

Policy VI-1.6.27 Monitoring Impacts from Privately-Owned Solid Waste Management Facilities

The County 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.

OBJECTIVE VI-1.7 COORDINATION WITH LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES FOR TRANSPORTATION FACILITIES

Lake County shall coordinate with the plans and programs of the LSMPO 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.

Policy VI-1.7.1 Coordination with Transportation Agencies' Improvements Programs

Lake County shall directly coordinate with Florida Department of Transportation, LSMPO, and other transportation agencies, as appropriate, to identify needed transportation improvement projects.

Policy VI-1.7.2 Coordination and Consistency with Other Transportation Agencies

Lake County shall coordinate with the Florida Department of Transportation, LSMPO and other transportation agencies as appropriate to ensure the transportation system is coordinated and consistent with current and future agency plans of Lake and Sumter counties, its communities, and neighbors.

Policy VI-1.7.3 Collaborative Transportation Planning

Lake County shall support collaborative land use and transportation planning efforts among local governments that will ensure that communities can develop in an efficient and sustainable way. This shall be achieved through intergovernmental coordination and joint planning.

Policy VI-1.7.4 Consistent Transportation Plans

Lake County shall seek to ensure consistency between the LSMPO Long-Range Transportation Plan (LRTP) and the Comprehensive Plan.

Policy VI-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

Policy VI-1.7.6 Use of Level of Service Maximum Volumes

Lake County, in coordination with the Florida Department of Transportation (FDOT) and the LSMPO, shall use generalized peak hour level of service maximum volume tables, appropriate LOS software and/or direct field measurements in order to assess the most accurate level of service and available capacity for SIS/FIHS, arterial, collector and local roadways.

Policy VI-1.7.7 Arterial Functional Classification System

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

Policy VI-1.7.8 Collector and Local Functional Classification System

Lake County, in coordination with municipalities, the Florida Department of Transportation and the 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 shall update or request updates for Federal Functional Classifications for local roadways as area characteristics and facilities change over time.

Policy VI-1.7.9 Transportation Concurrency Exception Areas and Management Areas

The County shall, in coordination with LSMPO and the municipalities, examine the utility of transportation concurrency exception areas and management areas as tools to promote compact growth and development patterns that establish a clear delineation between urban and rural land uses and promote economic development.

Policy VI-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 that 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, September 2008, or its successors.

Policy VI-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. 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, September 2008, or its successor documents. The County shall incorporate new rail trails into the Plan in future updates, as appropriate. Lake County has a goal of providing a County-wide network of pedestrian, bicycle, recreational and equestrian trails. The County will coordinate with the LSMPO, 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, September 2008, or its successor documents. The County will request federal, state and other local funding sources to implement this goal.

Policy VI-1.7.12 Airports

Lake County shall coordinate with the LSMPO, Federal Aviation Administration, U.S. Military, Florida Department of Transportation Five Year Work Program, Continuing Florida Aviation System Planning Process, and the various airports to ensure that the expansion of existing general aviation airports and surface transportation access roads are consistent with the goals, objectives, and policies of the Lake County Comprehensive Plan, and applicable Federal and State regulations; and ensure access to airports and related facilities are properly integrated with other modes of surface transportation.

Policy VI-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 municipalities, private owners, state and federal agencies, the LSMPO, and users of the rail lines.

Policy VI-1.7.14 Establish Public Transit Zones and Fixed Route Public Transit

Lake County in coordination with the LSMPO and the municipalities shall identify, analyze and help create Transit Supportive Areas to implement the Lake County Transit Development Plan (Wilbur Smith Associates, 2008) and its successor documents. Lake County shall promote fixed route service along routes established as priorities in the Lake County Transit Development Plan (Wilbur Smith Associates, 2008) and its successor documents, or as determined by the Community Transportation Coordinator (CTC) and the LSMPO, and shall seek to coordinate that service with other providers in the region.

Policy VI-1.7.15 Promote Coordination and Public Participation for Transportation Planning

The County shall promote coordination among government agencies, LSMPO, and 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 also actively solicit public input from appropriate sources, including but not limited to, community groups, businesses, underserved populations, and the Lake-Sumter Metropolitan Planning Organization 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.

Policy VI-1.7.16 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.

Policy VI-1.7.17 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.

Policy VI-1.7.18 Coordination During Major Regional Transportation Construction Projects

The County will coordinate with the LSMPO, Florida Department of Transportation, and other jurisdictions and agencies to prepare in advance for the maintenance of traffic during construction of major regional transportation projects.

OBJECTIVE VI-1.8 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 VI-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 First Amended Interlocal Agreement between Lake County and the Lake County School Board and municipalities for School Facilities Planning and Siting.

Policy VI-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.

Policy VI-1.8.3 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 VI-1.8.4 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 and the procedures established in the "First Amended Interlocal Agreement Between Lake County and Lake County School Board and municipalities for Scholl Facilities Planning and Siting" or its successors. Also, the County shall coordinate and address any issues concerning impacts of educational facilities on adopted levels of service established for roads, water, drainage, recreation, and solid waste services.

Policy VI-1.8.5 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 VI-1.8.6 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, Zoning Board, and on the Local Planning Agency.

Policy VI-1.8.7 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 VI-1.8.8 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 VI-1.8.9 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," or its successors, 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 VI-1.8.10 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 municipality. 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 VI-1.8.11 Joint Staff Meetings

The Joint Staff School Concurrency Review Group, comprised of Staff of the County, municipalities, 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 VI-1.8.12 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 Board, shall notify the School Board of land use applications and development proposals that may affect student enrollment, enrollment projections, or school facilities.

Policy VI-1.8.13 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 shall 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 VI-1.8.14 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 VI-1.8.15 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 the Future Land Use Element, and ensure that the development of school facilities are concurrent with residential development.

Policy VI-1.8.16 Capacity Determination Standards

The County shall cooperate with the School District in the implementation of capacity determination standards.

OBJECTIVE VI-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.

Policy VI-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.

Policy VI-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.

Policy VI-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 recreation facilities where feasible. Lake County should work with the School Board to identify possible joint opportunities to provide athletic and recreation opportunities for students and residents. A school/park design model should be developed to be used for planning such joint facilities. Lake County and the School Board should also work to identify existing school sites for possible improvements to better accommodate public recreation usage.

Policy VI-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 recreation facilities for public use.

Policy VI-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.

Policy VI-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.

Policy VI-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.

Policy VI-1.9.8 Trails Program

Lake County shall continue working towards 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, September 2008, or its successor document.

OBJECTIVE VI-1.10 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 VI-1.10.1 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 VI-1.10.2 Sharing of Geographical Information Systems Data

The County will continue to provide access to its GIS 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.

Policy VI-1.10.3 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 Municipal, School Board and adjacent county review and comment prior to Board action.

Policy VI-1.10.4 Sharing of Resources

The County will continue to provide land use data and socio-economic data to the municipalities, the School Board, the LSMPO and other units of government and agencies.

CHAPTER VII: PARKS AND RECREATION ELEMENT

PLANNING HORIZON 2030

Parks and Recreation Element

Public parks play an integral part in the quality of life in any community. They provide larger open areas for sporting activities, play, and relaxation than are available to most residential lots and constitute breaks in and relief from the built environment. They can be located within residential, business or industrial areas and may serve a neighborhood, the community at large, or the region. The Parks and Recreation Element documents the inventory of existing parks and recreation facilities and improvements, identifies standards of development, assesses needs and priorities based upon local standards and citizen input, and recommends a framework for development of an adequate parks and recreation system to meet the current and future needs of the community through the year 2030.

The primary focus of this element is to enhance existing parks, recreation, and open space opportunities for all Lake County citizens and visitors. This element is intended to identify the community's needs and priorities for the acquisition, development and long-term maintenance of an adequate parks and recreation system. The Parks and Recreation Element will serve as a guide to the general locations and types of park areas and recreation facilities needed to adequately accommodate the existing and projected future needs of the County. There are different expectations and service requirements based on the nature of the urban, suburban, or rural character of the different areas within the county. Lake County will strive to locate facilities that address these differences.

The goal of the Parks and Recreation Element is to facilitate the development and management of parks and facilities for a recreation system that includes environmental lands, trails, and other recreational opportunities that meets the diverse needs of a growing community. It is also intended to provide a balance between public demands for recreation activities and facilities and available resources. Data that included population growth, demographic characteristics, safety, historical considerations and proximity to other population centers and major recreation areas were used in the formulation of policies. The most important considerations of this Plan were public desires and funding sources available to the County.

GOAL VII-1 RECREATION

Lake County shall facilitate the development and management of parks and facilities for a recreation system that includes environmental lands, trails, and other recreational opportunities that meets the diverse needs of a growing community.

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

OBJECTIVE VII-1.1 PARKS AND RECREATION SYSTEM

Lake County will develop, operate, and promote a parks and recreation system that provides all residents with quality leisure opportunities.

Policy VII-1.1.1 Lake County Parks and Recreation Advisory Committee

The Lake County Parks, Recreation and Trails Advisory Board shall include citizen representatives to further the goal envisioned by this Element.

Policy VII-1.1.2 Planning Process

When developing new parks and facilities, Lake County shall include nearby residents and other interested parties in the planning process.

OBJECTIVE VII-1.2 COMMUNICATION

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

Policy VII-1.2.1 Coordination

Lake County Parks and Recreation shall coordinate with Lake County Economic Growth & Redevelopment to help promote Lake County's parks, trails, cultural events, natural areas, and special events to visitors.

Policy VII-1.2.2 Facility Development

Lake County shall support the development of quality athletic and community facilities to attract state, regional, and national tournaments and events to Lake County. Such facilities shall also be available to residents of Lake County for cultural and athletic programs when not hosting special events.

Policy VII-1.2.3 Promotional Program

Lake County shall develop and distribute a promotional guide for parks and recreation facilities, environmental lands, and trails owned and operated by the County. Such brochures and promotional materials should be available at all public facilities, schools, and libraries, throughout the County.

OBJECTIVE VII-1.3 FACILITY LOCATION

There are different expectations and service requirements based on the nature of the urban, suburban, or rural character of the different areas within the County. Lake County will strive to locate facilities that address these differences.

Policy VII-1.3.1 Recreation Planning Areas

Recreation Planning Areas 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.

Policy VII-1.3.2 Partnership Plan

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

OBJECTIVE VII-1.4 FACILITY DEVELOPMENT

Lake County will facilitate the development of a well-balanced system of community and regional facilities that include active and resource based recreational opportunities to meet a variety of needs for individuals as well as groups.

Policy VII-1.4.1 Park Classification System

The park classification system in Lake County will be limited to community parks, regional parks, and special facilities. Parks will be further classified as either resource-based or activity-based.

Policy VII-1.4.2 Existing Parks

Existing mini-parks, neighborhood parks and parcels of undeveloped land less than 10 acres in size currently-maintained by Lake County shall be evaluated for potential phase out. Any new parks developed by Lake County shall be community parks or larger.

Policy VII-1.4.3 Level of Service

The adopted Level of Service shall be four (4) acres of park land (developed or undeveloped) per 1000 people in unincorporated Lake County.

Policy VII-1.4.4 Park Facilities Inventory

Lake County Parks and Recreation shall maintain an up to date inventory of all Lake County maintained park facilities.

Policy VII-1.4.5 Land for Activity-based Recreation

Lake County shall incorporate provisions within its Code which require new residential development to provide recreation space consistent with the Concurrency Management System. The provision of land for activity-based recreation shall be in addition to the area required for open space.

(Ord. No. 2011-47, § 1, 7-26-2011)

Policy VII-1.4.6 State Comprehensive Outdoor Recreation Plan

Lake County will use, as a guideline, the activity standards suggested in the 'State Comprehensive Outdoor Recreation Plan' for Florida, as updated on a regular basis.

Policy VII-1.4.7 Outsourcing

Lake County shall consider the possibility of outsourcing the maintenance of park facilities, where appropriate.

Policy VII-1.4.8 Phased Development and Renovation Plan

Lake County will create and approve a phased development and renovation plan for the existing parks in the System to determine appropriate development of new facilities or phase out of parkland that does not meet the objectives of the Lake County Parks Master Plan.

OBJECTIVE VII-1.5 TRAILS AND GREENWAYS

Lake County shall foster the development of a comprehensive greenway, blueway, trails, equestrian and bikeway system that provides for the protection of natural resources, scenic value, eco-tourism, and resource-oriented recreation.

Policy VII-1.5.1 Greenways and Blueways

Lake County shall coordinate the establishment and maintenance of greenway and blueway trails to help connect natural resources and parks to the trail system as identified in the Lake County Trails Master Plan, September 2008, or its successor documents.

Policy VII-1.5.2.1 Interconnectivity

The County shall strive to interconnect existing and future dedicated open space areas, pedestrian and bicycle trails, hiking trails, equestrian trails, canoe runs, and where appropriate, utility corridors, into the greenways and blueways network.

Policy VII-1.5.2.2 Incentives

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

Policy VII-1.5.2.3 Greenway Land Acquisition Priority List

The County shall adopt a greenway land acquisition priority list to assist in identifying and coordinating the acquisition or protection of greenway elements.

Policy VII-1.5.2.4 Greenway Management Plan

The County shall develop a master management plan for the greenway network and specific plans for lands acquired, preserved, or otherwise included in the greenways network that address protection of natural resources, public access, recreation, education, and opportunities for ecotourism that are complementary to maintaining integrity of the network.

Policy VII-1.5.2 Guidelines for Trail Development

Lake County shall adopt as guidelines the Lake County Trails Master Plan, September 2008, or its successor documents, the Florida Bicycle Facilities Planning and Design Handbook by the Florida Department of Transportation 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 VII-1.5.3 Maintenance and Operation Standards

Maintenance and operation standards for existing and new trail design and development shall be consistent with the Lake County Trails Master Plan, September 2008, or its successor documents.

OBJECTIVE VII-1.6 ACCESS AND AVAILABILITY

Lake County will ensure equal access and maximum availability to all facilities to the greatest extent possible, consistent with the protection of natural resources.

Policy VII-1.6.1 Access ways

Lake County shall design, construct, and manage parks and trails with access ways that are compatible with the natural features and character of the individual park site.

Policy VII-1.6.2 Linkages

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

Policy VII-1.6.3 Parking

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

Policy VII-1.6.4 Barrier-free Access

Lake County shall ensure the provision of disabled parking spaces and barrier-free access to activity-based parks and facilities, where practical and appropriate.

Policy VII-1.6.5 Provision of Access to Lake County's Lakes

Lake County shall provide access to lakes and waterways through maintenance and enhancement of its public boat ramp parks. Additional public boat ramp parks shall be provided when the demand caused by future residents warrants additional sites and facilities.

OBJECTIVE VII-1.7 FINANCE

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

Policy VII-1.7.1 Streamlining of Facilities

Lake County will streamline its parks and recreation facilities and programs to focus on providing larger scale facilities to supplement existing municipal and County recreation facilities, natural resource based parks, and a trails system linking these facilities together.

Policy VII-1.7.2 Revenue Generation

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

Policy VII-1.7.3 Grant Program

The County's grant programs should be refined to be consistent with the goals and objectives of the Lake County Parks Master Plan and expanded to more adequately address the impact of unincorporated residents on municipal recreation facilities and programs.

Policy VII-1.7.4 Capital Funding Source

The County shall evaluate the establishment of a reliable and consistent capital funding source for recreation facilities and operations to help implement the policies contained in this Element.

Policy VII-1.7.5 Fees and Charges

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

Policy VII-1.7.6 Facility Maintenance Costs

New park and trail development shall address the cost to maintain each facility prior to implementation. Design/maintenance techniques, materials, and procurement methods should be used that provide the most cost effective measures to develop, as well as maintain the park and trail facilities.

Policy VII-1.7.7 Alternative Funding Sources

Lake County shall continue to investigate alternative funding sources and relationships to provide for public park facilities, programs, and management.

CHAPTER VIII: TRANSPORTATION ELEMENT

PLANNING HORIZON 2030

Transportation Element

The transportation of people and goods in a community is one of the most important elements of a community plan. Without access, land cannot be developed or used for residential, commercial, recreational, or other purposes. While recognizing that automobile transportation is the single most important component of Lake County's transportation system, this Element comments on a number of issues outside the simple provision of streets and highways. In order to look at the whole community transportation system, this Element includes automobile circulation, parking, airport, railroad, mass transit, rail, bikeways and pedestrian facilities.

As the population of Lake County continues to increase, it is apparent that significant increases in traffic volume on the County's major roadways will continue, and the expansion and widening of roadways cannot continue indefinitely. The high costs of right-of-way acquisition and concerns related to neighborhood impact have already become deterrents to roadway expansion. Therefore, the County's future transportation planning will focus on a multi-modal transportation network to reduce the demand for automobile travel and to maximize the efficiency of the transportation system.

The goal of this Element is to prepare a plan that emphasizes more efficient use of the existing transportation system and contributes to the wider National objectives of energy conservation, improved air quality, and increased social and environmental amenity.

GOAL VIII-1 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.

OBJECTIVE VIII-1.1 LEVEL OF SERVICE STANDARDS

Level of service standards, in accordance with the latest version of the Quality/Level of Service Handbook developed by the Florida Department of Transportation Systems Planning Office, shall be adopted in order to maximize the efficient use and safety of roadway facilities in order to coordinate capital improvement planning with land use decisions to meet the requirement that adequate roadway facilities be available concurrent with the impacts of development.

Policy VIII-1.1.1 Maximum Number of Through Lanes

Lake County adopts maximum number of through lanes for specific roadways of concern are depicted on the Maximum Lane Constrained Corridors Map (Transportation Map – 1, which can be found in Chapter XII, Map Series), as adopted by the LSMPO on September 23, 2009.

Policy VIII-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 Area Types for Highways and Roads in Lake County as depicted on the Urban, Transitioning and Rural Areas Map (TRANSPORTATION Map – 2, which can be found in Chapter XII, Map Series), as adopted by the LSMPO on September 23, 2009.

The Minimum Operating Level of Service Standards are depicted in the tables below:

Table TRAN 1 - Rural Areas Minimum Operating Level of Service Standards

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

Table TRAN 2 - Transitioning Urbanized Areas minimum Operating Level of Service Standards

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

Table TRAN 3 - Urbanized Areas Minimum Operating Level of Service Standards

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

Policy VIII-1.1.3 Use of Level of Service Maximum Volumes

Lake County, in coordination with the Florida Department of Transportation and the LSMPO, 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.

Policy VIII-1.1.4 Arterial Functional Classification System

Functionally classified existing arterial roadways have been identified on the Transportation Element Map Series in coordination with the Florida Department of Transportation, the LSMPO, and Federal Highway Administration (FHA).

Policy VIII-1.1.5 Collector and Local Functional Classification System

Lake County, in coordination with the municipalities, 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. The County will update or request updates for Federal Functional Classifications for local roadways as area characteristics and facilities change over time.

OBJECTIVE VIII-1.2 TRANSPORTATION DEVELOPMENT STANDARDS

Lake County shall review all proposed developments for compliance and consistency with policies of the Comprehensive Plan, with respect to transportation.

Policy VIII-1.2.1 Traffic Concurrency for Proposed Developments

Available capacity on roadways must be concurrent with the impacts of development. Lake County shall review all proposed development for compliance and consistency based on the appropriate LOS software, direct field measurements or the generalized LOS tables. No final development order shall be approved until the requirements of the Concurrency Management System have been satisfied.

Policy VIII-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 traveled. 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 Traveled. Such balancing shall consider both built and approved but un-built projects to incorporate future conditions into the needs analysis.

Policy VIII-1.2.3 Onsite Transportation Improvements

Lake County shall maintain provisions that require new developments to establish safe and convenient onsite traffic flow that considers circulation and parking needs.

Policy VIII-1.2.4 Analysis of Traffic Noise Impacts and Abatement Measures

Lake County intends to prevent negative impacts on adjacent land use due to noise from future road widening or existing traffic. Within 12 months of the effective date of this Comprehensive Plan, Land Development Regulations shall establish standards requiring noise mitigation on collector and arterial roadways. The applicant shall determine and analyze expected traffic noise impacts on the proposed development and alternative noise abatement measures to mitigate these impacts, giving weight to the benefits and cost of abatement, and to the overall social, economic, and environmental effects.

OBJECTIVE VIII-1.3 TRANSPORTATION SYSTEM AND DEMAND MANAGEMENT

Lake County shall develop, maintain and implement a transportation system utilizing Transportation Systems Management strategies to provide a safe, convenient, and energy efficient multimodal transportation system.

Policy VIII-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 VIII-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.

Policy VIII-1.3.3 Provision of Transportation System Management for New Developments

Lake County shall include provisions within the development review process that require new and expanding development to consider the implementation of Transportation System Management strategies in addition to any necessary internal or off-site improvements.

Policy VIII-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, to preserve the functional integrity of the SHS, and to minimize the number of access points to 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 VIII-1.3.5 Access Management for County Maintained Roads

Lake County shall maintain regulations and design standards for vehicular 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. The County also recognizes, however, that certain county-maintained roads are functionally different from state roads, and may require special attention to needs of a pedestrian-friendly corridor such as traffic calming features, on-street parking and reduced pavement widths.

OBJECTIVE VIII-1.4 TRANSPORTATION CONCURRENCY

Lake County shall work with the LSMPO and all 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, subject to state law.

Policy VIII-1.4.1 Concurrency Management System

Lake County, in partnership with the LSMPO shall maintain the Concurrency Management System established within the Concurrency Management Element and the Lake County Land Development Regulations. A development application will not be deemed complete until a final, approved Traffic Impact Study 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 FDOT or adjacent/other local governments.

Policy VIII-1.4.2 Defined Transportation Concurrency

Within 12 months of the effective date of this Comprehensive Plan, the County shall adopt Land Development Regulations that establish a concurrency management review procedure. Such 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 Chapter 163, 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; or
- Execution of a Proportionate Fair Share agreement.

Policy VIII-1.4.3 Transportation Concurrency Exceptions

The County shall exempt projects that promote public transportation from transportation concurrency. For the purposes of this policy, public transit facilities include transit stations and terminals; transit station parking; park-and-ride lots; intermodal public transit connection or transfer facilities; fixed bus, guideway, and rail stations; and airport passenger terminals and concourses, air cargo facilities, and hangars for assembly, manufacture, maintenance, or storage of aircraft. As used in this sub-subparagraph, the terms “terminals” and “transit facilities” do not include seaports or commercial or residential development constructed on conjunction with a public transit facility.

The County shall, in coordination with the LSMPO 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.

(Ord. No. 2018-35, § 18, 7-24-2018)

Policy VIII-1.4.4 Proportionate Share

Within 12 months of the effective date of this Comprehensive Plan, Land Development Regulations shall be adopted to allow an applicant who receives a capacity encumbrance denial letter for transportation facilities deficiency reasons, to request the use of a proportionate fair-share contribution to satisfy transportation concurrency. In such case, that application shall be reviewed and considered by the County. A 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.

The County shall use the methodology for Proportionate Fair-Share obligation as provided for in §163.3180, F.S. Consistent with this methodology the County shall determine improvement costs based upon the actual cost of the improvement as obtained from cost estimates contained in the CIE, the Lake County Transportation Construction Program or the FDOT Work Program. Where such information is not available, improvement cost shall be determined using an analysis of costs by cross-section type that considers data from recent projects. Any such analysis shall be updated annually and approved by the jurisdiction maintaining the facility. Project costs may be adjusted to accommodate increases in construction material costs.

OBJECTIVE VIII-1.5 BICYCLE & PEDESTRIAN ACCESSIBILITY

Lake County shall develop an efficient and coordinated bicycle and pedestrian system that will ensure the safe, convenient and efficient travel of pedestrians and bicyclists.

Policy VIII-1.5.1 Enhance Bicycle and Pedestrian Mobility

Lake County shall:

- Provide bicycle lanes and sidewalks on all new and rebuilt collector and arterial facilities in urban areas. However, a design exception may be approved by the Board of County Commissioners as a result of public input, cost feasibility, or policy restrictions.
- Evaluate the need to expand bicycle and pedestrian facilities on existing arterial and collector facilities.
- Consider increasing the number of miles of off-street bicycle and pedestrian trails based on the five-year sidewalk and Bike/Pedestrian Master Plan.
- Enhance and provide sidewalk and bicycle facilities when feasible to include connectivity to other like facilities, schools and major trip generators.

Policy VIII-1.5.2 Neighborhood Connectivity

Lake County shall strive to provide connections between and within neighboring land uses in order to increase pedestrian mobility and transit accessibility where opportunities and resources permit. The County shall adopt Land Development Regulations providing for interconnections in new development.

Policy VIII-1.5.3 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 that 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, September 2008, or its successors.

Policy VIII-1.5.4 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 should follow those design standards. However, a design exception may be approved by the Board of County Commissioners as a result of public input, cost feasibility, or policy restrictions. Design Standards for Trails are included in the adopted 2009 Lake County Trails Master Plan.

Policy VIII-1.5.5 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, September 2008, or its successor documents. The County shall incorporate new rail trails into the Plan in future updates, as appropriate.

Policy VIII-1.5.6 Bicycle and Recreational Trail Planning and Coordination

Lake County has a goal of providing a County-wide 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, September 2008, or its successor documents. The County will request federal, state and other local funding sources to implement this goal.

Policy VIII-1.5.7 Provision of Bicycle and Pedestrian Ways for New Development

Within 12 months of the effective date of the Comprehensive Plan, Lake County shall adopt provisions in the Land Development Regulations to require that developers of new development and redevelopment projects provide appropriate bicycle and pedestrian facilities based on measurable criteria. Such facilities shall be consistent with the design standards included in the Lake County Trails Master Plan, September 2008, or its successor documents, and shall connect to the existing or proposed network wherever possible.

Policy VIII-1.5.8 Bicycle Storage for Public Facilities and New Development

The County shall provide bicycle storage facilities at existing County parks, and shall analyze the need to provide such facilities at other public buildings. The Land Development Regulations shall incorporate provisions requiring all new shopping centers, recreation areas, and other public use developments to provide storage facilities for bicycles.

OBJECTIVE VIII-1.6 SCENIC ROADWAYS

Lake County shall establish and protect Scenic Roadways in the interest of promoting and preserving the County's natural environment and the character of rural areas and rural communities.

Policy VIII-1.6.1 Establishment of Scenic Roadways

Lake County hereby designates the following roadways as scenic, for which the maximum through lane standard shall be two (2) lanes:

- **Lakeshore Drive/County Road 452:** From the City of Tavares to the City of Mount Dora (Local Designated Scenic Roadway).
- **Green Mountain Scenic By-Way:** Lake County roads 455 from CR 561 to CR Old Highway 50, and CR Old Highway 50, roughly parallel to the western and southern shoreline of Lake Apopka from CR 455 to the Orange County line (State Designated Scenic Roadway).
- **Lake Eustis Drive/Lakeshore Drive:** From the City of Tavares to the City of Eustis (Local Designated Scenic Roadway).
- **Lakeshore Drive:** From Washington Street to the City of Minneola (Local Designated Scenic Roadway).
- **Lakeshore Drive:** From Hook Street to the South Clermont Connector, Clermont (Local Designated Scenic Roadway).
- **East Crooked Lake Drive:** From US 441 to Country Club Drive (Local Designated Scenic Roadway).
- **Adair Road:** From CR 437 to Dubsdread Drive (Local Designated Scenic Roadway).

- **Wolfbranch Road:** From Roundlake Road to County Road 437 (Local Designated Scenic Roadway).
- **Black Bear Scenic By-Way:** SR 40 in North Lake County; SR 19 from North Lake County Lines south to end of Ocala National Forest Boundary; CR 445 from SR 19 to SR 40, North Lake County (State Designated Scenic Roadway).

Policy VIII-1.6.2 Protection of Future Scenic Roadways

The County shall adopt Land Development Regulations that establish criteria for designated Scenic Roadways and development standards for the preservation of the values of Scenic Roadways. Lake County shall annually update the list of Scenic Roadways to include roadways with scenic amenities that could potentially be lost and fit the scenic roadway criteria. Scenic Roadways can be enhanced with the addition of bike lanes; sidewalks; turn lanes; bike paths; median treatments; landscaping; and other appealing, noninvasive improvements.

OBJECTIVE VIII-1.7 AIRPORTS

Lake County shall coordinate with the LSMPO, Federal Aviation Administration, U.S. Military, Florida Department of Transportation Five Year Work Program, Continuing Florida Aviation System Planning Process, and the various airports to ensure that the expansion of existing general aviation airports and surface transportation access roads are consistent with the goals, objectives, and policies of the Lake County Comprehensive Plan, and applicable Federal and State regulations; and ensure access to airports and related facilities are properly integrated with other modes of surface transportation.

Policy VIII-1.7.1 Airport and Related Facility Development and Expansion

Lake County shall ensure that airport and related facility development and expansion will be consistent with the Conservation and Future Land Use Element goals, objectives, and policies; and protect and conserve natural resources within airports and related facilities.

Policy VIII-1.7.2 Evaluation of Existing Airport Ordinance

Lake County shall evaluate the effectiveness of its existing airport ordinance to determine if there are any necessary modifications that should be made to airport regulations for the purpose of update and make necessary changes deemed appropriate.

Policy VIII-1.7.3 Ensure Access Routes to Airports

Lake County shall encourage and promote safe and efficient access to aviation facilities using multimodal approaches when such access methods are compatible with the safe and efficient movement of people, goods and services. In addition, access to existing, proposed and private airports shall be improved throughout the planning period through integration of existing and future transportation systems.

Policy VIII-1.7.4 Determination of Need for Additional General Aviation Facility Within Lake County

Lake County shall cooperate with the Florida Department of Transportation in the update of the Five-Year Plan (Central Florida Aviation System Planning Process-CFASPP) for air transportation. The County shall provide technical information and assistance for use in development of the Florida Aviation System Implementation Program (ASIP), which will refine the inventory of Florida's aviation capacity needs for the next twenty years. Consideration will be given throughout this process to the feasibility of an additional general aviation facility being located in the County.

Policy VIII-1.7.5 Amendment of Land Development Regulations to Regulate Airport Area Uses

Lake County shall include utilization of runway noise contours in regulating land uses, and further establish airport compatible land uses consistent with the land uses approved by the Federal Aviation Administration.

OBJECTIVE VIII-1.8 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.

Policy VIII-1.8.1 Consistency with Lake County Comprehensive Plan

Any development, redevelopment, or expansion of rail facilities in Lake County shall be consistent with the goals, objectives and policies of the Lake County Comprehensive Plan.

Policy VIII-1.8.2 Suitable Adjacent Land Use

Within 12 months of the effective date of the Comprehensive Plan, the County will adopt Land Development Regulations to ensure that land uses and development in proximity to rail facilities are compatible with such facilities.

Policy VIII-1.8.3 Encourage Rail Use

Lake County shall encourage the use of rail by businesses and industry as an alternative to roadway transport for the movement of freight, and examine and coordinate the possibility of commuter rail.

Policy VIII-1.8.4 Passenger Rail

Lake County acknowledges the potential future need for passenger rail along the U.S. Hwy 441 Corridor.

OBJECTIVE VIII-1.9 ENVIRONMENTAL IMPACTS

Lake County shall consider the primary and cumulative impacts of proposed transportation improvements upon natural resources and promote the use of innovative design techniques to ensure the protection of ecological systems and reduce greenhouse gas emissions from the transportation sector.

Policy VIII-1.9.1 Techniques to Protect Natural Resources

In the planning, design and construction of transportation improvements, Lake County shall take into consideration:

- Design techniques to avoid adverse impacts on natural resources, such as underpasses and spans to provide for habitat connectivity and wildlife movement, and speed management and traffic calming features to reduce wildlife mortality;
- Design techniques to mitigate adverse impacts on natural resources, the quality of the environment and surrounding development; and
- Design and operational techniques which complement adjacent development and enhance the aesthetic and sensory quality of the transportation corridors.

Policy VIII-1.9.2 Prohibit Use of Roadway Improvements as Sole Justification For Land Use Amendments

Lake County shall prohibit the use of new or expanded roadway facilities as sole justification for amendments to the Future Land Use Element where new or expanded development will adversely impact resources, conservation areas, or neighborhoods.

Policy VIII-1.9.3 Enforcement of Environmental Regulations

In the planning, design and construction of new transportation facilities, the County shall enforce policies, standards and regulations that provide for the protection of environmentally sensitive lands, including but not limited to public conservation lands, wetland areas and rare upland habitat, by requiring documented evidence of an overriding public interest and appropriate mitigation of any unavoidable disturbance of the environmentally sensitive areas as required by other environmental agencies. The County shall consider avoidance of impact to environmentally sensitive land a priority. Primary and cumulative effects including but not limited to land use, habitat loss, wildlife impacts, noise penetration, light intrusion, or impacts to the management of natural lands shall be considered in providing for the location and design of new and improved transportation facilities.

Policy VIII-1.9.4 Mitigation of Environmentally Sensitive Lands

When environmentally sensitive lands are impacted by transportation facilities including but not limited to roads, airports, and railways, Lake County shall assure that mitigation measures are provided consistent with the Conservation Element goals, objectives, and policies, the wetland ordinance contained within the Land Development Regulations, and rules of the St. Johns and Southwest Florida Water Management Districts, the Florida Department of Environmental Protection, the U.S. Army Corps of Engineers, and the U.S. Environmental Protection Agency. Disturbance of environmentally sensitive lands and subsequent mitigation shall be in conformance with rules and regulations of the agency or agencies involved.

Policy VIII-1.9.5 Wildlife Crossing Structures

The County shall support structural modifications to roads within the Wekiva River Protection Area and generally within the Wekiva-Ocala ecological corridor for wildlife movement. Lake County shall coordinate with transportation and conservation agencies regarding the provision of crossing structures for bear and other wildlife, including underpasses and spans, to be integrated into the design of the Wekiva Parkway and appurtenant roadway facilities. Further, the County shall cooperate with and encourage the Fish and Wildlife Conservation Commission and transportation agencies to study wildlife crossing structures for SR 40, SR 44, and CR 42.

Policy VIII-1.9.6 Support Quality of Environment

Lake County shall consider public transit, paratransit 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 VIII-1.9.7 Reduce Vehicular Pollutant Emission Levels

Within 12 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. These strategies may include, but are not limited to:

- Requiring air quality impact analyses be performed on all significant traffic generating development proposals such that, projects predicted to violate air quality standards are

required to pursue the implementation of traffic mitigation techniques (or down-scaling of the proposal to achieve compliance standards);

- Requiring efficient land use patterns which decrease Vehicle Miles Travelled; 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 individual travel;
- Encouraging Transit-Oriented Development and development which takes advantage of existing or future planned 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.

OBJECTIVE VIII-1.10 NEIGHBORHOOD ROADWAYS AND NEIGHBORHOOD IMPACTS

Lake County shall establish and preserve neighborhood roadways in the interest of promoting and preserving the neighborhood's natural environment and character.

Policy VIII-1.10.1 Establishment of Neighborhood Roadways

Lake County shall designate neighborhood roadway(s), for which the neighborhood's aesthetic landscape shall be maintained.

Policy VIII-1.10.2 Protection of Neighborhood Roadways

The County shall adopt Land Development Regulations that establish criteria for designated neighborhood roadways and development standards for the preservation of the values of neighborhood roadways. Lake County shall annually update the list of neighborhood roadways to include roadways with unique amenities that could potentially be lost and fit the neighborhood roadway criteria. Neighborhood roadways can be enhanced with the addition of new vehicle lanes; bike lanes; sidewalks; turn lanes; bike paths; median treatments; landscaping; and other appealing improvements as long as they maintain the designated roadway's viewshed and neighborhood characteristics.

Policy VIII-1.10.3 Establish Road Standards to Protect Neighborhoods

Lake County shall adopt roadway design standards that minimize the impact of noise from new or expanded arterial and collector roads on adjoining land uses, where feasible. The County shall also adopt standards for landscaping and other buffering techniques to maintain or enhance the visual character of such roads, where appropriate.

GOAL VIII-2 TRANSPORTATION SYSTEM

To create a safe, accessible, convenient, and efficient transportation system for residents, employees and visitors, in coordination with the needs of land use activities, population densities, and housing and employment patterns.

OBJECTIVE VIII-2.1 COORDINATION OF TRANSPORTATION PLANNING WITH FUTURE LAND USE.

Lake County shall develop a transportation system that provides the infrastructure associated with future land use designations in a manner consistent with the goals of the Comprehensive Plan.

Policy VIII-2.1.1 Transportation/Land Development Coordination

To promote conservation of the County's natural and cultural resources, promote economic development, and promote compact growth and development patterns that establish a clear delineation between urban and rural land uses, the County shall support a balanced transportation system that provides for:

- A network of roads that support areas designated for economic development;
- The use of transit and other multi-model systems both within Lake County and from Lake County to major regional attractors;
- The identification and preservation of Scenic Roadways; and
- Walkable communities, alternative corridors.

Roadway classifications and design capacity shall be based on the land uses that they serve, consistent with the Future Land Use Element.

Policy VIII-2.1.2 Transportation System Coordination

Lake County shall coordinate with the Lake Sumter Metropolitan Planning Organization, Expressway Authority, and the Florida Department of Transportation to ensure consistency between the Transportation Construction Program and their respective adopted work programs.

OBJECTIVE VIII-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 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 LSMPO and the municipalities to implement the Lake County Transit Development Plan (Wilbur Smith Associates, 2008) and its successor documents.

Policy VIII-2.2.1 Transit Supportive Areas

Lake County in coordination with the Lake-Sumter Metropolitan Planning Organization and the municipalities, shall identify, analyze and help create Transit Supportive Areas to implement the Lake County Transit Development Plan (Wilbur Smith Associates, 2008) and its successor documents.

Policy VIII-2.2.2 Fixed Route Public Transit

Lake County shall promote fixed route service along routes established as priorities in the Lake County Transit Development Plan (Wilbur Smith Associates, 2008) and its successor documents, or as determined by the Community Transportation Coordinator and the LSMPO, and shall seek to coordinate that service with other providers in the region.

Policy VIII-2.2.3 Level of Service

The level of service for transit shall be the FDOT "Transit quality level of service."

Policy VIII-2.2.4 Promotion of Transit Services

Lake County shall promote the use of existing and future private sector transit, both fixed route and demand-response, through the local media.

Policy VIII-2.2.5 Para-transit System Management

Lake County will work with the Lake-Sumter Metropolitan Planning Organization, CTC, and Transit Service Provider to determine and help eliminate the inefficiencies in public paratransit service provided for the transportation disadvantaged population and implement recommendations from the Transportation Disadvantaged Service Plan that maximizes the efficient provision of access to facilities required for a healthy lifestyle.

