

# DRAFT FUTURE LAND USE ELEMENT TABLE OF CONTENTS

## 1/15/09 POST\_LPA

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# 1 FUTURE LAND USE ELEMENT

## GOAL 1.0 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 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, protection of the environment, and a sustainable diversified economy.

#### Policy 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 1.1.2 Economic Development Strategies**

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

These strategies include:

- Preparing of a strategic economic development vision and plan within twelve (12) months of adoption of this Comprehensive Plan;
- Protecting quality of life, including educational, recreational, and cultural opportunities, as a means to attract businesses and employment opportunities;
- Providing financial incentives to attract a diversity of businesses;
- Locating employment opportunities and employment based Future Land Use Categories near existing and planned residential areas;
- Coordinating with the Lake-Sumter Metropolitan Planning Organization and other agencies to identify infrastructure improvements necessary for employment areas;
- Promoting energy-efficient land use patterns; and
- Providing for the most efficient use of existing public infrastructure.

### **Policy 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, as defined in Rule 9J-5 F.A.C., and direct growth and development to urban areas where public facilities and services are presently in place or planned.

### **Policy 1.1.4 Direct Density to Existing Urban Centers**

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

### **Policy 1.1.5 Urban Infill and Redevelopment Strategies**

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

### **Policy 1.1.6 Reservation of Facilities and Services**

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

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

- Development of Regional Impact (DRI);
- Florida Quality Development;
- Preliminary Site Plan; and
- Subdivision Plat.

### **Policy 1.1.7 Economic Evaluation**

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

### **Policy 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;
- Fire prevention, building and electric codes, health and sanitation;
- 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;
- Criteria for a littoral protection zone 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; and
- Criteria for protection of historically significant structures and sites which merit protection.

**Policy 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 1.2 Future Land Use**

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

To implement this objective, the County shall seek to:

- Achieve an appropriate balance between public and private interests;
- Protect the environment;
- Create favorable economic conditions;
- Provide adequate housing;
- Provide adequate services and facilities;
- Maintain established residential neighborhoods;

- Promote compact growth;
- Preserve rural and agricultural areas; and
- Protect private property rights.

**Policy 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 shall be comprised of the following 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	Existing and planned potable water wells
8	Public and Private Conservation Lands
9	Wetlands (Wetlands Classification Map)
10	Military Operations Areas
11	Trails Master Plan

**Policy 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.

**Policy 1.2.3 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, 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.

#### **Policy 1.2.4 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.

#### **Policy 1.2.5 Calculation of Density and Intensity in Mixed Use Development**

Within a mixed-use development, the sum of the maximum percentage of residential density and the maximum percentage of non-residential intensity shall not exceed 100%:

$$\frac{\text{Actual residential density}}{\text{Maximum allowed density}} + \frac{\text{Actual non-residential FAR}}{\text{Maximum allowed FAR}} \leq 100\%$$

Residential density and non-residential intensity may be calculated over the entire net buildable area of the parcel.

#### **Policy 1.2.6 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 LDRs 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 LDRs specific to the area.

### **Policy 1.2.7 Agricultural and Equestrian Uses**

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

### **OBJECTIVE 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, Light Industrial, and Heavy Industrial. Lands within this series require a full range of services, utilities and facilities.

#### **Policy 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;
- Institutional, Civic and Public Facility uses; and
- A coordinated multi-modal transportation system for automobiles, bicycles, pedestrians, and mass transit.

##### **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 50 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.

##### **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;
- Limit 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.

### **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 of Policy 1.3.11.5 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.

### **1.3.1.4 Provisions for Commercial and Office Uses**

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

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.

#### **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.

#### **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 and open space shall be protected by Conservation Easement or similar legally binding instrument.

#### **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.

#### **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 MPO 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.

#### **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 1.3.2 Urban Low Density Future Land Use Category**

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

USES:

- Single-family residences;
- Duplexes and Multi-family residences;
- Group homes;
- Civic use;
- Residential professional offices;
- Passive parks;
- Religious institutions;

- Daycare facilities;
- Schools; and
- Commercial uses as allowed pursuant to Policy 1.3.11.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Active parks and recreation facilities;
- Adult congregate living facilities;
- Light industrial;
- Cemeteries and columbariums;
- Crematoriums;
- Indoor Kennels;
- Resource Extraction, including but not limited to Mines and borrow pits;
- Hospitals, including a heliport;
- Emergency Services; and
- Regional water and wastewater utilities.

**Policy 1.3.3 Urban Medium Density Future Land Use Category**

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

USES:

- Single-family residences;
- Duplexes and Multi-family residences;
- Boarding and lodging houses;
- Group homes;
- Civic use;

- Residential professional offices;
- Passive parks;
- Schools;
- Religious institutions;
- Daycare facilities;
- Office uses; and
- Other commercial uses as allowed pursuant to Policy 1.3.11.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Active parks and recreation facilities;
- Adult congregate living facilities;
- Light industrial;
- Cemeteries and columbariums ;
- Crematoriums;
- Indoor kennels;
- Resource Extraction, including but not limited to Mines and borrow pits;
- Hospitals, including a heliport;
- Emergency Services; and
- Regional water and wastewater utilities.

**Policy 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, institutional, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use. This category shall be located 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 anticipated to be annexed. Within this category any residential development in excess of 10 dwelling units shall be required to provide a minimum 10% 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.

USES:

- Single-family residences;

- Duplexes and multifamily residences;
- Apartments;
- Boarding and lodging houses;
- Group homes;
- Civic use;
- Residential professional offices;
- Passive parks;
- Schools;
- Religious institutions;
- Daycare facilities;
- Office uses; and
- Commercial uses as allowed pursuant to Policy 1.3.11.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Active parks and recreation facilities;
- Adult congregate living facilities;
- Light industrial;
- Hospitals, including a heliport;
- Convalescent and nursing homes;
- Cemeteries and columbariums;
- Crematoriums;
- Resource Extraction, including but not limited to mines and borrow pits;
- Emergency Services; and
- Regional water and wastewater utilities.

**Policy 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 2470 Page 815 of the Official Records of Lake County,

incorporated herein by reference. This category shall exist solely on the property identified in the above-referenced development order and shall apply only to this property.

### **Policy 1.3.6 Regional Office Future Land Use Category**

The Regional Office Future Land Use Category provides for a variety of office uses and limited commercial uses that support office uses. This category is intended to accommodate office development which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian/employee-friendly gathering areas, central building entrances, enhanced building and site security features, and accessory uses included within the building footprint. This Future Land Use Category shall be located on collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit facilities, and should be located in proximity to urban residential uses. With the exception of hotels and motels, no more than ten percent (10%) of the floor area shall be allocated to commercial uses that support office uses. Only commercial uses that support this category shall be permitted, such as restaurants, cafes, associated retail/wholesale, daycares or shops located within an office park or office building. Office parks may utilize these allocations within the boundary of the park. It is the express intent of this provision to restrict highway-oriented commercial uses.

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

Design standards shall be provided in the LDRs that ensure that office development is compatible with adjoining properties. Standards shall include, but not be limited to, building style, design and scale; exterior building materials; roof design and construction; building size and placement; site furnishings; fences and entrance features; and the size and location of service areas. Projects shall be designed with a minimum of fifteen percent (15%) of the net buildable area as open space. A maximum floor area ratio of 1.0 shall be established as a base intensity but may be up to a maximum 3.0 FAR through a conditional use approval process that considers such factors as adjoining land uses, size of the development site and traffic impacts. The maximum Impervious Surface Ratio shall be 0.75.

#### **USES:**

- General office development and technologically-based industry;
- Limited commercial uses that support office land uses;
- Light manufacturing in fully enclosed buildings;
- Nursery schools and day care facilities;
- Laboratories;
- Civic use;
- Religious institutions;
- Institutes of learning, colleges and universities;
- Emergency Services;
- Hotels and motels; and
- Regional water and wastewater utilities.



USES REQUIRING A CONDITIONAL USE PERMIT:

- Light industrial, with the exception of light manufacturing as provided above;
- Heliports;
- Hospitals;
- Cemeteries and columbariums; and
- Crematoriums.

**Policy 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.

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

Design standards shall be provided in the LDRs that ensure that 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. The intensity in this category shall be at least 1.0 FAR and up to 3.0 FAR. The maximum Impervious Surface Ratio shall be 0.75. Development above 1.5 FAR shall only be permitted through a conditional use approval process that considers such factors as adjoining land uses, size of the development site and traffic impacts.

USES:

- Commercial uses;
- Office uses;
- Light manufacturing;
- Civic use;
- Amusement, entertainment and commercial recreation within an enclosed building;
- Religious institutions;
- Day care facilities;
- Institutes of learning, colleges and universities;

- Hotels and motels;
- Emergency Services; and
- Regional water and wastewater utilities.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Light industrial, with the exception of light manufacturing as provided above;
- Heliports;
- Hospitals;
- Cemeteries and columbariums; and
- Crematoriums.

