



TOWN OF LADY LAKE 2030 COMPREHENSIVE PLAN

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I FUTURE LAND USE ELEMENT

GOAL FLU 1: IMPLEMENT THE TOWN OF LADY LAKE'S FUTURE LAND USE PLAN TO ACHIEVE SUSTAINABLE GROWTH THROUGH AN APPROPRIATE BALANCE BETWEEN PUBLIC AND PRIVATE INTERESTS IN THE:

- 1.) CONSERVATION OF THE NATURAL RESOURCES;
- 2.) CREATION OF FAVORABLE ECONOMIC CONDITIONS;
- 3.) PROVISION OF ADEQUATE HOUSING;
- 4.) PROTECTION AND IMPROVEMENT OF ESTABLISHED NEIGHBORHOODS;
- 5.) PROTECTION OF PUBLIC HEALTH AND SAFETY;
- 6.) DEVELOPMENT OF UNIQUE NEIGHBORHOODS AND BUSINESS DISTRICTS; AND
- 7.) PROTECTION OF RESPONSIBLE DEVELOPMENT PRIVATE PROPERTY RIGHTS.

OBJECTIVE FLU 1-1: The Town of Lady Lake will pursue a vision for future growth and development that both preserves and enhances the quality and value of the Town's neighborhoods, business districts and areas of rural character. This vision is based upon a solid foundation for future planning which is reflected in the Town's adopted 2030 Future Land Use Map, Concurrency Management System, Capital Improvements Program and which:

- 1.) Provides a usable infrastructure support system;
- 2.) Protects neighborhood character and effectively limits incompatible land-uses;
- 3.) Prohibits urban sprawl;
- 4.) Maintains a partnership with Lake County for future planning through the implementation of a Joint Planning Agreement/Area (JPA). The Town and County are contemplating an Interlocal Service Boundary Agreement (ISBA) to replace the Joint Planning Agreement. In the meantime, the JPA will be temporarily extended while the ISBA (Chapter 171, Part II, F.S.) is negotiated and considered.; and

- 5.) Establishes areas within the Town of Lady Lake and the JPA that require special long-term planning to support GOAL FLU 1.

Policy FLU 1-1.1: The 2030 Future Land Use Map series embodies strategies designed to build long-term community value, discourage urban sprawl, conserve natural resources and ensure that public facilities and services are provided in the most cost effective and efficient manner. The Town of Lady Lake (Map 1-1) adopts the 2030 Future Land Use Map Series in conjunction with the following maps:

- 1.) 2030 Future Land Use Map (1-3a);
- 2.) Wetlands and Surface Waters Map (Map 1-2d);
- 3.) 100 Year Flood Zone Map (Map 1-2c);
- 4.) Archaeological and Historical Sites Map (Map 1-1a);
- 5.) Soils Map (Map 1-2e);
- 6.) Town of Lady Lake Overall Utility System Map (Map 1-2g and 1-2h);
- 7.) Town of Lady Lake Future Transportation System Map (Map 2-4) ;
- 8.) Town of Lady Lake Wellhead Location and Protection Area Map (Map 1-2b);
- 9.) Town of Lady Lake Parks and Recreation System Map (Map 6-1);
- 10.) Town of Lady Lake Natural Areas Map (Map 1-2f) ; and
- 11.) Town of Lady Lake Special Area Plans and Joint Planning Area Map (Map 7-1).
- 12.) Future Transportation System – Bus Transit (2-6)
- 13.) Energy Conservation Area Map (Map 7-1)

Policy FLU 1-1.2: The Town of Lady Lake shall optimize public investment in supporting infrastructure by concentrating land uses in locations where the minimum public facilities that are necessary to support a future land use designation or Future Land Use Map Amendment are available as established in the Town of Lady Lake Overall Utility System Map (Map 1-2g and 1-2h). Further the Town shall target the provision of public services and facilities for the special planning areas as outlined in Objectives FLU 2-2 and 2-3 in accordance with the population projections and needs.

OBJECTIVE FLU 1-2: The Town of Lady Lake will continue to designate and promote sufficient areas on the 2030 Future Land Use Map for quality commercial and residential development and neighborhood cohesiveness, and require the availability of adequate facilities to support demands necessitated by existing and future housing development and associated population.

Policy FLU 1-2.1: The Future Land Use Map shall designate sufficient land area for residential land uses according to a pattern which promotes neighborhood cohesiveness and identity, and which enables efficient provision of public facilities and services.

Policy FLU 1-2.2: The Town shall maintain in its Land Development Regulations pursuant to Chapter 163.3202(1), F.S., provisions which require residential open space in new developments. Such provisions shall include but not be limited to requiring a minimum of 25% open space for residential land uses, maximum percentages of lot coverage for other land uses, and requiring proposed development to incorporate such requirements into all development review submittals.

Policy FLU 1-2.3: Residential areas designated on the Future Land Use Map shall be protected from the encroachment of incompatible non-residential development. The Town has incorporated provisions within the adopted Land Development Regulations that allow public facilities/services which best serve the health, safety, and welfare of citizens in residential areas delineated on the Future Land Use Map provided that the facilities/services comply with the following criteria:

- 1.) The proposed facility/service serves the majority of the population;
- 2.) The proposed facility/service is located in close proximity to the main user group;
- 3.) Buffers will be provided along the perimeter property boundaries and the width of such buffers shall be determined by the adjacent land use and the proposed community facility/service; and
- 4.) Landscaping will be provided based on the adjacent land use and proposed community facility/service.

Policy FLU 1-2.4: The Town of Lady Lake shall maintain in its Land Development Regulations pursuant to Chapter 163.3202(1) F.S., standards for the transition of incompatible land uses located with the designated land use districts. These standards shall include limitations to expansion of such incompatible uses and provisions for discontinuing the incompatible use if that use should cease for a period of 6 consecutive months.

Policy FLU 1-2.5: Transportation systems within designated residential areas delineated on the Future Land Use Map shall be designed to accommodate traffic conditions that further public safety and limit nuisances.

Policy FLU 1-2.6: The Town shall pattern the transition of residential densities on the Future Land Use Map toward higher densities in areas accessible to employment and commercial areas and away from environmentally sensitive areas, while directing lower density residential development in areas close to environmentally sensitive areas.

Policy FLU 1-2.7: By December 31, 2012, the Town of Lady Lake shall designate environmentally sensitive areas within the Town's JPA.

Policy FLU 1-2.8: Residential densities shall be compatible with available public facilities and their capacity to serve development. Residential areas designated on the Future Land Use Map shall be allocated according to a pattern that promotes efficiency in the provision of public facilities and services, and furthers the conservation of natural resources. Public facilities shall be required to be in place concurrent within the impacts of new residential development as specified in the Concurrency Management System.

OBJECTIVE FLU 1-3: The Town of Lady Lake shall manage and control existing and future land uses located within or adjacent to environmentally sensitive lands, other significant natural resources, and historically significant sites by specifying protection standards within the Comprehensive Plan and the adopted Land Development Regulations.

Policy FLU 1-3.1: The Town has adopted, pursuant to Chapter 163.3202(1) F.S., provisions within the Land Development Regulations that require all unaltered wetlands to be placed within conservation easements with the exception of alteration as allowed in the Conservation Element. Any such alteration shall be permitted by the appropriate jurisdictional agency and shall be mitigated with the result of no net loss of natural functional value. Wetlands placed in conservation easements may be utilized for passive recreation activities and shall include but not be limited to elevated boardwalks, nature trails, hiking, bird watching and picnicking. Wetlands are lands which are defined according to Chapter 62-340 F.A.C. as being inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do or would support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The definition includes all contiguous and non contiguous or isolated wetlands to waters, water bodies, and watercourses. Wetlands include but are not limited to Cypress, Hardwood Swamp, Bayhead, Hydric Hammock, Shrub Swamp, Shrub Bog, Transitional Shrub, Lakeshore Emergents, Deep Marsh, Shallow Marsh, and Wet Prairie. An upland buffer of sufficient width which will be determined on an individual basis based upon the wetland size, hydrologic functions, human impacts, plant diversity and integration with other ecosystems will be required for all new development upon adoption of this plan.