Policy VIII-2.2.6 Coordination with Private Providers

Lake County and the LSMPO shall evaluate retirement communities', medical and other private sector transit providers that form part of the coordinated transportation system in order to determine the need to expand and increase the productivity of paratransit service, and lessen the adverse environmental and traffic impacts from inadequate service delivery, such as duplication of service.

Policy VIII-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.

Policy VIII-2.2.8 Local, State or National States of Emergency

Lake County shall ensure that available public transit will be utilized in the event of a mandatory evacuation due to local, state or federal State of Emergency.

OBJECTIVE VIII-2.3 FUNDING FUTURE MASS TRANSIT

Lake County and the Lake-Sumter Metropolitan Planning Organization shall establish a method for funding a safe and economically viable form of public transportation, at the local level, in the event that both state and federal funding assistance decrease or are found to be inadequate.

Policy VIII-2.3.1 Analysis of Stable Funding

An analysis shall be conducted of all stable funding mechanisms for transit and updated regularly as part of the development of the Transit Development Plan for Lake County and the Lake-Sumter Metropolitan Planning Organization.

Policy VIII-2.3.2 Developments of Regional Impact

The County shall require that Developments of Regional Impact enter into an agreement/funding contribution with Lake County for transit operations that will stipulate the Developer's fair share obligation with respect to providing or assisting the local share in providing transit services and certain facilities (bus stops, shelters/benches) to the development.

GOAL VIII-3 FINANCIAL FEASIBILITY

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

OBJECTIVE VIII-3.1 FUTURE FUNDING

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

Policy VIII-3.1.1 Ensure Transportation Plan is Cost Effective and Affordable

To ensure the Transportation Plan is cost effective and affordable within future funding levels, the County shall implement the following measures:

- In cooperation with the LSMPO adopt a cost-feasible plan which directly relates to the future and anticipated funding sources and levels.
- Utilize Intelligent Transportation Systems (ITS) where possible to maximize efficiency of existing facilities.
- Monitor lane miles of roadway network developed by alternative funding sources like toll revenues or other user fees.
- Support and promote the need to have and maintain strong strategic regional alliances and partnership.
- Monitor and evaluate the annual funding allocations and rates coming to Lake County to support the transportation program.

OBJECTIVE VIII-3.2 TRANSPORTATION CAPITAL IMPROVEMENT PROGRAM

Lake County will review annually its Schedule of Capital Improvements and the Capital Improvements Element to ensure that it is responsive to the transportation demand generated by new growth and development as well as provide for a safe, convenient, and efficient transportation system.

Policy VIII-3.2.1 Update Transportation Construction Program

Public Works shall annually update its five-year Transportation Construction Program, listing road projects by type of work to be undertaken and level of funding for each phase by year.

Policy VIII-3.2.2 Include Projects in the Schedule of Capital Improvements

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 being required to maintain Levels of Service shall be prioritized according to need and financial feasibility. The County may utilize the LSMPO Prioritization process to schedule County-road projects in the Five-Year Schedule of Capital Improvements.

Policy VIII-3.2.3 Include Five-Year Plan in the TIP

Lake County shall submit its annual update of the 5-year Transportation Construction Program to the LSMPO for inclusion in the Transportation Improvement Program. Lake County shall seek to ensure consistency between the LSMPO Long-Range Transportation Plan (LRTP) and the Comprehensive Plan.

Policy VIII-3.2.4 Update Long Range Transportation Plan

Within 12 months of the effective date of this Comprehensive Plan, Lake County shall amend the Long Range Transportation Plan in the Transportation Element of the Comprehensive Plan utilizing the LSMPO 2035 Long-Range Transportation Plan, as appropriate.

OBJECTIVE VIII-3.3 TRANSPORTATION CORRIDOR PROTECTION

Lake County shall protect and maintain transportation corridors and acquire rights-of-way, to the extent financially practical and permitted by law, in order to provide for an efficient and cost-effective transportation system.

Policy VIII-3.3.1 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, dispense 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.

Policy VIII-3.3.2 Transportation Corridor Preservation

Recognizing the need to act proactively towards preserving, protecting, and acquiring transportation corridors to provide for future planned growth, Lake County, in the interest of protecting the health, safety, and welfare of the citizenry, shall continue to work towards the development of land use policies and land development regulations to ensure that the County transportation system is adequate to meet future needs and to ensure that concurrency requirements of the County for transportation are satisfied using corridor preservation.

Policy VIII-3.3.3 Strategic Transportation Corridor Preservation

Lake County recognizes the need to protect and acquire strategic transportation corridors to provide for future planned growth. In the interest of protecting the health, safety, and welfare of its citizenry, Lake County shall continue to act proactively, to ensure the transportation system is adequate to meet future needs and adopted concurrency requirements for transportation are satisfied. The County shall coordinate with the Florida Department of Transportation to ensure that local traffic has alternatives to the use of Strategic Intermodal System (SIS) and Florida Intrastate Highway System (FIHS) roadways.

Policy VIII-3.3.4 Minimum Right-of-Way Standards for Arterial Roadways

Lake County shall utilize the following right-of-way standards shown in the table below as minimum right-of-way standards for arterial roads (measured according to corridor width).

Table TRAN 4 - Minimum Right-of-Way Standards for Arterial Roadways

TYPE OF FACILITY	RIGHT OF WAY WIDTH (FEET) FOUR (4) LANE	SIX (6) LANE	EIGHT (8) LANE
Urban Arterial	102	126	N/A
Suburban Arterial	148	160	N/A
Rural Arterial	192	200	N/A
Freeway	324	324	N/A

Policy VIII-3.3.5 Rights-of-Way and Building Setback Policies, Regulations

Lake County shall adopt and enforce policies, standards and regulations which specify the County's right-of-way and building setback standards based on generally accepted planning principles adopted by the County and the needs identified in the Lake-Sumter Metropolitan Planning Organization and County's Long Range Transportation Plan.

Policy VIII-3.3.6 Dedication of Rights-of-Way

Lake County shall require, as set forth in the Land Development Regulations and as authorized by law, the dedication of rights-of-way and appropriate building setbacks as conditions of approval for all development proposals and subdivision plats.

Policy VIII-3.3.7 Evaluation of Rights-of-Way and Building Setback Policies, Regulations

Lake County shall review and, as deemed necessary, revise its right-of-way and building setback policies, standards and regulations to include new or additional provisions for the acquisition, reservation and protection of mass transit rights-of-way and designated rail/mass transit corridors.

Policy VIII-3.3.8 Ensure Accessibility to Public Transit

Lake County shall review and, as deemed necessary, revise its currently adopted Land Development Regulations to ensure the accessibility to public transit for new development within exclusive public transit corridors. Where such corridors are within, or are adjacent to municipalities the County shall coordinate with the municipality to ensure accessibility to public transit through Interlocal Service Boundary Agreements or similar agreements.

Policy VIII-3.3.9 Designation of Future Enhanced Transit Corridors

Lake County shall evaluate the feasibility of the designation of future enhanced high capacity mass transit corridors.

Policy VIII-3.3.10 Identification of Future Enhanced Transit Corridors

Lake County shall evaluate deed reservations, rail rights-of-way, major utility corridors and undeveloped platted road rights-of- way for potential use as future multi-use corridors and make a determination of consistency of these corridors with other elements of the Plan.

Policy VIII-3.3.11 Review of Development Proposals

Lake County shall review all proposals for new or expanded land development activities for consistency with planned transportation improvements in order to address rights-of-way (existing and future) and the viability of the property in the post road construction state.

Policy VIII-3.3.12 Review Requests to Vacate or Abandon Rights-of-Way

Lake County shall review all requests to vacate or abandon rights-of-way for consistency with the Comprehensive Plan and future transportation improvement needs.

Policy VIII-3.3.13 Coordinate Transportation/Other Public Facilities

As part of the process for the acquisition or development of land for public uses, such as, trails, parks, open space, environmental protection or other public purpose, the County shall evaluate the impacts of the proposed project on the future transportation system and the potential for the development of future transportation corridors as a joint use.

Policy VIII-3.3.14 Evaluate Rail Rights-of-Way and Utility Corridors

The County shall evaluate rail rights-of-way, major utility corridors, and undeveloped platted road rights-of-way for potential use as future multi-use corridors and trails. All rail right-of-way within the County shall be evaluated for acquisition. In addition, Lake County shall attempt to acquire potential trail related structures such as bridges, trestles, culverts, and tunnels.

CHAPTER IX: PUBLIC FACILITIES ELEMENT

PLANNING HORIZON 2030

Public Facilities Element

The purpose of the Public Facilities Element is to ensure that public facilities are available to meet the needs of Lake County. The Public Facilities Element is broken down into six sub-elements: Aquifer Recharge, Potable Water, Sanitary Sewer, Solid Waste, Stormwater, and Public School Facilities.

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. Municipal governments provide sanitary sewer and wastewater treatment within their jurisdictions and in adjacent areas that may be annexed as development in the County continues. Where public services are not available, private companies provide them. Septic systems and private wastewater treatment plants (package plants) treat waste in unincorporated Lake County. Potable water is provided by municipalities, private entities, or private wells.

Lake County's development and quality of life is dependent on this network of public facilities and services. Each type of service has a unique set of constraints and must adapt to growth and change differently. This element contains goals, objectives, and policies that establish the framework for the provision of public facilities in the County to meet the demand created by existing and future development.

The Florida Natural Areas Inventory has prioritized several conservation areas partially or wholly within Lake County, including, but not limited to: the Green Swamp Area of Critical State Concern, and the Wekiva/Ocala Greenway. Select ecosystems of Lake County are thus fragile and closely linked with the ecological sustainability of communities within and beyond the County's boundaries. Issues of plant and animal biodiversity and water supply are among the most important environmental considerations for the County.

The County is faced with the challenge of balancing development pressures with the preservation of the natural environment. To this end, Lake County will comply with all legislation (federal, state, regional and local) as it pertains to Lake County's environmental sensitive areas.

AQUIFER RECHARGE SUB-ELEMENT

GOAL IX-1 AQUIFER RECHARGE

To maintain an adequate quality and quantity of aquifer recharge to protect potable water supplies, and ensure the protection of natural systems.

OBJECTIVE IX-1.1 METHODOLOGY

Lake County will coordinate with federal, state, and local agencies to study and describe aquifer recharge areas, and the vulnerability of ground water resources.

Policy IX-1.1.1 Aquifer Recharge Maps

Lake County shall utilize best available aquifer recharge maps created by local, regional, state, and federal agencies. On-site geotechnical data shall also be utilized. In the event of a conflict between the maps and on-site geotechnical data, the on-site geotechnical data may be utilized.

Policy IX-1.1.2 Florida 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 Florida Aquifer Vulnerability Assessment Map on a County-wide scale to determine areas within the County vulnerable to contamination of the Floridan aquifer, including primary, secondary and tertiary protection zones, karst features, springs and sinks.

Natural processes or human activities can introduce contaminants to ground water either through pollution of surface-water bodies or by infiltration through soils and sequences of sediments and rocks that overlay Florida's aquifer systems.

This map shall be prepared using technology developed by the Florida Geological Survey and designed to provide a detailed distribution of relative vulnerability based solely on natural properties of hydrogeology. The map shall not include anthropogenic factors such as land use and contaminant loading. An aquifer vulnerability model prepared using data specific to Lake County, will help determine which areas within the County are vulnerable and allow for establishment of appropriate development standards. The County will also utilize the report titled Florida Geological Survey Report on Investigation 104: Wekiva Aquifer Vulnerability Assessment.

Some of the applications of the FAVA map include wellhead protection, source-water protection, recharge protection, vulnerability indices, contaminant-specific maps, land acquisition, total maximum daily loads, surface-water/ground-water interactions, water-quality management tool, resource planning strategies and policies, prioritization of areas of critical concern, design of monitoring plans, Best Management Practices springshed protection, watershed and ecosystem comprehensive planning, land-use planning/zoning, land conservation, and as a component of ground-water susceptibility models.

Policy IX-1.1.3 Springshed Maps

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

Lake County will contribute information and monitoring data to assist federal, state, and local agencies in studying the impacts of all land uses on hydrologic resources including but not limited to recharge areas, springs, wetlands and land surrounding Outstanding Florida Waters located in Lake County. The Lake County Comprehensive Plan shall be amended, and the Land Development Regulations updated, as necessary based on these studies and best available information from these agencies.

The position of the springshed boundary is time dependent. That is, the boundary is representative of a "snapshot" in time, rather than a permanent condition. Thus, the boundaries of springsheds are dynamic and vary as a result of a changing potentiometric surface. Should a site-specific study be performed to meet the Land Development Regulation requirements of the development within a springshed, the most conservative U. S. Geological Survey potentiometric map available shall be used.

Policy IX-1.1.4 Development of Local Regulations

Lake County shall develop local regulations for inclusion into the Land Development Regulations, including a Lake County-specific scale version of the Florida Geological Survey's Florida Aquifer Vulnerability Assessment map, to augment state and federal regulations pertaining to the protection of the surficial and Floridan aquifers.

OBJECTIVE IX-1.2 CONSERVATION OF THE AQUIFER RESOURCE

The County shall safeguard the quality and quantity of ground water in the surficial and Floridan aquifers, to protect and enhance the capabilities of Aquifer Protection Zones for the present and future water supply of Lake County and ensure protection of natural resources. The following policies shall apply generally within Lake County.

Policy IX-1.2.1 Surface and Subsurface Hydrology

Lake County shall discourage any land use that would significantly alter surface and ground water levels, surface and ground water quality, recharge; or have an adverse effect on the environment.

Policy IX-1.2.2 Best Management Practices

Lake County shall require the use of Best Management Practices and performance standards to maximize open space, limit impervious surfaces, promote protection of natural vegetation, buffer karst areas, maximize

recharge volumes, minimize the use of potable water for non-potable uses, encourage reuse of water, and treat recharge stormwater to protect ground water quality. Such practices and standards shall be included in the Land Development Regulations.

Policy IX-1.2.3 Recharge Projects

Lake County will continue to work with federal, state, and regional agencies to evaluate potential projects that would allow for increased recharge to occur. The County shall seek to partner with federal, state, regional, and local agencies and jurisdictions for funding, technical assistance, and implementation of recharge projects. Based upon the results of analysis, the County may implement additional recharge projects in suitable locations. The County shall focus recharge enhancement projects in areas most susceptible to harm from insufficient groundwater volume, such as the Wekiva Study Area.

Policy IX-1.2.4 Educational Enhancement

Lake County, through the Public Outreach Program of Environmental Utilities, shall participate in enhancing the function and quality of the education of its citizens about: 1) the current water conservation policies, 2) fragility of the aquifer, 3) methods to reuse and conserve water, 4) well-abandonment problems and rules, 5) benefits of drought resistant plants, and 6) methods of reducing pollution and nutrient loads to waterways and aquifers through an education program that consists of, at a minimum, brochures, a speakers bureau, and slide show. The County shall also maintain, update, enhance and promote the Web-based "Lake County Water Resource Atlas."

OBJECTIVE IX-1.3 PROTECTION OF RECHARGE AREAS, AREAS OF AQUIFER VULNERABILITY, AND SPRINGSHEDS

Lake County recognizes the need to provide special protection of recharge areas defined as protected recharge areas, most effective recharge areas, areas vulnerable to aquifer contamination, and springsheds in order to safeguard natural systems and water supplies. The following policies pertain to these areas.

Policy IX-1.3.1 Protection Strategies

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

- Institute Best Management Practices for stormwater management and use of low impact design options through design, retrofit and maintenance of stormwater management facilities;
- Heighten public education targeted to homeowners regarding proper lawn and landscaped area fertilization and irrigation and maintenance of stormwater systems;
- Emphasize use of "right plant-right place" and Florida Friendly landscaping approaches to lawn and landscape design;
- Encourage the collection of lawn and landscaping debris to reduce nutrient loading to the aquifer;
- Establish water conservation programs;
- Foster local stewardship "adopt a springs" type programs and other incentive and volunteer springshed awareness and protection programs;
- Adopt state criteria, Best Management Practices or equivalent for the design and construction of stormwater management systems in Aquifer Protection Zones and karst areas; and
- Pre-treat, in the form of swales, berms, ponds, or dry basins, runoff that currently discharges directly into wetlands, and in Aquifer Protection Zones and karst areas.

Policy IX-1.3.2 Emphasis on Low Intensity Use

Within Aquifer Protection Zones and karst areas, existing low intensity land uses shall be maintained as the best option for protecting the quality and quantity of groundwater resources.

Policy IX-1.3.3 Protection of Recharge Volume

In addition to requiring minimum level of service standards established by the Comprehensive Plan Stormwater Sub-element, the County shall ensure that post-development recharge volume conditions approximate pre-development recharge volume conditions within Aquifer Protection Zones. This shall be accomplished through implementation of Land Development Regulations by requiring that the first three inches of stormwater be retained on site. As an alternative, the applicant may conduct a hydrologic survey and site analysis to demonstrate that post-development recharge is equal to or greater than pre-development recharge. The County shall require compliance with all state and water management district rules pertaining to the design of stormwater management systems in most effective recharge areas located wholly or partially within the Wekiva Study Area.

Policy IX-1.3.4 Design Strategies for Aquifer Recharge Protection

Development within an Aquifer Protection Zone shall be required to maintain pre-development net retention in a manner that protects ground and surface water quality. Exemptions may be given for agricultural activities utilizing Best Management Practices adopted by federal, state, and regional agencies that protect ground and surface water quality. The use of stormwater capture, swales, dry wells, grass parking, porous pavement, pervious concrete, turf blocks and other innovative technologies shall be encouraged as a method of protecting aquifer recharge. Porous pavement, pervious concrete and turf blocks however shall not be used to completely fulfill this requirement because these materials tend to become impervious over time.

Policy IX-1.3.5 Secure Lands for Aquifer Protection

Where feasible, Lake County shall purchase or secure conservation easements on lands that contain Aquifer Protection Zones and property that contains unique or sensitive karst features.

Policy IX-1.3.6 Land Development Regulations

The County shall adopt Land Development Regulations for protected recharge areas, most effective recharge areas, areas vulnerable to aquifer contamination, and springsheds. The County shall utilize the publication "Protecting Florida Springs: Land Use Planning Strategies and Best Management Practices," (Dept. of Environmental Protection/Dept. of Community Affairs, 2002) to develop these Land Development Regulations to the greatest extent possible. These Land Development Regulations shall include but not be limited to the following:

- Requirements to minimize impervious surfaces (including foot paths) considering open space incentives, pervious parking areas, and maintenance of existing native vegetation, and use of native or water-wise plant materials suitable for onsite ecological and soil conditions;
- Requirements to utilize onsite retention of rain and storm water for active and passive irrigation where feasible and effective;
- Requirements to implement "right plant – right place" and water-wise landscaping standards;
- Minimum open space standards;
- Design standards for natural water retention areas;
- Standards to ensure water quality;
- Protection of the aquifer from saltwater intrusion;
- Regulations regarding the use of pesticides and fertilizers;
- Regulations that protect karst features with an aquifer connection such as springs and sinks as undeveloped open space with ample buffering and native vegetation; and
- Regulations regarding the use and maintenance of onsite sewage treatment and disposal systems (OSTDS).

Policy IX-1.3.7 Protection of Karst Features

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

Policy IX-1.3.8 Setbacks from Karst Features

Impervious development shall be set back from karst features and spring runs as specified below. The setback shall consist of a buffer that retains all-natural vegetation within the setback area.

Feature	Minimum setback
Springs	300 feet
Spring runs	100 feet
Karst features	100 feet

If a lot for which a final Lot of Record determination was completed and approved by Lake County existing on the effective date of this policy is too small to comply with the setback requirements above, structures and impervious surfaces shall be located at the maximum distance possible from the karst feature(s), and a swale and berm shall be built between the developed area and karst feature to direct drainage away from the feature.

(Ord. No. 2011-47, § 1, 7-26-2011)

Policy IX-1.3.9 Determining Suitability

The County shall consider the suitability of a site, with respect to Aquifer Protection Zones and karst features for a proposed change in future land use, zoning, or conditional use.

Policy IX-1.3.10 Homeowner Literature

As a condition of development approval, the County shall require that when development occurs within or adjacent to environmentally sensitive areas including aquifer protection zones, a Best Management Practices document shall be developed for the education of homeowners or property owners. This document shall include guidelines that reduce the risk of contamination or harm to groundwater resources. The developer shall prepare and provide for distribution, brochures to enhance public awareness of these resources.

Policy IX-1.3.11 Aquifer Impact Analysis

The County shall require that a report by a licensed professional geologist be submitted with a site plan or subdivision plat 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 within Aquifer Protection Zones.

OBJECTIVE IX-1.4 PREVENTION OF CONTAMINATION OF AQUIFER SYSTEMS

The County shall evaluate commercial, industrial, business and residential land use, as well as proposed land use amendments and rezonings, to protect the County's ground water resources and prevent contamination of the aquifer.

Policy IX-1.4.1 Land Development Regulation Updates

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

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

Policy IX-1.4.2 Continued Enforcement of Regulations

Lake County shall cooperate with federal, state, and local agencies in enforcing regulations pertaining to the protection of the surficial and Floridan aquifers from regulated materials and wastes including those materials governed by or equal to but receiving special exemption under, the Resource Conservation and Recovery Act (RCRA), the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA), or other federal, state, regional water management, and local codes requiring the management of materials that may be harmful or dangerous to the environment.

Policy IX-1.4.3 Regulation of Hazardous Wastes in Protected Aquifer Recharge Areas and in an Area More Vulnerable to Contamination

Lake County shall coordinate with the Florida Department of Environmental Protection to regulate the disposal of hazardous wastes in all areas of the County. Small quantity generator (<1000 kg per month) businesses that use regulated materials or generate hazardous waste shall be regulated so as to ensure that proper handling and disposal practices are adhered to. The location of new businesses that use regulated materials or generate hazardous waste shall be restricted within Aquifer Protection Zones. Large quantity generators (>1000 kg per month) may be prohibited in Aquifer Protection Zones.

Policy IX-1.4.4 Coordinate Facilities Producing, Using, Handling and Storing Regulated Materials with Land Use

The County shall utilize the information provided by the inventory of facilities producing, using, handling and storing regulated materials in making land use decisions to avoid incompatible development in Aquifer Protection Zones.

POTABLE WATER SUB-ELEMENT

GOAL IX-2 POTABLE WATER

Coordinate with central water providers for the adequate production, treatment and distribution of potable water in a cost-effective manner balancing the needs of growth, environment and public health, safety and welfare.

OBJECTIVE IX-2.1 COORDINATE THE PROVISION OF POTABLE WATER SERVICE TO MEET THE ANTICIPATED DEMAND AND IMPLEMENT ADOPTED LEVELS OF SERVICE

Lake County shall coordinate with central water providers under the Joint Planning Areas and with private utilities to meet anticipated demand and to provide required levels of service for potable water.

Policy IX-2.1.1 Level of Service Standards

Lake County shall require, at a minimum, all potable water to be produced, treated, stored and distributed in accordance with all federal, state, regional and local requirements.

Policy IX-2.1.2 Promote Innovative Methods

Lake County, through the Land Development Regulations, will allow innovative methods, such as dual water systems that reduce and conserve potable water.

Policy IX-2.1.3 Monitor the Impact of Reclaimed Water

Lake County may monitor the impact of reclaimed water on potable water demand. Development containing irrigated areas shall be required to accept reclaimed water for irrigation when such reclaimed water is available, unless other lower quality water sources are authorized by the St. Johns River Water Management district and/or Southwest Florida Water Management District pursuant to Part II of Chapter 373, F.S.

Policy IX-2.1.4 Monitor Impacts to Private Individual Potable Water Supply

Lake County shall monitor Consumptive Use Permit allocations and capacities to coordinate with federal, state, regional and local agencies in the preservation of sufficient potable water supply capacity and to protect private domestic self-supply wells.

Policy IX-2.1.5 Water Efficient Landscaping

Lake County will promote and as appropriate require water efficient landscaping techniques, water wise landscaping, and stormwater reuse to reduce the irrigation demand for potable water in developments and agriculture.

Policy IX-2.1.6 Water Shortages

Lake County shall, upon request, assist the Water Management Districts in the enforcement of Water Management District guidelines during declared water shortages to the extent possible.

Policy IX-2.1.7 Encouragement of Public-Private Partnerships

The County shall encourage the development of public-private partnerships in the provision of regional potable water services where such partnerships will result in the timely provision of services in a manner that is both cost-efficient and environmentally sound and is consistent with the Lake County Comprehensive Plan, Water Master Plan and County Codes.

Policy IX-2.1.8 Coordination with Other Agencies

Lake County shall work closely with 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 areas in Lake County where central potable water service is anticipated;
- Require the use of reuse water for landscape irrigation wherever possible, unless other low quality water sources are authorized by the St. Johns River Water Management District and/or Southwest Florida Water Management District pursuant to part II of Chapter 373, F.S.;
- Promote and facilitate Joint Planning Area Agreements between municipalities, and between the County and municipalities;
- 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;
- Develop Water Resource Cooperation and Support Agreements through the JPA process;
- Participate in regional water supply planning with municipalities and regulatory agencies;
- Promote conservation through education, incentives, and regulation;
- Encourage phasing-out septic systems where appropriate;
- Develop incentives to connect to central water and wastewater systems; and
- Participate with the Water Management Districts in the development of District Water Management Plans, Water Supply Assessments, and District Water Supply Plans.

Policy IX-2.1.9 Well Field Protection

The County will cooperate with the state and water management districts in protecting well fields in accordance with all state and water management district requirements.

OBJECTIVE IX-2.2 PROVISION OF CENTRAL WATER FACILITIES

Lake County shall guide the orderly growth and development of the County by coordinating water service availability with the municipalities, private enterprises and individuals. The coordination of service delivery shall be in a manner that provides maximum use of existing facilities prior to new planned facilities.

Policy IX-2.2.1 Central Potable Water Service Criteria

The County shall require new development to connect to 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, if a regional system is not available.

Policy IX-2.2.2 Mandatory Central Water Connection

Lake County shall review and revise, as appropriate, its mandatory central water connection ordinance which, at a minimum shall require new development within the Urban Future Land Use Series to connect to a public water system, when available.

Where central systems are not available, a new development exceeding a density of one unit per net acre shall provide a central water system, unless exempted by the Board of County Commissioners via public hearing.

At a minimum, existing homes and development in any Future Land Use Category shall be required to connect to an available public potable water system, when:

1. The Board of County Commissioners determines that there is endangerment to the environment, public health, safety, or welfare; or
2. The private potable water system fails and replacement is required, and the property is within an urban area; or
3. The system is relocated and the property is within an urban area.

Disconnecting from a public or private central water system is prohibited.

Policy IX-2.2.3 Connection of Public or Private Systems

Lake County shall require the connection to public or private central utility services when the private well or wastewater system causes endangerment to the environment, public health, safety or welfare. Financial assistance, to partially offset the cost of connecting to central utility services for individuals and non-profit utility service providers, may be provided by Lake County through application for federal and state

grants/loans or through the establishment of a construction fund funded by user charges or special benefit assessments.

Within 12 months of the adoption of this Comprehensive Plan, Lake County shall adopt Land Development Regulations that establish standards for connection to centralized systems for development with private wells or wastewater system that do not cause endangerments as listed above when central utilities are available. Lake County shall identify those areas within the County where centralized utilities are needed and can be served by a utility through an agreement with Lake County.

Policy IX-2.2.4 Provision of Potable Water Services Inside of Designated Urban Areas

The County shall require that property within the Urban Future Land Use Series connect to potable water services consistent with mandatory connection policy. Independent utility providers or public-private partnerships with planned facilities may be considered to provide regional potable water services within the Urban Future Land Use Series where connection to a municipal system is not feasible, and if such services are both cost efficient and environmentally sound.

Policy IX-2.2.5 Provision of Potable Water Services Outside of Designated Urban Areas

The County may allow for the provision of central potable water services outside of the Urban Future Land Use series on a case specific basis if compelling information exists to demonstrate that the lack of potable water services poses a significant health or environmental problem for which there is no other feasible solution. The County shall encourage property within the Rural Transition Future Land Use Category adjacent to designated urban areas to connect to potable water services if economically feasible.

Policy IX-2.2.6 Extension of Service to New Development

Within the Urban Future Land Use Series, the County shall require new development to connect to and fund the connection of their potable water facilities to municipal or private utilities systems where available.

Policy IX-2.2.7 Prohibit the Provision of Potable Water as Sole Justification for Land Use Amendments

The provision of central utilities shall not be the sole justification for a future land use amendment where new or expanded development will adversely impact resource/conservation areas or neighborhoods or will otherwise promote urban sprawl.

Policy IX-2.2.8 Coordination of Potable Water with Land Use

Lake County shall maximize the use of existing facilities prior to new planned facilities and discourage urban sprawl by encouraging the provision of central potable water services within existing and planned service areas where possible and prohibiting the extension of potable water facilities outside of existing and planned service areas.

SANITARY SEWER SUB-ELEMENT

GOAL IX-3 SANITARY SEWER

Provide for the adequate disposition of wastewater and by-products in a cost effective manner balancing the needs of growth, environment and public health, safety and welfare.

OBJECTIVE IX-3.1 PROVISION OF CENTRAL SEWER FACILITIES

Lake County shall guide the orderly growth and development of the County by coordinating service delivery with the municipalities, private enterprise and individuals. The coordination of service delivery shall be in a manner that provides maximum use of existing facilities.

Policy IX-3.1.1 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 Future Land Use Series and the Mount Plymouth-Sorrento Main Street Future Land Use Category, 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 an expected flow of at least 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 Future Land Use Series, where development occurs at densities of one unit per net acre or greater and wastewater discharge of the development is equal to or greater than 100,000 gallons 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 wastewater 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 where septic systems exceed densities of one unit per net acre.

Policy IX-3.1.2 Mandatory Sewer Connection

Lake County shall review and revise, as appropriate, its existing mandatory sewer connection ordinance, which at a minimum, shall require new development within the Urban Future Land Use Series to connect to public sanitary sewer, when available.

Where a public sanitary sewer system is not available, a new development exceeding a density of one unit per net acre shall provide a regional/sub-regional sanitary sewer system, except for de minimis exemptions granted by the Board of County Commissioners via public hearing. 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.

At a minimum, existing homes and development in any Future Land Use Series shall be required to connect to an available public sanitary sewer when:

1. The Board of County Commissioners determines that there is endangerment to the environment, public health, safety, or welfare; or
2. The private sewer system (septic tank or drainfield) fails and replacement is required, and the property is within an urban area; or
3. The system is relocated and the property is within an urban area.

Policy IX-3.1.3 Connection of Onsite Disposal and Privately Owned Collection/Treatment Systems Where Necessary

Lake County shall require the connection of onsite disposal systems and collection/treatment systems to centralized utility services when there is endangerment to the environment, public health, safety and welfare. Financial assistance, to partially offset the cost of connecting to centralized utility services for individuals and non-profit utility service providers may be provided by Lake County through application for federal and state grants/loans or through the establishment of a construction fund funded by user charges or special benefit assessments.

Policy IX-3.1.4 Coordination of Services with Private Enterprises

Lake County shall identify and exempt from mandatory connection those privately owned facilities where centralized wastewater services are available or planned, which have the ability to meet regulations and individual permit criteria and where mandatory connection would not be required for the economic viability of an existing centralized system or necessary to protect public health, safety or welfare. Those privately owned facilities not meeting the above criteria shall be required to connect to the centralized system when available. Lake County shall identify those areas where centralized utilities are needed and cannot be provided by a public utility.

Policy IX-3.1.5 Provision of Central Sewer Services Inside of Designated Urban Areas

The County shall require that property within the Urban Future Land Use Series connect to central sewer services consistent with the mandatory connection policy. Independent utility providers or public-private partnerships may be considered to provide regional central sewer services within the Urban Future Land Use Series where connection to a municipal system is not feasible, and if such services are both cost efficient and environmentally sound.

Policy IX-3.1.6 Provision of Central Sewer Services Outside of Designated Urban Areas

The County may allow for the provision of central sewer services outside of the Urban Future Land Use Series on a case specific basis if compelling information exists to demonstrate that the lack of central sewer services poses a significant health or environmental problem for which there is no other feasible solution. The County shall encourage property within the Rural Transitional Future Land Use Category adjacent to designated urban areas to connect to central sewer services if economically feasible.

OBJECTIVE IX-3.2 LEVEL OF SERVICE STANDARDS

The County hereby adopts the following level of service standards, and shall adopt Land Development Regulations that ensure existing and projected needs are met, and that development orders, which degrade the level of service standards, are not issued. These levels of service standards shall be used unless the applicant can demonstrate that the proposed use utilizes less capacity through historic records or studies of similar uses.

Policy IX-3.2.1 Detailed Methodologies

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

Policy IX-3.2.2 Onsite Wastewater Treatment Systems

All newly installed onsite wastewater treatment systems shall meet federal or state standards and guidance for maximum continuous level discharge and nutrient reduction, whichever is more stringent.

Policy IX-3.2.3 Industrial and Hazardous Waste

Industrial and hazardous wastewater discharge must comply with Federal Environmental Protection Agency and Florida Department of Environmental Protection requirements.

Policy IX-3.2.4 Changes from Residential to Nonresidential Use

Any change from a residential use to a nonresidential use shall require an evaluation and may require upgrade or enhancement to the existing system or connection to a central system if it is determined necessary to protect public health and the environment.

Policy IX-3.2.5 Septic System Inspection Program

The County will cooperate with the Department of Health to consider the establishment of 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.

Policy IX-3.2.6 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 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., as may be amended in the future).

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:

Table SAN 1- Best Available Technology Requirements

Parameter	Annual Average	Monthly Average	Weekly Average	Single Sample Max.
TSS (mg/l)	10	12.5	15	20
BOD (mg/l)	10	12.5	15	20
Basic Disinfection (mg/l)				0.5
Total Nitrogen mg/l)	10	12.5	15	20
Total Phosphorus (mg/l)	1	1.25	1.50	2.0

OBJECTIVE IX-3.3 WASTEWATER TREATMENT AND DISPOSAL WITHIN ENVIRONMENTALLY SENSITIVE AREAS

Lake County shall coordinate with the federal and state agencies regarding wastewater treatment and disposal within environmentally sensitive areas.

Policy IX-3.3.1 Coordination of Wastewater Treatment within the Wekiva Study Area

The County shall coordinate with agencies and providers of central sewer services and onsite wastewater treatment systems to jointly address ground and surface water nutrient loading from wastewater within the Wekiva Study Area. Such efforts should aim to leverage limited resources and take advantage of economies of scale. The County shall cooperate with the Department of Health regarding compliance with rules requiring onsite performance-based treatment systems to minimize ground and surface water contamination.

Policy IX-3.3.2 Replacement of High Density Septic Systems

Areas with existing high septic tank density inside the Wekiva Springshed or other environmentally sensitive areas more vulnerable to surface or groundwater contamination shall receive priority for central sewer.

Policy IX-3.3.3 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, consistent with the state requirements. The rule-making authority 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.

Policy IX-3.3.4 Onsite Wastewater System Replacement

At the time an existing onsite wastewater system fails 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 when required by DOH rules provided that central sewer facilities are not available.

Policy IX-3.3.5 Wastewater Sludge and Septage

Lake County shall prohibit the surface spreading or depositing of wastewater sludge or septage within environmentally sensitive areas, including but not limited to the Wekiva River Protection Area, Wekiva Study Area and Green Swamp Area of Critical State Concern.

Policy IX-3.3.6 Extension of Service to New Development

In the Urban Future Land Use Series the County shall require new development to connect to and fund the connection of their wastewater facilities to municipal or private utility systems where possible.

Policy IX-3.3.7 Prohibit Provision of Sanitary Sewer as Sole Justification for Land Use Amendments

Lake County shall prohibit the provision of sanitary sewer as sole justification for amendments to the Future Land Use Element where new or expanded development will adversely impact resource/ conservation areas or neighborhoods or will otherwise promote urban sprawl.

Policy IX-3.3.8 Coordination of Sanitary Sewer with Land Use

Lake County shall maximize the use of existing facilities prior to new planned facilities and discourage urban sprawl by eliminating the use of septic tanks and package plants within existing and planned service areas

where possible, and prohibit the extension of sanitary sewer facilities outside of existing and planned service areas.

SOLID WASTE SUB-ELEMENT

GOAL IX-4 SOLID WASTE

Lake County shall provide for an Integrated Solid Waste Management System, which protects the public health, sanitation, and environment and provides for operational efficiency and beneficial land use and growth patterns.

OBJECTIVE IX-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. An Integrated Solid Waste Management System consists of a combination of Solid Waste Management Techniques to manage and dispose of specific components of the solid waste stream, which work together to meet the County and municipalities needs for safe and effective solid waste management.

Policy IX-4.1.1 Receipt of Materials at Landfills

Landfills shall be designated to receive only regulatorily defined and acceptable items that cannot be reused, composted, recycled, incinerated, or processed for volume reduction in a technologically-feasible and economically-practical manner.

Policy IX-4.1.2 Focus on Proper Management, Conservation, and Optimization of Capacity

The Integrated Solid Waste Management System shall focus on the proper management of solid waste, conservation of resources, and responsible management of landfill capacity.

OBJECTIVE IX-4.2 ENVIRONMENTAL COMPLIANCE OF SOLID WASTE MANAGEMENT

The County shall operate solid waste management facilities in compliance with applicable air, groundwater, and surface water pollution standards established by federal, state, and local laws, regulations, and guidelines.

Policy IX-4.2.1 Continuance of Universal Solid Waste Collection Service

The County shall ensure that universal collection service is provided. Universal collection of solid waste is provided for residents in the unincorporated portions of the County. Residences pay a fee for solid waste collection and disposal. The County may provide assistance, when severe economic hardship can be demonstrated.

Policy IX-4.2.2 Facility Improvements

The County shall identify, plan, and implement solid waste management facility improvements that are necessary to meet environmental performance standards and other applicable regulations.

Policy IX-4.2.3 Closure and Monitoring of Former Landfills

The County shall close and monitor the County's former landfills in compliance with standards established by federal, state, and local laws, regulations, and guidelines.

Policy IX-4.2.4 Solid Waste Management System Program

The County shall ensure the County Solid Waste Management System is maintained and operated to meet the disposal needs of the County for the duration of this Comprehensive Plan.