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

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

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

USES:

- Light manufacturing;
- Limited commercial and office uses that support light industrial land uses;
- Distribution and terminals;
- Warehousing;
- Civic uses;
- Large machinery sales;

- Automotive/mechanical repair, paint and body shops;
- Publishing plants;
- Medical and biomedical operations;
- Emergency services; and
- Crematoriums.

USES REQUIRING A CONDITIONAL USE PERMIT:

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

**Policy 1.3.9 Heavy Industrial Future Land Use Category**

The Heavy 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, where more than twenty (20) percent of the use takes place outside of an enclosed building, or where exterior storage equals or exceeds building floor area. 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 that support industrial uses. 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 the park. It is the express intent of this provision to restrict highway-oriented commercial and office uses.

The maximum intensity in this category shall be 1.0. The maximum Impervious Surface Ratio shall be 0.80 and building height shall be limited to 40 feet.

USES:

- All uses allowed in the Light Industry Future Land Use Category;
- Limited commercial and office uses that support heavy industrial land uses;
- Vehicle recycling and disposal centers;
- Rail yards;
- Civic uses;

- Bulk petroleum storage;
- Concrete or fiberglass product manufacturing;
- Crematoriums;
- Fabrication facilities with open air blasting or painting;
- Chemical formulation, storage, or processing facilities;
- Stockyards;
- Emergency services;
- Composting operations; and
- Other heavy industrial uses described in the Land Development Regulations.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Regional water and wastewater utilities.
- Bottling operations;
- Resource Extraction, including but not limited to Mines and borrow pits;
- Heliports and airports;
- Coal, oil, natural gas and nuclear or biomass energy generation;
- Incinerators;
- Landfills;
- Concrete and asphalt batch plants; and
- Heavy industrial uses that could have an adverse impact on water quality or sensitive environmental resources.

**Policy 1.3.10 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 1.3.11 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.

#### **1.3.11.1 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.

#### **1.3.11.2 Commercial Service Areas**

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

#### **1.3.11.3 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.

#### **1.3.11.4 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.

#### **1.3.11.5 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 220 feet measured perpendicular to the road from the edge of the right of way extending a distance of 220 feet along the right of way from the nearest corner of the intersection.

**1.3.11.6 Criteria for Commercial Corridors:**

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

Commercial Corridors may be permitted as an allowable use within the Urban Low Density, Urban Medium Density, and Urban High-Density Future Land Use Categories, provided that the criteria below relating to location, size, and function are satisfied. The intensity of commercial corridors shall be limited to a maximum Floor Area Ratio of the underlying Future Land Use Category.

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

1. Major Commercial Corridors

Major Commercial Corridors are intended for designated roadways with typically four or more travel lanes, where an existing development pattern of comparable intensity has been established and is consistent with community character. Major Commercial Corridors may extend up to 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:

<b>Major Commercial Corridors</b>	<b>Location</b>
US 441	Entire corridor

Old Highway 441	From State Road 19 to the junction with Eudora Road and State Road 19A
State Road 19	From US Highway 441 north to State Road 44
US 27	<p>Within the following segments:</p> <ul style="list-style-type: none"> <li>• From Sumter County line south to County Road 48;</li> <li>• From Independence Boulevard south to Wilson Lake Parkway;</li> <li>• From Libby No. 3 Road (south of State Road 19) south to Hartwood Marsh Road; and</li> <li>• Outside of the GSACSC from County Road 474 south to the Polk County Line</li> </ul>
State Road 50	From US 27 east to the Orange County line
US 192	Entire corridor

## 2. Minor Commercial Corridors

Minor Commercial Corridors are intended for designated roadway corridors with two or more travel lanes, where an existing development pattern of comparable intensity has been established and is consistent with community character. Minor Commercial Corridors may extend up to 1/8 mile (660 feet) from the center line and terminus of the identified roadway. Commercial Buildings over 8,000 square feet shall only be permitted through a conditional use approval process that considers such factors as compatibility, adjoining land uses, size of the development site and traffic impacts. The maximum individual commercial building size shall be 30,000 square feet.

The following Minor Commercial Corridors are hereby identified and depicted on the Future Land Use Map:

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

## OBJECTIVE 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 and Rural Transition.

#### **Policy 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 viewscales.

#### **Policy 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 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 also 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 wetlands 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 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. Regional water and wastewater utilities shall not be allowed in this category. The maximum Impervious Surface Ratio within this category shall be 0.20, except for agricultural, institutional and recreational uses which shall be 0.30.

#### **USES:**

- Single family residential at one dwelling unit per five (5) net buildable acres;
- Passive parks;
- Agricultural operations and attendant structures, greenhouses, nurseries and silviculture;
- Group homes;
- Equestrian related uses;
- K-12 schools;
- Religious institutions; and
- Rural Support Uses as provided for in this Comprehensive Plan.

#### USES REQUIRING A CONDITIONAL USE PERMIT:

- Resource Extraction, including but not limited to mines and borrow pits;
- Active parks and recreation facilities;
- Adult congregate living facilities;
- Daycare facilities;
- Country clubs;
- Civic uses;
- Cemeteries and columbariums;
- Kennels;
- Small scale hunting and fishing camps or similar ecotourism uses;
- Community buildings and club houses;
- Unpaved airstrips; and
- Emergency services.

#### **Policy 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 any subdivision shall be developed as a clustered Rural Conservation Subdivision utilizing PUD zoning, and provided that at least 35% of the net buildable area of the entire PUD site shall be dedicated in perpetuity for preservation as common open space through the use of a conservation easement or similar recorded and legally binding instrument. A proposed Rural Conservation Subdivision shall consist of 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 any subdivision shall be developed as a clustered Rural Conservation Subdivision utilizing PUD zoning, and provided that at least 50% of the net buildable area of the entire PUD site shall be dedicated in perpetuity for preservation as common open space through the use of a conservation easement or similar recorded and legally binding instrument. A proposed Rural Conservation Subdivision shall consist of 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, institutional and recreational uses which shall be 0.50.

USES:

- Single family residential development subject to density and open space criteria specified above;
- Passive parks;
- Agricultural operations and attendant structures, greenhouses, nurseries, and silviculture;
- Group homes;
- Equestrian related uses;
- K-12 schools;
- Religious institutions; and
- Rural Support uses as provided for in this Comprehensive Plan.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Resource Extraction, including but not limited to Mines and borrow pits;
- Active parks and recreation facilities;
- Adult congregate living facilities;
- Daycare facilities;
- Country clubs;
- Cemeteries and columbariums;;
- Civic uses;
- Kennels;
- Community buildings and club houses;
- Unpaved airstrips;
- Emergency services; and
- Regional water and wastewater utilities.

**Policy 1.4.6 Open Space within Rural Conservation Subdivisions**

Open space within Rural Conservation Subdivisions shall be applied and protected as follows:

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

that run with the land and establish the conditions and restrictions on the use of the open space area. 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.

2. Open space shall be shown on all plats 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. Any deeded open space shall be credited to the dedicating subdivision in calculating open space requirements. The cost and responsibility of maintaining open space shall be borne by the owner of the open space. 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 (QME) as appropriate. 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. 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.

#### **Policy 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, or similar uses as defined in the Land Development Regulations. 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.

##### **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 300 feet measured perpendicular to the road from the edge of the right of way extending a distance of 300 feet along the right of way from the nearest corner of the intersection. Primary structures shall be limited to a maximum aggregate floor area ratio of 0.055 within each property zoned for Rural Support and no single primary structure shall

exceed 5000 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 five (5) miles from another Rural Support Intersection or a Rural Support Corridor.

The following Rural Support Intersections are recognized:

Rural Support Intersection	Location
Astor Park	Intersection of State Road 40 and Cedar Crest Road
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 Merrit/Bridges Road
Cassia*	Intersection of State Road 44 and Brantley Branch Road
	*Located within the Wekiva River Protection Area

#### 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. 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 any Rural Support Corridor shall not exceed 0.10 calculated on the area of the lot within the Rural Support Corridor, and no single primary structure shall exceed 5000 square feet.

The following Rural Support Corridors are recognized:

Rural Support Corridor	Location
Paisley	Starting at the center of the intersection of County Road 42 and Central Avenue then running northward along CR42 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 SR 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.  *Located within the Wekiva River Protection Area

### 1.4.7.3 Rural Support within the Rural Transition Future Land Use Category

Rural Support uses may be permitted as a part of a Planned Unit Development (PUD) within the Rural Transition Future Land Use Category, provided that the use serves residents of the PUD and is located interior to the PUD. Rural Support uses within a PUD shall be limited to increments of one (1) acre per 500 dwelling units. 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.

### OBJECTIVE 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 1.5.1 Conservation Future Land Use Category

The Conservation Future Land Use Category consists 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 maintained in a natural state.