Policy FLU 1-3.2: The Town has incorporated provisions within the Land Development Regulations that prohibit development within the 100-year flood plain and allow limited development within the 100-year floodplain as permitted by St. Johns River Water Management District (SJRWMD) provided that compensating storage is provided, and structures located within the 100-year flood plain have the first floor elevation at least 18" above the 100-year floodplain elevation. The following activities shall be prohibited within the 100-year floodplain: septic tanks and the storing of hazardous waste or material. Roads, bridges and other similar public facilities should not be located within the floodplains, except where no reasonable alternative exists. The Town has incorporated provisions within the Land Development Regulations to provide adequate stormwater management or drainage facilities that maintain pre-development conditions, provide adequate facilities as may be necessary to insure that the stormwater runoff rate and the quantity shall not be increased, nor adversely affect existing surface water flow pattern, insure that sediment from runoff will not enter natural drainage ways and all systems shall be functionally independent of planned but un-built phases of the development project.

Policy FLU 1-3.3: Aquifer Recharge. The Town has incorporated provisions within the Land Development Regulations that prohibit development/land uses which are likely to generate toxic, hazardous or industrial waste in high recharge areas unless otherwise approved by FDEP, from utilizing septic tanks and where such land uses are allowed, must be served by a centralized sanitary sewer system.

Policy FLU 1-3.4: Lake Front and Wetland Littoral Zone. The Town, upon adoption of this Comprehensive Plan, shall protect lakefront and wetland littoral zones through the provisions of the Conservation Element. Such provisions have been incorporated into the Land Development Regulations.

Policy FLU 1-3.5: Natural Upland Communities and Native Vegetation. The Town has included within the Land Development Regulations provisions that require all developments to place a percentage of the natural upland communities and native vegetation as defined in the Florida Natural Areas Inventory (FNAI) in conservation easements as specified in the Conservation Element. The set aside requirement may be credited toward meeting the Open Space and Landscaping requirement.

Policy FLU 1-3.6: Historically Significant Sites. Any structure, building, or site which is deemed historically significant and/or qualifies for placement on the National Register of Historic Places after adoption of the Comprehensive Plan shall be identified on the 2030 Future Land Use Map Series upon subsequent plan amendments. The Town of Lady Lake shall locate these sites through the assistance of matching archaeological site survey grants from the Florida Department of State, Division of Historic Resources Grants-in-Aid program and the Federal government.

Policy FLU 1-3.7: Intergovernmental Coordination and Natural Resource Management. The Town shall coordinate with the State, St. Johns River Water Management District, the East Central Florida Regional Planning Council, Lake County, Lake County Water Authority, and other agencies concerned with managing natural resources during the development review process for the purpose of protecting the function and existence of natural systems.

Policy FLU 1-3.8: Preventing Detrimental Impacts of Development on Historic Sites. The Town shall maintain and enforce within the Land Development Regulations, provisions which shall prevent the detrimental impacts of development to historically significant sites which preclude:

- 1.) Destruction or alteration of all or part of such site;
- 2.) Transfer or sale of a site of historical significance without adequate conditions or restrictions regarding continued preservation, maintenance or use of such property;
- 3.) Encroachment or introduction of visible, audible, or atmospheric elements which are inconsistent with the character of the property, and
- 4.) Alteration or destruction of the site's surrounding environment.

Policy FLU 1-3.9: Preventing Destruction of Discovered Archaeological Sites. The Town will maintain and enforce within the Land Development Regulations provisions which require development to cease construction activities on a site when unidentifiable artifacts are uncovered during either land preparation or construction. The developer shall notify the Town of such discovery, and the Town and/or developer shall contact the Florida Department of State of such discovery. Construction shall not begin until the State has determined the archaeological significance of the discovery and the restrictions which shall be imposed on development. Development may continue in areas which will not impact the site of the discovery.

Policy FLU 1-3.10: Protection of Endangered and Threatened Animal and Plant Species. The Town will maintain and enforce within the Land Development Regulations provisions that require all new developments and redevelopments to conduct an environmental survey and provide a management plan and/or relocation plan as outlined in the Conservation Element. The environmental survey must be completed by a qualified scientist/ecologist prior to development review by staff.

OBJECTIVE FLU 1-4: PLANNING FOR COMMERCIAL ACTIVITIES. The 2030 Future Land Use Map shall allocate sufficient land area to accommodate commercial activities which provide goods and services demanded by local and area-wide markets, and to allocate sufficient land area to provide for a healthy market for commercial properties,

with consideration to fiscal and environmental impacts to the Town of Lady Lake.

Policy FLU 1-4.1: Criteria for Identifying Marketable Commercial Sites. The location and distribution of commercial land use categories delineated on the Future Land Use Map shall be determined according to the following criteria:

- 1.) Access and vicinity to U.S. 27/441; ease of access and egress to and from major thoroughfares to commercial sites; ability to achieve a functional internal circulation and off-street parking system;
- 2.) Access to County Roads 466 and 25; ease of access to collector thoroughfares to commercial sites; ability to achieve a functional internal circulation and off-street parking system;
- 3.) Access and vicinity to Rolling Acres Road; ease of access to collector thoroughfares to commercial sites; ability to achieve a functional internal circulation and off-street parking system; and, ability to meet corridor protection guidelines that may be predicated in the Town's Land Development Regulations.
- 4.) Development/land uses which are likely to generate toxic, hazardous or industrial waste will be prohibited from utilizing septic tanks and must be served by a centralized sanitary sewer system;
- 5.) Impact to the conservation and preservation of natural resources; and
- 6.) Demand on existing and planned public services, utilities, water resources and energy resources;

Policy FLU 1-4.2: General Pattern of Commercial Land Use. Commercial land use shall be permitted in three categories as outlined on the Future Land Use Map. Higher intensity commercial activities shall be directed toward the commercial business district located along U.S. 27/441 and according to the Special Area Plan defined in Objective FLU 2-2.

Policy FLU 1-4.3: Access to Commercial Land Uses: The Town has included provisions within the Land Development Regulations that control/manage access to commercial sites. Such standards include but are not limited to frontage roads, shared driveways and cross-access easements for adjacent properties. Access management permits shall be required from FDOT for U.S. 27/441. Access management permits shall be required from Lake County for County Roads 466 and 25.

Policy FLU 1-4.4: Mitigation of Impacts to Adjacent Land Uses. The Town hereby adopts and has incorporated into their Land Development Regulations pursuant to Chapter 163.3202(1), F.S. standards which require commercial

developments and redevelopments to provide sufficient buffers and screening for purposes of mitigating impacts to adjacent residential or institutional land uses. Such standards shall be based on the type of zoning of the subject property as well as the adjacent property. The zoning districts of each shall determine the width and the amount of landscaping that will be required of buffers between incompatible land uses.

Policy FLU 1-4.5: Availability of Facilities to Support Commercial Development. The density and intensity of commercial uses, as specified in Chapter I, Data, Inventory and Analysis (Table 1-12) of the Future Land Use Element, shall be compatible with the ability of public facilities to provide adequate service according to adopted levels of service standards. The Town of Lady Lake will not approve additional commercial land uses than those which can support adopted minimum level of service standards.

OBJECTIVE FLU 1-5: PLANNING FOR PUBLIC FACILITIES AND INSTITUTIONAL ACTIVITIES. The Town shall assure that adequate public facilities are in place concurrent with the impact of new development through the designation of adequate institutional land uses on the Future Land Use Map and the programmed improvements in the adopted Capital Improvements Element of the Comprehensive Plan. The criteria for meeting concurrency shall be as specified in the Concurrency Management System. Energy efficient land use patterns shall be encouraged in the planning of public facilities and institutional activities.