Policy IX-4.2.5 Location of New Transfer Stations

Lake County shall consider constructing or obtaining contractual services for the use of transfer stations within areas of the County as population densities increase and economics indicate support for such facilities.

Policy IX-4.2.6 Prohibition of Incompatible New Development Near Solid Waste Management Facilities

The County shall adopt Land Development Regulations that prohibit new development that is incompatible with the operation of nearby solid waste management facilities based on land use types and specified distance buffers contained in the Future Land Use Element and Future Land Use Map. Landfill site setbacks will comply with Florida Department of Environmental Protection regulation.

Policy IX-4.2.7 Minimizing the Impacts from Solid Waste Management Facilities

Peripheral buffers and landscaping shall be required at new or expanding solid waste facilities to minimize impacts to the surrounding area.

Policy IX-4.2.8 Landfill Monitoring

The County shall continue the 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.

Policy IX-4.2.9 State Regulation Compliance

Lake County shall follow applicable federal and state regulations at all County solid waste disposal facilities to protect the water quality of the Floridan and surficial aquifers.

OBJECTIVE IX-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.

Policy IX-4.3.1 Commercial and Industrial Recycling Emphasis

Lake County shall encourage and promote the commercial/industrial sectors to examine their individual waste streams to determine those materials that may be reused, recycled, or composted.

Policy IX-4.3.2 Promote the Use of Recycled Products in the Commercial, Industrial and Government Sectors

Lake County shall encourage and promote programs to assist the commercial/industrial/government sectors in examining their operations and processes to identify recycled products that may be used in place of virgin materials and to identify ways to reduce their waste generation.

Policy IX-4.3.3 Implement Public Education

Lake County shall 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 solid waste.

Policy IX-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 composting areas at various locations around the County to facilitate the Public's access to compost and mulch.

Policy IX-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.

OBJECTIVE IX-4.4 IMPLEMENTATION OF A WASTE-TO-ENERGY TECHNOLOGY TO REDUCE THE VOLUME OF SOLID WASTE REQUIRING LAND FILLING

Lake County shall maximize the use of its existing facilities. Further waste volume reduction may be accomplished by utilizing the Lake County Resource Recovery facility, a waste-to-energy facility, to reduce the volume of solid wastes entering the landfill.

Policy IX-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.

Policy IX-4.4.2 Reduction in the Size of Bulky Waste

The County shall investigate methods to reduce the size of bulky waste so it may be processed through the waste-to-energy facility, recycled or disposed in the County or other permitted facilities in the most effective manner.

Policy IX-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.

OBJECTIVE IX-4.5 SOLID WASTE MANAGEMENT FACILITY PLANNING

Lake County shall plan new solid waste management facilities, additions, expansions, and improvements of existing facilities to meet the present needs and support the anticipated growth for a minimum of 25-years of available disposal capacity. To assist in this planning process, a reasonable and effective level of service shall be established. The ultimate objective of the integrated solid waste management system shall be to reduce the solid waste generation rate and to increase solid waste disposal capacity.

Policy IX-4.5.1 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 15-year planning period.

Policy IX-4.5.2 Annual Evaluation of Generation Rates, Disposal Rates, and Facility Capacity

Lake County shall conduct an annual review of solid waste generation, disposal rates, and facility capacity to monitor existing programs and to evaluate future needs.

Policy IX-4.5.3 Evaluation of Funding Alternatives

Lake County shall identify and evaluate funding alternatives for the continued development and operation of the integrated solid waste management system.

Policy IX-4.5.4 Cost and Performance Efficiency

The County shall operate all of its solid waste management facilities in a manner that will protect the public health, welfare, and safety, and will control cost and performance.

Policy IX-4.5.5 Regulation of the Waste Stream

The County shall identify solid waste generated within and outside of Lake County, and adopt controls to direct components of the waste stream to processing facilities prior to final disposal. The County may opt not to accept for disposal waste generated outside the County. Such waste that is dedicated to agreements with adjacent counties pursuant to an interlocal agreement shall be accepted for disposal or processing at a rate to be established.

Policy IX-4.5.6 Solid Waste Level of Service

The County's adopted level of service for its solid waste disposal facilities shall be one (1) day per week garbage pickup and one (1) day per week recycling pickup.

OBJECTIVE IX-4.6 PROPER DISPOSAL OF SOLID WASTE

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

Policy IX-4.6.1 Enforcement of Regulation to Guard Against Illegal Dumping

Lake County shall assist in the enforcement of existing County ordinances, Florida Statutes, and federal laws concerned with illegal dumping.

Policy IX-4.6.2 Emphasize the Problems Associated with Illegal Dumping

Lake County shall discourage illegal dumping, through education, public awareness, and cooperation with County and Department of Code Enforcement staff in the issuance of enforcement penalties.

OBJECTIVE IX-4.7 HEALTH AND SAFETY

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

Policy IX-4.7.1 Household Hazardous Waste Programs

Lake County shall maintain a Household Hazardous Waste Program and Conditionally Exempt Small-Quantity Generators' (CESQG) Program, as economically feasible, and operate a Household Hazardous Waste Collection facility at the Residential Drop-Offs and Landfill and provide for the pickup and disposal of household hazardous waste materials by appropriately licensed hazardous waste management firms.

Policy IX-4.7.2 Compliance with State Regulations – Pollutant Storage Tank Systems

The County shall comply with Florida Administrative Code requirements for above ground facilities, below ground storage facilities, and for Florida Petroleum Liability Insurance requirements.

Policy IX-4.7.3 Lake County/Florida Department of Environmental Protection Pollutant Storage Tank Monitoring Program

The County shall monitor the compliance of newly permitted storage tanks and retrofit existing tanks. The County shall utilize the information the Health Department already has to complete a geographic inventory of storage tank locations. This inventory should be developed in the same manner as a septic tank inventory. A coordinated inventory and inspection should occur between the two programs whenever possible. The County shall implement the state mandated program through a continuing contract.

Policy IX-4.7.4 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 in the detection and correction of littering and illegal dumping and initiate a County-wide educational effort to better inform businesses and the public about the costs, health hazards, and contamination potential of such activities. The County shall revise its regulations to increase fines for littering and dumping on waterways, shorelines, wetlands, sinkholes and other karst features, and areas of high aquifer recharge.

Policy IX-4.7.5 Enhanced Battery Collection and Disposal Program

Lake County shall encourage the recycling of batteries, and those collected shall be properly and safely stored for recycling. If the batteries are not recyclable, they should be disposed of in a properly permitted landfill.

Policy IX-4.7.6 Used Oil Collection Program

Lake County shall maintain the used oil collection program in order to eliminate the material from the waste stream.

Policy IX-4.7.7 New Solid Waste Facilities and Expansions of Existing Facilities Within the Wekiva Study Area

The County will evaluate the hazards posed by new solid waste facilities and expansions of existing facilities within the Wekiva Study Area. The County will study appropriate siting criteria and other issues for solid waste transfer stations, hazardous and toxic materials treatment and disposal sites, and landfills. The County may adopt regulations, as needed, to limit or exclude such facilities within portions of the WSA.

OBJECTIVE IX-4.8 COORDINATION, MAXIMIZATION, AND DEFICIENCY CORRECTION

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

Policy IX-4.8.1 Priority of Solid Waste Services

The County shall establish the priority of solid waste activities as follows in order of priority:

- Operation and maintenance of all facilities in accordance with applicable regulations.
- Provision of additional capacity to service new development.

Policy IX-4.8.2 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 establishment of interlocal agreements and coordination meetings.

Policy IX-4.8.3 Annual Capital Improvements Element Update

The County shall annually update the Capital Improvements Element to adequately fund activities and programs enabling the correction of any deficiencies that might arise, the replacement of equipment, the maximizing of existing facilities and facility capacity increases needed to serve future needs.

STORMWATER SUB-ELEMENT

The Florida Natural Areas Inventory has prioritized several conservation areas partially or wholly within Lake County, including, but not limited to: the Green Swamp Area of Critical State Concern, and the Wekiva/Ocala Greenway. Select ecosystems of Lake County are fragile and closely linked with the ecological sustainability of communities within and beyond the county's boundaries. Issues of plant and animal biodiversity and water supply are among the most important environmental considerations for the County.

The County is faced with the challenge of balancing development pressures with the preservation of the natural environment. To this end, Lake County will comply with all legislation and regulations at the federal, state, and local level.

GOAL IX-5 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.

OBJECTIVE IX-5.1 CORRECT EXISTING DEFICIENCIES

Lake County shall correct existing stormwater deficiencies, such as decreased levels of service and degradation of surface and ground water quality. In addition, the County shall fulfill requirements of the National Pollutant Discharge Elimination System (NPDES) and Total Maximum Daily Load mandates, and shall enhance aquifer recharge through the management of stormwater where practical and without negative impact to water quality.

Policy IX-5.1.1 Implementation of Stormwater Management Program

Lake County shall assess existing information, evaluate the watersheds within the County, inventory and characterize stormwater management systems, and establish priorities based on this information to address water quality and water quantity-based stormwater problems. The County, in coordination with the appropriate federal, state and local agencies, shall seek opportunities for developing joint projects to facilitate its stormwater management program and further efforts required by the National Pollutant Discharge Elimination System and Total Maximum Daily Load mandates. The County shall amend its Comprehensive Plan and Land Development Regulations to reflect prevailing requirements of federal and state regulations, as appropriate.

Policy IX-5.1.2 Five-Year Stormwater Improvement Plan

Lake County shall establish a schedule of facility improvements in its five-year Stormwater Improvement Plan, which shall be updated annually. The Stormwater Improvement Plan, including a list of project priorities and funding, shall be incorporated into the Lake County "Schedule for Capital Improvements" and the Capital Improvements Element of the Comprehensive Plan.

Policy IX-5.1.3 Priorities for Stormwater Master Planning

A prioritized list of the approximately 252 watersheds in the County, as listed in the Data Inventory and Analysis, shall be utilized in developing a work plan for performing basin evaluations. Prioritization shall be based on criteria including but not limited to drainage problems, flooding potential, receiving water body, aquifer recharge, natural wildlife and population. Lake County shall develop corrective measures for improving stormwater quality, repairing/replacing/upgrading existing infrastructure and minimizing or eliminating identified public threats.

Policy IX-5.1.4 Stormwater Management Regulations

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

Policy IX-5.1.5 Funding for Stormwater Management

The County shall use the Stormwater Municipal Services Taxing Unit (MSTU) as the dedicated funding source for the continued implementation of the Stormwater Management Program.

Policy IX-5.1.6 Contour Interval Mapping

The County shall use the detailed County-wide mapping at one (1) foot contour intervals where available to improve accuracy and efficiency of basin evaluations and Base Flood Elevation determinations. The Federal Insurance Rate Map shall also be used as a tool for development review.

Policy IX-5.1.7 Coordination with Adjacent Jurisdictions

Lake County shall coordinate and consult with the municipalities, adjoining counties and appropriate state and federal agencies, in the implementation of a stormwater management plan. The coordination and consultation shall specifically include issues regarding TMDL and any adopted TMDL legislation, guidelines, implementation and potential joint projects.

OBJECTIVE IX-5.2 NEW DEVELOPMENT AND SUBSTANTIAL REDEVELOPMENT

Lake County shall manage and coordinate its stormwater review and implementation process to meet future needs and address the potential impacts of new development. Substantial redevelopment projects shall comply with the standards for stormwater management that apply to new development consistent with the Water Management District rules.

Policy IX-5.2.1 Impact Assessment During Development Review

Lake County shall require, as part of the development review process, an impact assessment that addresses the effects of new development and substantial redevelopment on existing stormwater management systems. Review shall also account for the cumulative effects of stormwater management systems within individual watersheds. This review process shall consider how the stormwater management systems will operate at build-out. Each phase of a development project shall be designed as an independent unit capable of having its surface water management needs met by the stormwater design of that phase.

Policy IX-5.2.2 Stormwater Conveyance Rights-of-Way

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

Policy IX-5.2.3 Design of Stormwater Management Systems

Lake County shall require that all stormwater management systems constructed be designed using Low Impact Development 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 Water Management District or Department of Environmental Protection stormwater permit and the National Pollutant Discharge Elimination System 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 non-drought tolerant grass and preserve areas that naturally minimize runoff; and
- **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; and
- 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, but not limited to:

- Bioretention Systems;
- Constructed Stormwater Wetlands;
- Dry Wells;
- Extended Detention Basins;
- Infiltration Basins that minimize changes to topography;
- Manufactured Treatment Devices;
- Pervious Paving Systems;
- Rooftop Vegetated Covers;
- Sand Filters;
- Vegetative Filters; and
- Wet Ponds with vegetated littoral zones.

Policy IX-5.2.4 Provide Stormwater Services

Lake County shall provide adequate stormwater services to maintain the adopted level of service standards based upon, but not limited to, the following considerations:

- The protection and maintenance of the public's health, safety, and welfare;
- The protection and maintenance of property;
- The protection of existing public investment;
- The protection of water quality and the environment;
- The reduction of operating and maintenance costs; and
- The achievement and satisfaction of local, regional, state, and federal regulations.

Policy IX-5.2.5 Provide Effective Stormwater Treatment

Lake County, in a coordinated effort with the Water Management Districts, shall require that plans for expansion, modifications, and replacement of existing development, excluding phased development, meet the adopted level of service, where such stormwater treatment is currently inadequate.

Policy IX-5.2.6 Non-Structural Best Management Practices

Lake County shall require that non-structural Best Management Practices be utilized in conjunction with structural BMPs to solve existing and future stormwater problems. Non-structural BMPs may include, but are not limited to:

- Acquiring conservation areas;
- 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 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.

The County shall support public education on the use of BMPs.

Policy IX-5.2.7 Cost Effective Stormwater Management

Stormwater management systems shall employ the most cost-effective pollutant control techniques available that are consistent with sound environmental management and which provide the greatest efficiency in stormwater runoff pollutant removal. A continuing maintenance program shall be approved by the County.

Policy IX-5.2.8 Stormwater Design and Pollution Abatement Level of Service Standards

Lake County hereby adopts the following minimum level of service standards for stormwater design and pollution abatement level of service standards:

- Lake County shall require, prior to development approval that projects receive appropriate permits from state agencies to comply with the rules and regulations for stormwater facility design, performance and discharge.
- Discharged stormwater run-off shall not degrade receiving surface water bodies below the minimum conditions as established by state water quality standards (17-302 and 17-40.420, FAC), as amended.
- Compliance with Lake County Stormwater Design Standards shall be required.

Table STORM 1 - Level of Services Standards for Design Storms and Pollution Abatement

FACILITY	FREQUENCY AND DURATION
Bridges	50 Year 24 Hours
Principal arterial bridges and evacuation routes	100 Year 24 Hours
Canals, ditches, swales or culverts for drainage external to the development	25 Year 24 Hours
Canals, ditches, swales, or culverts for drainage internal to the development	10 Year 24 hour
Detention and retention basins contributory to land-locked areas with no positive outlet	25 Year 96 hours
Detention/Retention Structures with a positive outlet	25 Year 24 Hours Mean Annual Storm
Habitable structures first floor elevation must be, at a minimum, 18 inches above the 100-year flood elevation	100 years, 24 hours
Storm sewers	10-year storm

Policy IX-5.2.9 Design Storm Level of Service Standard for Landlocked Areas

Landlocked areas shall maintain a twenty-five (25) year ninety-six (96) hour design storm level of service standard.

Policy IX-5.2.10 Stormwater Management for Roadway Construction

Lake County, in coordination with the Florida Department of Transportation, shall require appropriate or suitable stormwater management systems for the construction of all arterial and collector roadways within the County. Appropriate or suitable stormwater management systems for reconstruction shall be considered by the County on a site-by-site basis.

Policy IX-5.2.11 Protection of Natural Hydrologic Functions

Lake County shall adopt Land Development Regulations to ensure that proposed stormwater management facilities do not adversely impact natural hydrologic features or functions, including but not limited to water bodies, wetlands, floodplain storage capacity, sinkholes and other karst features.

Policy IX-5.2.12 Protection of the Natural Hydroperiod of Water bodies

Lake County shall maintain the natural hydroperiod (timing and duration of inundation) of receiving waters when stormwater management systems are designed.

Policy IX-5.2.13 Protection of Recharge Volume

In addition to requiring minimum level of service standards established by the Comprehensive Plan Stormwater Sub-element, the County shall ensure that post-development recharge volume conditions approximate pre-development recharge volume conditions within "protected recharge" and "most effective recharge" areas. This shall be accomplished in the Land Development Regulations by requiring that the first three inches of stormwater be retained on site within "protected recharge" and "most effective recharge" areas. As an alternative, an applicant may conduct a hydrological survey and site analysis to demonstrate that post-development recharge is equal to or greater than pre-development recharge.

Policy IX-5.2.14 Accepted Stormwater Run-Off Volume and Peak Rate Calculations

The Lake County Land Development Regulations shall include provisions for the acceptance of methods of run-off volume and peak rate calculations approved by the Water Management Districts, Florida Department of Transportation and Army Corps of Engineers (COE).

OBJECTIVE IX-5.3 MAINTAIN OR EXCEED LEVEL OF SERVICE

Lake County shall maintain or improve upon the levels of service of existing stormwater facilities. The County shall employ innovative technologies, where appropriate, if they meet or exceed adopted levels of service.

Policy IX-5.3.1 Innovative Stormwater Management

The County shall actively develop and participate in the development of innovative and alternative stormwater management systems, Best Management Practices and programs which protect and conserve the County's water resources.

Policy IX-5.3.2 Best Management Practices for Agriculture and Silviculture

Agriculture and Silviculture BMPs shall be implemented with the other policies of this Comprehensive Plan.

Policy IX-5.3.3 Best Management Practices for Construction.

Lake County shall require that Best Management Practices for construction be employed to protect the function of existing stormwater management systems and to minimize contributions of poor quality stormwater run-off to receiving water bodies. Construction activities shall require a National Pollutant Discharge Elimination System (NPDES) permit as appropriate.

Policy IX-5.3.4 Provide for Stormwater Run-Off

Lake County Land Development Regulations shall require that all new stormwater management systems provide for the safe handling of all stormwater run-off that flows into, across, and is discharged from the site without creating any additional flooding to adjacent property owners.

OBJECTIVE IX-5.4 FLOODPLAINS AND DRAINAGE WELLS

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

Policy IX-5.4.1 Minimize Flooding

Lake County shall comply with or exceed FEMA requirements and ensure that the floodplain management regulations, contained in the Land Development Regulations, minimize flooding and threats to public health and safety by approving only those developments that are consistent with them. All developments within the riverine flood hazard areas shall be designed to maintain the flood carrying capacity of the floodway such that the base flood elevations are not increased, either upstream or downstream.

Policy IX-5.4.2 Minimization of Threats to Life and Property

Within 12 months of the effective date of the Comprehensive Plan, Lake County shall adopt Land Development Regulations that minimize the threat to life and property from flooding.

Policy IX-5.4.3 Protection of Natural Flow Regimes and Floodplain Capacity

Lake County shall minimize the adverse impacts of development on floodplains by protecting the natural flow regime of and between drainage basins, and the storage capacity of floodplains through the maintenance of hydraulic and hydrologic characteristics of drainage basins.

Policy IX-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.

OBJECTIVE IX-5.5 PROTECTION OF SURFACE AND GROUNDWATER RESOURCES

Lake County shall regulate the design and operation of stormwater management systems to protect the quantity and quality of surface waters, groundwater, recharge areas, springs, and springsheds.

Policy IX-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~~,~~ and adjoining local governments and municipalities in the implementation of the Wekiva Study Area 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 Improvements Element of the Comprehensive Plan.

Policy IX-5.5.2 Stormwater Management within Springsheds

Within 12 months of the effective date of this Comprehensive Plan, Lake County shall adopt Land Development Regulations that protect the quality and quantity of stormwater entering the aquifer within springsheds and springshed protection zones. These regulations shall assure adequate treatment of

stormwater before it enters the aquifer, prevent the formation of solution pipe sinkholes, reduce erosion and sedimentation, and optimize stormwater retention to facilitate recharge. The County shall utilize, as appropriate, information contained within the publication "Protecting Florida Springs: Land Use Planning Strategies and Best Management Practices," (Dept. of Environmental Protection/Dept. of Community Affairs, 2002).

Policy IX-5.5.3 Stormwater Run-off

No stormwater runoff shall be allowed to drain directly through any sinkhole or other karst feature. All runoff recharging the Floridan aquifer shall be pre-treated to remove nutrients and other contaminants so that post-development water quality equals pre-development recharge water quality to the greatest extent feasible.

Policy IX-5.5.4 Drainage Retention Areas

All stormwater management and drainage systems proposed to be constructed in karst sensitive areas, areas with known sinkholes, and areas with shallow depth to limestone bedrock, shall be evaluated for the presence of sinkholes through appropriate geotechnical testing. All proposed drainage retention areas shall be tested for the presence of cavities and voids beneath them. No drainage retention areas or other stormwater facilities, excluding conveyance facilities, shall be located over unfilled voids.

Policy IX-5.5.5 Sinkholes

If there is an existing sinkhole within or adjacent to a development site, or any indication that a sinkhole may develop in the future, then a detailed geological/geotechnical investigation shall be required. This investigation must be conducted by a professional geologist or engineer experienced in geohydrology and a report submitted to the County for consideration. The geologic investigation shall be comprehensive enough that recommendations for site planning, engineering design and construction techniques may be made. The County shall approve, approve with conditions, or deny development proposals based upon the scale of the development and the hazards revealed within the investigation.

Policy IX-5.5.6 Karst Sensitive Areas

The County shall cooperate with the Water Management Districts 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 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, to the extent allowed by law, so that they will be thereafter limited to passive recreational use.

Policy IX-5.5.7 Vegetated and Functional Littoral Zone

The County shall require establishment of a vegetated and functional littoral zone as part of any new surface water management system that consists of or is adjacent to lakes and wet detention areas greater than 0.5 acres in size.

Policy IX-5.5.8 Best Management Practices

All new development and redevelopment, except non-substantial redevelopment projects, shall utilize Best Management Practices in combination as part of a Best Management Practices treatment train to protect water quality and quantity, and minimize flooding. BMPs shall be used in the design of stormwater management facilities and systems, with particular attention to systems located in areas of "protected recharge" and "most effective recharge" and within karst sensitive areas. Such BMPs may include design standards for stormwater ponds, use of biological treatment trains for nutrient and contaminant removal, incorporation of stormwater management systems into landscaping and irrigation, and minimizing directly

connected impervious surface areas. These BMPs shall be incorporated into the Land Development Regulations of Lake County.

Policy IX-5.5.9 Additional Best Management Practices within the Wekiva Study Area

In addition to Best Management Practices identified in Policy IX-5.5.8 Best Management Practices, the following BMPs shall be established within the Wekiva Study Area and incorporated into the Land Development Regulations of Lake County:

- All residential development shall use swales with swale blocks or raised driveway culverts whenever possible, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a professional engineer licensed in the State of Florida.
- Vegetated infiltration areas shall be used to provide stormwater treatment and management on all sites except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a professional engineer licensed in the State of Florida. Design of the stormwater systems for residential and commercial uses shall use bio-retention areas (below grade vegetated areas) to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake.
- Wet detention systems shall be used for stormwater treatment and management only where infiltration systems are not feasible.
- 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, to the extent allowed by law.
- The County shall require, as part of development approval and prior to any land clearing, the applicant to submit to the County a copy of the St. Johns River Water Management District or Department of Environmental Protection (NPDES) stormwater permit and the National Pollutant Discharge Elimination System notice of intent to be covered by the construction generic permit, if applicable.
- Karst features with a direct connection to the aquifer will be identified and placed in a conservation easement, to the extent allowed by law, so they will be thereafter limited to passive recreational use subject to permitted activities herein.
- All components of the stormwater treatment and management system shall be owned and maintained by the responsible legal entity identified in the St. Johns River Water Management District or Department of Environmental Protection stormwater permit, typically a homeowner or property owners association.
- Industrial uses that generate soluble pollutants shall be discouraged within the WSA. Projects within the WSA that are zoned for industrial activity shall be required to ensure that industrial pollutants do not enter the stormwater system or come into contact with groundwater.

Policy IX-5.5.10 Reuse

The County will continue to seek ways to expand its efforts in reusing stormwater for irrigation, aquifer recharge, and other non-potable uses. The County will evaluate and establish, as appropriate, a threshold wherein a project that generates sufficient quantities of runoff shall be required to reuse that stormwater.

Policy IX-5.5.11 Wet Detention Areas

Wet detention areas shall be designed as limnic systems, and shall maintain a vegetated littoral zone as shoreline habitat and to aid in filtering pollutants and nutrients entering the wet detention area. Appropriate measures shall be provided to protect public health, safety, and welfare.

Policy IX-5.5.12 Stormwater Management within the Green Swamp Area of Critical State Concern

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

PUBLIC SCHOOL FACILITIES SUB-ELEMENT

This section establishes the Public-School Facilities Sub-Element Goals, Objectives, and Policies for implementation.

INTRODUCTION

Following the passage of Senate Bill 360 in 2005 and subsequent changes to Florida Statutes regarding school concurrency, the Lake County Board of County Commissioners, in concert with the School Board and local municipalities, sought designation of Lake County as a "pilot community" for school concurrency implementation. The intent of this request was to implement concurrency ahead of the 2008 statutory deadline.

Although many of the current concerns about school overcrowding focus on population growth and its impact on schools, the problems that exist today within Lake County are multi-faceted and are the result of a combination of factors, none of which are the sole cause of overcrowded schools.

During the 1990s, few schools were built in Lake County and many school facilities suffered from a lack of preventative maintenance. This caused these facilities to degrade and ultimately, many were in a poor state of repair. During this time, many former citrus groves were converted to residential subdivisions through the platting process. The years 1991-2000 saw 576 new residential subdivisions created throughout the County.

In an effort to rectify some of the neglect of facilities during the previous ten years, the School Board partnered with Lake County municipalities and the Board of County Commissioners in November 2001 to pass a sales tax referendum. The three partners to the referendum agreed to split the proceeds of the sales tax in thirds with the School Board's portion of the proceeds dedicated to renovation of existing High Schools throughout the County. While sorely needed, this effort produced no new student stations.

Exacerbating the problem of overcrowding, Florida voters approved a class-size amendment to the Florida Constitution in 2004 which effectively eliminated the gains in student stations created by construction of new facilities over the last five years.

With this as backdrop, and growing citizen concern for the state of Lake County schools, the Board of County Commissioners has chosen to move quickly to adopt school concurrency as a means of preparing for our future.

DEFINITIONS

ADA: Americans with Disabilities Act.

Ancillary Plant Facility: The non-instructional building, site, and site improvements necessary to provide such facilities as vehicle maintenance, warehouses, maintenance, or administrative buildings necessary to provide support services to an educational program.

Auxiliary Facility Space: The spaces located at educational plants, which are not designed for student occupant stations.

BEBR (Bureau of Economic & Business Research, University of Florida): Founded in 1929, the Bureau of Economic and Business Research (BEBR) is an applied research center in the Warrington College of Business at the University of Florida. Its primary mission is to: 1) Collect economic and demographic data for Florida and its local areas; 2) Conduct economic, demographic, and public policy research on topics of particular importance to the state of Florida; and 3) Distribute data and research findings throughout the state and the nation. BEBR seeks to conduct research that is both academically sound and directly relevant to public and private decision makers in Florida.

Board: A "Board," unless otherwise specified, means a district school board.

Building: A structure, either permanent or relocatable, consisting of constructed walls, roof, and floor. A structure that has the same floors, ceiling, and walls and is not separated by an open air space is considered one building.

Capacity: Number of students that may be housed in a facility at any given time based on standards contained in the Florida Inventory of School Houses (FISH).

Capital Project: "Capital Project," for the purpose of Sec. 9(a)(2), Art. XII of the State Constitution, as amended, means sums of money appropriated from the Public Education Capital Outlay and Debt Service Trust Fund to the state system of public education and other educational agencies as authorized by the Legislature.

Charter District: District is permitted to operate as a Charter School District pursuant to Section 1003.62, Florida Statutes. In accordance with Florida Statutes, as a Charter School District, there are statutory and regulatory waivers implemented by the District.

Charter School: A public school created under authority of Florida Statute 1002.33 and operated in accordance with its requirements. A charter school may be created by agreement and issuance of a charter by the School Board or other sponsoring agency (non-conversion). A conversion charter school may be created by conversion of an existing public school to charter status following no less than two years of operation.

Class Size Reduction (CSR): Constitutional Amendment 9, which was approved by the voters in November 2002 was implemented by Florida Statute 1003.03. The mandate takes effect in three phases, with full implementation in 2010. The maximum class sizes will be: 18 students for Pre-K through Grade 3, 22 students for grades 4-8 and 25 students for grades 9-12.

Classroom: An instructional space requiring no special design or equipment and used for housing general programs such as language arts, social studies, and mathematics.

Concurrency Service Area (CSA): The specific geographic unit within a school district in which school concurrency is applied and measured.

Conversion Charter School: *(See charter school.)*

Core Facilities: The media center, cafeteria, toilet facilities, and circulation space of an educational plant.

Courtyard: A large open space, usable by the student body or faculty, enclosed or surrounded by buildings.

Covered Walkway: Enclosed or unenclosed covered passageways connected to a building outside the exterior walls.

CSA Level of Service (LOS) Standard: The maximum acceptable percentage of school utilization determined by dividing the total number of students for all schools into each CSA by the total permanent capacity for that type of school in each CSA. [*See Concurrency Service Area (CSA) & Level of Service (LOS)]*.

CSR: Class Size Reduction, see definition above.

Educational Facilities: The buildings and equipment, structures, and special educational use areas that are built, installed, or established to serve educational purposes only.

Educational (ED) Plant: The educational facility, site, and site improvements necessary to accommodate students, faculty, administrators, staff, and the activities of the educational program assigned to the administrative control of one person and uniquely identified in an educational plant survey.

Educational Plant Survey: A systematic study of educational and ancillary plants and the determination of future needs to provide appropriate educational programs and services for each student.

Feasibility Study: The examination and analysis of information related to projected educational facilities to determine whether they are reasonable and possible.

Financially Feasible Facilities Plan: A plan which demonstrates the ability to finance capital improvements from existing revenue sources and funding mechanisms to correct deficiencies and meet future needs based on achieving and maintaining the adopted Level of Service for each year of the five (5) year planning period for all schools of each type in each CSA, and for the long range planning period.

Florida Education Finance Program (FEFP): The Florida Education Finance Program (FEFP) is the basic source of State revenues for general operations of the school district. The key feature of the FEFP program is to base financial support for education upon the individual student participating in a particular program. The complex FEFP formula for distribution of the State revenues to the school district takes in consideration the full-time equivalent (FTE) membership of the student, base student allocation, program cost weight factors, and local cost differentials.

Florida Inventory of School Houses (FISH): An official inventory, which is based on design codes, of all District owned facilities.

Gymnasium: An instructional area designed or adapted specifically for physical education activities. Regular or special classrooms connected to, or contained in, gymnasiums are recorded individually as regular or special classrooms and not as part of the gymnasium.

HVAC: heat, ventilation, air conditioning, and refrigeration.

Intermediate Classroom: A general classroom designed for students in grades 4 through 6.

Joint Staff School Concurrency Review Group: A group comprised of Staff of the County, municipalities, and School Board, that meets at least quarterly to discuss issues concerning school concurrency.

Kindergarten Classroom: A special classroom designed or provided with special built-in equipment for use by a group or class organized to provide educational experiences for children preceding the first grade. Room must not be located above the first floor and must have self-contained rest rooms.

Laboratory: An instructional area designed for and furnished with specialized equipment to serve the needs of a particular program of study. Included in this category are science laboratories, language laboratories, reading laboratories, and vocational /technology laboratories.

Lake County Educational Concurrency Review Committee: A committee established by the County, School Board and municipalities comprised of sixteen members with one representative from the School Board and County Commission, and one representative from each Municipality. Members may be elected officials or citizens and shall be appointed annually 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.

Level of Service (LOS): The measure of the utilization, expressed as a percentage, which is the result of comparing the number of students with the satisfactory FISH capacity at a given location, e.g., an elementary

facility with 1,000 students and a FISH capacity of 970, has an LOS of 103%. Also referred to as the utilization of a facility.

Long-range Planning: Devising a systematic method based on educational information and needs, carefully analyzed, to provide the facilities to meet the goals and objectives of the educational agency.

Maintenance and Repairs: The upkeep of educational and ancillary plants, including, but not limited to, roof or roofing replacement short of complete replacement of membrane or structure; repainting of interior or exterior surfaces; resurfacing of floors; repair or replacement of glass; repair of hardware, furniture, equipment, electrical fixtures, and plumbing fixtures; and repair or resurfacing of parking lots, roads, and walkways. "Maintenance and repair" shall not include renovation except for the replacement of equipment with new equipment of equal systems meeting current code requirements, provided that the replacement item neither places increased demand upon utilities services or structural supports nor adversely affects the function of safety to life systems.

Maximum Utilization of Capacity: Utilization of facilities to ensure the adopted LOS for all schools of each type in each CSA and for each individual school is not exceeded.

Media Center: An area specifically designed or adapted as a place for study, reading, and the custody, circulation, and administration of a collection of books, manuscripts, and periodicals kept for use by the student body.

Middle School Classroom: A general classroom designed for students in grades 5 through 8.

Mitigation Options: The provision by an applicant of any combination of land, construction, expansion, payment for land acquisition or construction of a public-school facility; or the creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits. The fair market value of the proportionate fair-share mitigation shall not differ based on the form of mitigation. Such options must include execution by the applicant and the local government of a binding development agreement that constitutes a legally binding commitment to pay proportionate-share mitigation for the additional residential units approved by the local government in a development order and actually developed on the property, taking into account residential density allowed on the property prior to the plan amendment that increased overall residential density. The district school board shall be a party to such an agreement.

Music Room: An instructional area designed or provided with special built-in equipment for learning activities involving choral and instrumental music.

New Construction: Any construction of a building or unit of a building in which the entire work is new or an entirely new addition connected to an existing building.

Parcel: The unique acreage of contiguous land. Typically consists of a plot of land that is not divided by a county, municipal, state, or federally owned or maintained road or highway.

Permanent: A structure built with a fixed foundation that has permanently attached walls, roof, and floor that cannot be moved or transported either as a unit or in sections.

Permanent Student Station: The floor area in a public-school facility required to house a student in an instructional program.

Primary Classroom: A special classroom designed for children in grades 1 through 3. These classrooms have rest rooms and hand washing facilities located within the classroom or in adjoining spaces that may be a part of two or more classrooms. Rooms for Grade 1 should not be located above the first floor.

Program Capacity: The number of students that can be housed at a specific school given the programs at that school and the actual uses of the instructional spaces in that school. It differs from the State FISH in two ways: 1) the class size factors and utilization levels are lower, and 2) all the District's special and supplemental programs are recognized as legitimate classroom uses.

Proportionate Share Mitigation: The contribution by a developer/applicant, through any of various means (see definition of Mitigation Options), of resources sufficient to offset or compensate for the site-specific

impacts generated by a development. The fair market value of this mitigation must be credited against any impact fees or other exactions levied against the development.

Proposed Residential Development: Any application for residential development or amendment to a previously approved residential development that increases the number of housing units. This shall include any request for any approval of the type that establishes a density of development and which approves a Site Specific Development Order.

Relocatable: A building or portion of a building made up of prefabricated units that may be disassembled and reassembled frequently, or a single unit of construction consisting of walls, roof, and floor that is movable as a unit either on wheels or by truck. Mobile, demountable, dividable, modular, and portable buildings are types of relocatable units.

Remodeling: The changing of existing facilities by rearrangement of spaces and their use and includes, but is not limited to, the conversion of two classrooms to a science laboratory or the conversion of a closed plan arrangement to an open plan configuration.

Renovation: The rejuvenating or upgrading of existing facilities by installation or replacement of materials and equipment and includes, but is not limited to, interior or exterior reconditioning of facilities and spaces; air-conditioning, heating, or ventilating equipment; fire alarm systems; emergency lighting; electrical systems; and complete roofing or roof replacement, including replacement of membrane or structure.

R**equired Modernizations:** A comprehensive upgrading of schools to 'like new' school standards. This requires a comprehensive evaluation of schools that are 35 years old or older for a determination of the need for rehabilitation, remodeling or replacement of the facility.

Resource Room: An instructional space used primarily to enhance and support, not supplant, instruction received in regular or special classrooms. Generally designed to accommodate fewer students than other classrooms.

Room: A space enclosed on all sides. Alcoves or recesses are not considered separate rooms and should be included in the net square footage calculation of the room where such spaces are found.

Satisfactory Educational Facility: A facility that has been recommended for continued use by an educational plant survey and the condition of the facilities is listed as satisfactory in FISH.

Secondary Classroom: A general classroom designed for students in grades 7 through 12.

Site: A space of ground occupied or to be occupied by an educational facility or program.

Site Development: Site development means work that must be performed on an unimproved site in order to make it usable for the desired purpose; or, work incidental to new construction or to make an addition usable.

Site Improvement: The work that must be performed on an existing site to improve its utilization, correct health and safety deficiencies, meet special program needs, or provide additional service areas. Site improvement incident to construction is the work that must be performed on a site as a precursor or accompaniment to construction.

Site Size: Minimum Acreage Requirement per SREF

Space: All areas of construction, e.g., buildings, rooms, storage facilities, stairwells, gymnasiums, covered walkways, and covered play areas.

SY: School Year.

State Requirements for Educational Facilities (SREF): Florida Department of Education standards for school construction.

Temporary Student Station: Any student station housed in a non-permanent structure such as a modular building or relocatable classroom intended for student occupancy on a regular basis as part of an established curriculum or course of instruction in a public school.

Vocational Classroom: An instructional area designed or provided with special built-in equipment for industrial arts and vocational or trade learning activities, mechanics, machine tools, sheet metal work, wood working, electrical trades, radio, plumbing, masonry, aviation, printing, refrigeration, air conditioning, baking and other commercial food preparation, cosmetology, and agriculture.

GOAL IX-6 PROVISION OF PUBLIC SCHOOL FACILITIES

It is the Goal of Lake County to provide for the future availability of public school facilities in a manner consistent with the adopted level of service standard. This goal shall be accomplished in order to provide adequate school facility capacity as determined by the level of service on a County-wide basis. School concurrency will be implemented recognizing Lake County's authority in land use decisions, which includes the authority to approve or deny comprehensive plan amendments, re-zonings, or other development orders that generate students and impact the Lake County School System, and acknowledging the Lake County School Board's statutory and constitutional responsibility to provide adequate public schools.