The Conservation Future Land Use Category includes 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. 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 resource-based passive recreation, including but not limited to hiking, horseback riding, wildlife observation, fishing, and hunting, subject to conditions set forth by the appropriate land management agency. Sustainable silviculture and limited grazing operations may be permitted within this category only if performed under the direction and oversight of a public land management agency such as the Florida Department of Environmental Protection or United States Forest Service, 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.

USES:

- Local, state and federal public lands such as passive parks, preserves, reserves, forests, and wildlife management areas;
- Water management areas held by SJRWMD or SWFWMD; and
- Private land protected in perpetuity by conservation easement held by a public agency or not-for-profit private conservation entity.

USES REQUIRING A CONDITIONAL USE PERMIT INCLUDE:

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

**Policy 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 and building height shall be limited to 40 feet.

USES:

- Public and private recreation and open space; and
- County parks, community parks.

**Policy 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 and building height shall be limited to 50 feet.

USES:

- Government and civic buildings;
- Public safety facilities;
- Active and passive recreation facilities;
- Transportation facilities;
- Schools;
- Libraries;
- Power plants; and
- Regional water and wastewater utilities.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Borrow pits; and
- Landfills.

## **GOAL 2.0 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 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 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 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;
- 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 prohibit new gated communities;
- 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.



### **Policy 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, 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 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:

- Require specific design standards affecting the size and architecture of residential 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 building structures present a traditional storefront face and entrance to the Main Street, and provide wide sidewalks for pedestrian activity with street furniture for outdoor cafes and benches for rest and shading; and require the planting of canopy trees (such as Live Oaks, Sweet Gum, and Drake Elms) at regular intervals along Main Street. Outdoor lamps shall utilize 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;
- Include the provision for a Market Square District, located at the intersection of Hunter Avenue and State Road 46, not to exceed 40 acres in size and a maximum of 100,000 square feet of floor area. Required open space within the Market Square shall be contiguous and centrally configured as an amenity for the community. This Market Square District shall contain no more than one anchor store which shall be sized to serve the needs of the Mount Plymouth-Sorrento Planning Area and not exceed 30,000 square feet of floor area. Such a store, if located within the Planning Area, must not be visible from Main Street, and shall be designed with architectural features compatible with the character of the Mount Plymouth-Sorrento Community; all other structures within the Market Square District shall be limited to 8,000 square feet for new development. Outside of the Market Square District, individual building floor area allocation shall not exceed 5,000 square feet for new development;
- 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; and

- Provide for one or more areas within the Main Street Future Land Use Category to serve as a community park or civic space, and which shall be designed with appropriate landscaping and amenities to enhance the public realm and community identity.

#### **Policy 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 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 the 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 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 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 2.1.9 Preservation of Tree Canopy**

The County shall require that mature native trees and tree canopies be protected within Mount Plymouth-Sorrento. A mature tree shall be defined as a tree with a caliper of 12 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 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 and exemplified by the City of Casselberry Exterior Lighting Ordinance (May 2002).

### **Policy 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 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. Provision shall also be made for roads, bicycling, walking, equestrian, and golf cart trails.

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 be policy constrained to 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 2.1.13 Transportation Analysis**

Approval of a Market Square District shall not occur until the County conducts a transportation analysis of roads within the planning area, including State Road 46. The purpose of this study shall be to estimate transportation conditions in 2030 with completion of the Wekiva Parkway, taking into account the impact of existing development as well as projected new development within the Mount Plymouth-Sorrento Planning Area consistent with this Comprehensive Plan. If it is determined that Level of Service standards cannot be maintained utilizing a system of roads with two travel-lanes, then this shall be cause within the Land Development Regulations to further limit density and intensity provisions applicable to the Mount Plymouth-Sorrento Planning Area.

### **Policy 2.1.14 Parking in the Mount Plymouth Sorrento Community**

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

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

**Policy 2.1.15 Traffic Calming**

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

**Policy 2.1.16 Mount Plymouth and Sorrento Finance Mechanism**

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

**OBJECTIVE 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 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 not limited to parking, lighting, signage, open space, architecture, building scale and landscaping.

**Policy 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 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.

- Roads shall be upgraded prior to new development, including substantial redevelopment. 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 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 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 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 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 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 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 Lake Apopka Protection Area; and
- Maintain Ferndale as an equestrian-friendly community.

#### **Policy 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 legal lot of record 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 legal lot of record. This may be a detached single-family dwelling or an upper-story residence within the same structure.

#### **Policy 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 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 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 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/or protect the existing rural and historic integrity of Ferndale;
- An inventory and analysis of nearby existing and/or 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 2.3.7 Community Participation**

Development approval for any project within the Ferndale Community in excess of 10 dwelling units or within the Ferndale Center District in excess of 2500 square feet shall require at least one (1) advertised public meeting with additional individual notice provided to all property owners within the Ferndale Community. This meeting shall be held at an accessible location within Ferndale and conducted prior to the first relevant public hearing. The intent of this public meeting will be to provide information and obtain community input.

#### **Policy 2.3.8 Rural Conservation Subdivisions in the Ferndale Community**

Within the Ferndale Community, development containing 10 or more dwelling units shall be processed using Planned Unit Development Zoning as a Rural Conservation Subdivision consistent with the policies of this Comprehensive Plan. A minimum of 50% of the net buildable area of the entire site shall be dedicated as open space. It is the intent of this policy to encourage equestrian and similar uses.

#### **Policy 2.3.9 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 2.3.10 Development Entrances**

Entrances to residential developments should compliment 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 2.3.11 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 2.3.12 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 2.3.13 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 2.3.14 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 2.3.15 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 viewscales 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 viewscales within Ferndale.

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

### **Policy 2.3.16 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 2.3.17 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 (DBH). 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 2.3.18 Underground Utilities**

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

### **Policy 2.3.19 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 and exemplified by the City of Casselberry Exterior Lighting Ordinance (May 2002).



### **Policy 2.3.20 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 2.3.21 Fencing**

The County shall require that fencing within Ferndale maintain a rustic, rural appearance. Examples of this include but are not limited to livestock fences, wood rail fences, board fences, and field fences. Barbed wire fences shall be discouraged except where necessary to contain livestock. Solid fences and walls shall be prohibited.

### **Policy 2.3.22 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 along County Road 561A within the boundaries of Ferndale.

### **Policy 2.3.23 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 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 2.3.24 Traffic Calming**

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

### **Policy 2.3.25 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 2.3.26 Ferndale Finance Mechanism**

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

## **GOAL 3.0 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 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 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** - Those lands defined by 369.303 F.S. lands within: Township 18 south Range 28 east; Township 18 south Range 29 east; Township 19 south Range 28 east, less those lands lying west of a line 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 3.2 Future Land Use Categories within the WRPA and 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 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 proposed subdivision may increase density to a maximum of one (1) dwelling unit per ten (10) net buildable acres if developed as a clustered Rural Conservation Subdivision utilizing PUD zoning, and provided that at least 50% of the net buildable area is dedicated in perpetuity for preservation as common open space through the use of a conservation easement or similar recorded and legally binding instrument.

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, institutional and recreational uses which shall be 0.30.

#### **USES:**

- Single family residential;
- Group homes;
- Passive parks;
- Agricultural operations and attendant structures, greenhouses, nurseries, and silviculture;
- Religious institutions;
- Equestrian related uses; and
- Rural Support uses as provided for in this Comprehensive Plan.

#### **USES REQUIRING A CONDITIONAL USE PERMIT:**

- Small scale hunting and fishing camps or similar ecotourism uses;;
- Cemeteries and columbariums;
- Kennels;
- Community buildings and club houses;
- Civic uses; and
- Unpaved airstrips.

#### **Policy 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 proposed subdivision may increase density to a maximum of one (1) dwelling unit per five (5) net buildable acres if developed as a clustered Rural Conservation Subdivision utilizing PUD zoning, and provided that at least 50% of the net buildable area is dedicated in perpetuity for preservation as common open space through the use of a conservation easement or similar recorded and legally binding instrument.

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, institutional and recreational uses which shall be 0.30.

**USES:**

- Single family residential;
- Group homes;
- Passive parks;
- Agricultural operations and attendant structures, greenhouses, nurseries, and silviculture;
- Religious institutions;
- Equestrian related uses; and
- Rural Support uses as provided for in this Comprehensive Plan.

**USES REQUIRING A CONDITIONAL USE PERMIT:**

- Small scale hunting and fishing camps or similar ecotourism uses;;
- Cemeteries and columbariums;
- Kennels;
- Community buildings and club houses;
- Civic uses; and
- Unpaved airstrips.

**Policy 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 proposed subdivision may increase density to a maximum of one (1) dwelling unit per five (5) net buildable acres if developed as a clustered Rural Conservation Subdivision utilizing PUD zoning, and provided that at least 50% of the net buildable area is dedicated in perpetuity for preservation as common open space through the use of a conservation easement or similar recorded and legally binding instrument. 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, institutional and recreational uses which shall be 0.30.