Policy FLU 1-5.1: Coordinate Public Facilities with Land Use. The Town shall extend public facilities as development occurs in compliance with the Future Land Use Map. The extension of such facilities shall be programmed in the Capital Improvement Element and the Town's Five Year Schedule of Capital Improvements. The approval of land uses, including their densities and intensities, shall be coordinated with the Town's ability to finance or require provision of necessary public facilities at conditions meeting or exceeding the adopted minimum level of service standards as specified in Level of Service Standards, Capital Improvement Element.

Policy FLU 1-5.2: Coordinate Public Facilities and Services with Concurrency Management System. The timing and location of public facilities shall be coordinated through the Concurrency Management System to assure that development occurs in an orderly and timely manner consistent with the availability of public facilities and services as specified in the Concurrency Management System.

Policy FLU 1-5.3: Protection of Potable Water Wellfields. The Town has incorporated within the Land Development Regulations provisions that prohibit the following activities/land uses within wellfield protection zones:

- 1.) Within all zones, any nonresidential land use which stores, handles,

produces or uses any regulated substance is prohibited;

- 2.) The location of septic systems within two hundred (200) feet of a public water supply well, unless otherwise approved by FDEP or FDOH;
- 3.) The location of stormwater management areas, as defined by SJRWMD, within three hundred (300) feet of a public water supply well, unless otherwise approved by SJRWMD;
- 4.) The location of wastewater treatment plant effluent discharges, including but not limited to percolation ponds, surface water discharge, spray irrigation, or drainfields within five hundred (500) feet of a public water supply well, unless otherwise approved by DEP;
- 5.) The location of a landfill and/or collection center within five hundred (500) feet of a public supply well;
- 6.) The location of feed lots or other commercial animal facilities within five hundred (500) feet of a public water supply;
- 7.) The location of any mining and/or excavation of waterways or drainage facilities which intersect the water table within one thousand (1000) feet of a public water supply well, unless otherwise approved by SJRWMD; and
- 8.) The location of underground or above ground stationary tanks containing regulated substances, including fuel storage tanks, within five hundred (500) feet of a public supply well.

Policy FLU 1-5.4: When adopting revised Land Development Regulations by June 2012, the Town of Lady Lake shall consider within the provisions the following exemptions to Policy FLU 1-5.3 based on the following criteria:

- 1.) The application of pesticides, herbicides, fungicides, and rodenticides, if application is in strict conformity with EPA regulations and in strict conformity with Chapters 5E-2 and 5E-9 of the Florida Administrative Code;
- 2.) The application of fertilizers containing any form of nitrogen providing that the amount of fertilizer applied shall not exceed forty (40) pounds of nitrogen per acre per month for the total area or two (2) pounds per thousand (1000) square feet per month; however, the applied fertilizer shall not exceed two hundred (200) pounds of nitrogen per acre per year;
- 3.) Retail and wholesale establishments in regulated areas provided that the establishments only store and handle regulated substances for resale in their original unopened containers;

- 4.) Regulated substances for the maintenance and cleaning of office buildings and substances associated with office equipment; and
- 5.) Nonresidential land uses which are determined to be exempt in consultation with the SJRWMD and/or the Town's engineer. Special exemptions may also be issued subject to the written verification by a qualified Florida professional engineer or Florida certified hydrogeologist that the proposed use or activity will not result in adverse impacts to the protected wellfield potable water supply. Public Supply Well shall be defined as a community or noncommunity system for the provision to the public of piped water provided that such system has at least fifteen (15) service connections or regularly serves at least twenty five (25) individuals daily at least sixty (60) days of the year. Regulated Substances shall include but not limited to the following:
 - A.) Chapter 38F-41, Florida Administrative Code;
 - B.) Title 40 of the Code of Federal Regulations Part 261 (Identification and listing of Hazardous Wastes);
 - C.) Title 40 of the Code of Federal Regulations Part 302.4 (List of Hazardous Substances and reportable Quantities);
 - D.) Title 40 of the Code of Federal Regulations Part 355, Appendix A and B (List of extremely Hazardous Substances); and
 - E.) Title 49 Code of Federal Regulations parts 172.101 and 172.102.

OBJECTIVE FLU 1-6: COORDINATE FUTURE LAND USES WITH THE CONCURRENCY MANAGEMENT SYSTEM. The Town shall not approve development after the adoption of this comprehensive plan which cannot be served by adequate public facilities at adopted levels of service. The provision of such public facilities shall be planned in an efficient manner and programmed in the Capital Improvement Element and the Town's Five Year Capital Improvement Program.

Policy FLU 1-6.1: Availability of Public Facilities. The Town shall not issue development orders or permits after the adoption of its Land Development Regulations unless public facilities and services are available at adopted levels of service concurrent with the impacts of development as specified in the Concurrency Management System.

Policy FLU 1-6.2: Efficiency in the Provision of Public Facilities. Allocations of future land use shall occur in a manner which promotes efficient distribution and provision of public facilities. Land Use allocations shall assure that future sites can be acquired for public facilities programmed within the Five-Year

Schedule of Capital Improvements as determined necessary to meet demands generated by growth and development anticipated through the year 2030.

OBJECTIVE FLU 1-7: PREVENT THE OCCURRENCE OF BLIGHTED AREAS.
The Town of Lady Lake shall prevent the occurrence of blighted areas and areas which would need renewal by adopting and enforcing minimum land development and building codes upon the adoption of the Comprehensive Plan.

Policy FLU 1-7.1: Maintain and Enforce Minimum Standards for Existing and New Development. The Town shall continue to enforce appropriate standards for the design and construction of development and re-development, including public and semi-public facilities. Pursuant to Chapter 163.3202(1), the Town has incorporated into their Land Development Regulations any revisions necessary to such standards required by this Comprehensive Plan. Code enforcement activities shall be administered to maintain such standards in existing development.

OBJECTIVE FLU 1-8: PLANNING FOR UTILITIES. The Town shall assure that needed utilities, including utility substations, are provided through the designation of a Public Facilities District on the Future Land Use map and the provisions for allowing those facilities as stated in the Land Development Regulations. Utility substations shall be permitted in all land use districts, except for conservation.

Policy FLU 1-8.1: Coordinate Land Use Needs for Utilities. The Town shall coordinate with utility providers to assure that sufficient right-of-way and easements are available for utility placements and distribution lines. Utilities will be allowed in the Public Facility Land Use Category and provisions will be made to allow such facilities within the public rights-of-way and throughout the Town under conditions that will be included in the Land Development Regulations and Policy FLU 1-2.3 and OBJECTIVE 1-10.

Policy FLU 1-8.2: Coordinate Transportation Planning with Utilities. The Town shall review transportation improvement plans of the Town, County and State to assure that appropriate land and air space is available to accommodate utility lines. Upon adoption of the Comprehensive Plan, the Town shall coordinate with utility providers to inform them of all transportation improvements programmed within the Town.

Policy FLU 1-8.3 **The Town shall assure that utilities are provided in accordance with identified needs. The Town shall consider targeting the provision of public services and facilities to the special planning areas.**

OBJECTIVE FLU 1-9: DISCOURAGE URBAN SPRAWL. The Town shall discourage urban sprawl through the designation of adequate land uses on the Future Land Use Map to serve the existing and projected population. Such land uses shall promote

orderly development and provide adequate land for a viable real estate market.

Policy FLU 1-9.1: Land Use Allocation. The Town shall designate land uses on the Future Land Use Map to accommodate needs identified within the Comprehensive Plan supporting document (i.e., Data Inventory & Analysis). The Town shall allocate a reasonable amount of land above identified needs to avoid economic impacts which a controlled supply of land places on land values and market potential.