OBJECTIVE IX-6.1 LEVEL OF SERVICE STANDARDS

Level of Service (LOS) standards shall be adopted in order to ensure that there is sufficient school capacity to support student growth for each year of the five-year planning period and for the long term planning horizon.

Policy IX-6.1.1 Adopted Level of Service Standard for Lake County Public Schools

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.

Policy IX-6.1.2 Applicability of the Adopted Level of Service Standard

The adopted LOS standard became applicable to Lake County the beginning of the 2008-2009 school year.

Policy IX-6.1.3 Implementation of the Adopted Level of Service

Lake County schools are encouraged to operate within the established LOS. Moreover, the issuance of development orders and building permits shall be predicated upon availability of school capacity.

Policy IX-6.1.4 Five-year Schedule of Capital Improvements

The LOS standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the Five-Year Schedule of Capital Improvements. The Five-year Schedule of Capital Improvements shall be reviewed, updated, and adopted annually thus ensuring those projects necessary to address existing deficiencies, and to meet future needs based upon our adopted level of service standards, are adequately planned.

Policy IX-6.1.5 Amending the Adopted Level of Service

Potential amendments to the adopted LOS shall be considered annually, but no later than the second amendment cycle scheduled by the Board of County Commissioners. The Initiating Party shall provide a memorandum to all involved parties—the School Board, County, and Municipalities—that includes a description of the proposed amendment, a statement regarding the impact of the proposed amendment on

the Lake County Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment is financially feasible and can be achieved and maintained over the five years of the Capital Facilities Plan. All proposed amendments shall be reviewed by the Lake County Educational Concurrency Review Committee and the Joint Staff School Concurrency Review Group, which will provide a recommendation of approval or denial. If there is then a consensus to amend the adopted LOS, it shall be accomplished through an amendment to the Interlocal Agreement and the adoption of amendments to the County's and each municipality's Comprehensive Plan. The amended LOS shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed.

Policy IX-6.1.6 Annual Updates

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

OBJECTIVE IX-6.2 CONCURRENCY SERVICE AREAS

Lake County shall establish School Concurrency Service Areas (CSA), within which a determination can be made as to whether there is adequate school capacity available based on the adopted Level of Service standards, and a proper analysis can be conducted to examine the availability of capacity in adjacent CSAs if capacity is not available in the primary CSA.

Policy IX-6.2.1 Adopted Concurrency Service Areas

Lake County's Concurrency Service Areas are depicted on Figure SCHOOL-1 and incorporated herein by reference. Also depicted on Figure SCHOOL-1 are all ancillary plants and public school facilities for the County.

Policy IX-6.2.2 Amending the Adopted Concurrency Service Areas

Potential amendments to the adopted CSA(s) shall be considered annually, but no later than the second amendment cycle scheduled by the Board of County Commissioners. The Initiating Party shall provide a memorandum to all involved parties—the School Board, County, and municipalities—that includes a description of the proposed amendment, a statement regarding the impact of the proposed amendment on the Lake County Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment is financially feasible and can be achieved and maintained over the five years of the Capital Facilities Plan. All proposed amendments shall be reviewed by the Lake County Educational Concurrency Review Committee and the Joint Staff School Concurrency Review Group, which will provide a recommendation of approval or denial. If there is then a consensus to amend the adopted CSA(s), it shall be accomplished through an amendment to the Interlocal Agreement and the adoption of amendments to the County's and each municipality's Comprehensive Plan. The amended CSA(s) shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed.

Policy IX-6.2.3 Concurrency Service Area Requirements

Adopted CSAs shall demonstrate that adopted Level of Service standards will be achieved and maintained each year of the five-year Capital Facilities Plan and that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs and other relevant factors. CSAs shall also take into account the extent to which development approvals have been issued by local governments based on the availability of school capacity in a CSA contiguous to the CSA in which the development approval was issued. Figures SCHOOL 4 and SCHOOL 5provide future conditions maps indicating the general location of proposed new construction to meet concurrency County-wide.

OBJECTIVE IX-6.3 LAND USE AND SCHOOL FACILITY COORDINATION

Ensure that comprehensive plan amendments and other land use decisions are simultaneously evaluated with school capacity availability within the primary CSA and those CSAs that are contiguous.

Policy IX-6.3.1 Adequate School Capacity

School Board findings and comments on the availability of adequate school capacity shall be used when considering the decision to approve Comprehensive Plan amendments and other land use decisions as provided for in s. 163.3177 (6)(a), F.S.

Policy IX-6.3.2 Direct Development to Areas with School Capacity

Lake County shall identify methods to direct development to areas with adequate school capacity or to where school sites—adequate to serve potential growth—have been donated to or set aside for purchase by the School Board in written agreements approved by the School Board. Lake County shall coordinate with the School Board to ensure the long-range public school facility maps are consistent with the Lake County Comprehensive Plan and Future Land Use Map Series.

Policy IX-6.3.3 Development Approvals and School Capacity Deficiencies

In any instance where capacity will not be available to serve students to be generated by a development seeking approval and subsequent to the contiguous CSA analysis that demonstrates there is no available capacity, and proportionate share mitigation is not an option, the school capacity deficiency shall be a basis for denial of the proposal.

Policy IX-6.3.4 Denial of Subdivision Plats and Site Plans Due to Lack of School Capacity

The School Board shall review potential new development student generation impacts and available school capacity. Where capacity will not be available to serve students from the property seeking to increase residential density, and subsequent to the contiguous CSA analysis that demonstrates there is no available capacity, and proportionate share mitigation is not an option, the School Board shall not issue a favorable concurrency determination. The County shall use lack of school capacity demonstrated by an unfavorable concurrency determination as a reason for denial.

OBJECTIVE IX-6.4 SCHOOL FACILITY SITING

Ensure that the planning and construction of educational facilities are coordinated so that the timing is appropriate and the selected location is compatible with the surrounding area, concurrent with necessary services and infrastructure, and consistent with the Comprehensive Plan.

Policy IX-6.4.1 Applicable Land Use Designations and Zoning Districts

Lake County shall coordinate with the School Board so that proposed public school facility sites are consistent with the applicable land use designations and policies of the Comprehensive Plan, as well as the regulations of the applicable Zoning Districts. Pursuant to Section 1013.371, F.S., the County will consider each site plan as it relates to environmental concerns, health, safety and welfare, and effects on adjacent property. In addition, road capacity and traffic concerns will be evaluated. Lake County will also coordinate with the School Board to pursue the development of mutually acceptable guidelines for the selection of future school sites including, but not limited to:

a) acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs deemed beneficial for joint-uses, as identified by the Lake County School Board and Lake County;

b) coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility; and

c) preferences for residential, urban areas with allowances for rural sites as deemed necessary and appropriate under certain circumstances.

Policy IX-6.4.2 Co-Location Opportunities

Lake County shall coordinate with the School District to evaluate and locate potential sites where the co-location of public facilities, such as parks, libraries, and community centers, with schools can be selected and development plans can be prepared.

OBJECTIVE IX-6.5 EFFECTIVE COMMUNITY/SCHOOL DESIGN

The County shall enhance communities through effective school facility design and siting standards. The County shall require the siting of school facilities so that they are compatible with the surrounding land uses.

Policy IX-6.5.1 School Siting Consistency with the Comprehensive Plan and Public School Facilities Programs

The County shall implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the County's Comprehensive Plan and public-school facilities programs, such as:

a) Greater efficiency for the School Board and the County by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;

b) Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;

c) The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and

d) The expansion and rehabilitation of existing schools to support neighborhoods.

Policy IX-6.5.2 Joint-Use of Facilities

The County and School Board shall permit and encourage the joint-use of school sites and County facilities with similar facility needs, such as libraries, parks and recreation facilities, and health care facilities. Also, the School Board shall coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

Policy IX-6.5.3 Sustainable Design

The County shall encourage the use of sustainable design and performance standards, such as using energy efficient technology and recycled materials to reduce long-term costs.

Policy IX-6.5.4 Emergency Preparedness

Lake County shall coordinate with the school district on emergency preparedness issues including, but not limited to, the use of school facilities as public shelters during emergencies.

Policy IX-6.5.5 Trails, Pedestrian Access, and Parking

Public schools shall provide bicycle and pedestrian access consistent with Florida Statutes. Bicycle access and trails to public schools should be incorporated in trail projects and programs that are currently scheduled by the County, municipalities, and Rails-to-Trails, and coordinated with the LSMPO and Lake County Public Works. Parking and sidewalks at public schools will be provided consistent with applicable Land Development Regulations.

GOAL IX-7 SCHOOL CONCURRENCY

It is the goal of Lake County to establish a process for the implementation of school concurrency by providing for capacity determination standards, availability standards, and proportionate share mitigation.

OBJECTIVE IX-7.1 CAPACITY DETERMINATION STANDARDS

The County shall cooperate with the School District in the implementation of capacity determination standards.

Policy IX-7.1.1 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, 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", as amended.

Policy IX-7.1.2 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.

OBJECTIVE IX-7.2 AVAILABILITY STANDARDS

The County shall coordinate with the School Board to establish availability standards for school facilities.

Policy IX-7.2.1 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:

- 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);
- 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,
- 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).

Policy IX-7.2.2 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 the 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", as amended.

OBJECTIVE IX-7.3 PROPORTIONATE SHARE MITIGATION

The County shall coordinate with the School District to establish Proportionate Share mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standard consistent with the adopted School Board's financially feasible Capital Improvement Plan.

Policy IX-7.3.1 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:

- The donation, construction, or funding of school facilities created by the proposed development.
- The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

The School District will maintain the adopted LOS standards and assume operational responsibility through incorporation of the mitigation plan in the financially feasible Capital Improvements Program adopted by the School Board.

Policy IX-7.3.2 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.

Policy IX-7.3.3 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.

Policy IX-7.3.4 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.

Policy IX-7.3.5 Amount of Required Mitigation

The applicant's total proportionate-share mitigation obligation to resolve a capacity deficiency shall be based on the following formula, for each school level: multiply the number of new student stations required to serve the new development by the average cost per student station. The average cost per student station shall include school facility development costs and land costs. The applicant's proportionate-share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the

same need, on a dollar-for-dollar basis, at fair market value. The process to determine proportionate share mitigation obligation shall be as follows:

Step 1: Determine the number of students to be generated by the development:

Number of Dwelling Units in the proposed development (by unit type)
MULTIPLIED BY
Student Generation Rate (by type of DU and by School Type)
EQUALS
Number Student Stations needed to serve the proposed development

Step 2: Comparing the available capacity to the number of student stations calculated in Step 1 to assess the need for mitigation:

Available Capacity
MINUS
The Number of new Student Stations needed to serve the proposed development
EQUALS
The shortfall (negative number) or surplus (positive number) of capacity to serve the development

Step 3: Evaluating the available capacity in contiguous service areas:

If Step 2 results in a negative number, repeat that step for one or more contiguous service areas. If this step results in a negative number, then proceed to step 4 to calculate the proportionate share mitigation.

Step 4: Calculating proportionate share mitigation:

Needed additional Student Stations from Step 3
MULTIPLIED BY
Average cost per Student Station
EQUALS
Proportionate-Share Mitigation Obligation

Policy IX-7.3.6 Student Generation Rate

The student generation rates used by the School District to determine the impact of a particular development application on public schools are hereby adopted into Lake County's Comprehensive Plan. The student generation rates shall be reviewed and updated every two (2) years in accordance with professionally accepted methodologies, and shall be incorporated into the County's Comprehensive Plan. The table shown below details the currently adopted student generation rates.

Table SCHOOL-1: Student Generation Rate*

School Type	Student Generation Rate	Average Students / New School	Acres Per School Site
Elementary	0.186	950	20
Middle	0.100	1,350	40
High	0.124	2,070	60

NOTE: *Student generation rate is per dwelling unit.

Figure SCHOOL 1 – Concurrency Service Areas, Schools & Ancillary Facilities

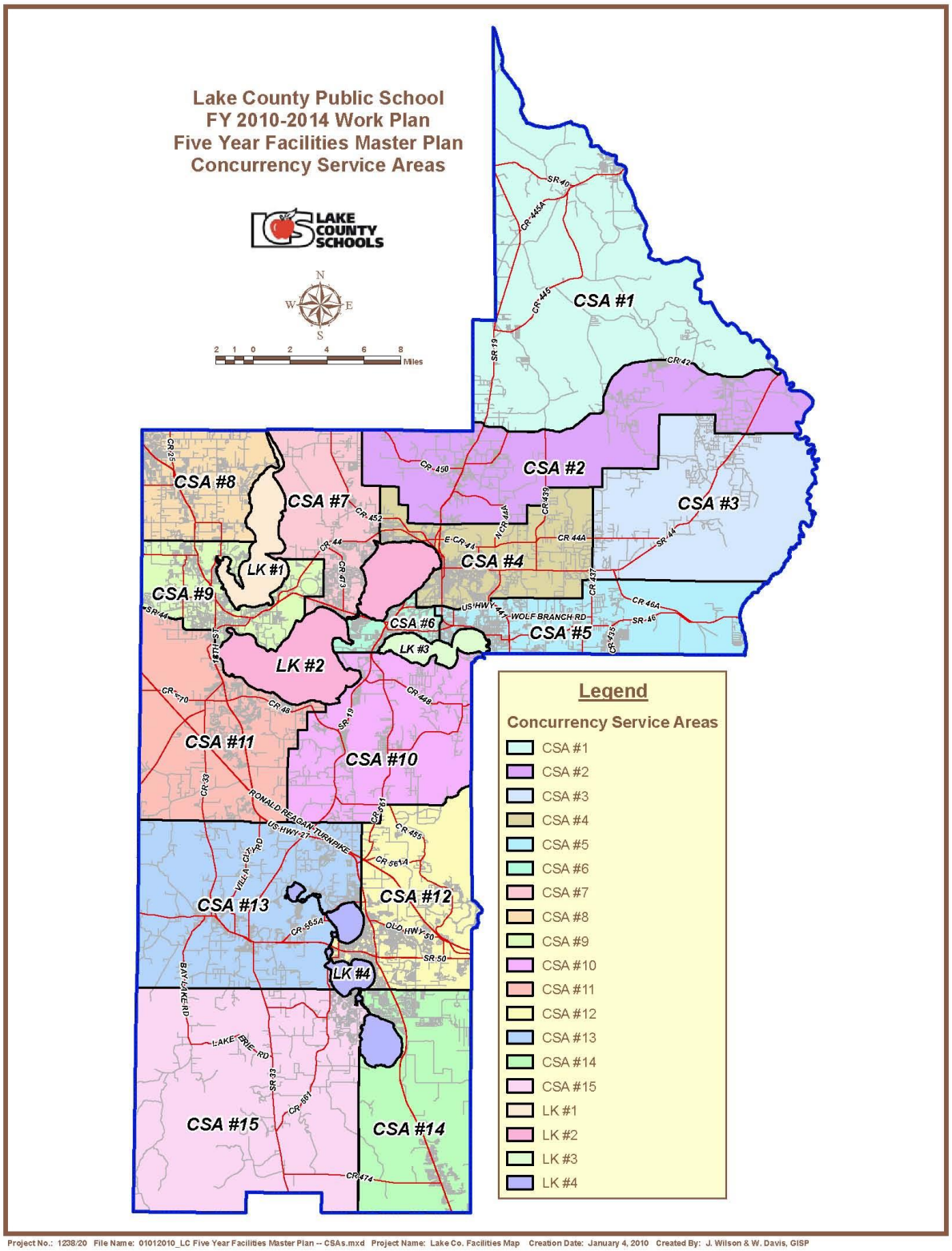
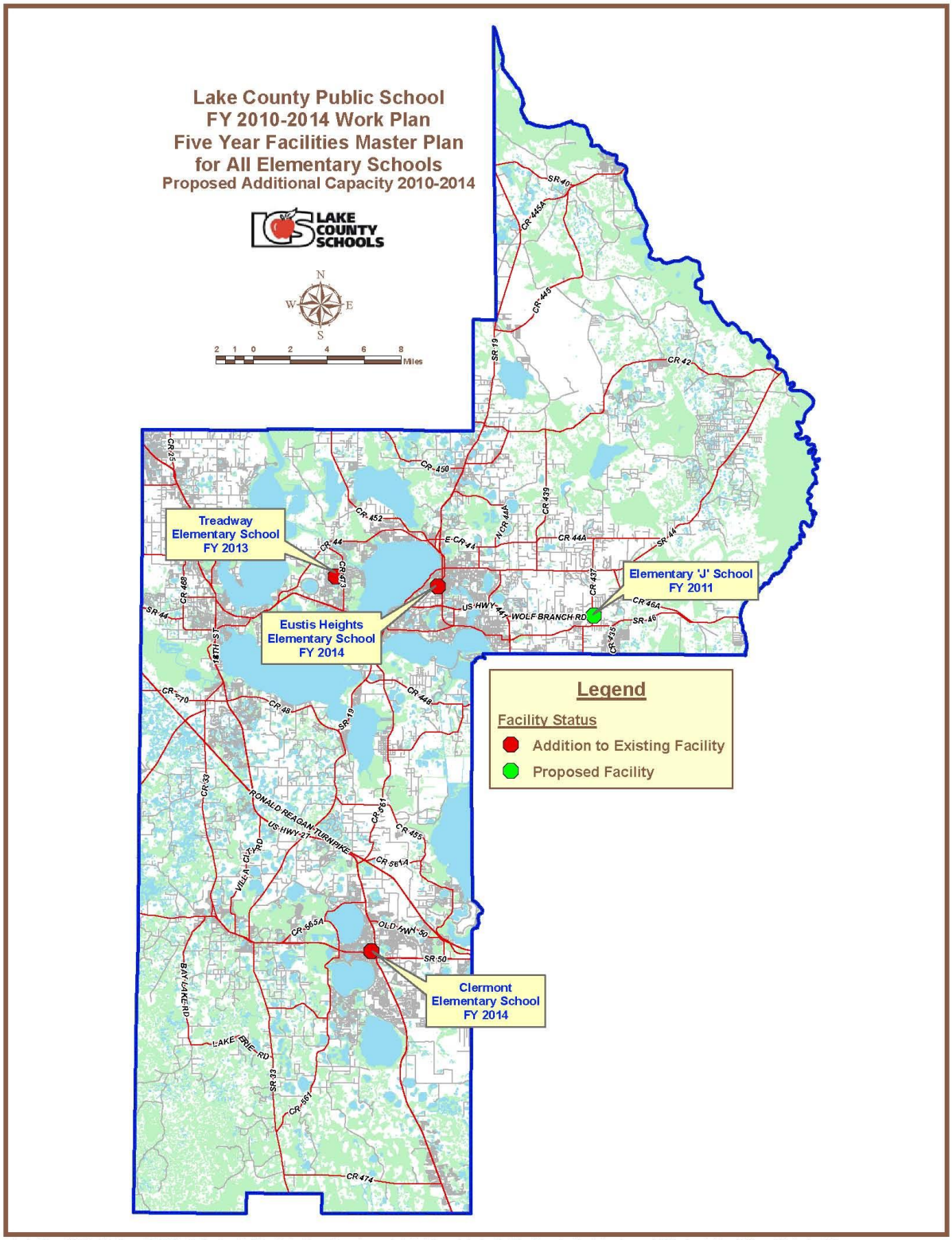


Figure SCHOOL 2 - FY 2010-2014 Work Plan for Elementary Schools



Project No.: 1238/20 File Name: 01012010_LC Five Year Facilities Master Plan -- Elementary.mxd Project Name: Lake Co. Facilities Map Creation Date: January 4, 2010 Created By: J. Wilson & W. Davis, GISP

Figure SCHOOL 3 – FY 2010-2014 Work Plan Five-Year Facilities Master Plan

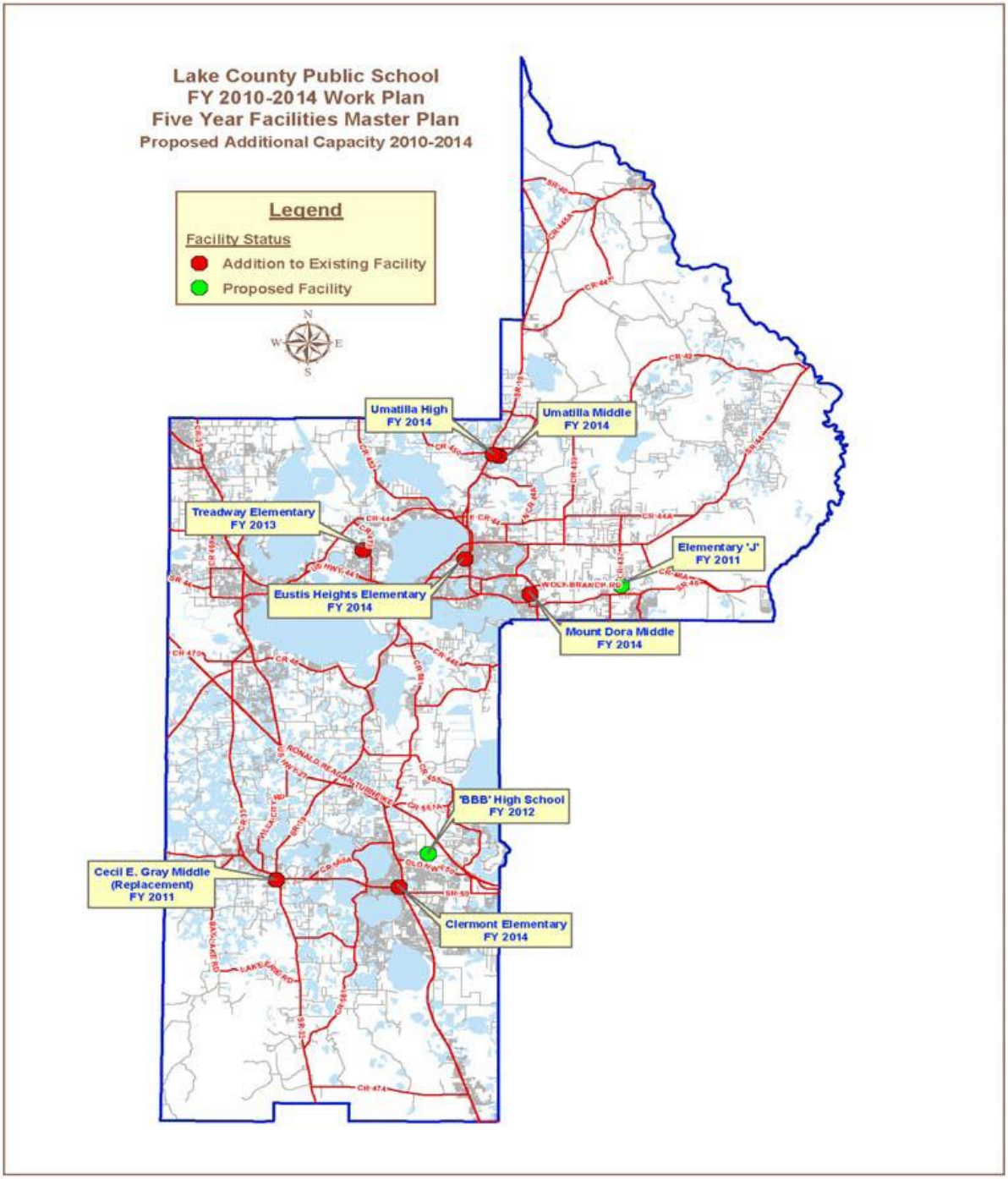
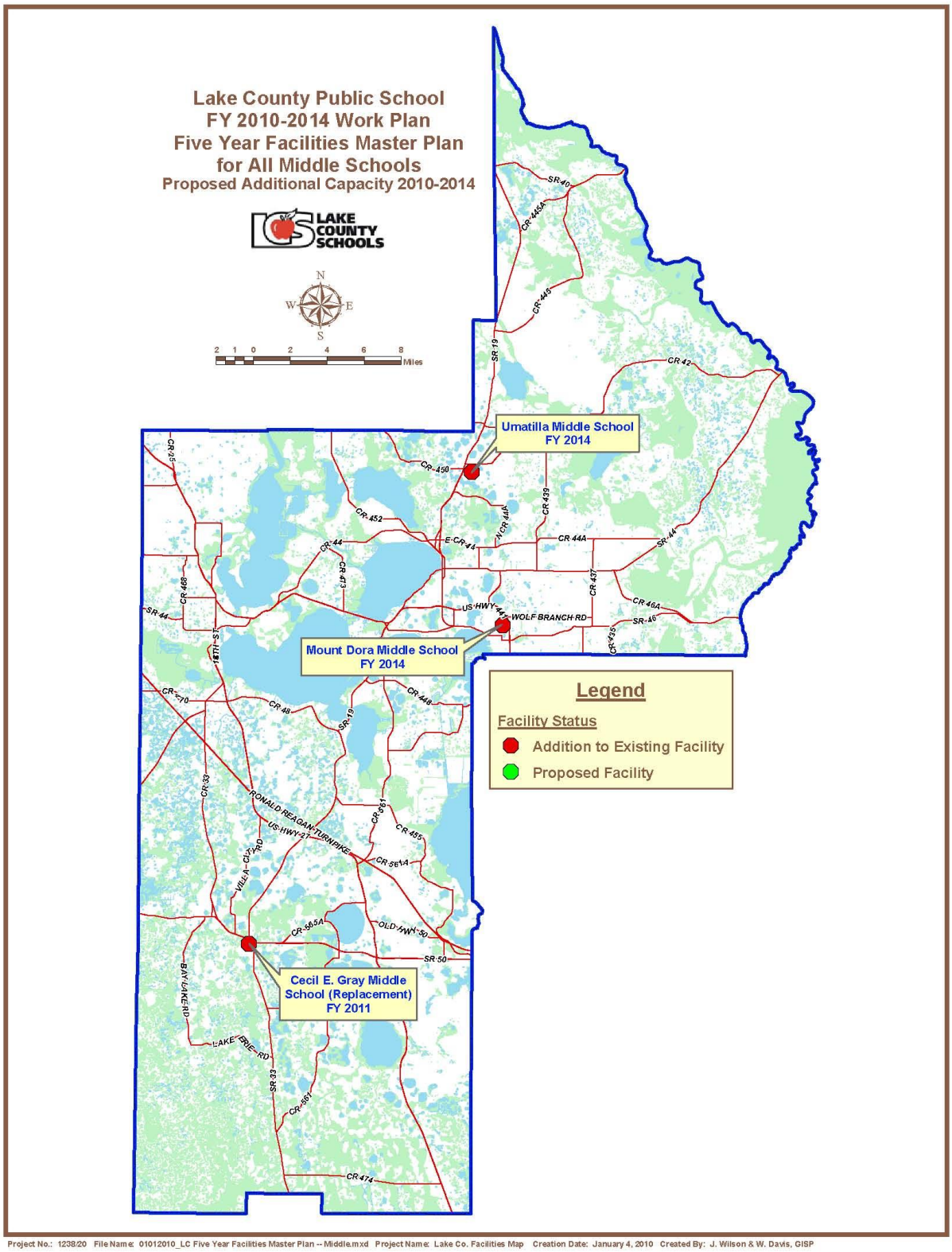
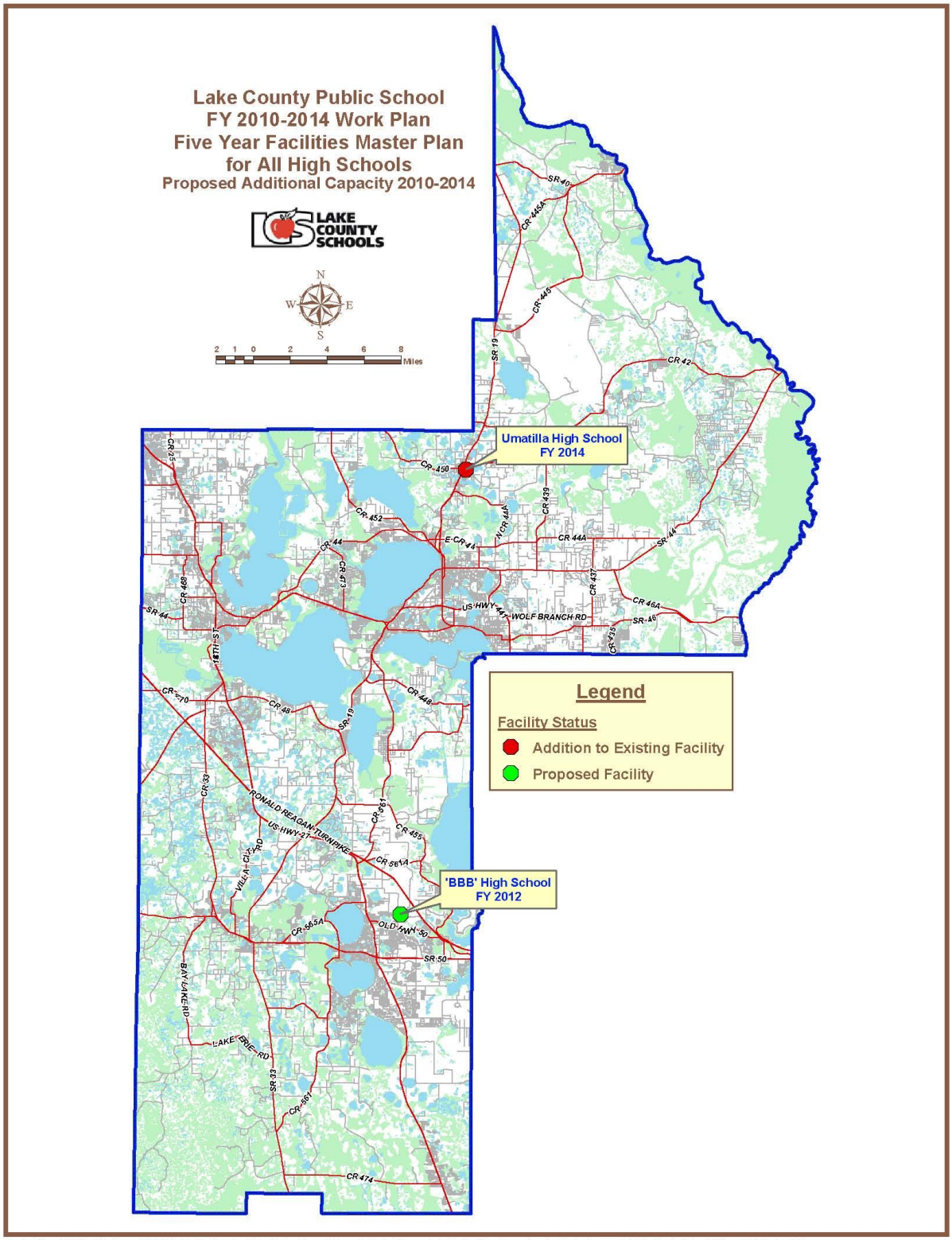


Figure SCHOOL 4 – FY 2010-2014 Work Plan for Middle Schools



Project No.: 1238/20 File Name: 01012010_LC Five Year Facilities Master Plan -- Middle.mxd Project Name: Lake Co. Facilities Map Creation Date: January 4, 2010 Created By: J. Wilson & W. Davis, GISP

Figure SCHOOL 5 – FY 2010-2014 Work Plan for High Schools



Project No.: 1238/20 File Name: 01012010_LC Five Year Facilities Master Plan – High.mxd Project Name: Lake Co. Facilities Map Creation Date: January 4, 2010 Created By: J. Wilson & W. Davis, GISP

CHAPTER X: PROPERTY RIGHTS ELEMENT

PLANNING HORIZON 2030

GOAL X-I PROPERTY RIGHTS

Lake County shall respect judicially acknowledged and constitutionally protected private property rights and ensure that private property rights are considered in local decision making.

OBJECTIVE X-1.1 CONSIDERATION OF PROPERTY RIGHTS

Lake County shall ensure that property rights are considered in the decision-making processes.

Policy X-1.1.1 Right to Physically Possess and Control Interests in Property

The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights will be considered in the decision-making process.

Policy X-1.1.2 Right to Use, Maintain, Develop, and Improve Property

The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances will be considered in the decision-making process.

Policy X-1.1.3 Right to Privacy and to Exclude Others from Property

The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property will be considered in the decision-making process.

Policy X-1.1.4 Right to Dispose of Property

The right of a property owner to dispose of his or her property through sale or gift will be considered in the decision-making process.

(Ord. No. 2022-3, § 2, 1-4-2022)

CHAPTER XI: DEFINITIONS & ACRONYMS

PLANNING HORIZON 2030

DEFINITIONS

Acutely Hazardous Waste	Wastes designated by the U.S. EPA as being significantly more dangerous in small amounts than other hazardous wastes. Wastes listed in Appendix B of "Understanding the Small Quantity Generator Hazardous Waste Rules: A Handbook for Small Business" EPA/530-SW86-019, September 1986.
Adverse Effect	{upon a natural community} Direct contamination, destruction, or that which contributes to the contamination or destruction of a natural community, or portion thereof, to the degree that its environmental benefits are eliminated, reduced, impaired, or where there is a resultant threat to its present or future function.
Affordable Housing	Housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income.
Agricultural Uses	Activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas.
Agriculture	As defined in 570.02 F.S. means the science and art of production of plants and animals useful to humans, including to a variable extent the preparation of these products for human use and their disposal by marketing or otherwise, and includes aquaculture, horticulture, floriculture, viticulture, forestry, dairy, livestock, poultry, bees, and any and all forms of farm products and farm production. For the purposes of marketing and promotional activities, seafood shall also be included in this definition. "Bona fide agricultural purposes" means good faith commercial agricultural use of the land, as described in Section 193.461 F.S.
Agri-tourism	Any agriculturally based operation or activity that brings visitors to a bona fide farm or ranch. This shall include a wide range of activites including, but not limited to, picking fruits and vegetables, partaking in hayrides or corn mazes, riding horses, tasting honey, learning about the growing of crops, or shopping in farm gift shops and farm stands for local and regional produce of hand-crafted gifts.
Air Quality Control Region	Any air quality control region designated pursuant to Section 107 of the Clean Air Act. The boundaries of the air quality control regions in Florida are set forth in 40 CFR Sections 81.49, 81.68, 81.95, 81.96, and 81.97.
Altered Natural Communities	Natural resources which have been substantially affected by development but continue to provide some environmental benefit.
Ambient	Circulating or surrounding.
Amendment	Any action of a local government which has the effect of amending, adding to, deleting from or changing an adopted Comprehensive Plan element or map or map series, including an action affecting a prior plan or plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation or makes corrections, updates and modifications of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in subsection 163.3177(3)(b), F.S., and corrections, updates, or modifications of current costs in other elements, as provided in subsection 163.3187(2), F.S.
Aquatic	See Surface waters (Water upon the surface of the earth, whether contained in bounds created naturally or artificially or diffused. Water from natural springs shall be classified as surface water when it exits from the spring onto the earth's surface).
Aquatic Dependent Wildlife Species	Any wildlife species whose life cycle depends in whole or in part on an aquatic environment.
Aquatic Preserves	Submerged lands owned by the State of Florida as identified in Chapter 258, Florida Statutes, which have been set aside in an essentially natural or existing condition for the benefit of future generations.

Aquifer	A geologic formation, group of formations, or part of a formation that will yield significant quantities of water to streams, wells and springs. (See Floridan Aquifer System; Intermediate Aquifer System; and Surficial Aquifer System.)
Aquifer Connection	A karst feature where at the surface, the feature is directly open to the limestone of the Floridan Aquifer System (FAS) or, a sinkhole or closed depression, where there is no confining layer below the bottom of the sinkhole or depression thus allowing water to rapidly percolate into the FAS. Sinkholes and other karst features that are directly open to limestone of the FAS, or are located within areas more vulnerable to contamination as determined by the Wekiva Aquifer Vulnerability Assessment (WAVA) or the best available Floridan aquifer vulnerable assessment map shall be considered sensitive karst features. Should an applicant believe that a karst feature(s) on the site is not sensitive, the applicant shall provide site-specific report(s) prepared by a qualified professional to characterize the karst feature(s) is not sensitive to supplement the aquifer vulnerability assessment. The testing data used to prepare this report should consist of relevant geologic, geophysical, geotechnical or ground water quality data collected on site.
Aquifer Protection Zones	Those areas within "Protected Recharge Areas," "Areas More vulnerable to Contamination" or Primary or Secondary Springshed Protection Zones. In the Wekiva Study Area this term shall also include areas within or adjacent to "Most Effective Recharge Areas".
Aquifer Vulnerability	The tendency or likelihood for contaminants to reach the top of the specified aquifer system after introduction at land surface based on existing knowledge of natural hydrogeologic conditions.
Aquifer Vulnerability Map or Assessment	A modeling technique developed by the Florida Geological Survey to delineate relative degrees of vulnerability to an aquifer based on available data. An aquifer vulnerability map may be prepared for any aquifer. These techniques are documented in Florida Geological Survey Reports "Wekiva Aquifer Vulnerability Assessment" (RI 104) and "Florida Aquifer Vulnerability Assessment (FAVA): Contamination potential of Florida's principal aquifer systems."
Area More Vulnerable to Contamination	Areas more vulnerable to contamination from land surface as determined by the best available aquifer vulnerability maps.
Area of Special Flood Hazard	Any locality that, because of topography, soil limitations or geographic location, is subject to periodic or occasional inundation.
Arterial Road	A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.
Artificial Waterway	Dredged canal created by man in uplands or wetlands.
Assimilative Capacity	The greatest amount of a pollutant loading that a water or wetland can receive without violating state water quality standards.
Best Management Practices (BMPs)	Management or design criteria adopted for area wide application, usually associated with agricultural, horticultural, or commercial forestry pursuits.
Bicycle and Pedestrian Ways	Any road, path, or way which is open to bicycle travel and travel afoot and from which motor vehicles are excluded.
Biohazardous Waste	Any solid waste or liquid waste which may present a threat of infection to humans. The term includes, but is not limited to: liquid human tissue and body parts; laboratory and veterinary waste which contain human-disease-causing agents; used disposal sharps, human blood, and human blood products and body fluids; and other materials which in the opinion of the Florida Department of Health and Rehabilitative Services represent a significant risk of infection to persons outside the generating facility.