**USES:**

- Single family residential;
- Group homes;
- Passive parks;
- Agricultural operations and attendant structures, greenhouses, nurseries, and silviculture;
- Religious institutions;
- Equestrian related uses; and
- Rural Support uses as provided for in this Comprehensive Plan.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Active parks and recreation facilities;
- Small scale hunting and fishing camps or similar ecotourism uses;
- ;
- Cemeteries and columbariums;
- Kennels;
- Community buildings and club houses;
- Civic uses; and
- Unpaved airstrips.

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

The Wekiva River Protection Area 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 zoning 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.

USES:

- Single family residential;
- Duplexes and multifamily residences compatible with neighboring single family residences;
- Group Homes;
- Residential professional uses of 1,500 SF or less;
- Passive parks;
- Agricultural operations and attendant structures, greenhouses, nurseries and silviculture;
- Civic uses;
- Daycare facilities;
- K-12 schools;
- Equestrian related uses; and

- Religious institutions.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Active parks and recreation facilities;
- Adult congregate living facilities;
- Country clubs;
- Cemeteries and columbariums;
- Indoor kennels;
- Community buildings and club houses; and
- Unpaved airstrips.

**Policy 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 zoning 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 institutional uses which shall be 0.30. The maximum Impervious Surface Ratio shall be 0.30.

USES:

- Single family residences;
- Duplexes and multifamily residences compatible with neighboring single family residences;
- Group homes;
- Religious institutions;
- Residential professional uses of 1,500 SF or less;
- Daycare facilities;
- Passive parks;
- Civic uses; and
- K-12 schools.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Active parks and recreation facilities;
- Adult congregate living facilities;
- Cemeteries and columbariums; and
- Kennels.

**Policy 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 PUD zoning 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 WRPA Receiving Area Number Two. 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.

**USES:**

- Single-family residences;
- Duplexes and Multi-family residences;
- Residential professional use of 1,500 SF or less;
- Passive parks;
- Group homes;
- Civic uses;
- K-12 schools;
- Daycare facilities;
- Religious institutions; and
- Commercial uses in the Mt. Plymouth-Sorrento Community as provided for in this Comprehensive Plan.

**USES REQUIRING A CONDITIONAL USE PERMIT:**

- Active parks and recreation facilities;
- Adult congregate living facilities;
- Light industry;
- Cemeteries and columbariums;
- Indoor Kennels; and
- Hospitals.

**OBJECTIVE 3.3 Wekiva River Protection Area**

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

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



The following policies pertain to the Wekiva River Protection Area.

**Policy 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 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:

- **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.
- **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 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:

- 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-dependant species within Riparian Habitat Protection Zones consistent with rules of the St. Johns River Water Management District; and
- 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 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 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 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.

- A. Industrial or commercial uses shall be setback a minimum of 300 feet from the water bodies' mean annual flood line.
- B. Lake County shall purchase, when possible, waterfront areas and islands for public use when identified as an environmentally sensitive resource.
- C. 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.
- D. 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.

- E. 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 3.3.7 Commercial Development within the WRPA**

Commercial areas within the 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, commercial development shall be limited to the following:
  - The intersection of CR437 and CR44A, subject to criteria for a Rural Support Intersection.
  - The intersection of SR44 and Brantley Branch Rd, 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 not-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.

### **Policy 3.3.8 Location of School Facilities within 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 3.3.9 Industrial Development**

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

### **Policy 3.3.10 Protection of Floodplains, Swamps and Marshes**

Lake County shall protect the natural characteristics of floodplains, swamps, and marshes within the WRPA 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 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. 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 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 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 BMPs, is recognized as a legitimate and productive use of lands within the Wekiva River Protection Area. All agricultural activities within the Wekiva River Protection Area shall comply with Best Management Practices (BMPs) developed by the U.S. Department of Agriculture Natural Resources Conservation Service and BMPs contained in the publication "Protecting Florida's Springs-Land Use Planning Strategies and Best Management Practices"(Department of Community Affairs/Department of Environmental Protection, 2002).

**Policy 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. All silviculture activities, including harvesting plans, within the Wekiva River Protection Area shall comply with Best Management Practices (BMPs) developed by the U.S. Department of Agriculture Natural Resources Conservation Service and BMPs contained in the publication "Protecting Florida's Springs-Land Use Planning Strategies and Best Management Practices" (Department of Community Affairs/Department of Environmental Protection, 2002). Long crop rotation shall be encouraged when land within Primary Springshed Zones is used for silviculture.

**Policy 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 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 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 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.

**Policy 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 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 under Policy 3.3.12 and Policy 3.3.13 and those activities necessary for normal yard maintenance.

**Policy 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 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.

**Policy 3.3.21 Preserve Environmentally Sensitive Areas**

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 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 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 3.3.24 Provision of Active Recreation Facilities**

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

### **Policy 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 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 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 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 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 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 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 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 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 WSA 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 LDRs. 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. 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 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 LDRs, within twelve (12) months of the effective date of this policy.

4. In order to protect natural resources in the Wekiva Study Area, the County shall create 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 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 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:

- Clustering of units shall be required, where the term clustering means that the built areas of the development site are well defined and compact, thereby enabling the creation of contiguous expanses of common open space and the protection of environmentally sensitive areas. Development shall be clustered away from the most environmentally sensitive areas on site and away from contiguous conservation land. Providing for environmental clustering, development shall also be clustered away from contiguous rural residential property of five (5) acres or greater. Open space created through clustering shall be connected to the greatest extent possible to adjacent open space areas and public conservation lands to create contiguous networks and corridors of larger open space.
- Within the WSA, 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 three (3) or more lots within the Rural Future Land Use Category resulting in an allowable density greater than one (1) dwelling per twenty (20) net acres calculated over the original parcel shall be configured as a clustered Rural Conservation Subdivision with a minimum 35% of the net buildable area as common open space.
- Required open space shall be configured in a single contiguous tract to the greatest extent feasible. Open space shall be contiguous with protected open space on adjacent parcels and public conservation lands to the maximum extent feasible.

#### **Policy 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 3.4.4 Dedication of Open Space within the Wekiva Study Area (WSA)**

≠ Open space required within the WSA shall be protected as follows:

1. Open space shall be designated to remain undeveloped and protected in perpetuity through the use of conservation easements, plat restrictions, or similar recorded and legally binding instruments that run with the land and establish the conditions and restrictions on the use of the open space area. 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; and/or



- Lake County, subject to County approval.
2. Open space shall be shown on all plats 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. Any deeded open space shall be credited to the dedicating subdivision in calculating open space requirements. The cost and responsibility of maintaining open space shall be borne by the owner of the open space. Within a residential subdivision, this is typically a Home Owners Association (HOA). 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 (QME) as appropriate. If not properly maintained, the County may enforce maintenance.
  3. Designated open space shall be clearly delineated on project site plans, including recorded plats, and marked in the field. The boundaries of the designated open space shall be clearly delineated on project site plans, including recorded plats, and marked in the field using posts or similar devices acceptable to Lake County at a maximum interval of 50 feet to distinguish these areas from areas suitable for development. The 50-foot marking requirement will apply to open space areas greater than one (1) acre in size.
  4. 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. 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.

#### **Policy 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:

- 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.
- Protection of open space in perpetuity by easement, plat, 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 pavement 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.

- 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.
- 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.
- Dark skies shall be preserved 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 with 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; and
- Use water conservation devices and practices for all development.

**Policy 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 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 3.4.8 Setbacks from Karst Features**

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.

<b>Feature</b>	<b>Minimum setback</b>
Springs	300 feet

Spring runs	100 feet
Karst features	100 feet

If a lot of record 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.

**Policy 3.4.9 Development BMPs 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 3.4.10 Industrial Development within the Wolfbranch Sink Basin**

Wolfbranch Sink is recognized as a unique and sensitive karst feature within the WSA 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 to protect the natural and hydrological characteristics of the sink including, but not limited to, surface water, ground water, vegetative buffers and topography.

#### **Policy 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 Public Resource Lands Future Land Use Category surrounding the interchange. The County shall coordinate with transportation and public land agencies regarding security, access, and wildlife management.

#### **Policy 3.4.12 Land Spreading of Wastewater Residuals within the Wekiva Study Area**

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

## **GOAL 4.0 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 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 4.1.1 Green Swamp Area of Critical State Concern Boundary**

The GSACSC 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. 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 Palatlahaha 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 4.1.2 Uses of Land Determined to be of Environmental Value**

The GSACSC 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 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 GSACSC.

#### **Policy 4.1.4 Conformance with the Principals for Guiding Development within the GSACSC**

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

#### **Policy 4.1.5 Principles for Guiding Development within the GSACSC**

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 Community Affairs, 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.

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.