Policy FLU 1-9.2: Promote Orderly Growth. Land use patterns delineated on the Future Land Use Map shall promote orderly growth. The Town shall encourage growth and development in existing developed areas and infill areas within the Town where public facilities and services are presently in place or scheduled to be provided to avoid the potential for urban sprawl outside the Town limits. Commercial land use areas as shown on the Future Land Use map shall be regulated to control access to the sites and protect the traffic flow on adjacent roadways.

Policy FLU 1-9.3: Coordination with Lake County to Reduce Urban Sprawl. The Town of Lady Lake shall coordinate with Lake County to promote a regional development concept through participation in the County's development review process. Such participation shall include written requests of the County to be informed of County development applications and to participate in the County's Technical Review Committee for projects within the Town's JPA.

OBJECTIVE FLU 1-10: PROMOTE INNOVATIVE LAND DEVELOPMENT APPLICATIONS. The Town of Lady Lake shall promote innovative land development applications through the use of variable land use designations on the Future Land Use Map and by incorporating policy standards from the adopted Comprehensive Plan into the development review process and the Land Development Regulations.

Policy FLU 1-10.1: Application of Land Use Designations. The Future Land Map shall designate variable land uses which will allow the following land use categories: Single Family Low and Medium Density Residential, Mixed Low Density Residential, Mixed Medium Density Residential, Multi-Family Low Rise and High Density Manufactured Home, Multi-Family High Density Residential, Retail Sales and Services, Wholesale, and Tourist Commercial; Industrial; Conservation/Open Space; Public Facilities, Commercial Professional Services, Mixed Development District/Traditional Neighborhood District, Rural Low Density, Rural Medium Density, Rural High Density and Recreation. Mixed Use Planned Unit Developments shall be allowed as specified in Policy FLU 1-10.2, Future Land Use Element. The following describes the Future Land Use Categories for the Town's Future Land Use Map:

A.) Single Family-Low Density (SF-LD). Development in the Single Family Low Density Residential category shall be limited to detached single family

dwelling units. Densities cannot exceed 3 units/acre. Multi-family, industrial or commercial uses will not be permitted however, a mixed use PUD shall be allowed as outlined in Policy FLU 1-10.2. Public facilities shall be allowed as outlined in Policy FLU 1-2.3 and OBJECTIVE FLU 1-8.

B.) Single Family-Medium Density (SF-MD). Development in the Single Family - Medium Density Residential category shall be limited to detached single family dwelling units. Densities cannot exceed 6 units/acre. Multi-family, industrial or commercial uses will not be permitted however, a mixed use PUD shall be allowed as outlined in Policy FLU 1-10.2. Public facilities shall be allowed as outlined in Policy FLU 1-2.3 and OBJECTIVE FLU 1-8.

C.) Mixed Residential-Low Density (MR-LD). The Mixed Residential Low Density Residential category shall be limited to manufactured homes and detached single family dwelling units. Densities cannot exceed 5 units/acre. Multi-family, commercial and industrial uses are prohibited however, a mixed use PUD shall be allowed as outlined in Policy FLU 1-10.2. Public facilities shall be allowed as outlined in Policy FLU 1-2.3 and OBJECTIVE FLU 1-8.

D.) Mixed Residential-Medium Density (MR-MD). The Mixed Residential Medium Density Residential category shall be limited to manufactured homes and detached single family dwelling units. Densities cannot exceed 8 units/acre. Multi-family, commercial and industrial land uses are prohibited however, a mixed use PUD shall be allowed as outlined in Policy FLU 1-10.2. Public facilities shall be allowed as outlined in Policy FLU 1-2.3 and OBJECTIVE FLU 1-8.

E.) Multi-Family-Low Rise (MF-LR). Development within the Multi-Family Residential Land Use category shall be limited to multi-family, detached single family, attached single family and two-family (duplex) dwelling units. Densities cannot exceed 12 units/acre. Commercial and industrial uses are prohibited however, a mixed use PUD shall be allowed as outlined in Policy FLU 1-10.2. Public facilities shall be allowed as outlined in Policy FLU 1-2.3 and OBJECTIVE FLU 1-8.

F.) Manufactured Home-High Density (MH-HD). Development within the Manufactured Home, High Density land use category shall be limited to manufactured homes. Densities cannot exceed 9 units/acre. Single family, multi-family, commercial and industrial uses are prohibited, however, a mixed use PUD shall be allowed as outlined in Policy FLU 1-10.2. Public facilities shall be allowed as outlined in Policy FLU 1-2.3 and OBJECTIVE FLU 1-8.

G.) Multi-Family-High Density (MF-HD). Development within the Multi-Family Residential land use category shall be limited to multi-family, detached single family, attached single family and two-family (duplex) dwelling units. Densities cannot exceed 18 units/acre. Commercial and industrial uses are prohibited however, a mixed use PUD shall be allowed as outlined in Policy FLU 1-

10.2. Public facilities shall be allowed as outlined in Policy FLU 1-2.3 and OBJECTIVE FLU 1-8.

H.) Commercial. Some residential land uses are allowed within the Commercial land use areas. Industrial development is not allowed in this category. A mixed use PUD shall be allowed as outlined in Policy FLU 1-10.2. Public facilities shall be allowed as outlined in Policy FLU 1-2.3 and OBJECTIVE FLU 1-8. The Commercial land uses consist of the following categories:

1.) Commercial General (Retail Sales & Services) (RET). This land use category is limited to retail sales and services which is an establishment engaged in the selling of products and services to the public for personal or household consumption, including but not limited to beauty/barber shop, laundry and dry cleaning store, newsstand/bookstore, clothing stores, drug stores, home electronic equipment, food/grocery stores, hotel/motel, religious uses, professional services and sporting goods. The intensity standard for this land use category is limited to a maximum of 80% impervious surface ratio per parcel (which includes building coverage) and a maximum building height of 35 feet unless fire protection is adequately provided. The floor area ratio (FAR) shall be limited to a maximum of 0.50 for the Commercial General category.

2.) Commercial Wholesale (CW). This land use category is limited to wholesalers and distributors which is an establishment engaged in the storage, wholesale and distribution of manufactured products, supplies, and equipment, and incidental retail sales, exclusive of bulk storage of materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions. The intensity standard for this land use category is limited to a maximum of 80% impervious surface ratio per parcel (which includes building coverage) and a maximum building height of 35 ft unless fire protection is adequately provided. The floor area ratio (FAR) shall be limited to a maximum of 0.60 for the Commercial Wholesale category.

3.) Commercial Professional Services (PS). Development in the Professional Services category shall be limited to professional services where existing residential structures can be utilized for personal and professional services and not adversely affect adjacent property. Redevelopment or construction of new structures must be consistent with intensity and architectural character of the surrounding neighborhood. This land use category is established to implement policies for managing transitional areas between neighborhoods and commercial and/or industrial areas. The density is not allowed to exceed four (4) unit per acre or twelve (12) units per acre when central sewer is available. The floor area ratio

(FAR) shall be limited to a maximum of 0.50 for the Commercial Professional Services category.

4.) Commercial Tourist Services (CT). This land use category is limited to Recreational Vehicle (R.V.) parks and motels/hotels. The intensity standard for this land use category is limited to 12 DUPA for R.V. parks and limited to a maximum of 80% impervious surface ratio per parcel (which includes building coverage) for motels/hotels and a maximum building height of 35 feet, unless fire protection is adequately provided for both R.V. parks and motels/hotels. The floor area ratio (FAR) shall be limited to a maximum of 0.60 for the Commercial Tourist Services category.

I.) Industrial (I). This land use category allows a mixture of both wholesale commercial and light industrial development. Heavy industrial, commercial tourist and residential development is not allowed in this land use category however, a mixed use PUD shall be allowed as outlined in Policy FLU 1-10.2. Public facilities shall be allowed as outlined in OBJECTIVE FLU 1-5. The intensity standard for this land use category is limited to a maximum impervious surface ratio of 75% per parcel (which includes building coverage) and a maximum building height of 35 feet unless fire protection is adequately provided. The floor area ratio (FAR) shall be limited to a maximum of 0.60 for the Industrial category.