Biological Waste	Solid waste that causes or has the capability of causing disease or infection and includes, but is not limited to, biohazardous waste, diseased or dead animals, and other wastes capable of transmitting pathogens to humans or animals.
Board	Board of County Commissioners of Lake County
Borrow Activities	Mining Activities with no onsite processing of excavated materials.
Borrow Pit	An area of land on which Borrow Activities have been conducted, are being conducted or are planned to be conducted.
Buffer Zone	Area which shields a natural community of protected species habitat by prohibiting development activities and removal of native vegetation. Such zones use naturally occurring vegetation or open space for the purposes of limiting the effects of development on natural systems or the recreational value of natural features.
Capital Budget	The portion of each local government's budget which reflects capital improvements scheduled for a fiscal year.
Capital Improvement	The physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets which have been identified as existing or projected needs in the individual Comprehensive Plan elements shall be considered capital improvements.
Central Business District	A compact urban core area of a municipality or unincorporated urbanized area which serves as the primary center for economic activity in the jurisdiction.
Civic Use	A County, Municipal, State or Federal Use or Service, and community facility uses, excluding K-12 schools.
Closed Depression	Natural depression watershed areas which have no positive outfall for surface water runoff except by infiltration or evapotranspiration.
Clustering or Cluster Development	A design technique requiring that the built areas of a development site including, but not limited to, dwelling units, buildings, accessories, and infrastructure are well defined and compact thereby enabling the creation of large contiguous tracts of common open space for conservation, protection of environmentally sensitive areas, or passive recreation.
Collector Road	A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.
Commercial Uses	Activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.
Common Area	Any part of a development designated for shared use by the owners, residents, guests, customers, tenants or general public.
Common Open Space	All open space, which is part of a common area.
Community Facility Uses	A noncommercial and nonresidential use established primarily for the benefit and service of the population of the community in which it is located.
Compatibility	A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.
Compensating Storage	Physical replacement of natural flood water storage volumes that would be displaced in areas of special flood hazard due to development. The volume of compensating storage shall be calculated assuming normal wet season ground water levels.
Comprehensive Plan	A plan adopted pursuant to the "Community Planning Act" and meeting the requirements of F.S. 163.3177 and 163.3178.
Concurrency	The necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

Concurrency Management System	The procedures or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.
Cone of Depression	A depression in the potentiometric surface of a body of ground water, which has the shape of an inverted cone which can develop around a well from which water is being withdrawn or around a sensitive karst feature.
Cone of Influence	The area in an aquifer around a well or well field where pumping affects the potentiometric surface in that aquifer.
Confined Aquifer	An aquifer that is bounded above and below by impermeable beds or by beds of distinctly lower permeability than that of the aquifer itself.
Confining Layer	See confining unit.
Confining Unit	A formation that does not readily conduct water or is less permeable than the aquifers above or below it. When a confining unit is above an aquifer, recharge to or discharge from that aquifer is restricted by that confining layer.
Connected Wetland	A vegetative community which is part of a flowing water system or a runoff system where waters flow during times of heavy rainfall.
Conservation Areas	Land Areas designated for the purpose of conserving or protecting natural resources or environmental quality, including, but not limited to, areas designated for flood control, protection of groundwater or surface water quality or quantity, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitat.
Conservation Easement	A recorded easement deed, as described in the Florida Statutes, which legally describes a portion of a property that is bound to conservation uses in perpetuity, and which prohibits or limits the activities. All conservation easements shall include the legal description and be recorded. When plats are involved, the easement shall be recorded prior to or in conjunction with the recording of the final plat.
Conservation Plan	A formal document prepared or approved by the Lake County Soil and Water Conservation District organized pursuant to Chapter 582, Florida Statutes, which outlines a system of management practices to control soil erosion, reduce sediment loss or protect the water quality on a specific parcel.
Conservation Uses	Activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, and including areas designated for such purpose as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitat.
Critical	Of special importance, requiring high-priority treatment, usually applied to resource areas of special importance due to their usefulness, hazard, or pending impact from alteration.
Critical Habitat	The viable areas of habitation including feeding, breeding, and nesting areas for species of Special Concern as well as Endangered and Threatened species as confirmed by appropriate jurisdictional agency. The extent of these areas shall have a definitive boundary which may vary in extent based on the individual species.
Currently Available Revenue Sources	An existing source and amount of revenue presently available to the local government.
Density	The number of dwellings per unit of land.
Designated Vegetation	Those species designated as endangered, threatened or commercially exploited pursuant to Chapter 581, Florida Statutes as may be amended.
Designated Wildlife	See Listed Species.
Detention Facilities	A county or municipal jail, stockade, work camp, residential probation center, and any other place used by a county or municipality for the detention of persons charged with or convicted of either a felony or misdemeanor.

Development	As defined in 380.04 Florida Statutes, as may be amended. Generally, the carrying out of any building activity or mining operation or the making of any material changes in the use or appearance of any structure or land, so as to adapt the land to non-agricultural purposes.
Development Approval	Final approval by Lake County of a development permit.
Development Order	Any order granting, denying, or granting with conditions, an application for a development permit.
Development Permit	Any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land. A Wekiva River Protection Area development permit shall not include a building permit certificate of occupancy, or other permit relating to the compliance of a development with applicable electrical, plumbing, or other building codes.
Distribution	The spatial array of land uses throughout an area.
Ecotourism	Low-impact form of tourism that involves the visitation of natural areas, agricultural areas, of archeological sites. Activities such as hiking, biking, canoeing, horseback riding, wildlife observation and eco-tours are considered a low-impact form of ecotourism.
Educational Uses	Activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.
Endangered Species	Any species of flora or fauna, whose prospects of survival are in jeopardy due to modification or loss of habitat; over utilization for commercial, sporting, scientific, or educational purposes; disease; predation; inadequacy of regulatory mechanisms; or other natural or manmade factors affecting its continued existence. Endangered species include, at a minimum, those identified as such in Chapter 39-27, Florida Administrative Code, s. 581.185, Florida Statutes and 50 CFR of Federal Regulations, Sections 17.11 and 17.12 as may be amended.
Environmentally Sensitive	Descriptive of lands including, but not limited to, rivers, streams, lakes, springs, karst features with an aquifer connection, wetlands, floodplains, aquifer protection zones, sensitive natural habitats and existing or potential habitat of a designated species.
Evacuation Routes	Routes designated by county civil defense authorities or the regional evacuation plan for the movement of persons to safety in the event of a hurricane, or other disaster, natural or man-made.
Evaluation & Appraisal Report (EAR)	An evaluation and appraisal report (due every seven years) as adopted by the local governing body in accordance with the requirements of Section 163.3191, F.S., that assesses the progress in implementing the local government's Comprehensive Plan.
Excavation	The removal and transport of minerals, ore or other naturally occurring materials from the earth.
Exotic Species	A non-native plant or animal.
Extent	The amount of development, including the area or size in acres.
Fill	Raising the surface level of the land with suitable soil or clean fill material.
Facility Availability	Whether or not a facility is available in a manner to satisfy the concurrency management system.
Flatwoods	Broad, nearly level, low ridges of dominantly poorly-drained soils characteristically vegetated with open woods of pine and saw palmetto.
Flood or Flooding	The general and temporary condition of partial or complete inundation of normally dry land by the overflow of , 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	Any land area susceptible to being inundated by water from any source. *See also* One Hundred-Year Floodplain.
Floodway	The channel of a river or other watercourse of the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.
Florida-Friendly Landscaping	A program developed in a partnership of the University of Florida Institute of Food and Agricultural Sciences, Florida's water management districts, the Florida Department of Environmental Protection and other agencies and organizations. It addresses pollution in stormwater runoff, water shortages and disappearing habitats. The program includes using the right plants in the right place, water efficiency, reducing runoff, Florida-Friendly lawns and other guidelines such as those contained in *A Guide to Florida-Friendly Landscaping – Florida Yards & Neighborhoods Handbook,* 3rd Edition in 2006.
Floridan Aquifer System (FAS)	An aquifer system in the limestone and dolomites of the carbonate unit that is below the surficial aquifer system. It underlies all of Lake County and is the principal source of the water used in Lake County. It is composed of thick sequences of carbonate rocks (limestone, dolomitic limestones, and dolomite) of Eocene to Oligocene age that are generally high in permeability and hydraulically connected to each other in varying degrees. The FAS has two major water-bearing zones; the Upper Floridan and Lower Floridan zones. These zones are separated by a lower permeability limestone, dolomite and anhydrite formation.
Foster Care Facility	A facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.
General Lanes	Intrastate roadway lanes not exclusively designated by the Florida Department of Transportation for long distance, high speed travel. In urbanized areas, general lanes also include high occupancy vehicle lanes not physically separated from other travel lanes.
Geophysical	Of or pertaining to the physical properties of earth materials and their chemical composition and transformations.
Goal	The long-term end toward which programs or activities are ultimately directed.
Green Energy Facility	Facilities generating energy from solar, wind or similar passive technology.
Gross Area	Includes the entire area of a parcel of land excluding road right of way prior to development.
Groundwater	Water found below land surface in an aquifer. Moisture present in unsaturated soil is not considered ground water.
Group Home	A facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities comparable in size to group homes are included in this definition.
Habitat	The natural abode of a plant or animal. The kind of environment in which a plant or animal normally lives, as opposed to the range, or spatial distribution.
Habitat Corridors	A naturally vegetated route for plants and animals that connects larger natural areas. Wild plants and animals typically require avenues for dispersal to different feeding and breeding sites in order to survive.

Hazardous Waste	Materials, which, because of their quantity, concentration, or physical, chemical, or infectious characteristics may cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.
Historic Resources	All areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.
Hydric Soils	Soil that is wet long enough to periodically produce anaerobic conditions, thereby influencing the growth of plants.
Hydrogeologic	Of or pertaining to the science that deals with subsurface waters and with related geologic aspects of surface water. The movement patterns and chemistry of ground water are heavily dependent on geology of the area.
Hydrologic	Of or pertaining to the science that deals with water, its properties, circulation, and distribution on and under the earth's surface and in the atmosphere, from the moment of its precipitation until it is returned to the atmosphere through evapotranspiration or is discharged into the ocean.
Hydroperiod	The annual period of inundation.
Important Agricultural Areas	Farmlands identified by the U. S. Natural Resources Conservation Service that include prime and unique farmlands, and additional farmland of statewide and local importance as described in 7 Code of Federal Regulations 657, as may be amended.
Important Ecological Community	An assemblage of native biota which may be easily recognized because of characteristics, species or overall appearance, and which is sustainable through maintenance or ecosystem regulators such as fire or periodic inundation.
Improvements	Physical changes made to raw land, and structures placed on or under the land surface in order to make the land more usable.
Industrial Uses	The activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.
Infrastructure	Man-made structures which serve the common needs of the population, such as sewage disposal systems, potable water systems, solid waste disposal sites, retention areas, stormwater systems, utilities, communications systems, and transportation systems.
Injection Well	A well into which fluids are drained or injected, either by gravity flow or under pressure.
Intensity	The extent to which land may be developed or used, including the consumption or use of the space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.
Intermediate Aquifer System	The aquifer system that lies between the overlying surficial aquifer system and the underlying Floridan aquifer system. This system contains ground water under confined conditions. This aquifer is not present in all areas of Lake County.
Isolated Wetlands	Cypress domes or shallow marshes where no naturally occurring outfall exists.
Karst Area	A terrain, generally underlain by limestone or dolostone, in which the topography is chiefly formed by the dissolution of rocks, and which may be characterized by karst features.
Karst Features	Features including but not limited to springs, sinkholes, sinking streams, closed depressions, subterranean drainage and caves.
Lake County	A political subdivision of the State of Florida, the governing body of which is the Board of County Commissioners.

Land Application	The act of disposing of sewage effluent or sludge on the earth's surface. There are three primary types of land application: (1) overland flow, which includes depository sludge in landfills, (2) rapid rate infiltration, such as in percolation ponds, and (3) slow rate infiltration such as spray irrigation.
Level of Service (LOS)	An indicator of the extent or degree of service provided by or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.
Limited Access Facility	A roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.
Listed Species	Species that have been designated at the Federal or State level as endangered, threatened, or Species of Special Concern; also known as "designated species."
Local Road	A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.
Lot	The basic development unit, an area with fixed boundaries, used or intended to be used by buildings and accessory building(s) and not divided by any public highway or alley. The word "lot" includes the words "plot", "parcel", or "tract".
Low Density Residential Development (within the Wekiva River Protection Area)	See Rural Density Residential Development (less than or equal to one dwelling unit per net buildable acre.)
Low Impact Development	A form of development that simultaneously conserves green space and manages stormwater effectively, including but not limited to green roofs, vegetated swales, narrower roads, permeable pavement, and clustering.
Low Income Household	One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.
Major Trip Generators (or attractors)	Concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.
Manufactured Home	A mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act.
Mean High Water Line	As defined and determined by the St. Johns River Water Management District.
Mine	An area of Land on which Mining Activities have been conducted, are being conducted or are planned to be conducted.
Minerals	Any naturally formed inorganic element or compound. All solid minerals, including clay, gravel, phosphate rock, limestone, dolomite, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

Mining Activities	The mining of minerals, ore or other naturally occurring materials from the earth by whatever method, including the removal of overburden for the purpose of extracting and removing from the site such underlying deposits and all associated clearing, grading, construction, processing, transportation and reclamation on the property, and includes the term pre-mining activities and lake creation but shall not be deemed to include activities associated with site surveying, environmental monitoring, mineral exploration or the sinking or operation of test wells and similar activities.
Mixed Use Development	A proposed development that includes primary non-residential and primary residential uses on the same development site, with a minimum requirement of 25% development for each use.
Mobile Home	A structure, transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.
Moderate Income Household	One or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.
Most Effective Recharge Areas	Type "A" Hydrologic soils, defined by the NRCS Soil Survey, unless otherwise provided for by rule of the St Johns River Water Management District. Applies only to the Wekiva Study Area.
Mounding	Filling the area of the absorption field of a septic tank with suitable soil material to raise it above the water table to meet state and local regulations.
National Ambient Air Quality Standards (NAAQS)	Restrictions established by the U.S. EPA pursuant to Section 109 of the Clean Air Act to limit the quality or concentration of an air pollutant that may be allowed to exists in the ambient air for any specific period of time. Those air pollutants for which standards exists are: carbon monoxide, lead, nitrogen dioxide, ozone, sulfur dioxide and total suspended particulates.
Native Biota	The natural occurrence of species of plants and animals in a specific region. Native biota does not include species that are exotic or introduced by humans and that have become naturalized.
Native Vegetation	Plants indigenous to the State of Florida.
Natural Drainage Features	The naturally occurring features of an area which accommodates the flow of rainfall runoff, such as streams, rivers, lakes and wetlands.
Natural Ecological Communities	An assemblage of plants and animals that is: (1) repeatable in general terms under similar physical conditions over the landscape, (2) capable of self-maintenance, (3) can be recognized as being distinct from adjoining communities, and (4) has not been significantly altered by previous manmade activities. A community can usually be recognized by a few key species of plants. A natural ecological community is one that is important as a reserve of biological diversity.
Natural Upland Community	Those natural upland habitat communities identified by the Conservation Element as follows: Palmetto Prairie, Temperate Harwood, Pine, Oak, Hickory, Pine Flatwoods, Sand Pine Scrub, Longleaf Pine/Xeric Oak, and Xeric Hammock.
Natural Reservation	Areas designated for conservation purposes and operated by contractual agreement with or managed by a federal, state, regional, or local government or non-profit agency such as national parks, state parks, local parks, sanctuaries, preserves, monuments, wildlife management areas, national seashores, and Outstanding Florida Waters.

Natural Resources	Natural features associated with the land, air, water, groundwater, flora and fauna, as well as other such resources belonging to, managed by, held in trust by, appertaining to, or otherwise controlled by the State of Florida and situated in an area of critical state concern or offshore from an area of critical state concern.
Net Acre	The net buildable area of a parcel of land measured in acres.
Net Buildable Area	The total area of a parcel, or combination of parcels, proposed for development, of land minus wetlands and water bodies; also referred to as "Net Area"
Net Density	The number of dwelling units per net acre.
Non-attainment Area	Any area not meeting ambient air quality standards and designated as a non-attainment area under Section 17-2.410, F.A.C., as may be amended for any of the NAAQS listed air pollutants.
Non-point Source Pollution	Contamination arising from the discharge of wastes to the land, soils, water bodies or to the atmosphere from dispersed sources.
Objective	A specific, measurable, intermediate end that is achievable and marks progress toward a goal.
One Hundred-Year Floodplain	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 subject to inundation by the 1-percent-annual-change 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.
Open Space	Land area that remains undeveloped or minimally developed, such as trails and boardwalks, as part of a natural resource preserve or passive recreation area and shall include land preserved for conservation purposes. Within a development site, the County shall require that a minimum quantity of buildable area remain preserved, which shall represent the minimum open space requirement. The minimum required open space shall exclude water bodies, wetlands, residential lots, street rights of way, parking lots, impervious surfaces, and active recreation areas. Minimum required open space may include permeable stormwater management areas if enhanced as amenities utilizing native vegetation. Golf courses shall be generally excluded with the exception that areas of a golf course outside of the regularly maintained fairways that are naturally vegetated and not subject to chemical application may be credited toward the minimum open space requirement. The minimum required quantity of open space within a development site shall be calculated over the net buildable area of a parcel, which is defined as the total area of a parcel less wetlands and water bodies. Non-buildable areas, including wetlands and water bodies, are recognized as protected features but shall not be credited toward the minimum open space requirement.
Ordinary High Water Line	As defined and determined by the St. Johns River Water Management District.
Outdoor Sporting and Recreational Clubs	Establishments primarily engaged in operating sporting and recreational camps, such as boys' and girls' camps, and fishing and hunting camps.
Parcel	See Lot.
Pattern	The form of the physical dispersal of development or land use.
Percolate or Percolation	The movement of water through small openings within porous materials, generally soils.

Permeability	The capacity of a formation or soil for transmitting water.
Point-source Pollution	Contaminations arising from direct discharge of wastes to water bodies, geologic formation or to the atmosphere. This can be through a pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operations or vessel or other floating craft or other concentrated means from which pollutants are discharged.
Policy	The way in which programs and activities are conducted to achieve an identified goal.
Ponding	Standing water on soils in closed depressions.
Potentiometric Map or "Pot" Map	Subsurface contour maps showing the elevation of a potentiometric surface.
Potentiometric Surface	An imaginary surface representing the total head of ground water and defined by the level to which water will rise in a tightly-cased well. The potentiometric surface is related to a specific aquifer, usually the Floridan.
Preservation	The perpetual maintenance of areas in their natural state.
Productivity (soils)	The capacity of a soil for producing a specified plant or sequence of plants under specified management.
Protected Species	Refers to official Federal, State, local or international treaty lists which provide legal protection for the rare and listed species identified.
Protected Recharge Areas	Areas with a natural potential for an average annual recharge rate to the Florida aquifer of 10 inches or greater.
Public Buildings and Grounds	Structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.
Public Order and Safety	A benefit provided by a Government or Public Agency, or an entity owned or operated by a Governmental or Public Agency, for the protection of the health, safety, or general welfare of the residents of Lake County, Florida. This includes, but is not limited to, law enforcement, firefighting, emergency medical assistance or transport, search and rescue, and hazardous material cleanup.
Public Transit	Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.
Rare Species	Species which are potentially at risk because they are found only within a restricted geographic area or habitat, or are sparsely distributed over a wider range.
Receiving Area	An area designated for potential development beyond its base density through the transfer of development rights from a designated sending area.
Recharge	The process of adding water to the zone of saturation, commonly described in inches per year. Increasing the rate of stormwater runoff and building impervious surfaces, such as roads, parking lots, and buildings, can alter both the rate and volume of recharge and reduce the area available for rainfall percolation. The quantity and quality of water being recharged can also be influenced by development.
Recharge Area	Land or water areas through which groundwater is replenished. The surficial aquifer system is recharged by rainfall and surface water. Recharge can be augmented locally from other sources. Examples of these other sources are wastewater or reuse water land application, rapid-infiltration basins, and septic systems. Where the water level in the surficial aquifer is higher than the potentiometric surface of the Floridan aquifer, the surficial aquifer system has the potential to recharge the Floridan aquifer. These areas include much of Lake County.
Reclamation	The filling, backfilling, restructuring, reshaping, or re-vegetation within and around a mine, land excavation or filling area to a safe and aesthetic condition.

Recreation, Active	Recreational activities, usually performed with others, often requiring equipment and taking place at prescribed places, sites, or fields. The term "active recreation" includes but is not limited to swimming, tennis, and other court games, baseball and other field sports, golf and playground activities; generally involves constructed facilities and organized activities.
Recreation, Passive	Recreational activities that generally do not require a developed site. This generally includes such activities as hiking, horseback riding, wildlife appreciation and picnicking. Passive recreation involves existing natural resources and has a minimal impact which can be carried out with little alteration or disruption to the area in which they are performed.
Regional Wastewater System	A wastewater system with a capacity of 100,000 GPD or greater.
Regulatory Flood	See one-hundred year flood.
Relief	The elevations of inequalities of a land surface, considered collectively.
Relocation Housing	Those dwellings which are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced.
Renewable Energy Production Facility	Manufacturing facilities for the processing or distribution of fuel from renewable resources from agriculture or biological products. Such production may include the processing of agriculture products produced on or off-site into biofuel, alternative fuel or similar products for distribution.
Residential Uses	Activities within land areas used for housing.
Reuse (land)	The planned activity or activities that are intended for the land excavation or filling area or abutting land after the excavation or filling ceases and reclamation is completed.
Reuse (water)	The reuse of wastewater generally treated for non-potable uses such as irrigation.
Right-of-Way (ROW)	Means any land dedicated, deeded, used, or to be used for a street, alley, walkway, boulevard, drainage facility, access for ingress and egress, or other purpose by the public, certain designated individuals, or governing bodies.
Road	A general term used to describe a right-of-way which provides for vehicular and pedestrian movement between certain points which provide for access to properties adjacent to it.
Roadway Functional Classification	The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.
Runoff	Stormwater that is not retained or does not infiltrate into the soil.
Rural Areas	Areas generally characterized by agricultural, timberland, large open areas, and very low-density residential development. A rural area is not generally served by central water and sewer services or other urban services.
Rural Conservation Subdivision	A clustered subdivision design that preserves natural resources and features within the subdivision in large contiguous common open space tracts consistent with the design criteria in this plan.
Secondary Treatment	The second step in wastewater processing whereby most of the organic material in sewage areas is broken down to simpler, inorganic molecules. The biological demands of sewage, such as the heavy use of oxygen, are reduced at this step. This kind of treatment is commonly the last step in sewage treatment plants.
Seepage	The movement of water through small openings within porous materials, generally soils (see *Percolation*).
Sending Area	An area designated as environmentally sensitive and therefore suitable for the reduction of development potential through the transfer of development rights to a designated receiving area.

Sensitive	Areas where natural resource values or hazards play a primary role in land suitability and capability. These include areas with natural resource characteristics which may be described as fragile and subject to harm with a minimal amount of alteration.
Sensitive Karst Features	Aquifer Connection
Sensitive Natural Habitats	Areas where the natural environment has characteristics conducive to development and maintenance of a wide range of animal and plant-life and is currently in a largely undisturbed, pristine state. Examples include: longleaf pine, sandhill, sand pine scrub, and xeric oak scrub habitats.
Services	The programs and employees determined necessary to provide adequate operation and maintenance of public facilities and infrastructure. This includes educational, health care, social and other programs; as well as public facilities and infrastructure planned or required by local, state, or federal law.
Sheet Flow	The pattern of water movement where water moves in a broad-spread, shallow layer across the surface. This is typical in wetlands, marshes, grasslands, pine flatwoods, and prairies.
Silviculture	A process of or pertaining to commercial forestry following accepted forest management principles, whereby the crops constituting forests are tended, harvested, and reforested either by natural or artificial reforestation, or both.
Sinkhole	A naturally occurring, karst feature on the land surface typically measured in meters or tens of meters, typically circular or conical in nature, characterized by closed depressional contours, internal drainage and side slopes that are notably steeper than the natural slope of the surrounding land surface. A sinkhole may or may not exhibit an open connection into the Floridan aquifer. It also may or may not contain water. To be characterized a sinkhole, the settlement that caused the depression must have resulted from subsidence or raveling of soils, sediments, or rock materials into subterranean voids created by the effect of water on a limestone or similar rock formation.
Site Alteration	Activities including, but not limited to removal of, or damage to, vegetation, burning, filling, ditching, dredging, drainage, excavation, earth moving, water containment and changes in the natural flow regime.
Site Plan Approval	A process for the review and approval of a development plan prior to the issuance of a development permit.
Slough	A broad, slightly depressional, poorly defined drainage way.
Small-Scale Outdoor Sport and Recreation Camps	Outdoor Sports and Recreation clubs that are comprised of 20-developed acres or less (excluding areas maintained in their natural state).
Soil	A natural three-dimensional body at the earth's surface. It is capable of supporting plants and has properties resulting from the integrated effect of climate and living matter acting on earthy parent material, as conditioned by relief over periods of time.
Solid Waste	Sludge from a waste treatment facility, water supply treatment plant, air pollution control facility, garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.
Source Separation	The separation of the components of solid waste (glass, metal, paper, chemicals, plastic, kitchen wastes, etc.) at the source of generation before disposal to allow for alternative waste management practices such as reuse, recycling, and energy recovery.

Special Waters	Water bodies designated in accordance with Rule 62-302.700, F.A.C., as amended, for inclusion in the Special Waters Category of Outstanding Florida Waters. A Special Water may include all or part of any water body.
Species of Special Concern	Fauna identified in Section 39-27.005 F.A.C., as may be amended, which warrants special protection, recognition or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a Threatened species; may already meet certain criteria for designation as a Threatened species but for which conclusive data is limited or lacking; may occupy such an unusually vital and essential ecological niche that should it decline significantly in numbers or distribution other species would be adversely affected to a significant degree; or has not sufficiently recovered from past population depletion.
Spring	A point where underground water emerges onto the Earth's surface.
Springshed	Those areas within ground and surface water basins that contribute to the discharge of the spring, also known as a spring recharge basin.
Springshed Protection Zones	Springshed protection zones include the following: A Primary Springshed Protection Zone is an area within a springshed that includes protected recharge areas, areas more vulnerable to contamination, karst features with an aquifer connection, stream-to-sink basin features and buffer areas adjacent to a spring or spring run. A Secondary Springshed Protection Zone is an area that includes the springshed but is outside of the primary springshed protection zone and is also vulnerable to contamination.
Stream	Any river, creek, slough, or natural watercourse in which water usually flows in a defined bed or channel. It is not essential that the flowing be uniform or uninterrupted. The fact that some part of the bed or channel has been dredged or improved does not prevent the watercourse from being a stream.
Stream Basins	Watershed areas which drain surface water runoff via streams and channels, both natural and manmade.
Stream Crossing	Transportation and utility crossings of stream basins.
Stream-to-Sink Basins	A drainage basin typified by surface streams or runoff discharging into a karst area that is directly open to the limestone of the FAS.
Street	See Road
Suitability	The degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.
Surface Waters	Water upon the surface of the earth, whether contained in bounds created naturally or artificially or diffused. Water from natural springs shall be classified as surface water when it exits from the spring onto the earth's surface.
Surficial Aquifer System (water table aquifer)	An aquifer where the ground water is at atmospheric pressure, i.e., not confined and has no impermeable layer between the zone of saturation and water table. It consists of the surficial sands, silts, and clays and in some cases limestone where there is no confining layer.
Tertiary Treatment	The third and usually most expensive in a series of processes whereby pollutants such as phosphorous or nitrogen compounds are removed from wastewater. Most sewage treatment plants are only capable of secondary treatment of wastewater.
Threatened Species	Any species of flora or fauna, which may not be in immediate danger of extinction, but which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modification of its environment. Threatened species include, at a minimum, those identified as such in Chapter 39-27, Florida Administrative Code, s. 581.185, Florida Statutes and 50 CFR of Federal Regulations, Sections 17.11 and 17.12 as may be amended.

Timber	Any wood from which any useful articles may be made or which may be used to the advantage in any class of manufacture or construction.
Tract	See Lot
Transfer of Development Rights (TDR)	The conveyance of development rights from a sending area by deed, easement or other legal instrument to a designated receiving area, and recorded in the Public Records of Lake County, Florida.
Transportation Demand Management	Strategies and techniques that can be used to increase the efficiency of the transportation system. Demand management focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the single-occupant automobile and by altering local peak hour travel demand. These strategies and techniques may, among others, include: ridesharing programs, flexible work hours, telecommuting, shuttle services, and parking management.
Transportation Disadvantaged	Those individuals who because of physical or mental disability, income status, or age are unable to transport themselves or purchase transportation and are therefore dependent upon others to obtain access to healthcare, employment, education, shopping, social activities, or other life-sustaining activities.
Transportation System Management	Improving roads, intersections, and other related facilities to make the existing transportation system operate more efficiently. Transportation system management techniques include demand management strategies, incident management strategies, and other actions that increase the operating efficiency of the existing system.
Type "A" Soils	A soil group defined by the NRCS as having high infiltration rates.
Unconfined Aquifer	See surficial aquifer system.
Upland Communities	Those non-wetland, non-aquatic areas not subject to regular flooding. These include scrub, sandhill, xeric hammock, upland pine forest, mesic hammock, slope forest, mesic flatwoods and scrubby flatwoods.
Uplands	All land that is not wetlands or water bodies.
Urban Sprawl	Urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) The creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or (c) The creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: Leapfrog or scattered development, ribbon or strip commercial or other development.
Usable Land Area	*See* Net Acre (the net buildable area of a parcel of land measured in acre) , *and also* Net Buildable Area (the total area of a parcel of land minus wetlands and water bodies; also referred to as "Net Area").
Vegetative Communities	Ecological communities which are classified based on the presence of certain soils, vegetation and animals.
Vertical Drainage	The characteristic of porous soils and rocks whereby water pools only temporarily and cannot form perennial streams on the earth's surface; instead, water flows straight down through soils and rock to an underlying aquifer.
Very Low-Income Household	One or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

Viable Population	Any species population that is of sufficient quantity to self-propagate and continue in existence without outside intervention.
Water	Any and all water on or beneath the surface of the ground or in the atmosphere, including natural or artificial watercourses, lakes, ponds, or diffused surface water and water percolating, standing, or flowing, beneath the surface of ground, as well as all coastal waters within the jurisdiction of the state.
Water Body	A stream, river, lake, pond, submerged marsh or swamp, spring, or seep, as identified by the United States Geological Survey, Florida Geological Survey, or Florida Department of Environmental Protection. The boundary of a water body shall be the mean highwater line.
Water Table	The ground water surface in the surficial aquifer. It is defined by the levels at which water stands in wells that penetrate the water body just far enough to hold standing water.
Waterfront	Any lot or parcel bordering on a water body.
Wekiva River System	Refers to the Wekiva River, the Little Wekiva River, Black Water Creek, Rock Springs Run, Sulphur Run, Lake Norris and Seminole Creek.
Wetlands	As defined by 62-340 F.A.C. and Florida Statutes [373.019(25) F.S.], as may be amended. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas.
Wetlands Dependent Wildlife Species	Any wildlife species whose life cycle depends in whole or in part on a wetlands environment.
Wildlife Corridor	Natural areas that link larger core reserves that facilitate daily or seasonal wildlife movement, allow dispersal that might facilitate gene flow between populations, buffer small populations, or re-colonize vacant areas and allow range shifts in response to catastrophic events or long-term environmental change.
Woodland Management Plan	A document developed by or in coordination with the Florida Department of Agriculture's Division of Forestry for areas containing commercially valuable forests, developing forests, or other valuable forested areas.

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ACRONYMS

ARMS	Air Resource Management System
AWT	Advanced Water Treatment
BFE	Base Flood Elevation
BMPs	Best Management Practices
CUP	Consumptive Use Permit or Conditional Use Permit
DOH	Department of Health
DRI	Development of Regional Impact
EAR	Evaluation and Appraisal Report
ECFRPC	East Central Florida Regional Planning Council
F.A.C.	Florida Administrative Code
FAS	Florida Aquifer System
FAVA	Florida Aquifer Vulnerability Assessment
FDACS	Florida Department of Agriculture and Consumer Services
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FEMA	Federal Emergency Management Agency
FFWCC	Florida Fish and Wildlife Conservation Commission
FGS	Florida Geological Survey
FLUE	Future Land Use Element
FLUM	Future Land Use Map
FNAI	Florida Natural Areas Inventory
GIS	Geographic Information System
GSACSC	Green Swamp Area of Critical State Concern
IFAS	Institute of Food and Agricultural Services
LCWA	Lake County Water Authority
LDR	Land Development Regulation
LEED	Leadership in Energy and Environmental Design
LID	Low Impact Development
LOS	Level of Service
MSA	Metropolitan Statistical Area
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Protection Act
NRCS	Natural Resources Conservation Services
OFW	Outstanding Florida Waters
OLW	Outstanding Lake Waters
PUD	Planned Unit Development

RPC	Regional Planning Council
SCORP	Statewide Comprehensive Outdoor Recreation Plan
SJRWMD	St. John's River Water Management District
SPZ	Springshed Protection Zone
SWFWMD	Southwest Florida Water Management District
SWIM	Surface Water Improvement Management
TMDL	Total Maximum Daily Load
TDR	Transfer of Development Right
USEPA	US Environmental Protection Agency
USFWS	US Fish & Wildlife Service
USGS	US Geological Survey
WAVA	Wekiva Aquifer Vulnerability
WMD	Water Management District
WPPA	Wekiva Parkway and Protection Act
WRPA	Wekiva River Protection Area
WSA	Wekiva Study Area

CHAPTER XI: MAP SERIES

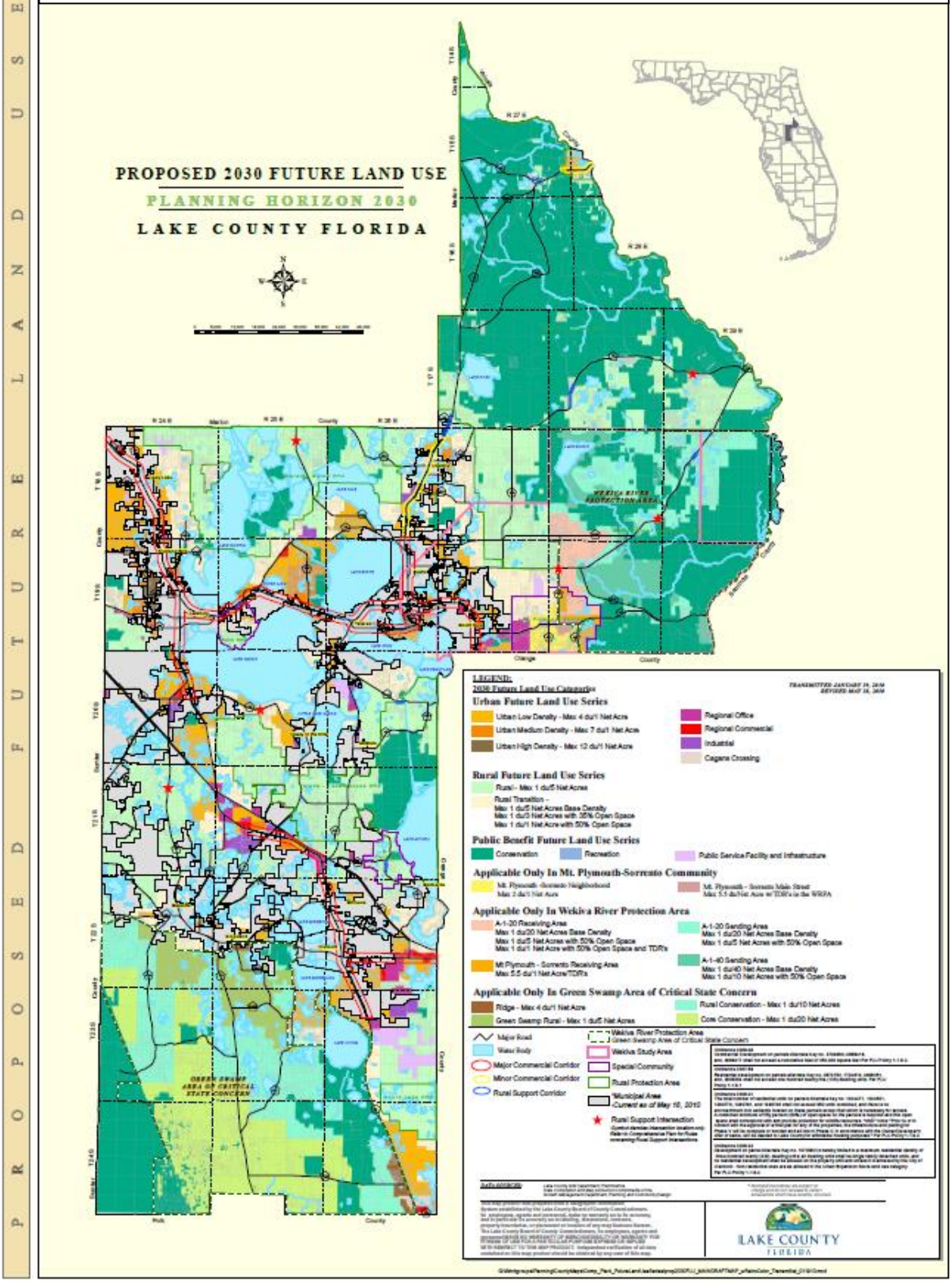
PLANNING HORIZON 2030

FUTURE LAND USE

MAP SERIES

Exhibit	Title
1	Future Land Use Map
2	Road Transportation Network
3	Rivers and Lakes, (100-Year Flood Plain)
4	General Soils (Soils Classification)
5	Adopted Joint Planning Areas
6	Floridan Aquifer Recharge Map/Permitted Public Potable Water Wells
7	Green House Gas Map
8	Public and Private Conservation Lands
9	Wetlands (Wetlands Classification Map)
10	Military Operations Areas
11	Trails Master Plan
12	Wekiva River Protection Area-Wekiva Study Area Most Effective Recharge
13	Wekiva Study Area Sensitive Habitat
14	Wekiva Study Area-Wekiva River Protection Area Karst Features
15	Wekiva Study Area-Wekiva River Protection Area Relative Aquifer Vulnerability
16	Wekiva Study Area-Wekiva River Protection Area Springs Land Cover
17	Wekiva Study Area-Wekiva River Protection Area Wetlands
18	Active Public Supply Consumptive Use Permit and Wellhead Protection Areas
19	Outstanding Florida Waters and Outstanding Lake Waters