1. 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 the natural flow regimes.
2. Groundwater - Groundwater withdrawal shall not exceed the safe yield per acre as determined by the St. John's River Water Management District or the Southwest Florida Water Management District, or their successor agencies.
3. 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.
4. 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.
5. Solid Waste - There shall be no solid waste facilities located in the GSACSC.
6. 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.

#### **Policy 4.1.7 Development Requirements within the GSACSC**

The following requirements shall apply for all development within the GSACSC:

- 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. 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.
- A study of Listed Species is required for all proposed development. 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 pavement 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.
- All development along roadway corridors shall improve and protect the rural character of the corridor.
- All development shall require the use 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.
- All development shall implement 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.
- All development shall enhance the rural character of the project and surrounding area.

#### **OBJECTIVE 4.2 Future Land Use Categories within the GSACSC**

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, and Green Swamp Core/Conservation. The following policies are deemed necessary in order to protect and enhance the natural resources contained therein.

##### **Policy 4.2.1 GSACSC Limitations of Development within the GSACSC**

The densities and intensities established in these policies are the only densities and intensities that apply in the GSACSC. 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 1.3.5 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 Conservation Future Land Use Category within the Public Benefit Future Land Use Series may be assigned to property within the GSACSC.

#### **Policy 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 development shall require PUD zoning and dedicate a minimum of 40 percent of the net buildable area of the project site as common open space. 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 institutional uses which shall be 0.35 F.A.R. The maximum Impervious Surface Ratio shall be 0.45 and 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 the regional wastewater service provider and that requires the development to connect to the regional provider when sewer services are available.

#### **USES:**

- Single Family residences;
- Duplexes and Multi-family residences;
- Daycare facilities;
- Group homes;
- K-12 schools;
- Religious institutions;
- Passive parks;
  
- Civic uses;
- Religious Institutions; and
- Commercial uses of 5,000 square feet or less.

#### **USES REQUIRING A CONDITIONAL USE PERMIT:**

- Golf courses consistent with the Green Swamp Principles for Guiding Development;
- Adult congregate living facilities;
- Country clubs;
- Cemeteries and columbariums;
- Indoor kennels;
- ;

- Community buildings and club houses;
- Emergency services;
- Unpaved airstrips and aviation facilities as defined in policy: Aviation Facilities within the GSACSC; and
- Active parks and recreation facilities.

**Policy 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 require planned unit development (PUD) zoning. 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, except for agricultural, institutional 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.

**USES:**

- Single Family residences;
- Group homes;
- Passive parks;
- Religious institutions;
- Agricultural operations and attendant structures, greenhouses, nurseries and silviculture; and
- Equestrian related uses.

**USES REQUIRING A CONDITIONAL USE PERMIT:**

- Golf courses consistent with the Green Swamp Principles for Guiding Development;
- Cemeteries and columbariums;
- Civic uses;
- Kennels;
- Small scale hunting and fishing camps or similar ecotourism uses; and
- Unpaved airstrips and aviation facilities as defined in policy: Aviation Facilities within the GSACSC.

**Policy 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 require planned unit development (PUD) zoning. 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.

USES:

- Single Family residences;
- Group homes;
- Passive parks;
- Religious institutions;
- Agricultural operations and attendant structures, greenhouses, nurseries and silviculture; and
- Equestrian related uses.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Cemeteries and columbariums;
- Civic uses;
- Kennels;
- Small scale hunting and fishing camps or similar ecotourism uses; and
- Unpaved airstrips and aviation facilities as defined in policy: Aviation Facilities within the GSACSC.

**Policy 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 require planned unit development (PUD) zoning. 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.

USES:

- Single Family residences;
- Group homes;
- Passive parks;
- Religious institutions;
- Agricultural operations and attendant structures, greenhouses, nurseries and silviculture; and
- Equestrian related uses.

USES REQUIRING A CONDITIONAL USE PERMIT:

- Cemeteries and columbariums;
- Civic uses;
- Kennels;
- Small scale hunting and fishing camps or similar ecotourism uses; and
- Unpaved airstrips and aviation facilities as defined in policy: Aviation Facilities within the GSACSC.

**OBJECTIVE 4.3 Protection of Water Resources in the GSACSC**

Lake County shall protect surface and ground water resources associated with the GSACSC 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 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 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 GSACSC.

**Policy 4.3.3 Protection of the Amount of Water Available for Aquifer recharge**

Lake County shall protect the water available for aquifer recharge.

**Policy 4.3.4 Protection of the Water Supply**

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

**Policy 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 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 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 GSACSC, 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 4.3.8 Protection of the Functions of Wetlands**

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

**Policy 4.3.9 Protection of Water Quality and Quantity**

Water quality and quantity in the GSACSC shall be protected in accordance with the Principles for Guiding Development within the GSACSC.

**Policy 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 GSACSC is required by the Principles for Guiding Development for the GSACSC.

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

Lake County shall, in the GSACSC, conserve and protect environmental resources consistent with the Principles for Guiding Development for the GSACSC as it relates to stormwater runoff. Stormwater shall be treated to the level for quality and quantity (Levels of Service) as established within the Stormwater Sub-element Goals, Objectives, and Policies and in conformance with this Comprehensive Plan.

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

**Policy 4.3.12 Minimization of Threats to Life and Property**

Lake County shall enforce the County's Floodplain Ordinance, which shall be included within the Land Development Regulations, so as to minimize the threat to life and property from flooding. In the GSACSC, the County shall enforce regulation consistent with the Principles for Guiding Development within the GSACSC.

**Policy 4.3.13 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 GSACSC. Stormwater management systems shall be designed using Low Impact Development principles and practices to better maintain natural, pre-development hydrological conditions.

**OBJECTIVE 4.4 Specific Regulated Activities and Uses within the GSACSC**

Lake County shall regulate specific land uses within the GSACSC.

#### **Policy 4.4.1 Manufacturing Uses Allowed Within Commercial Designations**

Within commercial uses, manufacturing uses shall be limited to those primarily involved with the assembly of goods and products processed without the use of excessive chemicals, heat or machinery. Activities which might be obnoxious or offensive by reason of emission of odor, dust, smoke, gas or noise beyond the buildings are prohibited.

##### **1. Unacceptable Manufacturing Products**

Products and goods not allowed to be manufactured within commercial areas include: Any chemical or mineral listed on the Florida Substance List, gas of any kind, ammonia, asphalt, cement, fertilizer, brass, brick, tile, metal, dyes, paper, pulp, glue, gunpowder, paint and/or its constituents, explosives, emery cloth, sandpaper, candles, disinfectant, dyestuffs, insect extermination, ice and ice cream.

##### **2. Unacceptable Uses**

Manufacturing uses prohibited in commercial areas include: Abattoir (slaughterhouses) and meat packing plants, bakeries (other than those whose products are made and sold only on the premises), bottling works, boiler works, brass and copper works, canning plants, coke ovens, cleaning and dyeing establishments, distillery, fish smoking and curing, incinerators, metal or woodworking shops, milk depot (other than a retail business conducted on the premises), and a rendering or reduction plant of any kind.

#### **Policy 4.4.2 Location of Schools within the GSACSC**

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 4.4.3 Water Quality and Quantity within the GSACSC**

Within the GSACSC, 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 4.4.4 Land Spreading of Wastewater Residuals**

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

#### **Policy 4.4.5 River and Stream Crossings**

New river and stream crossings shall be prohibited unless required for site access.

#### **Policy 4.4.6 Silviculture and Agricultural Activities**

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

#### **Policy 4.4.7 Septic Tank Provisions**

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

- All septic tanks and drainfields shall be required to have a 75-foot setback from the furthest upland extent from any wetland. For development on lots legally created on or before March 2, 1993, as well as lots located in a subdivision listed below, which cannot meet the seventy-five (75) 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 ordinary high water line of surface water, the Department of

Health variance process established pursuant to the Florida Statutes shall substitute for the County administrative adjustment process.

<b>SUBDIVISION NAME</b>	<b>DATE RECORDED</b>
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



<b>SUBDIVISION NAME</b>	<b>DATE RECORDED</b>
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
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 75-foot standard for lots legally created on or before March 2, 1993, as well as lots located in a subdivision listed above. If the application of the 75-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 GSACSC 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 4.4.8 Treatment of Wetlands for Development Approval**

Wetlands within a project shall be placed in a conservation easement that shall run in favor of and be enforceable by the County, other governmental agency or a qualified non-profit conservation organization. The conservation easement shall require that the wetlands be maintained in their natural and unaltered state. The entity accepting said conservation easement shall enforce its provisions. In addition, wetlands shall not be included as part of any platted lot. Wetlands shall be shown on the plat as a common area, which shall be deeded to the homeowners' association or the County at its option, for ownership and maintenance. Wetlands may be included in the platted lots for subdivisions which have no homeowners' association and which contain ten (10) lots or less. Any isolated wetland of less than one acre shall be exempt from these requirements.