J.) Recreation (P). This land use category includes private and public recreation facilities including but not limited to golf courses, parks and other similar uses. The intensity standard for this land use category is limited to a maximum of 60% building/structure coverage and impervious surface with a maximum building height of 35 feet unless fire protection is adequately provided. The floor area ratio (FAR) shall be limited to a maximum of 0.50 for the Recreation category.

K.) Conservation/Open Space (CON). This land use category includes waterbodies, wetlands, and environmentally sensitive areas. The intensity standard is limited to passive recreation activities which include but not limited to elevated board walks, nature trails, bird watching and picnicking.

L.) Public Facilities. Development within this category is limited to public facilities/services which best serve the health, safety, and welfare of the citizens which include but not be limited to libraries, education facilities, electrical sub stations, water plants, churches and governmental facilities. The intensity standard for this category is limited to a maximum of 75% of impervious surface ratio per parcel (which includes building coverage) and a maximum building height of 35 feet unless fire protection is adequately provided. Public Facilities consist of the following land use categories:

- 1.) Governmental Facilities (GF). This land use category permits the development of those facilities that directly support the Town of Lady Lake government, Lake County government, State government, and/or Federal government and includes infrastructure such as electrical sub-stations, water and/or sewer plants. The floor area ratio (FAR) shall be limited to a maximum of 0.70 for the Governmental Facilities category.

 - 2.) Other Institutional Facilities (OIF). This land use category is intended to support institutional facilities not associated with the direct support of governmental affairs such as libraries and private and public schools, hospitals, and assisted living facilities, hospitals, and assisted living facilities. The floor area ratio (FAR) shall be limited to a maximum of 0.70 for the OIF category.

 - 3.) Religious Facilities (RF). This land use category is intended to permit the development of churches and other houses of worship. The floor area ratio (FAR) shall be limited to a maximum of 0.60 for the Religious Facilities category.
- M.) Rural Low Density (RLD). This land use category permits one dwelling unit per five (5) net buildable acres. This designation encourages rural communities and very low density for the purpose of maximizing open space. Rural equestrian communities and low densities for the purpose of maximizing open space are encouraged within this land use category.
- N.) Rural Medium Density (RMD). This land use category permits one dwelling unit per three (3) net buildable acres. This designation is intended to act as a buffer between Rural Low Density and Rural High Density. Rural equestrian communities and low densities for the purpose of maximizing open space are encouraged within this land use category.
- O.) Rural High Density (RHD). This land use category permits one (1) dwelling unit per net acre. The intent of this land use category is to permit development at a density that serves as a transition between the areas of Lady Lake that are urban in character and the rural/estate areas. This district provides for the protection of interim agricultural pursuits in transitional or urbanizing areas. PUD shall be allowed as outlined in Policy FLU 1-10.2. Public facilities shall be allowed as outlined in Policy FLU 1-2.3 and OBJECTIVE FLU 1-8.
- P.) Mixed Development District \Traditional Neighborhood District (MDD-TND). This designation encourages Traditional Neighborhood Designs, which includes but are not limited to the following land uses: residential, commercial,

service, office, industrial, open space and active recreation. The primary location for this land use category is, but is not limited to, the Special Area Plans (SAP) designated on Map 7-1. Planned Unit Developments (PUDs) are required concurrent with requests for all new MDD-TND land use designations.

MDD-TND Land Use Categories for projects greater than or equal to 10 -acres, shall contain the following mixed land use standards:

1) Commercial uses may consist of retail, office, professional, restaurant, personal services, hotels, motels, bed and breakfasts, and artisan workshops. These uses shall be used on the following minimum area standard:

- a) A minimum area equal to 10 percent of net developable project area.
- b) A maximum area equal to 15 percent of net developable project area.
- c) Maximum Floor Area Ratio for commercial uses shall not exceed 0.20 (20%) of the developable project area.

Net developable project area shall be defined as the total area of the parcel proposed for development less State and Federal jurisdictional wetlands, waterbodies and the open space as defined in the Town of Lady Lake Land Development Code.

2) Base residential density shall be not exceed twelve (12) units per acre. Density increases will be provided for additional commercial area developed on-site. All densities shall be based upon net developable project area of the property.

3) Base Residential densities not to exceed 20 units per acre may also be increased by locating residential densities within the same building as commercial uses (i.e. lofts, apartments).

4) Residential density increases not to exceed 20 units per acre will also be permitted for increases in open space above minimum open space requirements.

MDD-TND Land Use Categories for projects greater than five (5), but less than ten (10) acres shall contain the following mixed land use standards

1) Projects greater than five (5) acres but less than ten (10) acres shall be developed in accordance with the following intensity standards:

- a) A minimum area equal to 10 percent of net developable project area shall be non-residential.
- b) A maximum area shall not exceed 15 percent of net developable project area for non-residential uses.

- c) Maximum Floor Area Ratio for commercial uses shall not exceed 0.50. (50 percent) of the non-residential portion of the development.
- 2) The minimum residential density shall be four (4) dwelling units per acre and the maximum residential density shall be twelve (12) dwelling units per acre. All densities shall be based upon net developable project area.
- 3) Residential densities not to exceed 15 dwelling units per acre may also be increased by locating residential densities within the same building as commercial uses (i.e. lofts, apartments).
- 4) Residential density increases will also be permitted for increases in open space above minimum open space requirements, not to exceed 15 dwelling units per acre.
- 5) In no case shall the maximum residential density exceed 15 units per acre.

Construction will not be permitted until applicant demonstrates concurrency with the Town's prescribed Level of Service Standards.

Note: The above listed densities are maximum densities that would be allowed if central sewer facilities are provided. If such facilities are not available, septic tanks will be permitted pursuant to state law at a density not to exceed four units per acre if potable water facilities are provided for residential and for commercial and industrial land uses if criteria required by the Florida Department of Health are met.

- Q). Policy Specific Amendments. In all Future Land Use Categories as listed above, applicant's reserve the right to submit amendments and supplementary materials in support of those amendments at densities below the maximum intensity as permitted by that Future Land Use Category's Floor Area Ratio (FAR) and/or residential density. In cases where the applicant elects to utilize this option, the development shall be subject to remaining at or below the maximum density proposed by the amendment at the time of development in accordance with this policy. All policy specific amendments shall be clearly designated as such on the Town of Lady Lake Future Land Use map. Any development of the property thereafter which exceeds the maximum density as defined by the adopted policy specific amendment, shall be required to submit a new application to revise the Future Land Use Map, and shall be subject to the review processes of the Town of Lady Lake, and the State Land Planning Agency.

Table 1-9.1.a

Non-Residential Future Land Use Classifications - Development Intensity Matrix

<u>FLU CLASSIFICATION</u>	<u>ISR</u>	<u>FAR</u>	<u>Max. Height*</u>
Commercial General (Retail Sales & Services) (RET).	80%	0.50	35'
Commercial Wholesale (CW).	80%	0.60	35'
Commercial Professional Services (PS).	80%	0.50	35'
Commercial Tourist Services (CT).	80%	0.60	35'
Industrial (I).	75%	0.60	35'
Recreation (P).	60%	0.50	35'
Conservation/Open Space (CON).	na	na	na
Governmental Facilities (GF).	75%	0.70	35'
Other Institutional Facilities (OIF).	75%	0.70	35'
Religious Facilities (RF).	75%	0.60	35'

* Height of 35 feet may be exceeded if fire protection is adequately provided

Policy FLU 1-10.2: Planned Unit Developments. The Town has incorporated within the Land Development Regulations provisions for a Planned Unit Development district that allows mixed uses.

Residential PUDs will be located in residentially designated areas of the Future Land Use Map, Commercial PUDs will be located in commercially designated areas of the Future Land Use Map, and Industrial PUDs will be located in industrial designated areas of the Future Land Use Map. The minimum land requirement for PUD's shall be five acres.