Future Land Use Map Series - Exhibit #1



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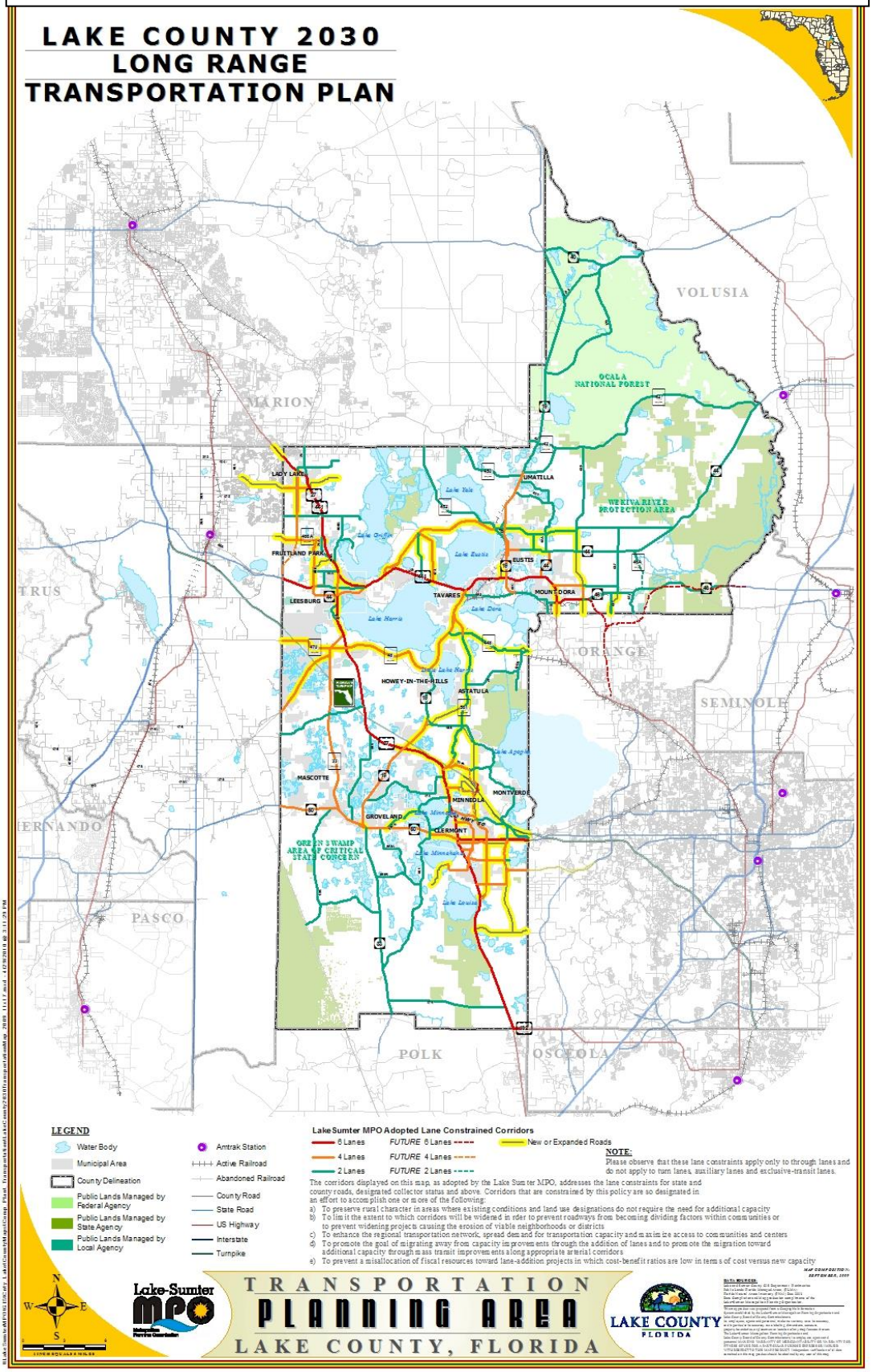

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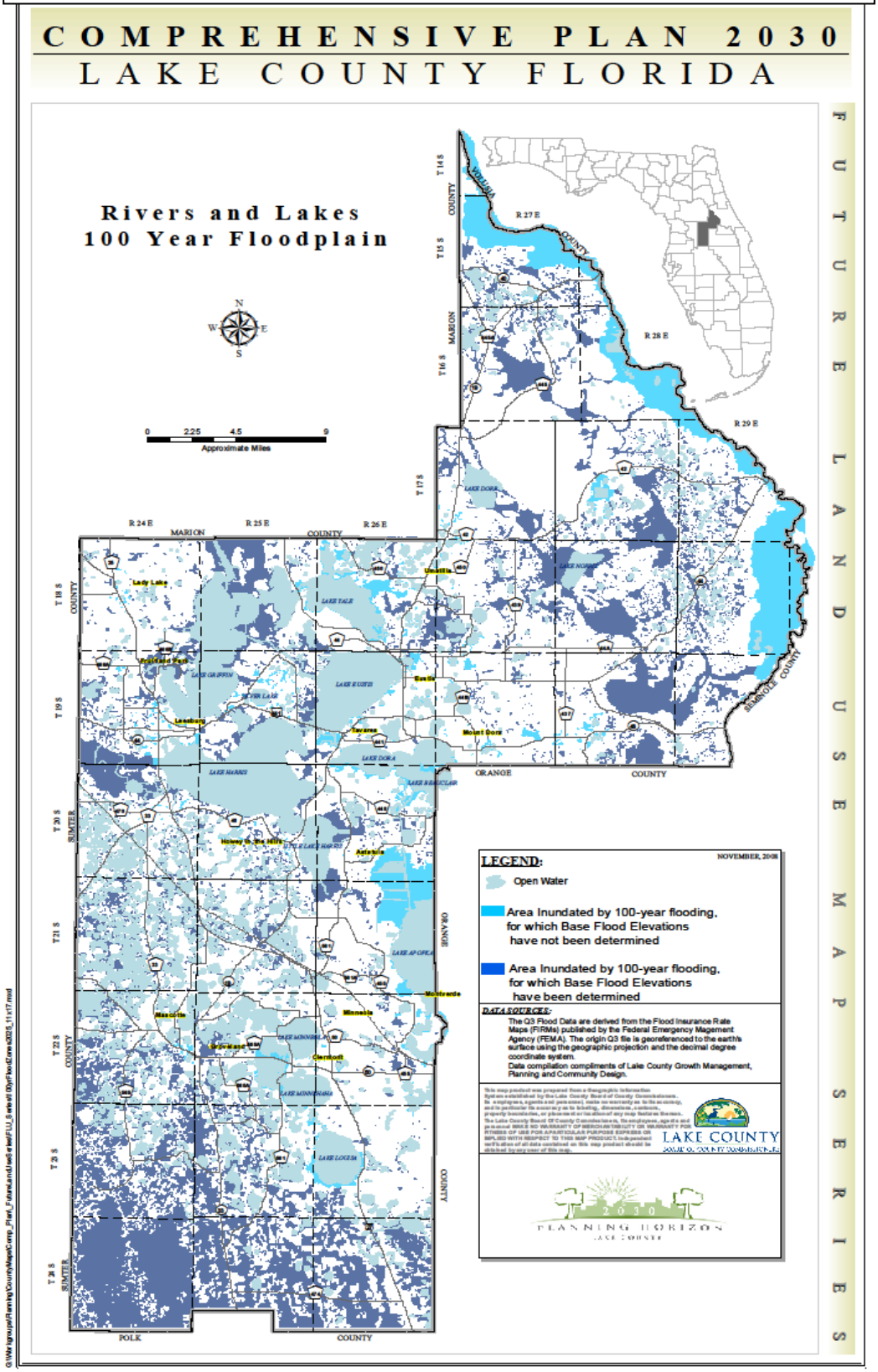

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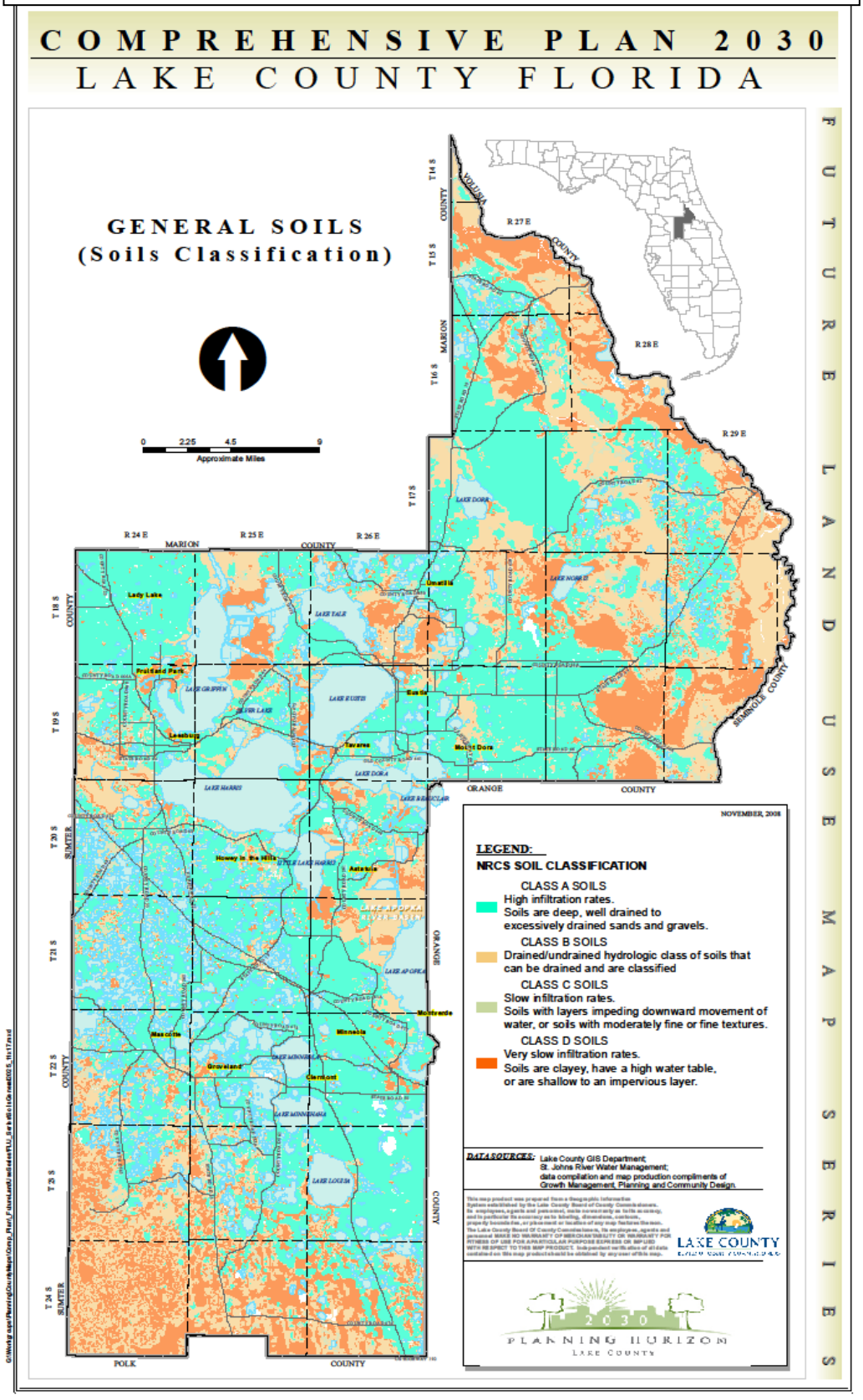

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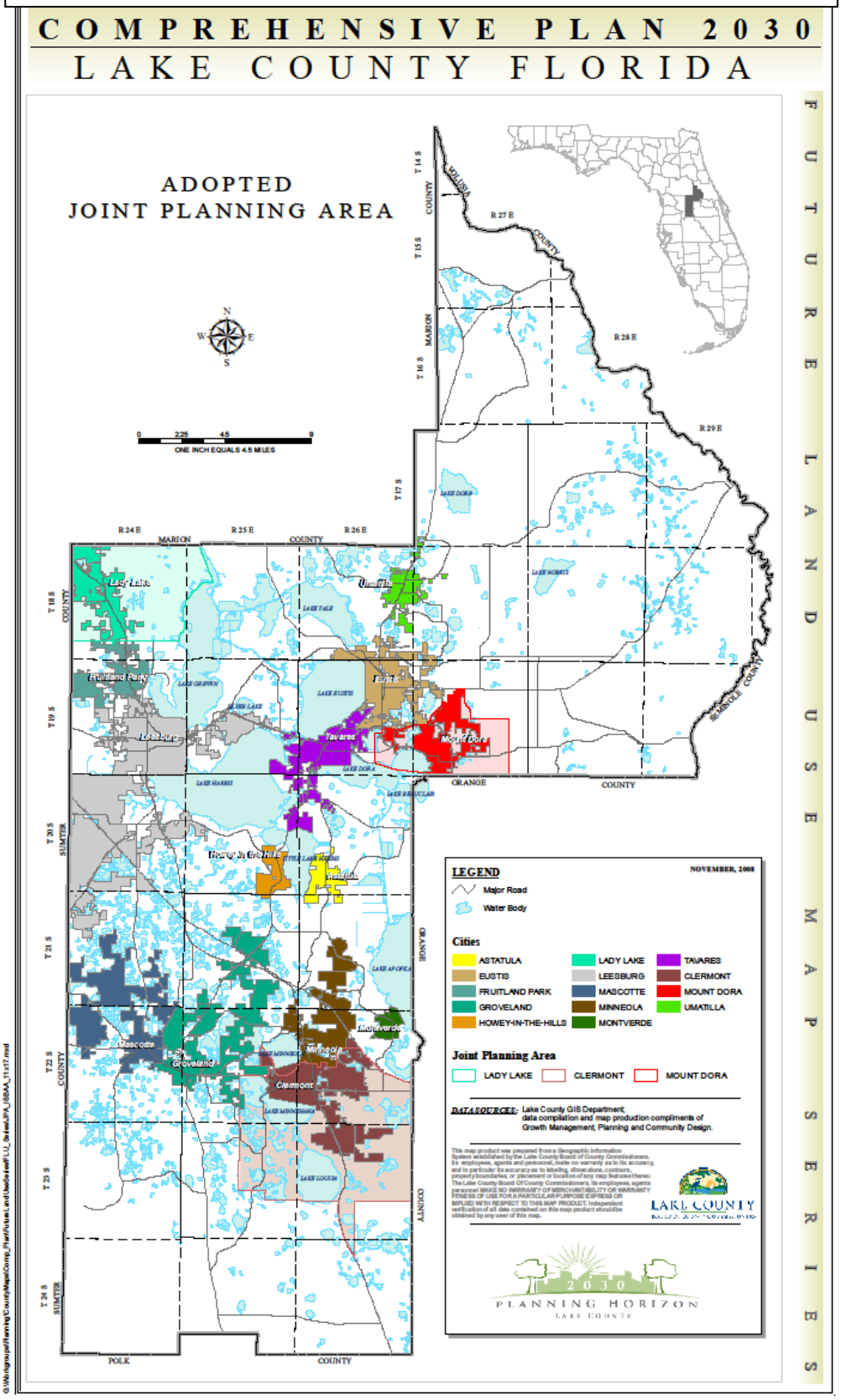

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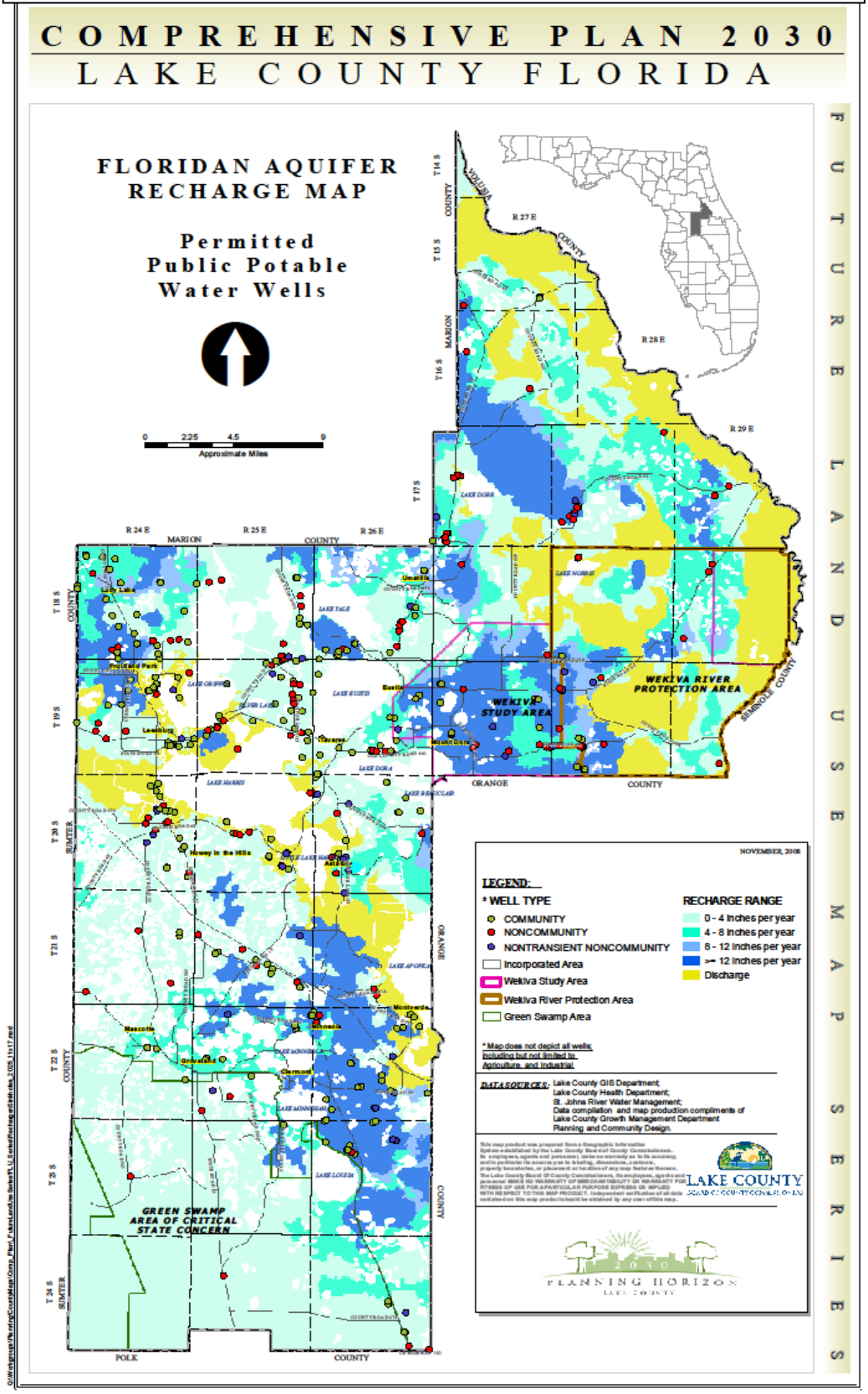

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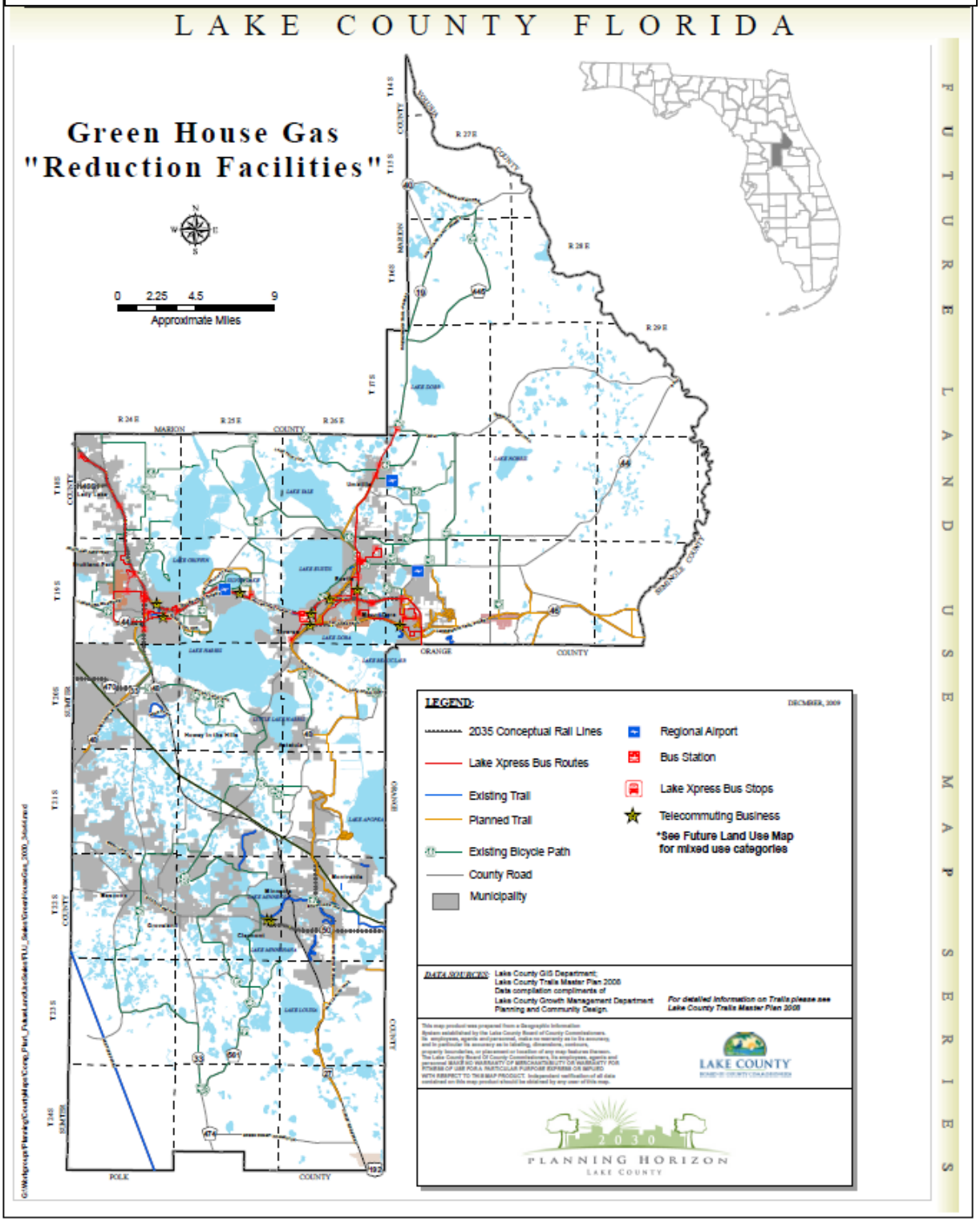

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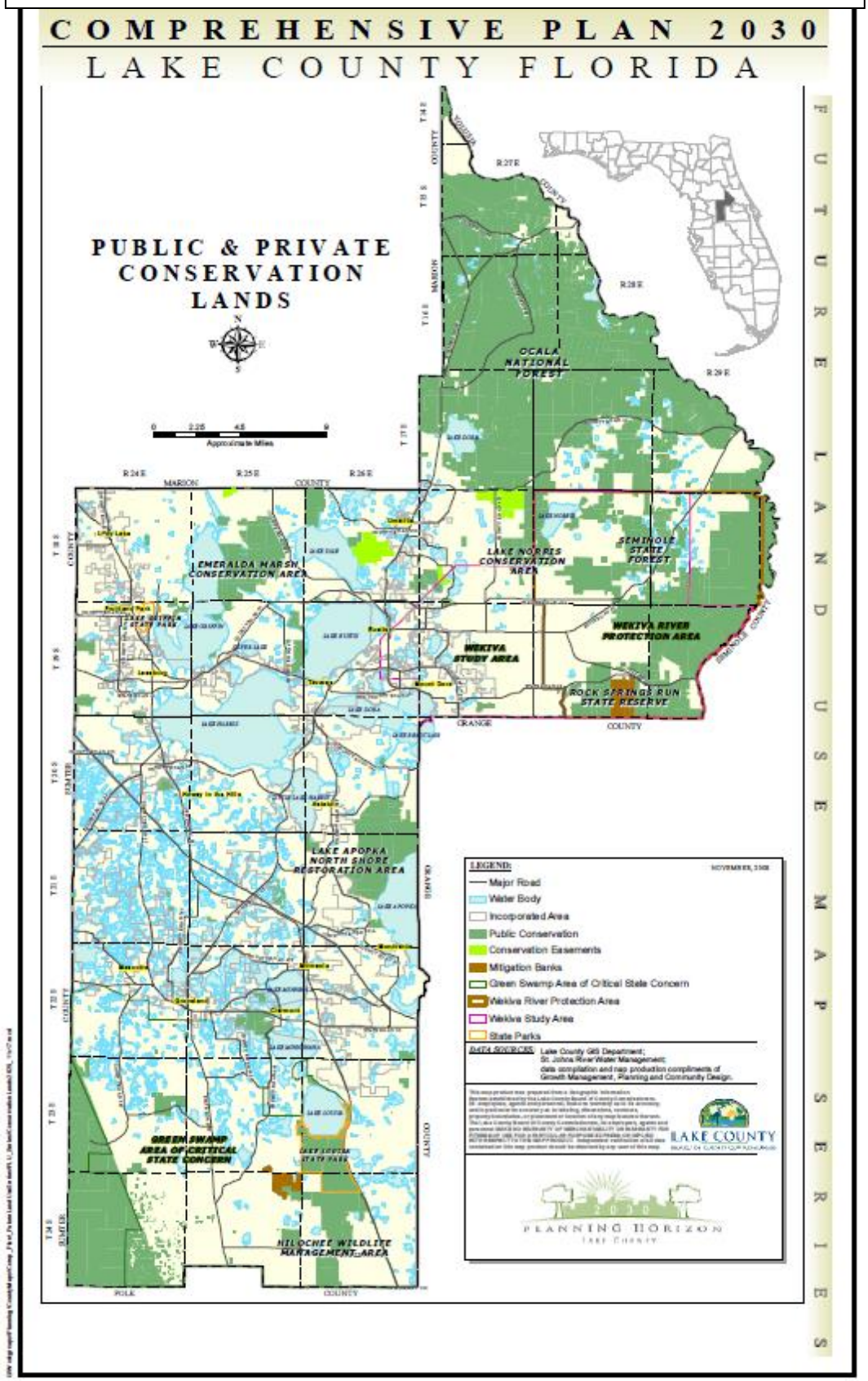
Future Land Use Map Series - Exhibit #8



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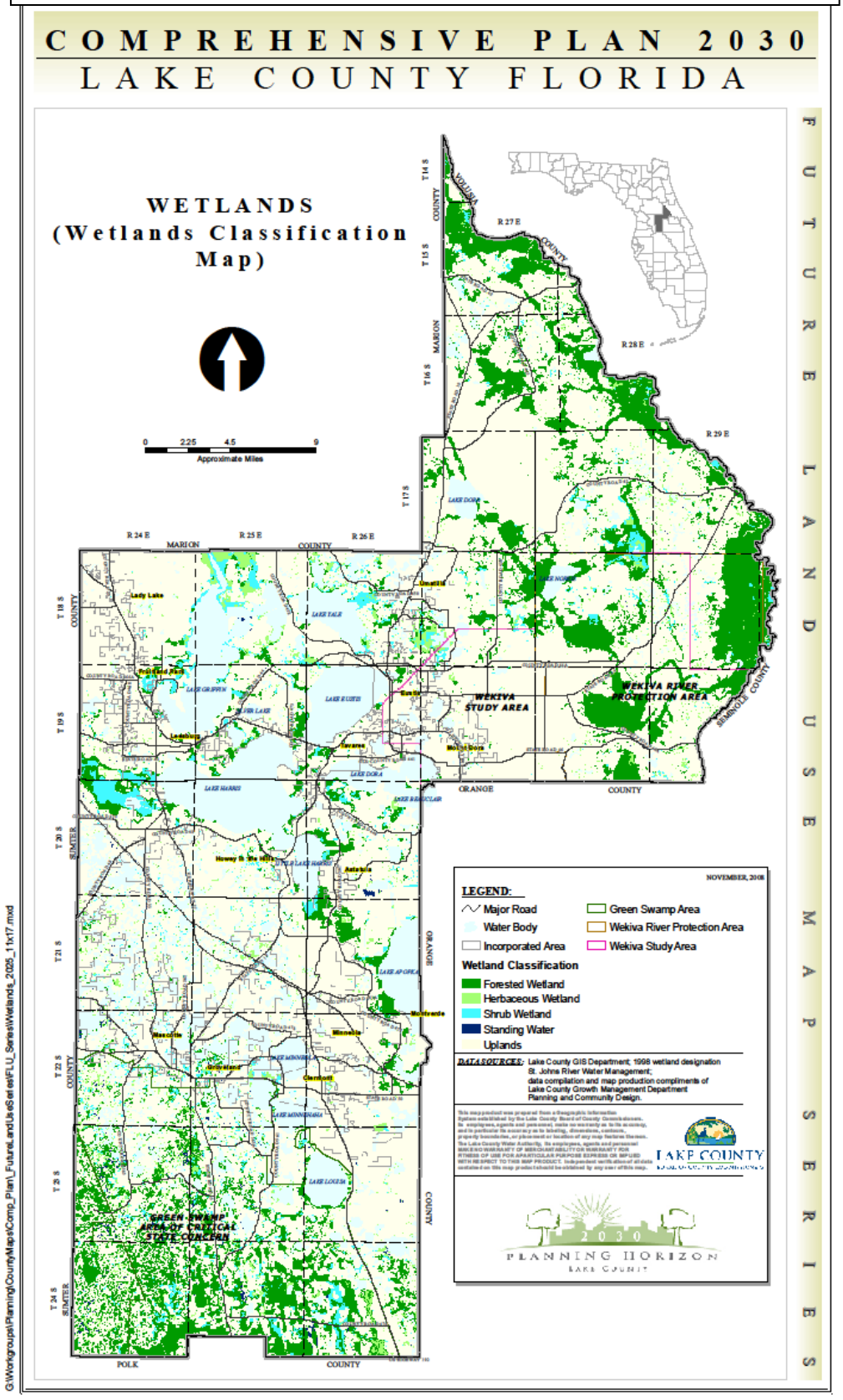
Future Land Use Map Series - Exhibit #9



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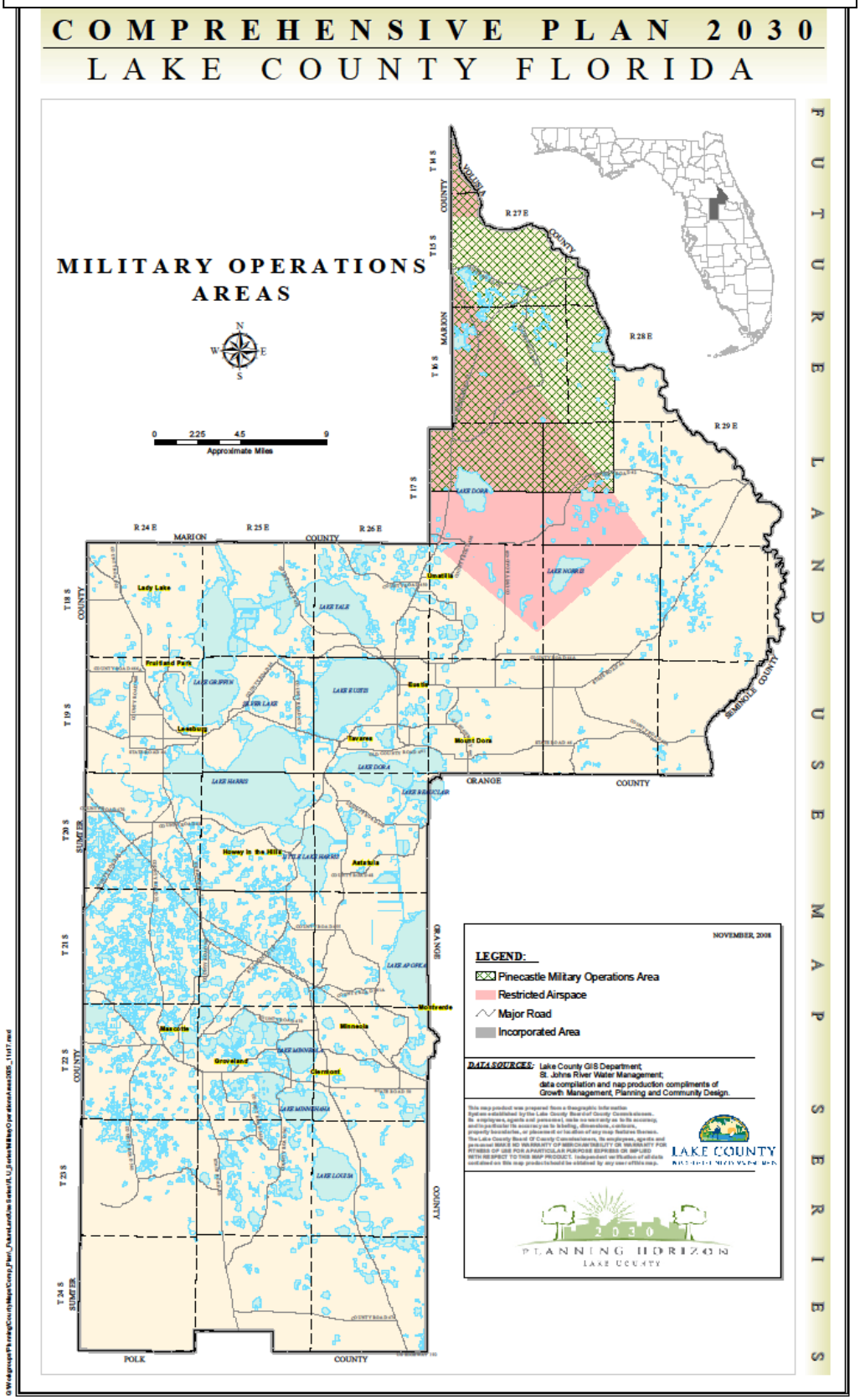