#### **Policy 4.4.9 Flood Insurance Study Requirements**

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 Flood Insurance Study Guidelines and Specifications for Flood Contractors (FEMA Publication 37). 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 so that each lot has at least one acre of upland not contained within the floodplain. The one-acre upland area 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 4.4.10 Roads in the GSACSC**

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 4.4.11 Prohibition of New Mines in the GSACSC**

New mines and expansion of existing mines in the GSACSC shall be prohibited.

#### **Policy 4.4.12 Prohibition of Industrial Uses in the GSACSC**

All new industrial uses in the GSACSC shall be prohibited.

#### **Policy 4.4.13 Aviation Facilities within the GSACSC**

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 GSACSC. Runways shall be unpaved and limited to 4,000 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.

## **GOAL 5.0 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 three 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 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 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 acre, 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 5.1.2 Transfer of Development Rights**

Within thirty-six (36) 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 of development rights from inside of Rural Protection Areas to outside of Rural Protection Areas. This may include methods of development right transfer from unincorporated areas to municipalities facilitated through Joint Planning Agreements. It shall be the intent of this policy to direct development away from Rural Protection Areas and toward existing urban areas.

### **Policy 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 legally binding instrument;
- Protection of equestrian and agrarian lifestyles and economies;
- Promotion of passive recreation and ecotourism;
- Protection of existing topography, wetlands, 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.

### **Policy 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 pavement 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;
- 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 restriction of irrigated lawn and landscaping to no more than 50% of all pervious areas for both residential lots and common areas; and
- Enhance the rural character of the project and surrounding area.

#### **Policy 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” (FDACS, Division of Forestry) and “Protecting Florida’s Springs-Land Use Planning Strategies and Best Management Practices” (DCA/DEP, 2002). Within twenty-four (24) 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.

#### **Policy 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 5.1.7 Protection of Wetlands**

Wetland impacts, including the depositing of fill in wetlands, shall be prohibited within the Rural Protection Areas 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 5.1.8 Coordination with Conservation Agencies**

The County shall coordinate with state and local conservation agencies, including but not limited to the U.S. Forestry Service, FDEP Division of State Lands, DACS Division of Forestry, SJRWMD 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 5.1.9 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 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 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 5.2.2 Land Use in the Wekiva-Ocala RPA**

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

and wildlife corridors; maximization of buffers and open space adjacent to public conservation land; protection of aquifer recharge; and the provision of opportunities for passive recreation.

### **Policy 5.2.3 Coordination of Land Use with Wekiva-Ocala Greenway Protection**

Lake County shall work cooperatively with the Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission, and the University of Florida to identify ecological corridors within northeast Lake County and the Florida Division of State Lands Wekiva-Ocala Greenway project area necessary to establish a viable and permanent linkage between the Wekiva basin and Ocala National Forest. This effort shall consider habitat connectivity, corridors for wildlife movement, and the relationship between public and private lands, with the intent of developing a comprehensive land use and conservation strategy for ensuring long-term protection of the greater Wekiva-Ocala ecosystem. Lake County shall prioritize the acquisition of land and establishment of conservation easements to preserve these ecological corridors. Development within the Wekiva-Ocala RPA shall utilize clustering to protect ecological corridors and minimize impact upon natural resources.

## **OBJECTIVE 5.3 Emerald Marsh Rural Protection Area**

The County hereby establishes the Emerald 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 Emerald Marsh, Sawgrass Island Preserve, Lake Griffin, Lake Yale, and the Ocklawaha River.

### **Policy 5.3.1 Importance of the Emerald Marsh Rural Protection Area**

The centerpiece of this Rural Protection Area is Emerald Marsh, which has been a focus of hydrologic and ecologic restoration. The Emerald 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 Emerald 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 Emerald 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 5.3.2 Land Use in the Emerald Marsh Rural Protection Area**

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

## **OBJECTIVE 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 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 5.4.2 Land Use in the Yalaha-Lake Apopka Rural Protection Area**

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

## **OBJECTIVE 5.5 South Lake County Rural Protection Area**

The County hereby establishes the South Lake County Rural Protection Area generally located south of Clermont between U.S. Highway 27 and eastern Lake County boundary as depicted on the Future Land Use Map. This Rural Protection Area is intended to preserve rural density, character, lifestyle compatibility, agriculture, and aquifer recharge in South Lake County and to buffer the recognized environmentally sensitive Green Swamp Area of Critical State Concern from the significant impact of Orange County's large Horizon West development east of the Lake County border.

### **Policy 5.5.1 Importance of South Lake County Rural Protection Area**

This Rural Protection Area provides highly valuable aquifer recharge for both the Green Swamp and Wekiva Springshed. 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 Horizon West development in Orange County and the Green Swamp. Within the South Lake County 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 5.5.2 Land Use in the South Lake Rural Protection Area**

Lake County shall limit future land use within the South Lake Rural Protection Area to the Rural Future Land Use Category and Public Benefit Future Land Use Series. The County may require Rural Conservation

Subdivision design with clustering, for any proposed development within the South Lake Rural Protection Area to ensure the protection of natural resources including, but not limited to habitat, wildlife, and wildlife corridors. Clustering and common open space shall emphasize the protection of natural resources including but not limited to habitat, wildlife, and wildlife corridors; maximization of buffers and open space adjacent to public conservation land; protection of aquifer recharge; and the provision of opportunities for passive recreation.

### **Policy 5.5.3 Water Conserv II**

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

## **GOAL 6.0 OVERLAY DISTRICTS**

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

### **OBJECTIVE 6.1 Historic Overlay Districts**

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

#### **Policy 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 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 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.

##### **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 legally binding instruments to perpetually preserve privately owned land adjacent to the roadway corridor.

#### **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 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.

#### **6.2.2.1 Florida Black Bear Roadside Overlay District**

The Roadside Overlay District shall extend 320 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 legally binding instruments to perpetually preserve privately owned land adjacent to the roadway corridor.

#### **6.2.2.2 Florida Black Bear 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 connectively 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 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 6.3.1 Boundary of the Lake Apopka Basin Overlay District**

The Lake Apopka Basin Overlay District, also known as the Lake Apopka Basin, shall be described 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 as shown on the Future Land Use Map

#### **Policy 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 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 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:

1. Agricultural practices that do not contribute to contamination of surface or groundwater from fertilizers or pesticides and are conducted in accordance with Best Management Practices.
2. 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.
3. Light industry within designated areas, provided that the specific activity will not contribute to degradation of natural resources of the Lake Apopka Basin.

#### **Policy 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 revision of "Silviculture Best Management Practices" developed by the Florida Department of Agriculture and Consumer Services, Division of Forestry and "Protecting Florida's Springs-Land Use Planning Strategies and Best Management Practices" (Department of Community Affairs/Department of Environmental Protection, 2002).

### **Policy 6.3.6 Resource Protection Standards in the Lake Apopka Basin Overlay District**

The County may require Planned Development and clustering for any proposed development within the Lake Apopka Basin Overlay District, 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 pavement widths, stem-wall construction, swales, and native landscaping.
- Access and clearing standards shall be established.
  4. Corridors for wildlife movement shall be maintained, enhanced, and protected in coordination with adjacent properties.
  5. 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.
  6. 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.
  7. Public access to the lake for passive recreation shall be encouraged; private access other than community docks shall be discouraged.

### **Policy 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 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 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 U.S. Naval Air Station in Jacksonville, Florida. 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 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 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 6.4.3 Residential Density Increases**

The County finds that existing development density and intensity is compatible with the testing and training mission of the Range and MOA. Increases in residential development within the MOA bombing ranges and approach zones shall be considered incompatible with the mission of the Range unless determined to be compatible by the representative of the Range.

**Policy 6.4.4 Building Heights**

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

**Policy 6.4.5 Cell Towers**

Within the Pine Castle MOA, cell towers shall be limited to monopoles. 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 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 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.

#### **Policy 6.4.8 Planning Coordination**

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 Range and avoid incompatible land use activities.

#### **Policy 6.4.9 Planning and Zoning Board Membership**

The County shall ensure close coordination with U.S. Military and that this coordination can be fostered through the inclusion of a representative of the Range as an ex-officio, non-voting member of the Local Planning Agency and Zoning Board. The County shall request that the Commanding Officer, Naval Air Station Jacksonville designate a representative to serve in this capacity. The designated representative shall be notified of all meetings and provided with copies of agenda packages related to the Pinecastle MOA, as well as any special planning studies, such as the Evaluation and Appraisal Report.

#### **Policy 6.4.10 Review of Proposed Actions**

The County shall refer to the Range representative for review and comment prior to final action by the County, all proposed Comprehensive Plan amendments, proposed Land Development Regulations, rezonings, waivers, exceptions, variances and similar applications which, if approved, would affect the intensity, density, or use of land within the Pinecastle MOA as specified in 163.3175(3), as may be amended.