- **Residential PUDs**

A PUD with a mix of housing types (i.e., single family and multi-family) shall be allowed within all residentially designated areas of the Future Land Use Map and the percentage of distribution shall be flexible. In no case shall the multi-family units within single-family residential and mixed use Future land Use Categories exceed 49 percent of the total number of residential units within the development. Commercial uses will be allowed within a residential PUD

located within residentially designated areas of the Future Land Use Map; however, the commercial uses will be restricted to on-site day care facilities, convenience store, personal services and amenity facilities that are intended to serve the principal use. Such commercial uses may cover up to a maximum of 15% of the net developable project area of the site with a maximum FAR of 0.50 of the non-residential site area. Residential Density shall be limited to a maximum of 12 dwelling units per acre.

- **Commercial PUDs**

Multi-Family Residential uses shall be permitted in a Commercial PUD, provided that the residential uses do not exceed a maximum of 40 percent of the net developable project area of the site with a maximum density of 12 dwelling units per acre.

- **Industrial PUDs**

Commercial uses will be allowed within an industrial PUD if they are intended to serve the primary industrial users. A maximum FAR of 0.20 is permitted for Commercial uses within Industrial PUDs.

<u>PUD Type</u>	<u>Single-Family</u>	<u>Multi-Family</u>	<u>Commercial</u>
Residential PUD	Limited by FLU Density	Max. 49% of Housing Stock*	Max. 15% of Developable Acreage Maximum FAR 0.50
Commercial PUD	None	Max 40% of Developable Acreage Max. 12 du / acre	Maximum FAR 0.50
Industrial PUD	None	None	Max. 20% of Developable Acreage Maximum FAR 0.20

**Note: Housing Stock is defined as the Total Number of Units within the Development*

Density Bonuses for Affordable Housing within PUDs

The maximum densities and intensities allowed within each PUD will be restricted to the Future Land Use Category designation (i.e. Single Family Low Density will allow up to 3 DUPA, etc.) however, densities may exceed the maximum allowed up to 20 percent through density bonus credits for providing affordable housing. However, maximum density with bonus shall be limited to 18 dwelling units per acre.

Buffering and Landscaping

Buffering and landscaping will be provided along the perimeter and interior boundaries of the PUD based on the type and mix of land use of the subject property and the adjacent property.

Policy FLU 1-10.3: Use of Cluster Developments. The Town has included within the Land Development Regulations provisions which encourage a "clustering concept" to promote the conservation of permeable surface area and provide protection to environmentally sensitive areas. The clustering concept shall be encouraged in the application of all new developments and redevelopments. Incentives may include but are not limited to density and/or intensity bonuses for no encroachments into the wetlands or 100-year floodplain, no encroachments into the natural upland communities and native vegetation and the use of porous concrete, grass blocks and pavers.

GOAL FLU 2: ADOPT AND MAINTAIN A FUTURE LAND USE MAP WHICH SHALL DESIGNATE LAND USE ACTIVITIES TO ACHIEVE SUSTAINABLE GROWTH THROUGH AN APPROPRIATE BALANCE BETWEEN PUBLIC AND PRIVATE INTERESTS OF LADY LAKE THROUGH THE YEAR 2030.

OBJECTIVE FLU 2-1: The Town of Lady Lake hereby adopts the Future Land Use Map to represent Town policy for managing the allocation of Future Land Use through the Year 2030. Land Use Designations on the Future Land Use Map are and shall be allocated pursuant to the following:

- 1.) Goals, Objectives and Policies established in the Comprehensive Plan;
- 2.) Based on anticipated growth and development through Year 2030;
- 3.) Conservation of natural resources;
- 4.) Creation of favorable economic conditions;
- 5.) Provision of adequate housing;
- 6.) Protection and improvement of established neighborhoods;
- 7.) Protection of public health and safety;
- 8.) Development of unique neighborhoods and business districts; and protection of responsible development private property rights.

POLICY FLU 2-1.1: The Future Land Use Map shall designate areas for the uses listed under Objective FLU 1-10, Policy FLU 1-10.1 and 1-10.2.

POLICY FLU 2-1.2: Public Facilities Land Uses. Necessary public facilities/services shall be permitted within any future land use designation except conservation/open space and recreation if such activity satisfies criteria established in Policy FLU 1-2.3, Future Land Use Element, and the Town's revised Code of Ordinances. Public Facilities/Services shall include but not be limited to, libraries, education facilities, churches, electrical sub stations, water plant, and governmental facilities.

OBJECTIVE FLU 2-2: County Road 466/Rolling Acres Road Special Area Plan. By June, 2012 the Town of Lady Lake shall adopt a Special Area Plan (SAP) for the County Road 466/Rolling Acres Road Area, establishing an identity for the area, promoting quality, planned growth that creates a pedestrian friendly community, and implementing design standards for designated corridors that include architectural, landscaping/buffering, fencing and lighting. The intended Future Land Use Category for parcels annexed into the Town greater than or equal to five (5) acres shall be MDD-TND. The general boundaries of this SAP shall be designated on the 2030 Future Land Use Map and Map 7-1.

Policy FLU 2-2.1: The Town of Lady Lake shall support beautification of the major transportation corridors within the County Road 466/Rolling Acres Road SAP that serve as gateways and “windows” to the Town of Lady Lake through implementing a Corridor Future Land Use designation. The Town of Lady Lake will establish this designation by June, 2012 and direct the implementation of corridor design standards.

Policy FLU 2-2.2: The Town of Lady Lake shall adopt a special zoning overlay to implement OBJECTIVE FLU 2-2.

Policy FLU 2-2.3: The Special Area Plan shall include strategies to aid in the reduction of greenhouse gas emissions, to provide for alternative mobility strategies, and to enhance energy conservation through building design and land use designations.

Policy FLU 2.2.4 The Town shall consider including location requirements in its Land Development Regulations to encourage development to occur within the SAP consistent with the availability of municipal water and sewer service.

OBJECTIVE FLU 2-3: Downtown Lady Lake Special Area Plan. By June, 2012, the Town of Lady Lake shall adopt a Special Area Plan (SAP) for the Downtown Lady

Lake Area, establishing an identity for the area, promoting quality, planned growth that creates a pedestrian friendly community, strengthening the potential mix of uses to enable live/work situations, and implementing design standards that include architectural, landscaping/buffering, fencing and lighting. The intended land use is a mix of commercial and residential development that enhances and/or builds character in the existing downtown core of Lady Lake. The SAP should encourage protection and/or restoration of historic resources. This SAP shall be designated a Multi-Modal Transportation District (MMTD) by June, 2012, where priority is given to planning methodologies that ensure a safe, comfortable, and attractive pedestrian environment. The general boundaries of this SAP shall be designated on the Future Land Use Map and Map 7-1.

Policy FLU 2-3.1: The Town of Lady Lake shall support the implementation of a long-term streetscape program.

Policy FLU 2-3.2: The Town of Lady Lake shall implement a visioning process which shall lead to adoption of a special zoning overlay to implement OBJECTIVE FLU 2-3 by December 31, 2012.

Policy FLU 2-3.3: The Special Area Plan shall include strategies to aid in the reduction of greenhouse gas emissions, to provide for alternative mobility strategies, and to enhance energy conservation through building design and land use designations.

Policy FLU 2-3.4: Beginning in 2011 and annually thereafter, the Town shall consider designating the Downtown Lady Lake Special Area as a Community Redevelopment Area.

Policy FLU 2.3.5: The Town shall consider including location requirements in its Land Development Regulations to encourage development to occur within the SAP consistent with the availability of municipal water and sewer service.

OBJECTIVE FLU 2-4: LAND ALLOCATIONS FOR RESIDENTIAL USES. Allocate sufficient land area on the Future Land Use Map to accommodate anticipated housing needs through the Year 2030.