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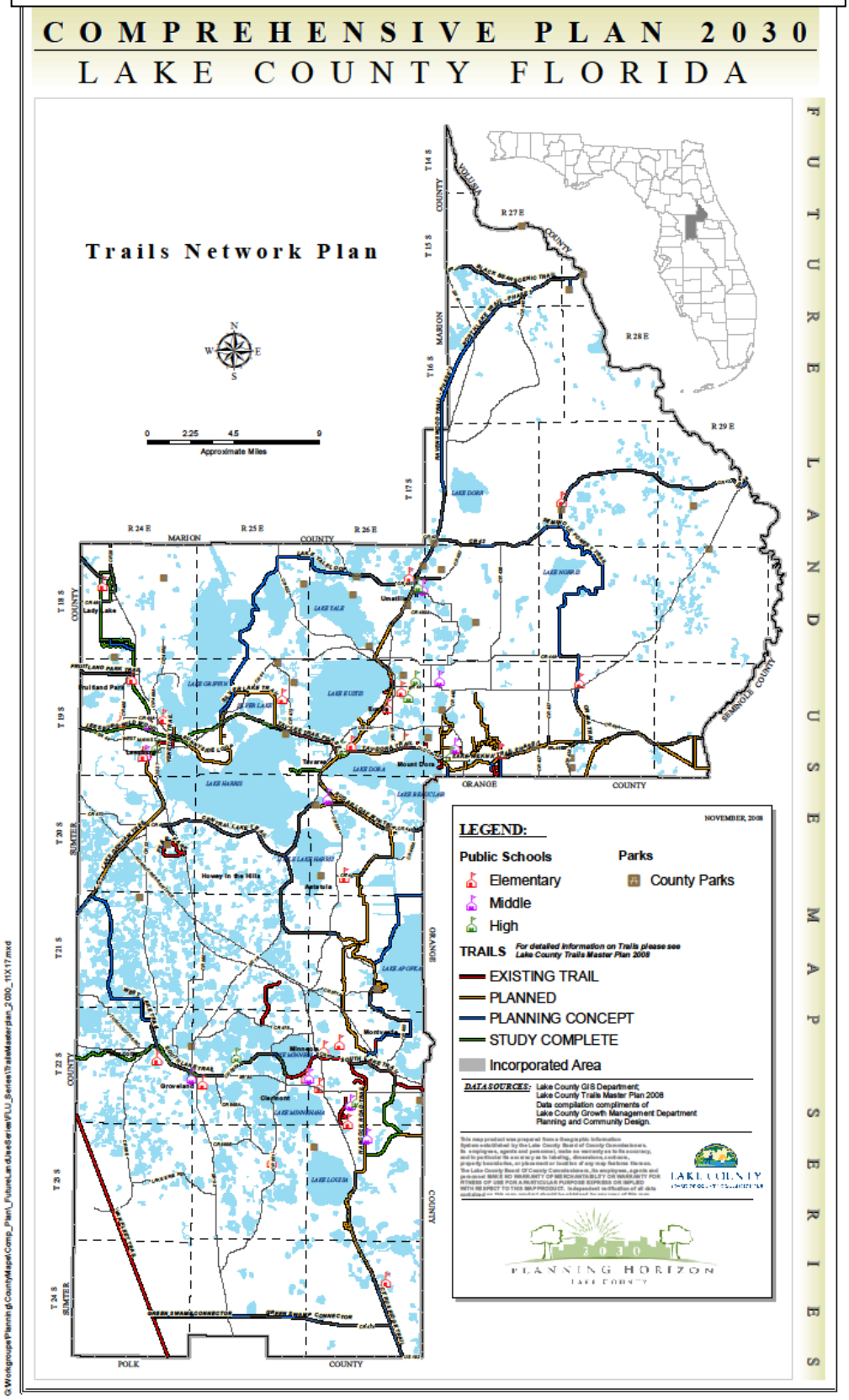
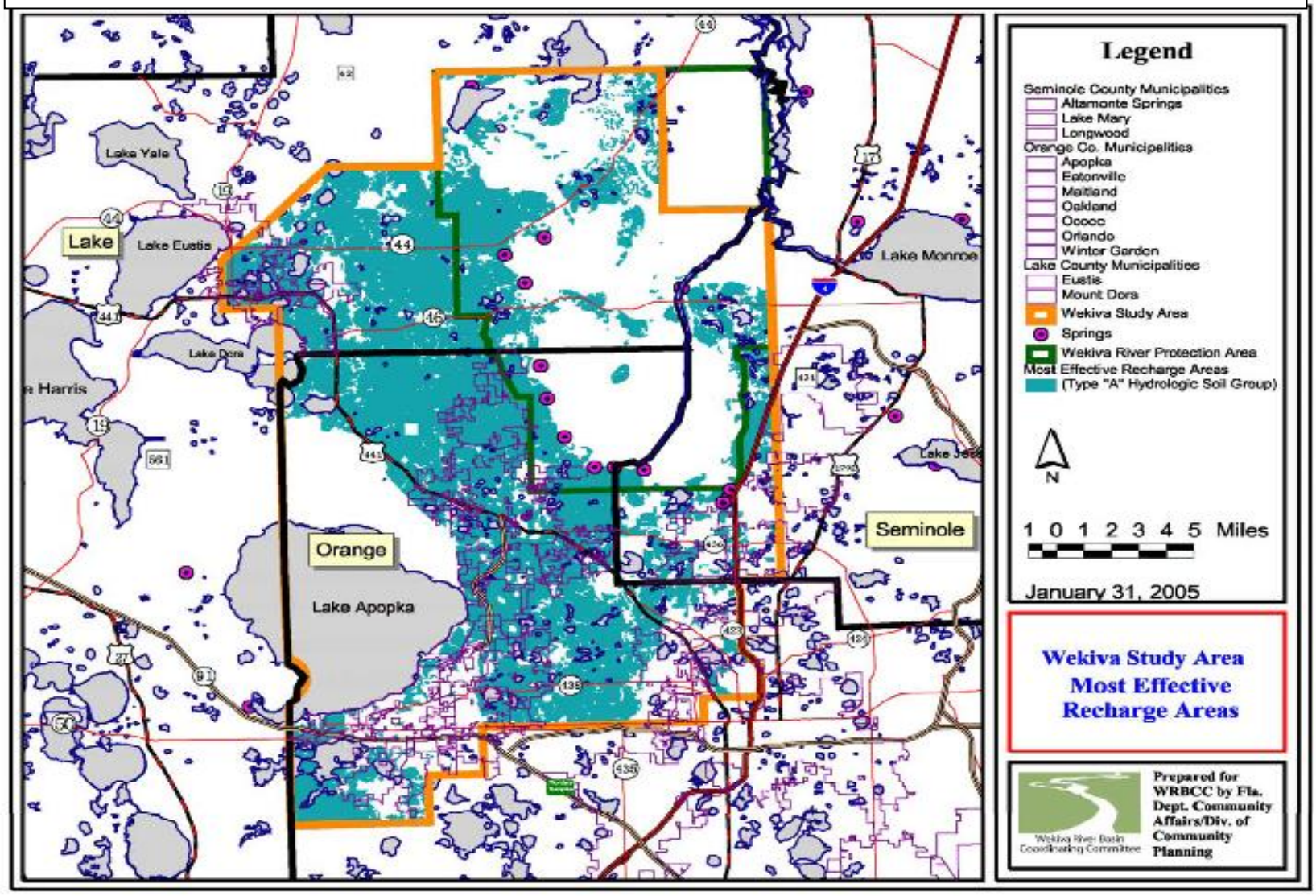
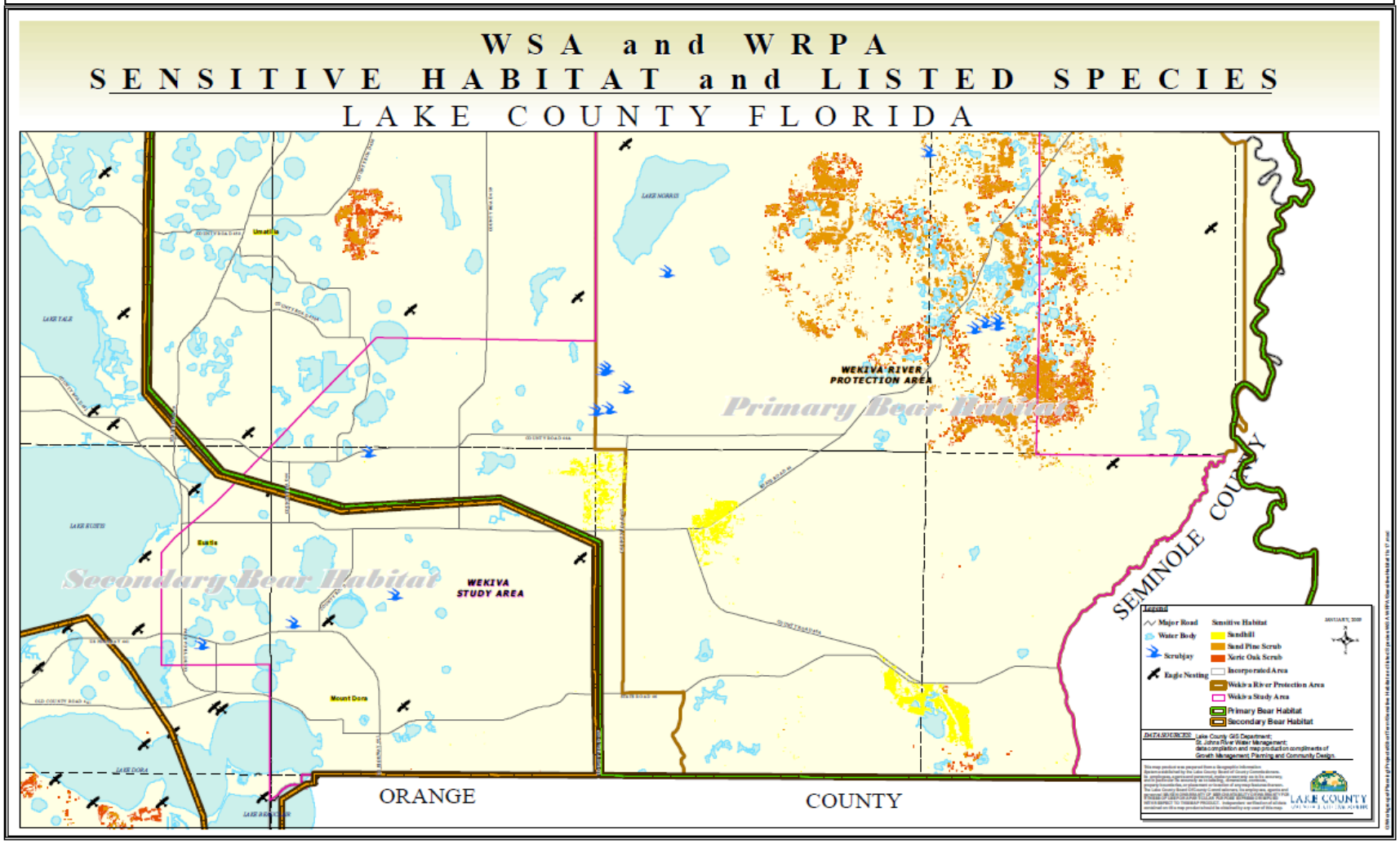


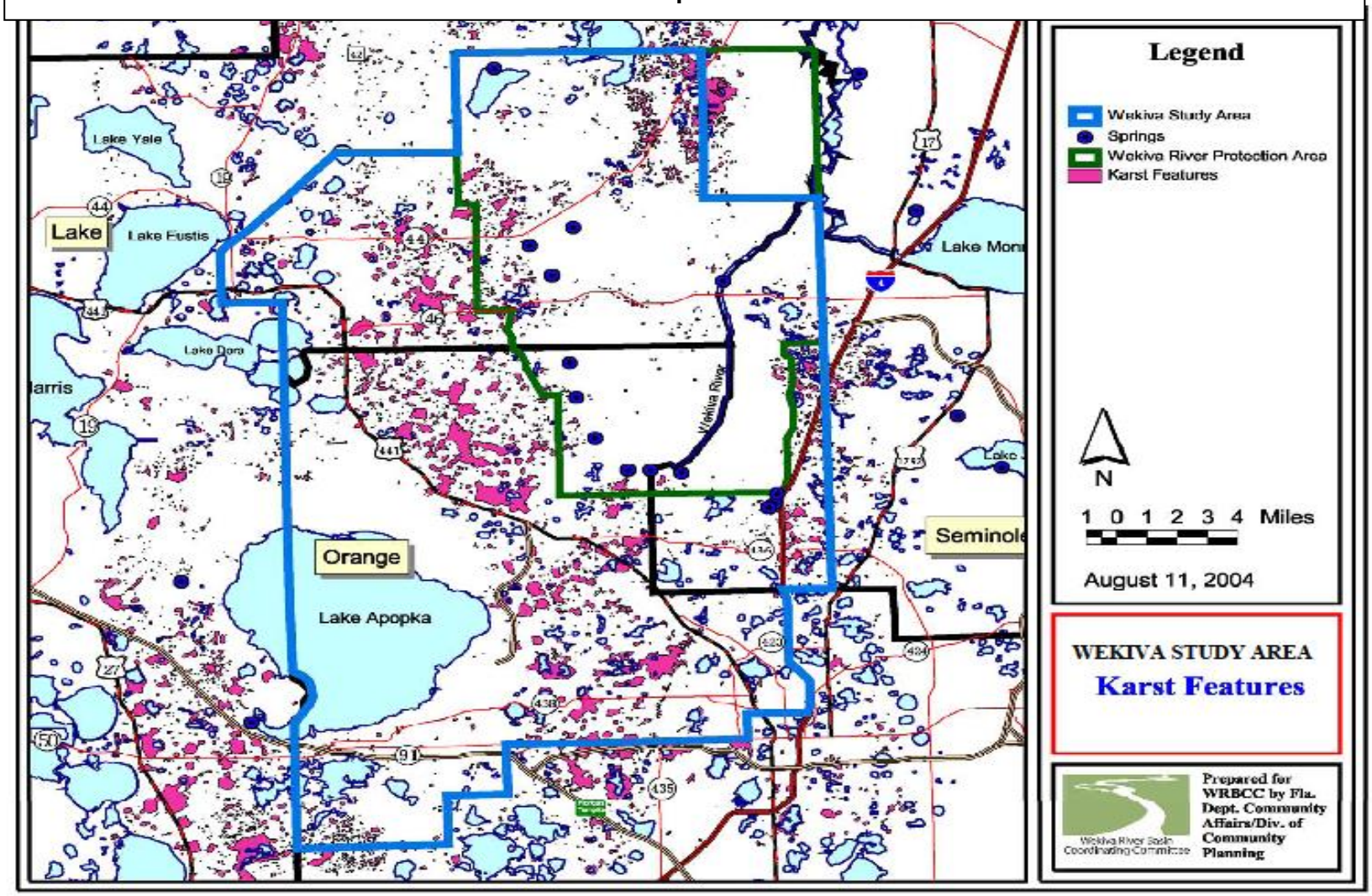
Future Land Use Map Series - Exhibit #12



Future Land Use Map Series - Exhibit #13

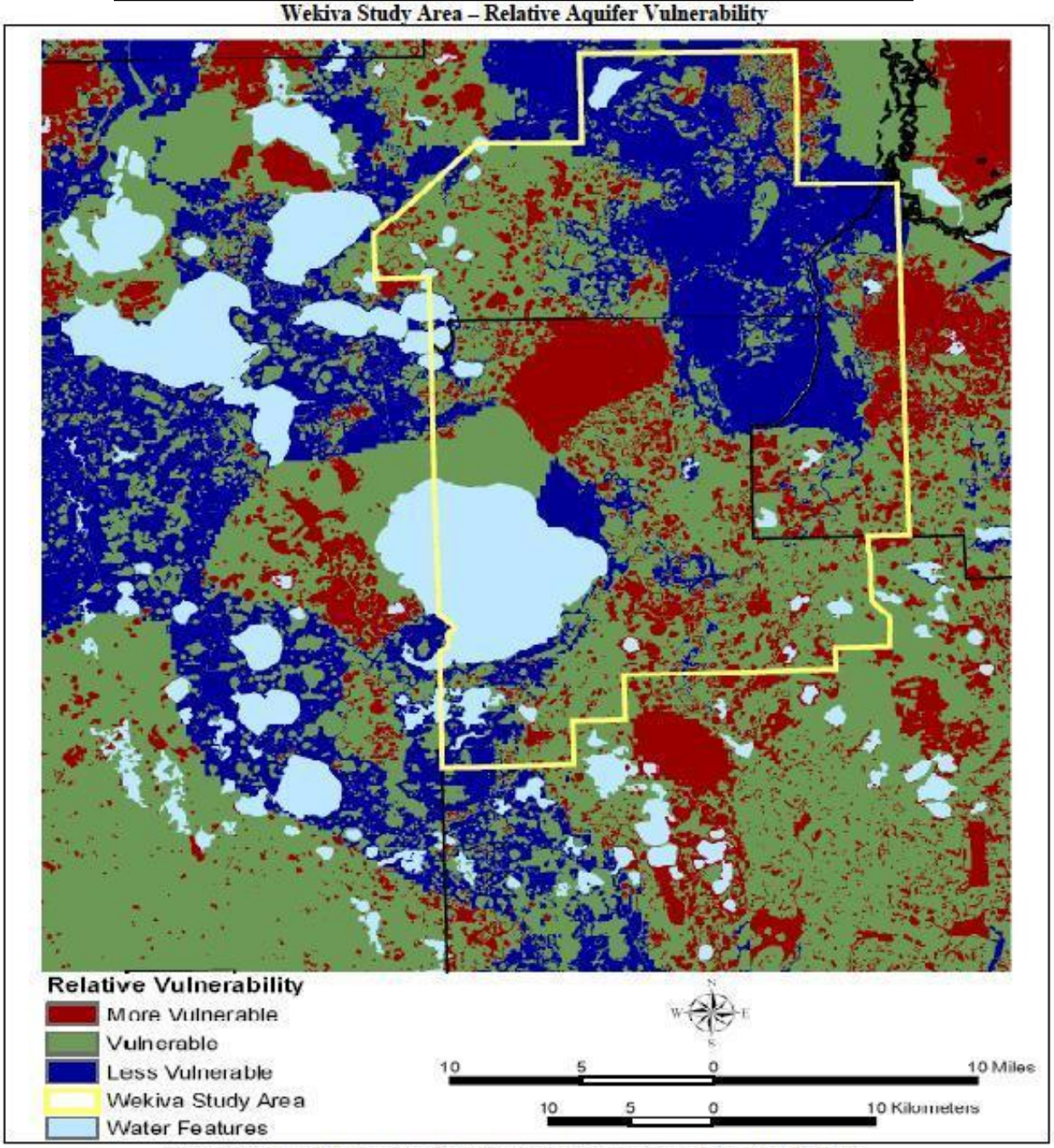


Future Land Use Map Series - Exhibit #14



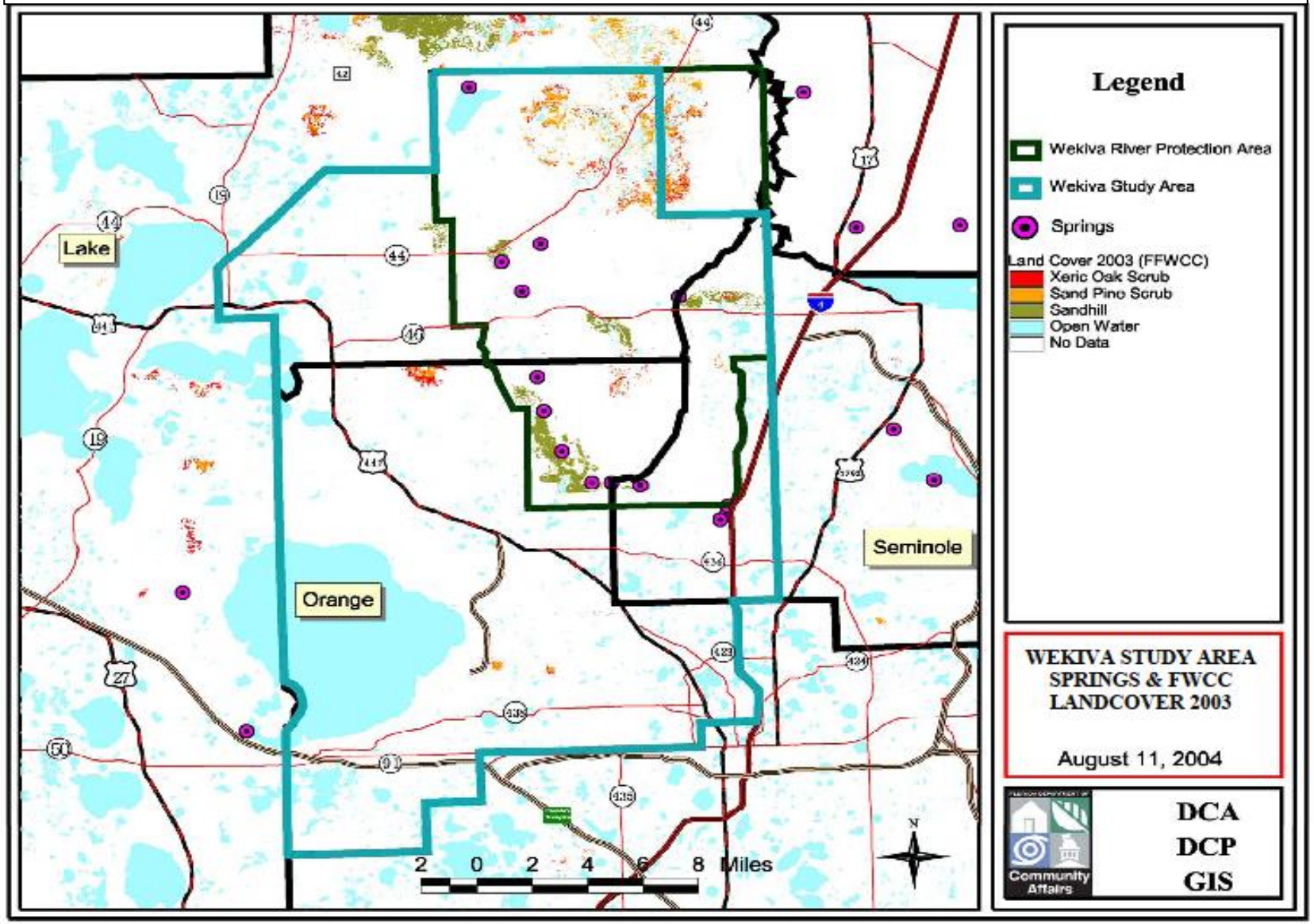
Future Land Use Map Series - Exhibit #15

Wekiva Study Area – Relative Aquifer Vulnerability

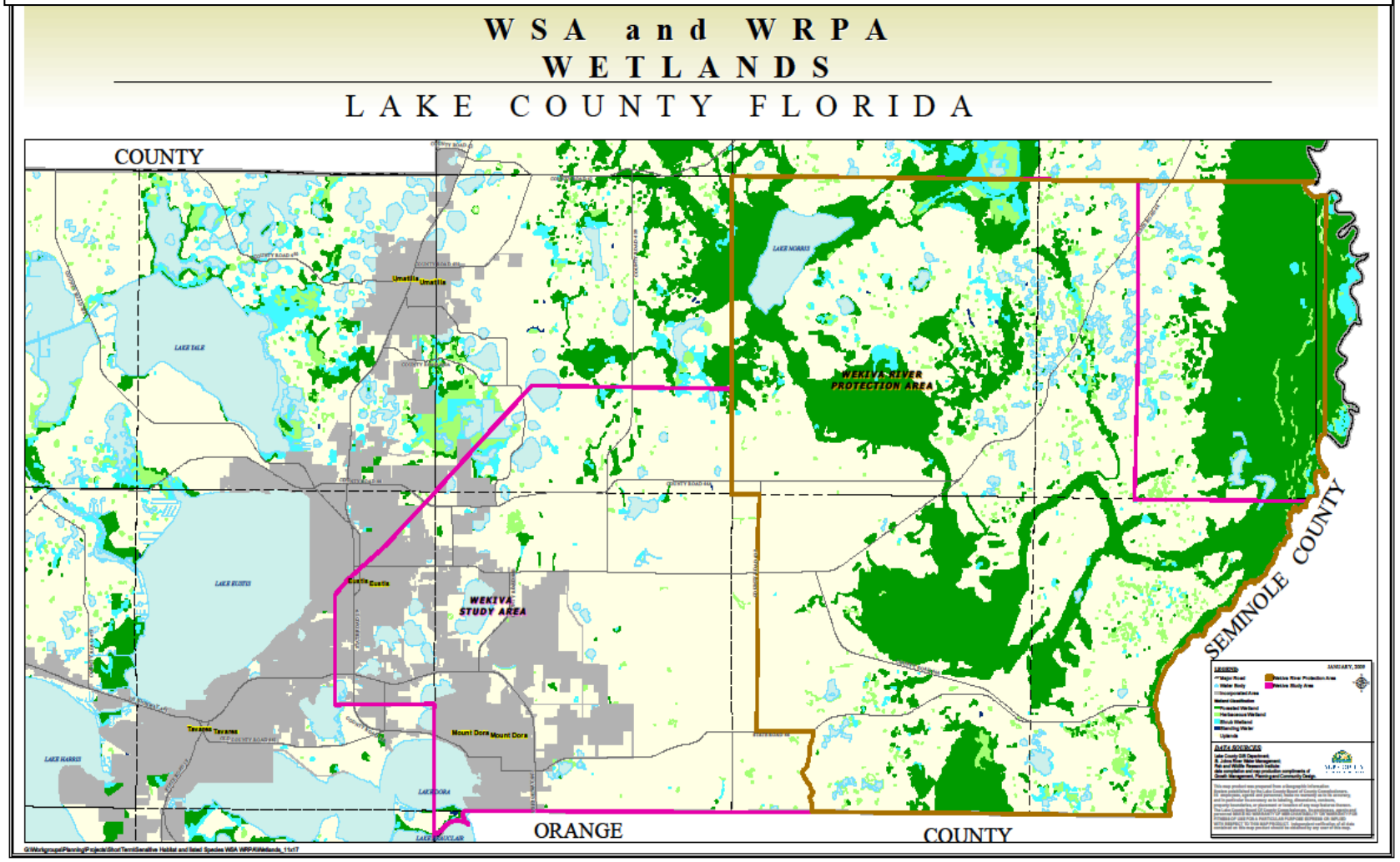


Relative Vulnerability of the Floridan Aquifer System predicted by WAVA (Florida Geological Survey, Report of Investigation 104, p.23)

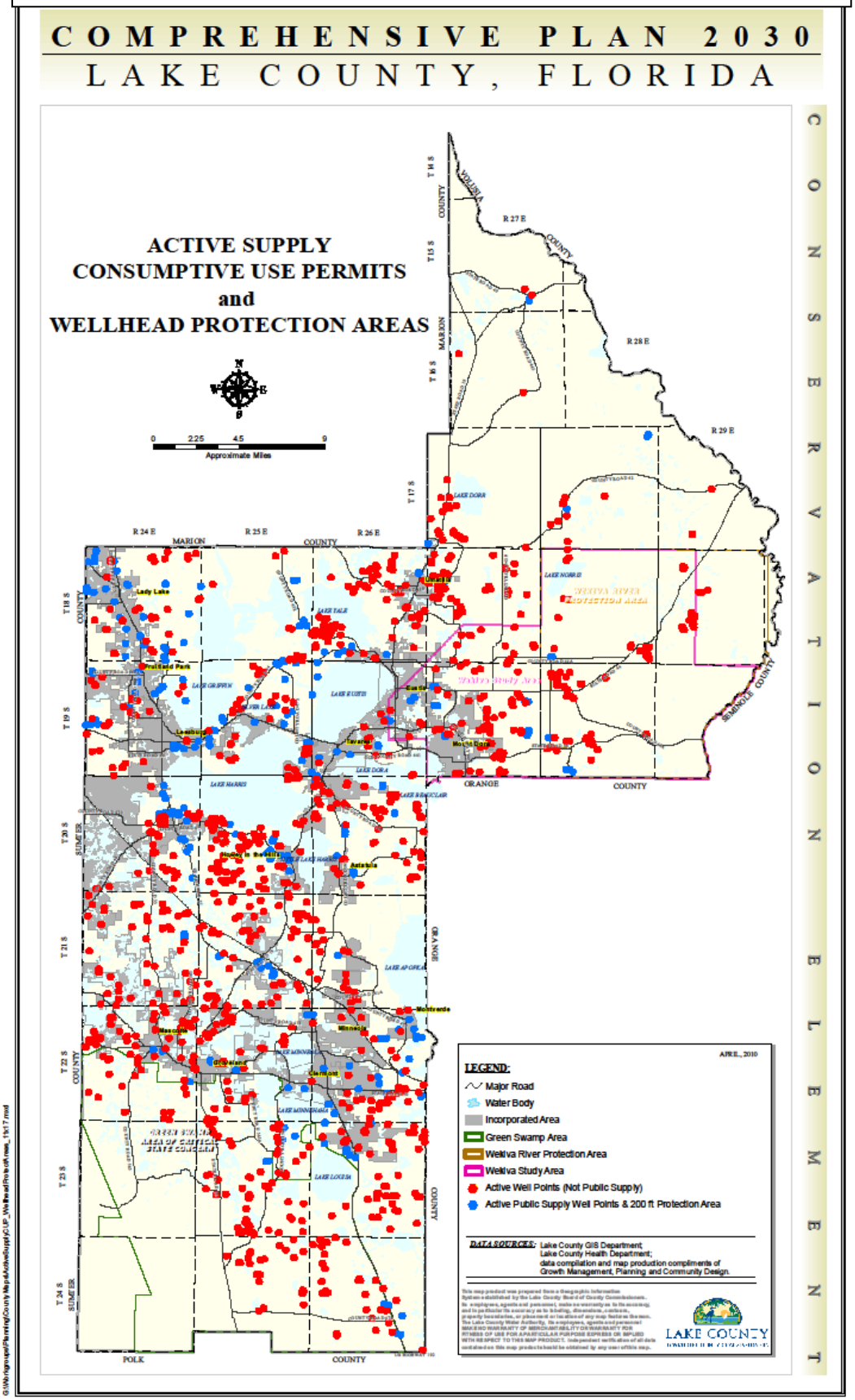
Future Land Use Map Series - Exhibit #16



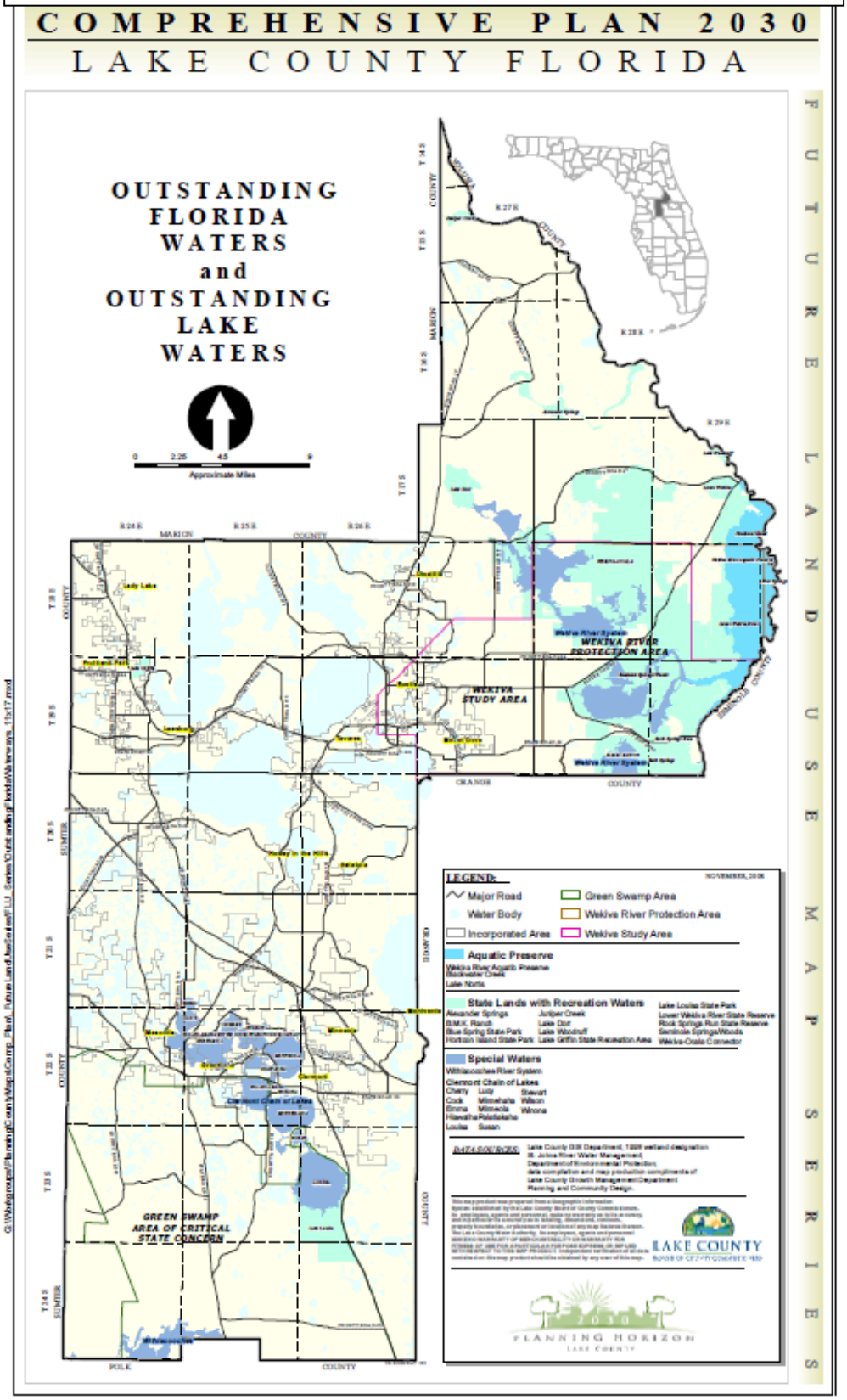
Future Land Use Map Series - Exhibit #17



Future Land Use Map Series - Exhibit #18



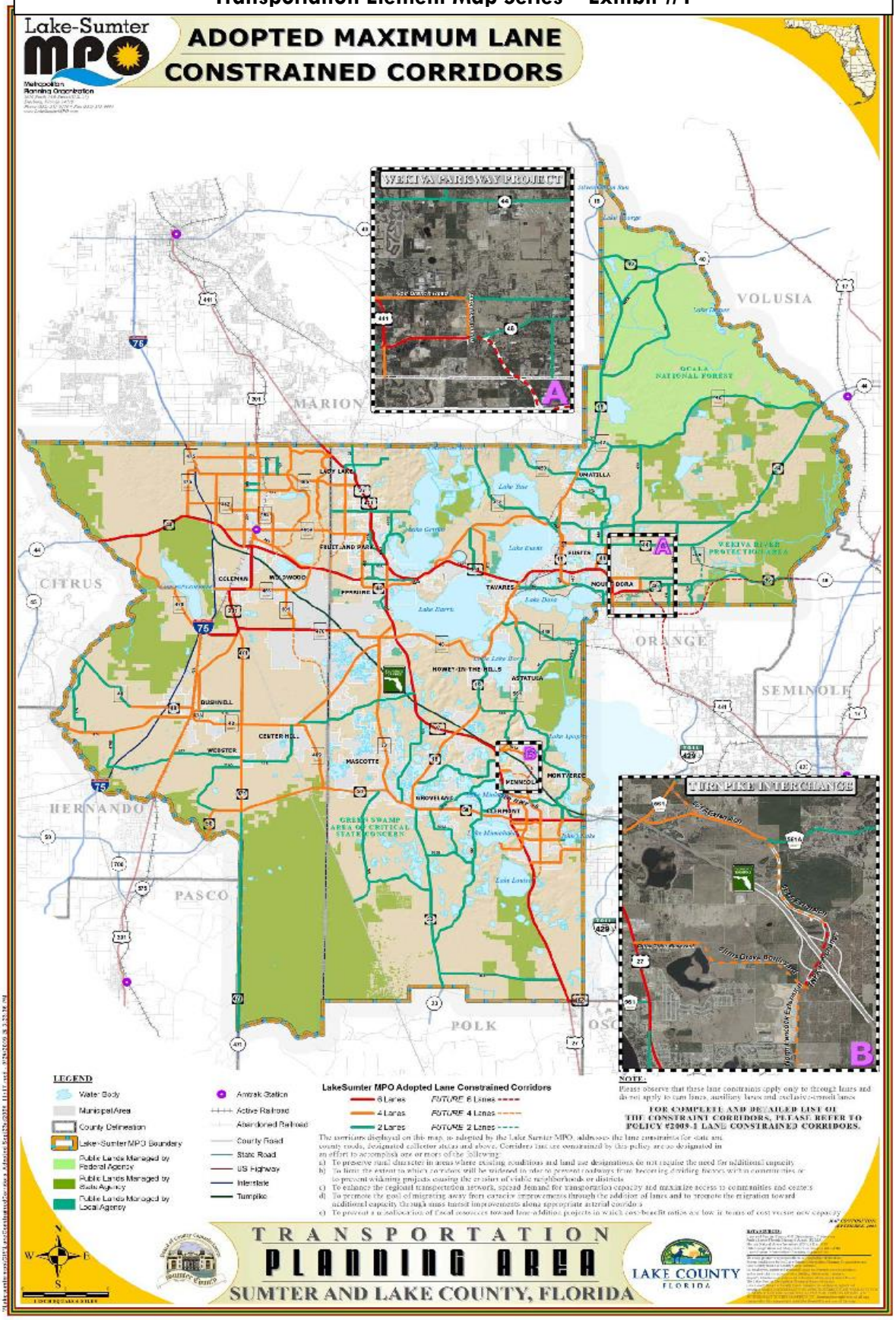
Future Land Use Map Series - Exhibit #19



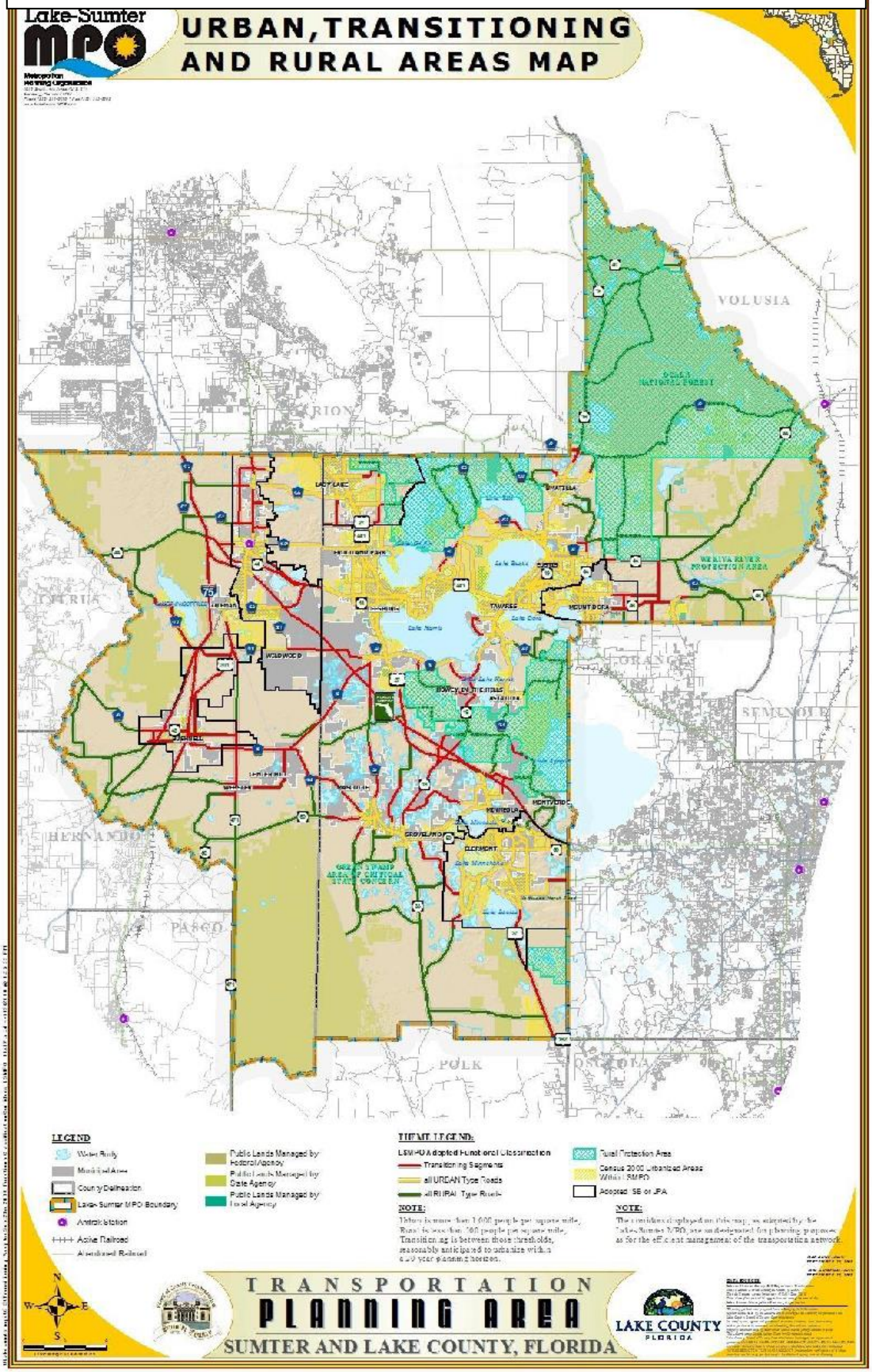
Transportation Element
Map Series

Exhibit	Title
1	Maximum Lane Constrained Corridors Map
2	Urban, Transitioning and Rural Areas Map
3	Lynx Existing Transit Service Map
4	Parking Garages, Park & Ride Facilities, Lakexpress & Lynx Transit Service Map
5	Transportation Facilities Map, Page 1 of 4
6	Transportation Facilities Map, Page 2 of 4
7	Transportation Facilities Map, Page 3 of 4
8	Transportation Facilities Map, Page 4 of 4
9	Evacuation Routes Map
10	Adopted Standard Level of Service Map
11	Roadway Network Base Map