## **GOAL 7.0 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 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 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, WRPA, WSA, and GSACSC, 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 use is abandoned or discontinued for a period of 18 months; or
- Is determined to be inconsistent with the character of the surrounding community.

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.

#### **Policy 7.1.2 Inventory of Antiquated Plats, Parcels of Record**

The County shall inventory antiquated plats and lots of record in order to resolve land use compatibility, environmental concerns and infrastructure issues related to antiquated plats.

#### **Policy 7.1.3 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.

1. 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.
2. 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 7.1.4 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 five (5) criteria listed below, an exception to the densities established by this Comprehensive Plan shall be granted:

1. 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:
  - a. 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;
  - b. The lot shall be accessible by public safety and other public (i.e. sanitation) agencies;



- c. The lot shall have a minimum frontage of forty (40) feet;
- d. 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.

If the lot fronts on an easement that is within 1,320 feet from a publicly maintained road as described above, the property owner(s) shall execute a legal document wherein the property owner(s) agrees to be subject to a special assessment for road improvements. Lake County shall record said document in the public records of Lake County, at the owner's cost.

2. 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.

- |                              |                                      |
|------------------------------|--------------------------------------|
| • H.O. Peters and Associates | • Pittman                            |
| • Villa City Shores          | • St. Johns Waterfront Est. 1st Add. |
| • Sunnyside Shores           | • Deerhaven                          |
| • Western Shores             | • Grovewood                          |
| • Banning Beach              | • Villa City                         |
| • Belmont Heights Unit 2     | • Forest Acres                       |
| • Robbins Heights            | • River Road Acres                   |
| • Astor Forest Campsites     | • Oak Ridge                          |
| • Blue Creek Point           | • Forest Ridge                       |
| • Ravenswood                 | • Forest Park                        |

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:

- 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.
- The lot shall be accessible by public safety and other public (i.e. sanitation) agencies.
- The lot shall have a minimum frontage of forty (40) feet.
- 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.

If the lot fronts on an easement that is within 1320 feet from a publicly maintained road as described above, the property owner(s) shall execute a legal document wherein the property owner(s) agrees to be subject to a special assessment for road improvements. Lake County shall record said document in the public records of Lake County, at the owner's cost.

3. There shall be an exception to the density requirements of this Comprehensive Plan for a lots or combination of lots described in Paragraphs 1 or 2 above but 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.

4. 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.

5. 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 policy. A dwelling unit and accessory uses thereto may be permitted on the lot.

#### **Policy 7.1.5 Lots and Subdivisions Nonconforming to Open Space and Clustering**

Lots of Record and Subdivisions meeting the conditions of the previous policy and existing on the effective date of this Comprehensive Plan shall be exempt from open space and clustering requirements, provided that said lots are not further subdivided.

#### **OBJECTIVE 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 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; and
- Transportation corridors and access.

**Policy 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 regulations to minimize adverse impacts of active 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 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. A home occupation is an accessory use in a residential area consisting of an occupation performed entirely within a dwelling or accessory structure. Home occupations shall not be visible from neighboring properties. Home occupations shall not employ more than two (2) employees onsite who do not also reside in the dwelling.

**Policy 7.2.4 Affordable Housing**

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

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

- Encouraging duplex, zero-lot line, multi-family and smaller structure housing;
- Providing standards to ensure the integration of housing to prevent the undue concentration of lower income dwellings within a development site;
- Requiring long term binding affordability agreements to ensure dwellings are priced as affordable housing for owners and renters;

- Coordinating with the municipalities to provide affordable housing in urban areas;
- Encouraging the revitalization of existing housing and neighborhoods; and
- Providing for inclusionary zoning as determined appropriate following completion of a study.

**Policy 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 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 bumps, roundabouts, narrow streetscapes, and other appropriate features; and
- Incorporating professionally recognized practices related to Transit Oriented Design (TOD).

**Policy 7.2.6 Communication Towers within Residential Areas**

The County shall regulate the location and construction of communication towers to protect existing and future residential neighborhoods from potential adverse impacts resulting from these facilities. The County shall research the telecommunication needs of the County and consider those needs when reviewing proposals for the installation or expansion of communication tower facilities. Siting criteria and design requirements shall be defined within the Land Development Regulations within 12 months of the effective date of the Comprehensive Plan.

**Policy 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 7.2.8 Provision of Neighborhood Commercial Uses**

The County may allow limited neighborhood commercial uses within residential areas, provided that said uses principally serve the needs of residents within the neighborhood, subject to and consistent with all other provisions of this Comprehensive Plan.

### **Policy 7.2.9 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 varying densities of residential uses, and in managing redevelopment of areas no longer appropriate as viable residential areas.

### **Policy 7.2.10 Conversion of Residential Structures**

The County shall allow conversion of existing residential structures to professional office and restricted neighborhood commercial 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; and
- Buffers can be provided to effectively maintain the viability of adjacent residential uses.

### **Policy 7.2.11 Industrial Uses near Residential Areas**

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

### **Policy 7.2.12 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 7.3 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, WRPA and GSACSC.

### **Policy 7.3.1 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, WRPA and GSACSC 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 LDR enforcement consistent with the rural character of such areas.

### **Policy 7.3.2 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, WRPA or GSACSC, 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 7.3.3 Rural Conservation Subdivision Design**

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, WRPA, WSA, and GSACSC. 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 pavement 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;
- 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 restriction of irrigated lawn and landscaping to no more than 50% of all pervious areas for both residential lots and common areas; 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 Rural Future Land Use Category.

### **Policy 7.3.4 Non-Residential Rural Design Standards**

Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt design standards within the LDRs for non-residential development located within and adjacent to the Rural Future Land Use Series, WRPA and GSACSC. 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 7.3.5 Protection of Rural Viewscapes**

Within 12 months of the effective date of the Comprehensive Plan, Lake County shall adopt LDRs that protect forested areas, native vegetation, and natural topography within the Rural Future Land Use Series, WRPA and GSACSC 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 7.3.6 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, WRPA and GSACSC. 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 LDRs relating to access, land use, building size and setbacks, landscaping, lighting and other factors associated with protecting the rural character of these corridors.

### **Policy 7.3.7 Protection of Natural Resources**

Within the Rural Future Land Use Series, the County shall encourage and as appropriate require the use of Rural Conservation Subdivision and Low Impact Development techniques at rural densities in order to enhance the protection of common open space, rural 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 periodically inspected septic systems as the primary system of wastewater disposal.

### **Policy 7.3.8 Rural Lighting Standards**

In order to preserve the rural character and values attributed to the Rural Future Land Use Series, WRPA and GSACSC, 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 7.4 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 LDRs.

### **Policy 7.4.1 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 7.4.2 Consistency with Conservation Element**

The County shall require that proposals for a change in the use of land or development of property conform to all applicable goals, objectives, and policies of the Conservation Element before such proposal can be considered to be consistent with the Future Land Use Element. Prior to obtaining approval for a change in the use of land or development of property, the location and significance of all environmental features and constraints shall be identified, including but not limited to topography, wetlands, vegetation, wildlife, habitat, flood hazards, the 100 year floodplain, soils, springsheds, karst

features, and adjacent conservation lands and environmentally sensitive lands. The County shall require that all such features and constraints be included within applications and site plans submitted as part of the development review process.

#### **Policy 7.4.3 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; and
- Designate environmentally sensitive floodplains and establish criteria to limit development or development impacts therein.

#### **Policy 7.4.4 Protection of Wetlands and Wetland Classification Program**

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

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

The County shall require dedication of a conservation easement to the County and/or other agency of all post-development wetlands. This conservation easement shall require that the wetlands be maintained in their natural and unaltered state. The entity accepting a conservation easement shall enforce its provisions.



#### **Policy 7.4.5 Platting of Wetlands and Water Bodies**

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

#### **Policy 7.4.6 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 7.4.7 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 7.4.8 Required Use of Conservation Easements**

The County shall require conservation easements in accordance with the Florida Statutes or dedication of post-development flood prone and wetland areas as a limitation to any future encroachment or development of environmentally sensitive areas. Further, the County shall require that areas designated as open space within a conservation subdivision, including but not limited to upland habitat, karst features, and aquifer recharge, be permanently protected by conservation easement or dedicated to the County, a conservation agency and/or non-profit conservation entity.

#### **Policy 7.4.9 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.

### **OBJECTIVE 7.5 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 7.5.1 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 7.5.2 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;
- Limit 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 7.5.3 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 7.5.4 Energy Audits of County Facilities**

Energy efficiency is a priority, therefore, the County shall conduct audits of every County facility 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 7.5.5 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 7.6 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 7.6.1 Agricultural Primacy**

The County shall encourage the continuation of agriculture within the Rural Future Land Use Series, WRPA, and GSACSC. 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 7.6.2 Agricultural Land Retention Study**

Within 24 months of the effective date of the Comprehensive Plan, Lake County shall initiate an Agricultural Lands Retention Study to identify agricultural lands suitable for protection and conservation. The study shall also identify property owner incentives for the conservation of identified lands; methods to maintain viable agricultural economies; potential barriers to the conduct of agricultural activities; and scenarios that describe the types and characteristics of agricultural uses and practices for Lake County in the future.