Policy FLU 2-4.1: Allocation of Residential Densities. The 2030 Future Land Use Map shall allocate residential density based on the following considerations:

- 1.) Past and anticipated future population and housing trends and characteristics;
- 2.) Provision and maintenance of quality residential neighborhoods and preservation of cohesive neighborhoods;

- 3.) Protection of environmentally sensitive lands;
- 4.) Transition of density between low, medium and, multiple family categories; and
- 5.) Need to accommodate affordable housing for very low, low, and moderate income household.

Policy FLU 2-4.2: Interpretation of Residential Density Designations. The Town has incorporated provisions within the Land Development Regulations that define the maximum gross residential densities to represent the maximum allowable units which may be constructed on the gross land area, determined by dividing the "maximum allowable units" by the "gross land area" (i.e., dwelling units/gross land area). Residential densities shown on the Future Land Use Map shall be construed as the maximum gross residential density permitted for development in that residential district. Gross land area shall be construed to represent all land under common ownership proposed for residential development excluding surface waters and/or jurisdictional wetlands. .

Policy FLU 2-4.3: Interpretation of Non-Residential Intensities. Intensity of non-residential development shall be evaluated according to a combination of impervious surface area ratio, Floor Area Ratio, plus maximum building height as specified in Policy FLU 1-10.1 and 1-10.2 of this Comprehensive Plan.

Policy FLU 2-4.4: Vested Rights to Density. Where Land Use densities are presented as a range, the maximum density shall not represent a guaranteed right. Subdivision, zoning and site plan review criteria and procedures within the Land Development Regulations shall assure that specific density assigned to new development is compatible and consistent with established residential development patterns and provides equitable use of the land. Criteria to be considered in allocating density shall include, but not be limited to, the following:

- 1.) Protect neighborhood cohesiveness and stability of residential characteristics;
- 2.) Assure compatible transitions between abutting low, medium, and high density residential districts;
- 3.) Require compliance with the Town's proposed tree protection and landscaping ordinance;
- 4.) Protect environmentally sensitive areas, particularly wetlands and floodplains;
- 5.) Minimize impacts of flood hazards to development.

OBJECTIVE FLU 2-5: LAND ALLOCATIONS FOR RECREATION ACTIVITIES. The Future Land Use Map shall identify areas designated as recreation.

Policy FLU 2-5.1: Recreation Land Uses. Public and private recreation land uses shall be as designated on the Future Land Use Map. Such allocations shall be provided to ensure adequate recreation facilities are available concurrent with the impacts of development as specified in the Concurrency Management System.

OBJECTIVE FLU 2-6: LAND ALLOCATIONS FOR CONSERVATION OPEN SPACE. The Town shall designate land resources for open space to conserve environmentally sensitive areas and provide for open space in the Town.

Policy FLU 2-6.1: Conservation Open Space Designations. The Future Land Use Map designates area as Conservation Open Space which includes surface waters, wetlands, and environmentally sensitive areas set aside as conservation easements through the development review process. Such areas shall only allow passive recreation uses such as hiking trails, boardwalks and picnic areas.

OBJECTIVE FLU 2-7: LAND ALLOCATIONS FOR INDUSTRIAL USE. The Future Land Use Map shall delineate sufficient land to accommodate light intensity industrial uses.

Policy FLU 2-7.1: Land Use Designations. The Future Land Use Map shall designate sufficient land for light industrial land uses as specified in Future Land Use Element.

Policy FLU 2-7.2: Industrial Waste Management. The Town has incorporated within the Land Development Regulations provisions that require industries that are likely to generate toxic, hazardous or industrial waste to be served by a centralized sanitary sewer system.

GOAL FLU 3: IMPLEMENTATION OF FUTURE LAND USE ELEMENT AND MAPS. THE TOWN SHALL IMPLEMENT THE FUTURE LAND USE ELEMENT, FUTURE LAND USE MAPS, AND THE COMPREHENSIVE PLAN BY EVALUATING AND MONITORING EXISTING AND FUTURE GROWTH AND DEVELOPMENT WITHIN THE TOWN FOR COMPLIANCE WITH THE GOALS, OBJECTIVES AND POLICIES ESTABLISHED IN THIS COMPREHENSIVE PLAN.

OBJECTIVE FLU 3-1: CONCURRENCY MANAGEMENT SYSTEM. The Town through its adopted Concurrency Management System shall monitor impacts generated by future growth and development for compliance with minimum levels of service standards and for the availability of public facilities and resources. No development order or permit for development shall be issued by the Town after that date unless criteria within the Concurrency Management System determines that adequate facilities and resources are available concurrent with the impacts of development and at levels which equal or exceed minimum adopted level of service standards in this Comprehensive Plan.

Policy FLU 3-1.1: Mandatory Compliance with the Concurrency Management

System. The Town shall issue no development order or permit for development unless the applicant demonstrates that impacts associated with the proposed development meet criteria set forth within the Concurrency Management System of this Comprehensive Plan. Through principles established within the Concurrency Management System, an applicant shall demonstrate through narrative and graphic information that:

- 1.) Necessary facilities and resources are in place and functionally concurrent with the impact of development as specified in the Concurrency Management System; and
- 2.) The subject development shall not reduce the levels of service (LOS) below the minimum adopted standard established in the Capital Improvements Element, for each applicable public facility. All rights pertaining to the assignment and forfeit of capacity allocations shall be as defined within the Concurrency Management System of the Land Development Regulations.

No development order or permit for development shall be issued until a maximum capacity for a public facility is assigned to and reserved for the subject development. The reservation of capacity for a public facility shall be granted to an applicant of development only upon satisfactory compliance with the Concurrency Management System. All rights pertaining to the assignment and forfeit of capacity allocations shall be as defined within the Concurrency Management System.

Policy FLU 3-1.2: Amendments to the Comprehensive Plan. The Town shall require all applicants pursuing an amendment to the Future Land Use Map to 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. An amendment to the Future Land Use Map shall not constitute the reservation of capacity of any public facility. Reservation of capacities shall only be granted to development orders or permits which demonstrate specific impacts which a development will place on public capacities.

OBJECTIVE FLU 3-2: MANAGEMENT AND COORDINATION OF FUTURE LAND USE DECISIONS. Management of land and physical improvements identified on the Future Land Use Map shall be coordinated with natural systems, including topography, soil conditions, vegetation, natural habitat, potable water wellfields, and other environmentally sensitive land and water resources. In addition, such coordination shall analyze future land use for consistency with the furtherance of the Town's desired character and the promotion of neighborhood cohesiveness. Land use decisions shall also be based on the availability of public services and infrastructure required to support land use activities permitted for Land Use Categories of the Future Land Use Map.

Policy FLU 3-2.1: Future Land Use Map and Related Policies. The Future Land Use Map and related policies pertaining to the Future Land Use Map provide definitions of land use designations and qualitative standards which shall be applied in allocating future land uses.

Policy FLU 3-2.2: Land Development Regulations. The Town has adopted land development regulations governing zoning; subdivision; signage; tree protection and landscaping; floodplain management; surface water management; water conservation; septic tanks and sewage disposal; roadways and sidewalks; recreation space and facilities; health and sanitation; fire prevention and protection; building and electrical codes; excavation and erosion control; and other land and water management regulations consistent with Chapter 163.3202(1)F.S.

The Land Development Regulations for the Town of Lady Lake shall be consistent with, and serve to implement the goals, objectives and policies established within the Comprehensive Plan. To implement the goals, objectives and policies of the Comprehensive Plan, provisions are incorporated into the Land Development Regulations pursuant to Chapter 163.3202, F.S., and contain specific and detailed provisions which as a minimum:

- 1.) Regulate the subdivision of land;
- 2.) Regulate the use of land and water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space;
- 3.) Protect the environmentally sensitive lands designated in the Comprehensive Plan, particularly those identified in the Future Land Use Map Series;
- 4.) Regulate development within areas which experience seasonal and periodic flooding;
- 5.) Specify drainage and stormwater management requirements;
- 6.) Protect potable water wellfields and aquifer recharge areas;
- 7.) Specify minimum design standards for sanitary sewer and septic tank systems;
- 8.) Regulate signage;
- 9.) Ensure safe and convenient on-site and off-site traffic flow and parking needs of motorized and non-motorized transportation;
- 10.) Require that development meet all appropriate provisions of the Concurrency Management System, including level of service standards adopted by the Town Council, prior to the issuance of a development order or permit.