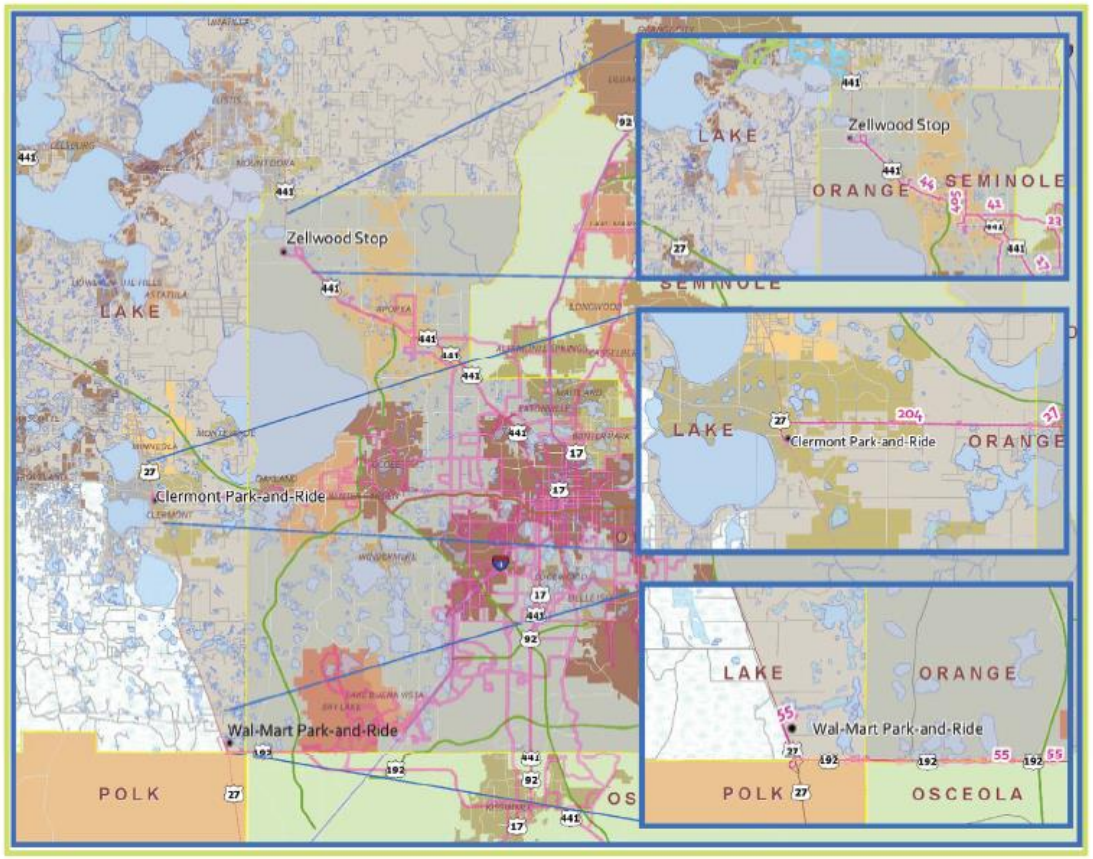
Transportation Element Map Series – Exhibit #1



Transportation Element Map Series - Exhibit #2



Transportation Element Map Series – Exhibit #3



LYNX EXISTING TRANSIT SERVICES

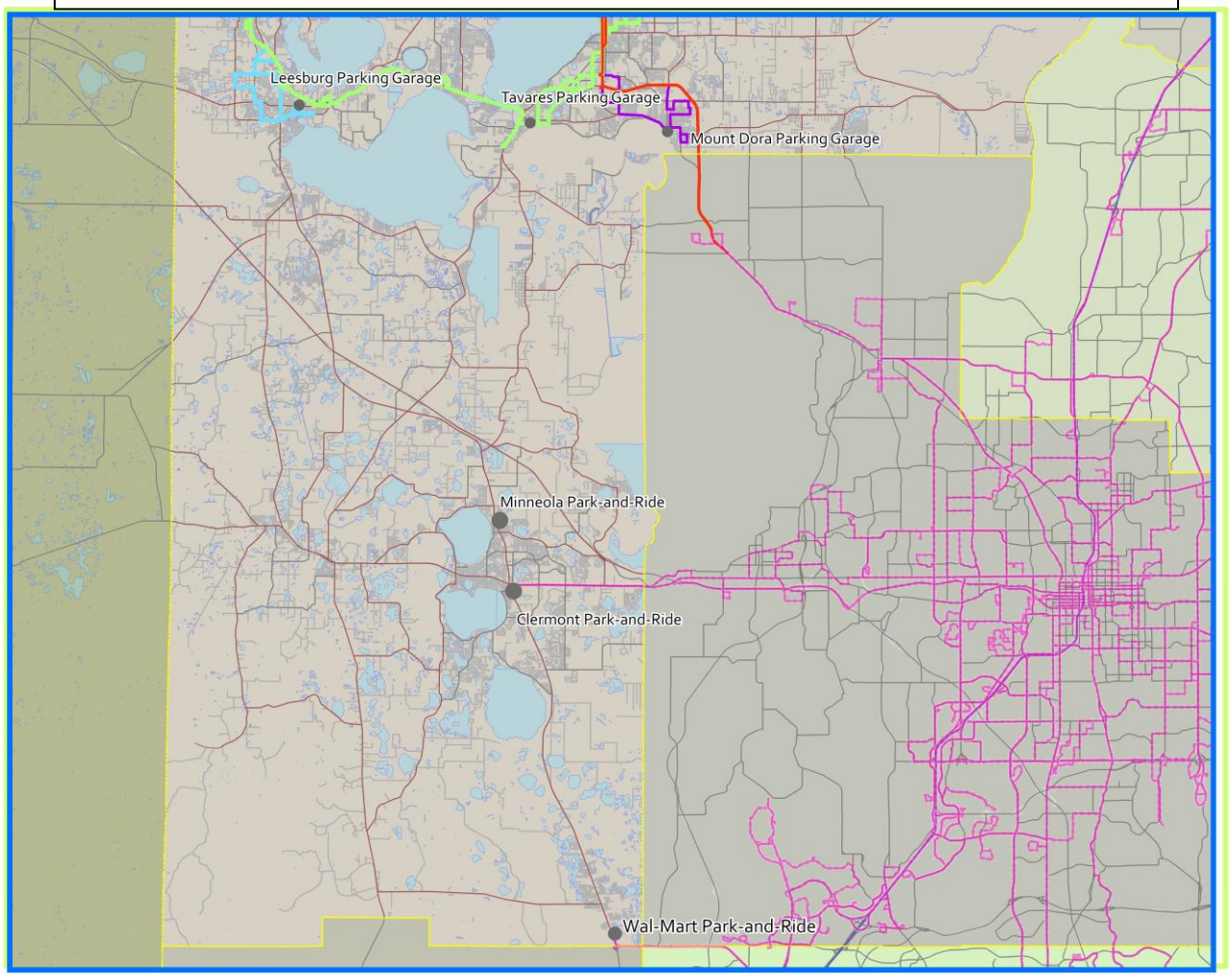
Legend:

LYNX Existing Transit Services

- County Boundaries
- LYNX Fixed Route Service
- Interstate
- Toll Roads
- US Highways
- Water Bodies

Figure 8-3: LYNX Existing Transit Services
(Links affecting Lake County)

Transportation Element Map Series – Exhibit #4



Lake-Sumter MPO

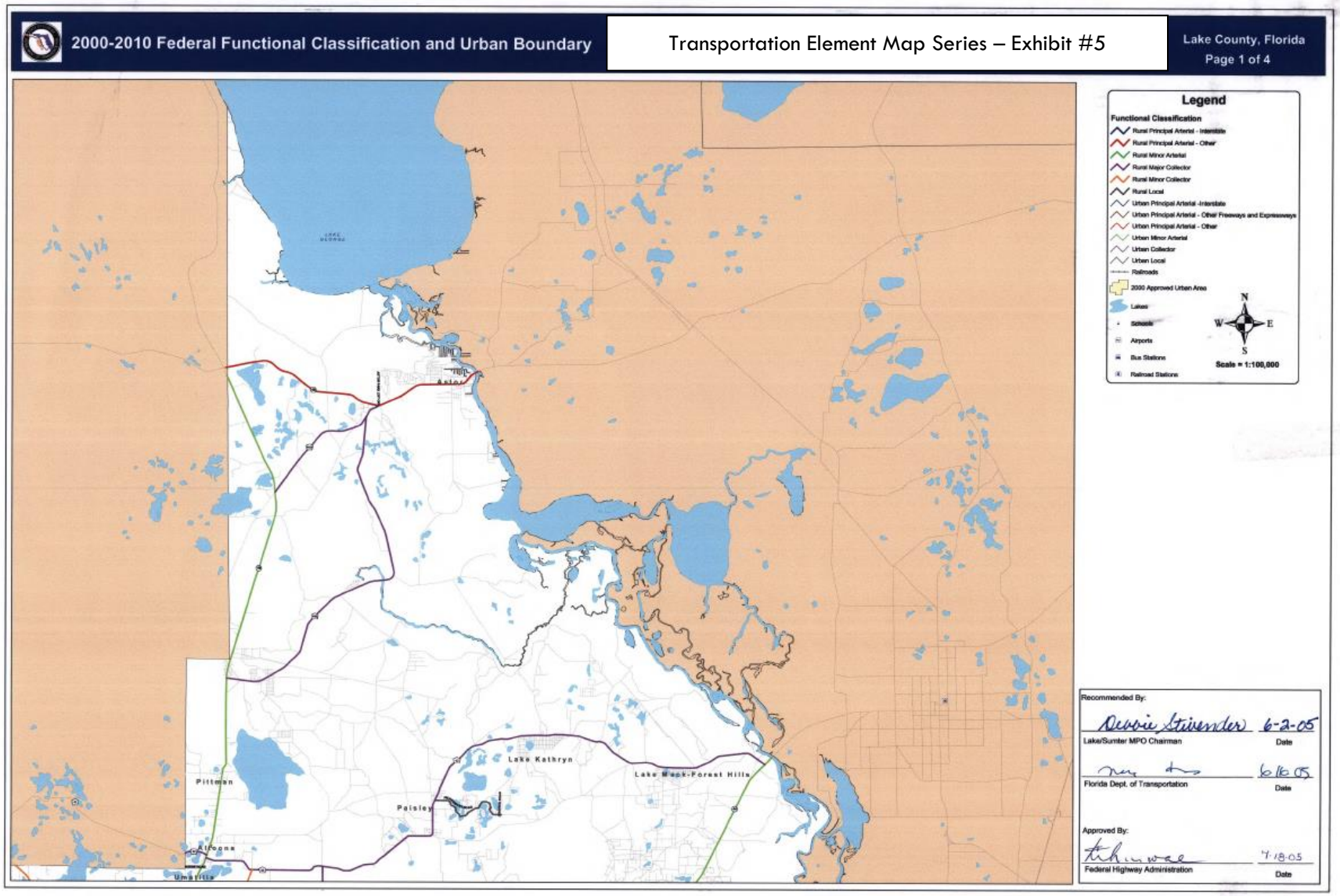
LAKE COUNTY
DEPARTMENT OF COMMUNITY SERVICES
Public Transportation Division

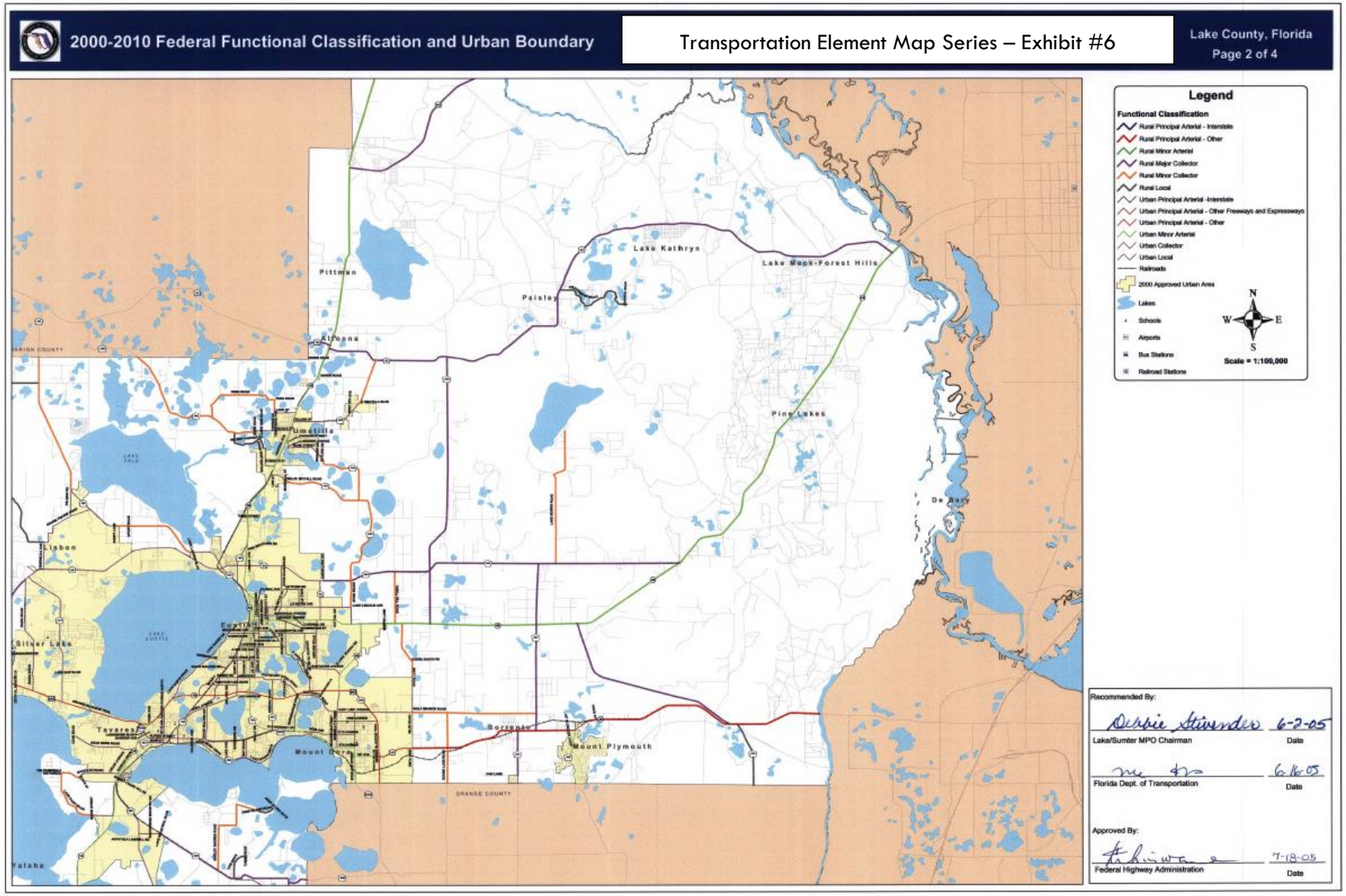
PARKING GARAGES
PARK & RIDE FACILITES
LAKEXPRESS & LYNX
TRANSIT SERVICES

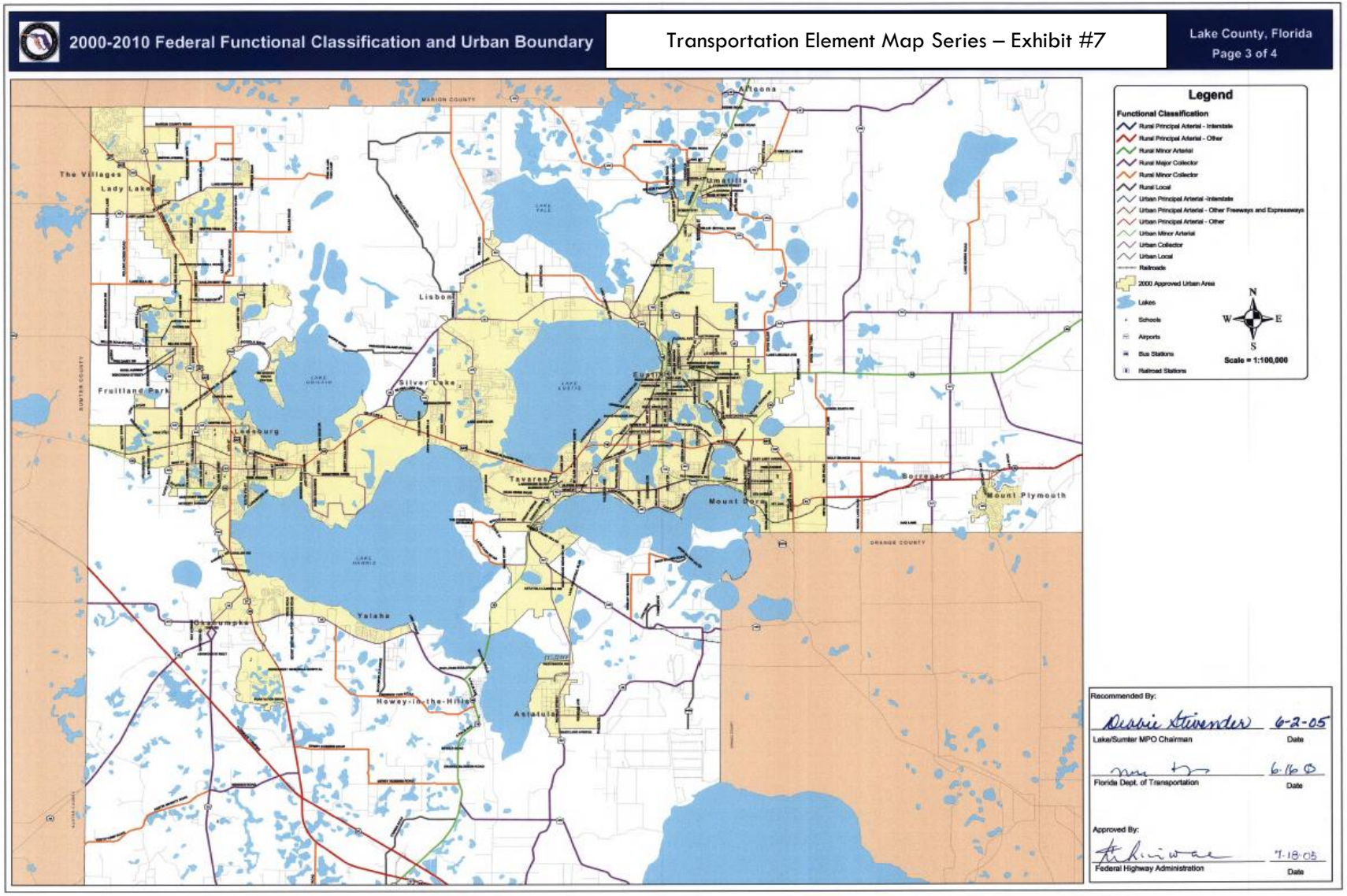
N

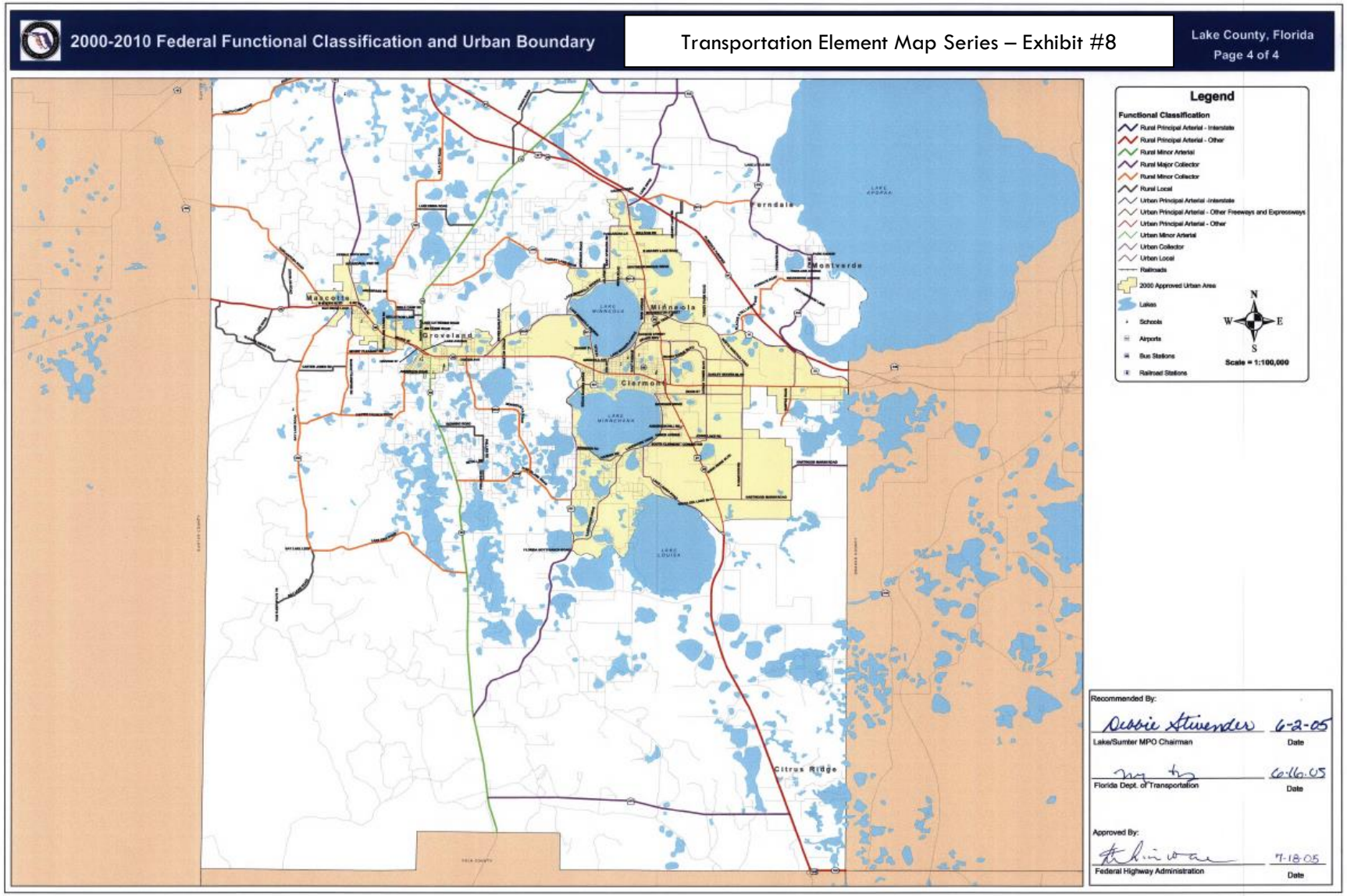
PARKING GARAGES
PARK & RIDE FACILITES
LAKEXPRESS & LYNX
TRANSIT SERVICES

- **LYNX Fixed Route Service**
- LakeXpress Cross-County Connector
- LakeXpress Leesburg Circulator
- LakeXpress Mount Dora Circulator
- LakeXpress Altoona to Zellwood

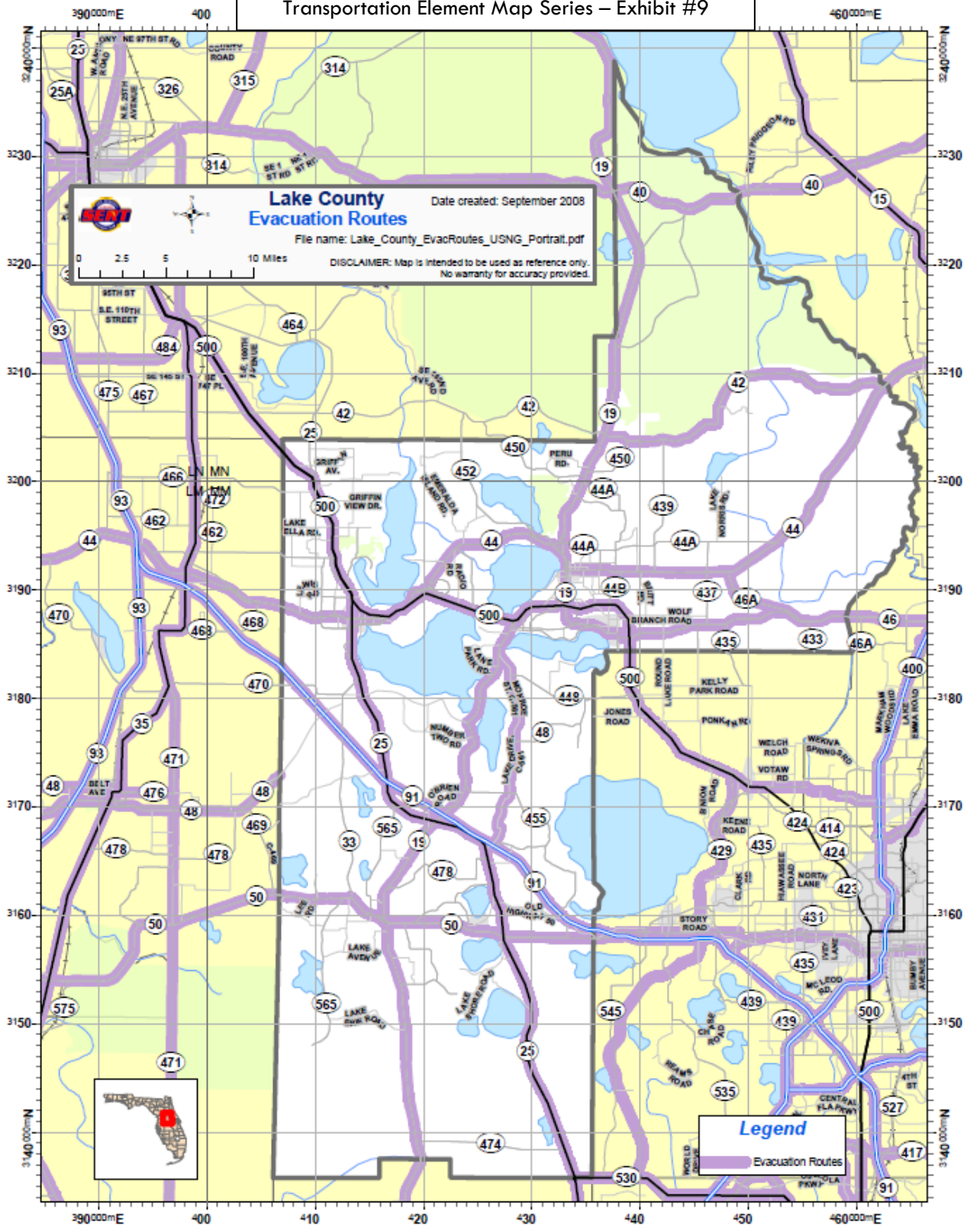

2000-2010 Federal Functional Classification and Urban Boundary
Transportation Element Map Series – Exhibit #5
Lake County, Florida
Page 1 of 4
Legend
Functional Classification
Rural Principal Arterial - Interstate
Rural Principal Arterial - Other
Rural Minor Arterial
Rural Major Collector
Rural Minor Collector
Rural Local
Urban Principal Arterial -Interstate
Urban Principal Arterial - Other Freeways and Expressways
Urban Principal Arterial - Other
Urban Minor Arterial
Urban Collector
Urban Local
Railroads
2000 Approved Urban Area
Lakes
Schools
Airports
Bus Stations
Railroad Stations
N
W
E
S
Scale = 1:100,000
Astatula
Pittman
Paisley
Altoona
Umatilla
Lake Kathryn
Lake Mack-Forest Hills
Recommended By:
Dennis Strivender 6-2-05
Lake/Sumter MPO Chairman
Date
6/16/05
Florida Dept. of Transportation
Date
Approved By:
7.18.05
Federal Highway Administration
Date


2000-2010 Federal Functional Classification and Urban Boundary
Transportation Element Map Series – Exhibit #6
Lake County, Florida
Page 2 of 4
Legend
Functional Classification
Rural Principal Arterial - Interstate
Rural Principal Arterial - Other
Rural Minor Arterial
Rural Major Collector
Rural Minor Collector
Rural Local
Urban Principal Arterial -Interstate
Urban Principal Arterial - Other Freeways and Expressways
Urban Principal Arterial - Other
Urban Minor Arterial
Urban Collector
Urban Local
Railroads
2000 Approved Urban Area
Lakes
Schools
Airports
Bus Stations
Railroad Stations
N
W
E
S
Scale = 1:100,000
Pittman
Paisley
Lake Kathryn
Lake Mack-Forest Hills
Altoona
Umatilla
Pine Lakes
De Bary
Lisbon
Silver Lake
Tavares
Mount Dora
Borrego
Mount Plymouth
ORANGE COUNTY
Yalaha
Recommended By:
Debbie Stivender 6-2-05
Lake/Sumter MPO Chairman
Date
6/16/05
Florida Dept. of Transportation
Date
Approved By:
7-18-05
Federal Highway Administration
Date

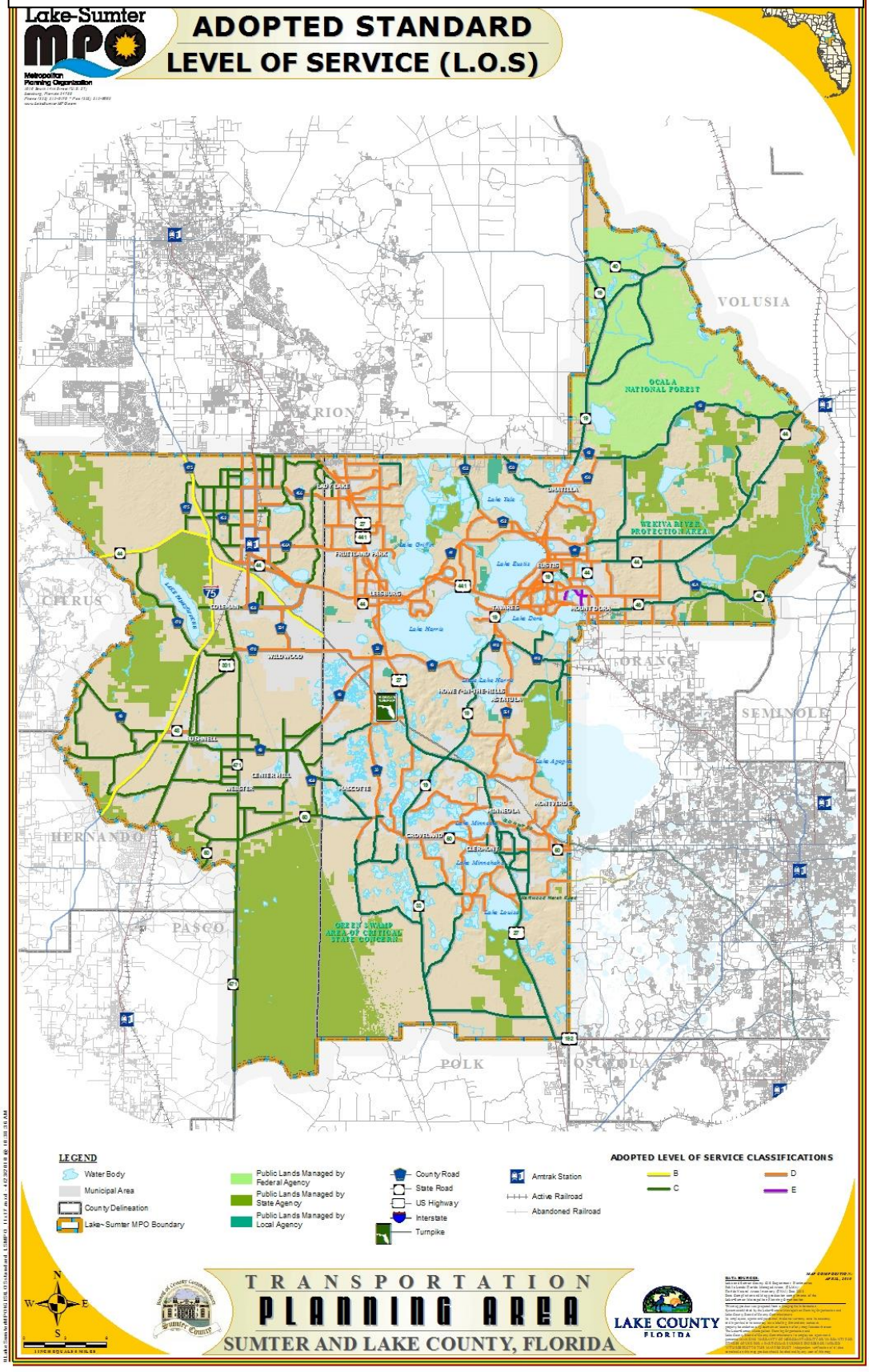
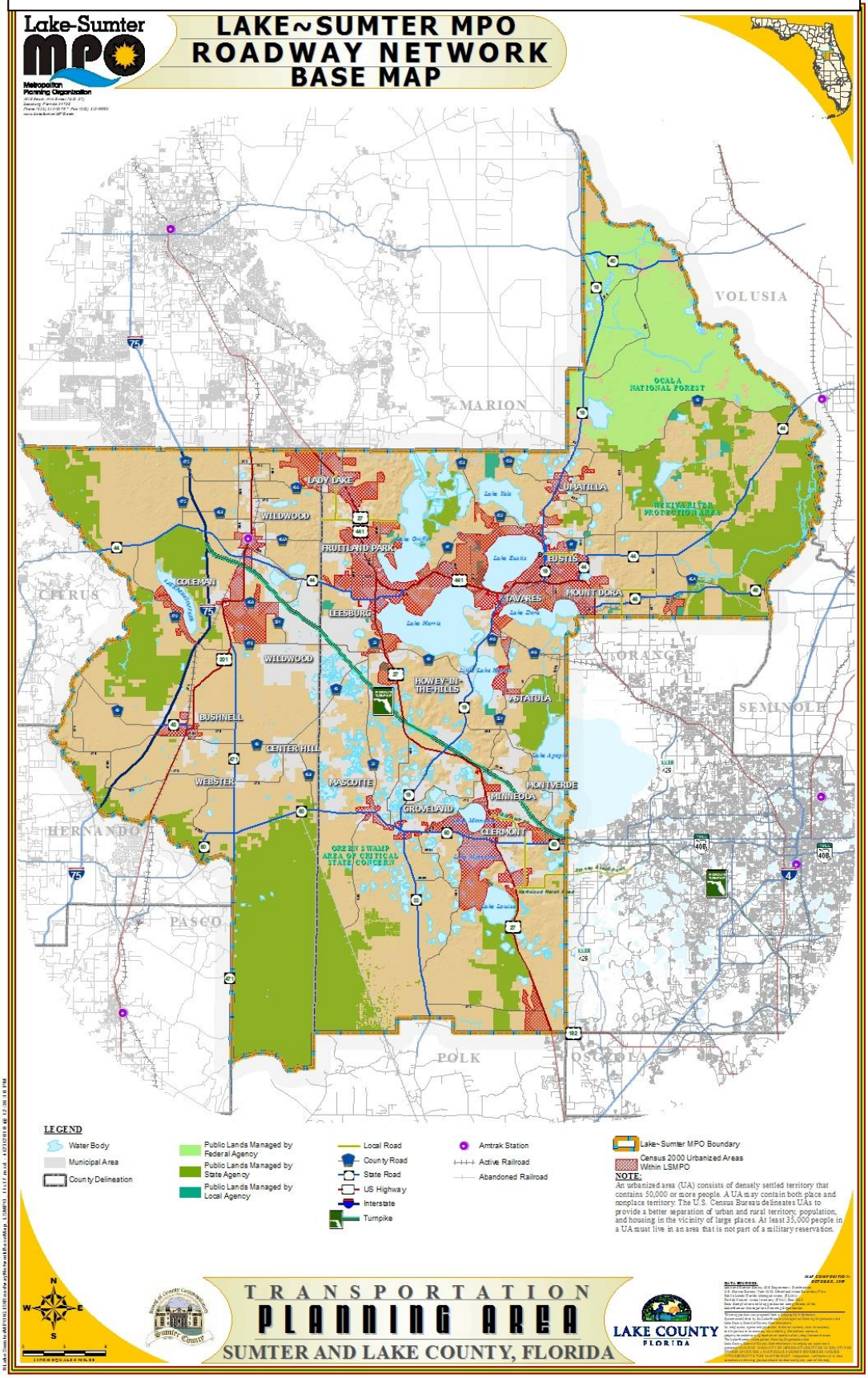

2000-2010 Federal Functional Classification and Urban Boundary
Transportation Element Map Series – Exhibit #7
Lake County, Florida
Page 3 of 4
Legend
Functional Classification
Rural Principal Arterial - Interstate
Rural Principal Arterial - Other
Rural Minor Arterial
Rural Major Collector
Rural Minor Collector
Rural Local
Urban Principal Arterial -Interstate
Urban Principal Arterial - Other Freeways and Expressways
Urban Principal Arterial - Other
Urban Minor Arterial
Urban Collector
Urban Local
Railroads
2000 Approved Urban Area
Lakes
Schools
Airports
Bus Stations
Railroad Stations
N
W
E
S
Scale = 1:100,000
Recommended By:
Lake/Sumter MPO Chairman
6-2-05
Date
Florida Dept. of Transportation
6-16-05
Date
Approved By:
Federal Highway Administration
7-18-05
Date
The Villages
Lady Lake
Fruitland Park
Leesburg
Lisbon
Silver Lake
Tavares
Eustis
Umatilla
Altoona
Mount Dora
Sorrento
Mount Plymouth
Yalaha
Howey-in-the-Hills
Astatula
MARION COUNTY
ORANGE COUNTY


2000-2010 Federal Functional Classification and Urban Boundary
Transportation Element Map Series – Exhibit #8
Lake County, Florida
Page 4 of 4
Legend
Functional Classification
Rural Principal Arterial - Interstate
Rural Principal Arterial - Other
Rural Minor Arterial
Rural Major Collector
Rural Minor Collector
Rural Local
Urban Principal Arterial -Interstate
Urban Principal Arterial - Other Freeways and Expressways
Urban Principal Arterial - Other
Urban Minor Arterial
Urban Collector
Urban Local
Railroads
2000 Approved Urban Area
Lakes
Schools
Airports
Bus Stations
Railroad Stations
N
W
E
S
Scale = 1:100,000
Ferndale
Montverde
Mascotte
Minneola
Groveland
Clermont
Citrus Ridge
Recommended By:
Debbie Stivender 6-2-05
Lake/Sumter MPO Chairman Date
6-16-05
Florida Dept. of Transportation Date
Approved By:
7-18-05
Federal Highway Administration Date

Transportation Element Map Series – Exhibit #9



Transportation Element Map Series – Exhibit #10



Transportation Element Map Series – Exhibit #11