### **Policy 7.6.3 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 7.6.4 Agricultural Easements**

Lake County shall consider the use of agricultural easements and less-than-fee acquisition as means of conserving agricultural lands.

### **Policy 7.6.5 Agricultural Buffers**

Within 12 months of the effective date of the Comprehensive Plan, the County shall adopt Land Development Regulations that require adequate buffering and/or setbacks between agriculture and residential uses in order to protect such agricultural uses from adverse impacts associated with encroachment of residential areas or a nuisance perception created by agricultural operations. Buffers shall be used to minimize or eliminate incompatibility between agricultural and residential 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.

## **OBJECTIVE 7.7 Planned Unit Developments**

The County shall adopt Regulations affecting the design and time frame of Planned Unit Developments.

### **Policy 7.7.1 Requirements for Planned Unit Developments**

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

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

### **Policy 7.7.2 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 zoning district. The following criteria shall apply to Planned Unit Developments constructed after the effective date of this Comprehensive Plan:

- Planned Unit Development zoning shall be required for any application seeking to increase density with the potential of fifty (50) or more dwelling units.
- Physical construction of infrastructure must begin within three (3) years of the effective date of the PUD zoning 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 LDRs 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 7.8 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 7.8.1 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. Due to the inherent scale and intensity of a DRI, a proposal for a DRI within an area assigned to the Rural Future Land Use Series shall be inconsistent with the goals, objectives, and policies of this Comprehensive Plan relative to the protection of rural areas and the prevention of urban sprawl. The burden of proof shall rest upon the applicant to overcome said presumptions and demonstrate a compelling need for the proposed DRI and any associated future land use change.

### **Policy 7.8.2 Integration of the DRI Process with Local Comprehensive Planning**

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

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

## **OBJECTIVE 7.9 Community Enhancement Areas**

The County shall 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 shall 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 CEA will be expected to fully cooperate during the implementation phase. CEA Action Plan implementation shall occur consistent with the LDRs.

### **Policy 7.9.1 Action Plan Guiding Principles**

The County shall assist each designated Community Enhancement Area to develop a partnership-based improvement strategy built upon identified assets within the community. CEA 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 7.9.2 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 7.9.3 Neighborhood Revitalization Strategy Area**

When appropriate, the County shall 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 7.10 Intergovernmental Coordination**

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.

The County shall coordinate with local, regional and state agencies and private utility companies, as applicable, to adopt and enforce level of service standards for public services and facilities.

### **Policy 7.10.1 Adoption of Joint Planning Areas**

The County shall pursue Joint Planning Areas (JPAs) with each of the municipalities in Lake County and with adjacent counties to address, at minimum, future annexations, provision of services and facilities and land use compatibility. The County shall adhere to this Comprehensive Plan when negotiating Joint Planning Areas. A summary of all Joint Planning Areas shall be included in this Comprehensive Plan. The County shall evaluate the effectiveness of Joint Planning Areas and revise as necessary.

#### **7.10.1.1 JPA with the City of Clermont**

The County shall enforce the adopted joint planning agreement with the City of Clermont to address, at minimum, future annexations, provision of services and facilities, land use compatibility, and protection of the GSACSC. 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 and/or disputes. It shall also include criteria for when and/or how to amend the joint planning area boundary.

#### **7.10.1.2 JPA with the City of Mount Dora**

The County shall enforce the adopted joint planning agreement with the City of Mount Dora to address, at minimum, future annexations, provision of services and facilities, land use compatibility and protection of the Wekiva Study Area. The JPA shall also include agreement on future densities and intensities of properties that it may annex and a procedure for resolution of any future conflicts and/or disputes. It shall also include criteria for when and/or how to amend the joint planning area boundary.

#### **7.10.1.3 JPA with the Town of Lady Lake**

The County shall enforce the adopted joint planning agreement with the Town of Lady Lake to address, at minimum, future annexations, provision of services and facilities and land use compatibility. The JPA shall also include agreement on future densities and intensities of properties that it may annex and a

procedure for resolution of any future conflicts and/or disputes. It shall also include criteria for when and/or how to amend the joint planning area boundary.

#### **Policy 7.10.2 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 7.10.3 Municipal Annexations**

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

#### **Policy 7.10.4 Intergovernmental Agreements with Adjacent Jurisdictions**

The County shall endeavor to develop and maintain intergovernmental agreements and/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 7.10.5 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 7.10.6 Develop and Implement Resource Management Plans**

The County shall coordinate with federal, state, regional, and local agencies in the development and implementation of resource management plans through the following:

- Continuing participation on the Wekiva River Basin Commission and other working groups;
- Forwarding development proposals to federal and state agencies for review and comment on projects located within the Wekiva River Protection Area, Wekiva Study Area, and GSACSC 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 7.10.7 Coordinate With Utility Providers**

The County shall require applicants to submit site plans and plats to the electrical, potable water, sanitary sewer, reclaimed water and all other public or private utilities at the same time that plans are submitted to the County for review to assist in the planning and programming of utility service.

### **Policy 7.10.8 Coordinate Levels of Service**

The County shall, to the greatest extent feasible and when in the interest of the County, provide levels of service for public and private facilities compatible with adopted Levels of Service of neighboring jurisdictions in and adjacent to Lake County and appropriate state and regional authorities through active intergovernmental coordination.

## **OBJECTIVE 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 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 7.11.2 Phasing of Large-Scale Residential Development**

Within 12 months of the effective date of the Comprehensive Plan, the County shall establish requirements 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 7.11.3 Cumulative Traffic Analysis**

A cumulative traffic analysis shall 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 7.11.4 Private Investment for Infrastructure**

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

### **Policy 7.11.5 Coordinate with Local Governments and Agencies**

Lake County shall coordinate with the local governments and agencies for the adequate provision of existing and planned capacity of public facilities.

### **Policy 7.11.6 Coordinate with the Lake County School Board**

Public schools are community facilities which are necessary to serve residents in Lake County. Lake County shall participate in the coordination of planning for school facilities with the Lake County School Board, municipalities and the State of Florida. The provision of schools shall be consistent with the *Interlocal Agreement between Lake County and the Lake County School Board and Municipalities for School Facilities Planning and Siting*.

### **Policy 7.11.7 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.

## **OBJECTIVE 7.12 Utilities**

Utilities needed to support adopted Future Land Uses and zoning in the unincorporated area shall be provided.

### **Policy 7.12.1 Provision of Electric Utilities**

Private or public electric 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. Small-scale, site-specific, or off-grid electrical generation systems serving single users or less than four (4) homes and 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 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 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 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 7.12.5 Methods of Managing Stormwater**

Consistent with the provision of services and facilities, the County shall:

- Regulate stormwater management consistent with Countywide 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; and
- 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 7.13 Comprehensive Plan Amendment Standards of Review**

Lake County shall adopt standards of review for proposed amendments to the Comprehensive Plan.

### **Policy 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 countywide 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) a minimum of seven (7) days 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.

#### **Policy 7.13.2 Mandatory Consistency with the Comprehensive Plan**

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

#### **Policy 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 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 and/or use that was publicly advertised for consideration.

#### **Policy 7.13.5 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 7.13.6 Standards of Review for Amending the Future Land Use Map**

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

- Demonstration by signed affidavit that, if requested by a private individual or entity, the proposed FLUM amendment is sought or supported by the landowner(s) subject to the amendment;
- Demonstration that additional lands for residential use are needed to accommodate population projections consistent with the Comprehensive Plan if the FLUM amendment involves a potential increase in residential density, and that lands subject to the proposed amendment are most appropriate for this increase in density;
- 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, and required open space;
- Demonstration that facilities and services are available within the levels of service adopted throughout the Comprehensive Plan, including but not limited to water and sewer services, transportation, parks and recreational facilities, and schools;
- Demonstration that the amendment will not fiscally burden County services;
- Demonstration that the amendment would not negatively impact 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 negatively impacted;
- Demonstration that any proposed urban Future Land Use Map amendment is contiguous to existing urban development outside of the Rural Future Land Use Series so as to discourage urban sprawl; and
- Demonstration that the proposed Future Land Use Map amendment provides an appropriate transition of land uses adjacent to the rural area, and that the amendment shall create a final area of transition between the rural area and existing urban development to constrain future intrusion into the rural area. Adequate transition shall be required to maintain compatibility with adjacent, existing communities.

#### **Policy 7.13.7 Internet Notice of Applications**

Lake County shall, when an application to change the Comprehensive Plan, zoning, or a request for variance is determined to be sufficient for review, post the information to the County Website.