Policy FLU 3-2.3: Consistency of Zoning Districts with the Future Land Use Map. The Town has adopted Land Development Regulations pursuant to Chapter

163.3202(1), F.S providing for zoning districts which are in compliance with the Future Land Use Map. Such zoning districts shall be consistent with densities and intensities of land use as set forth in this Comprehensive Plan. The Town's Zoning Map shall be brought into compliance with the Future Land Use Map if inconsistencies are found.

Policy FLU 3-2.4: Prevent Land Use Inconsistent with the Town's Character. The Town has adopted Land Development Regulations that are consistent with the land uses identified on the Future Land Use Map and the goals, objectives and policies of all the elements of the Comprehensive Plan.

OBJECTIVE FLU 3-3: INTERGOVERNMENTAL COORDINATION. The Town shall coordinate growth and resource management issues with other applicable local, State, and Federal agencies according to the Intergovernmental Coordination Element.

Policy FLU 3-3.1: Implementing Intergovernmental Coordination. The Town shall require that development applications be coordinated with all applicable agencies which may include: Lake County, Lake County School Board, East Central Florida Regional Planning Council, St. Johns River Water Management District, Lake Sumter MPO, the Florida Department of Transportation, as well as other applicable State and federal agencies prior to final Town approval of the development order. The Land Development Regulations shall describe all appropriate stages of a formal development review process which shall be followed to receive development approval.

OBJECTIVE FLU 3-4: PRECEDENCE OF GROWTH MANAGEMENT CONTROLS. The Comprehensive Plan shall serve as the primary mechanism which manages growth and development within the Town of Lady Lake, in accordance to Chapter 163, F.S.

Policy FLU 3-4.1: Precedence Over Other Land Use Control Mechanisms. Growth management and land use controls stipulated in the Comprehensive Plan through goals, objectives and policies shall take precedence over all other land use policies established in other land use control mechanisms adopted by the Town of Lady Lake, including but not limited to the Land Development Regulations and other components of the Code of Ordinances. Standards, provisions, and restrictions stated in the Land Development Regulations and the Code of Ordinances shall be consistent with the goals, objectives and policies of the Comprehensive Plan.

Policy FLU 3-4.2: Growth Management through Adoption of Revised Land Development Regulations. The Town has revised the Land Development Regulations to reflect growth management controls established within the updated Comprehensive Plan. Until the adoption of the revised Land Development Regulations, all land use decisions made by the Town of Lady Lake shall be consistent with the goals, objectives and policies of the Comprehensive Plan.

The Town Commission shall reserve the right to declare a moratorium on development under the following circumstances which may occur during the interim period between the adoption of the Comprehensive Plan, or the future amendment thereof, and the corresponding revisions to the Land Development Regulations:

- 1.) The Town manages growth and development through implementation of the Land Development Regulations;
- 2.) Public facilities and infrastructure are not available at minimum level of service standards to meet the demands of development proposed within applications for development which were submitted immediately before, and after the adoption of the Comprehensive Plan and/or the Concurrency Management System.

Policy FLU 3-4.3: Compliance with State and Federal Laws. The Comprehensive Plan shall not violate Statutes established in Florida Law or Administrative Rule, nor shall it violate the Constitution of the State of Florida or that of the United States of America. The Town shall reserve the right to challenge State Administrative Rules or Laws which may serve to threaten the health, safety, or welfare of its residents.

GOAL FLU 4: TO ACHIEVE ENERGY EFFICIENT LAND-USE PATTERNS TO HELP REDUCE GREEN HOUSE GAS EMISSIONS.

OBJECTIVE FLU 4-1: The Town shall promote and encourage urban strategies such as infill development, mixed use development, transit oriented development and coordinated land use and transportation planning to promote efficient use of infrastructure.

Policy FLU 4-1.1: The Town shall encourage efforts to protect air quality from increases in green house gases by:

- 1) Directing and incentivizing growth and redevelopment toward lands designated for mixed development or higher intensity planned development such as the SAPs.
- 2) Working with Lake County Transit to improve transportation routes within the Town
- 3) Adopt revisions to the Land Development Regulations by December 31, 2012, that provide density and intensity incentives to Mixed Use Development projects within the corridor, that will include bonuses for the inclusion of Workforce Housing and the use of Green Building techniques

Policy FLU 4-1.2: By December 31, 2012, the Town shall review its Comprehensive Plan and Land Development Regulations to remove regulatory

barriers to mixed-use and higher density development and encourage an attractive and functional mix of uses within the Energy Conservation Areas.

Policy FLU 4-1.3: By December 31, 2012, the Town shall develop and adopt strategies and incentives to encourage mixed use, higher density development in appropriate places within the Town (including the Energy Conservation Areas) in order to reduce trip lengths, provide diverse housing types and efficient use of infrastructure and promote a sense of community.

Policy FLU 4-1.4: Shopping centers shall include bicycle parking areas, and where appropriate, bus bays or shelters to encourage alternative transportation modes. Such requirements shall be referenced in the Land Development Regulations.

Policy FLU 4-1.5: In new construction and redevelopment, the Town shall encourage the use of new urbanism and sustainability concepts, including but not limited traditional neighborhood design, urban villages, livability and pedestrian-friendly environments (including safety enhancements improvements), and transit oriented design, to reduce urban sprawl, decrease trip lengths, promote internal capture and promote multi-modal travel.

II TRANSPORTATION ELEMENT

GOAL TE 1: PROVIDE A SAFE, CONVENIENT, AND ENERGY EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM IN LADY LAKE BY USING ALTERNATE MEANS OF TRANSPORTATION, BY COORDINATING TRANSPORTATION PLANNING WITH LAND USE PLANNING WITHIN THE TOWN AND OTHER JURISDICTIONS AND THROUGH THE LAND DEVELOPMENT CODES (LDC'S) THROUGH IMPLEMENTATION OF THE FOLLOWING POLICIES.

OBJECTIVE TE 1-1: SAFE, CONVENIENT, AND ENERGY EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM. Provide a safe, convenient, and energy efficient multimodal transportation system to reduce greenhouse gas emissions through the establishment of minimum level of service standards and the joint provision of non-motorized transportation facilities with proposed road improvements.

Policy TE 1-1.1: Minimum Level of Service Standards. The Town of Lady Lake hereby adopts the following level of service (peak hour) standards for the below listed roadway classifications.

<u>Road Classification</u>	<u>Peak Hour Minimum Level of Service (*)</u>
Principal Arterials: U.S. 27/441	D
Minor Arterials: None at present	D
Collector Roads: CR 25 CR 466 Lake Griffin Road Avenida Central Griffin View Rolling Acres Road	D
Local Roadways: All public roadways not classified as collectors or arterials.	D

(*) Level of service shall be predicated on the Annual Average Peak Hour Peak direction as determined by the MPO.

Policy TE 1-1.2: Review of Proposed Developments. The Town of Lady Lake reviews all proposed development for compliance and consistency with the adopted levels of service through the Concurrency Management System. No development shall be approved until an evaluation which has been performed consistent with the requirements of the Lake-Sumter Metropolitan Planning Organization (MPO) Transportation Concurrency Management System TCMS has determined that estimated impacts will not cause the level of service on roads within a two (2) mile radius to the development to decrease below the adopted minimum standard. Available capacity on adversely affected roadways must be present concurrent with the impacts placed on those roads by the development unless the roadway segment(s) in question were failing prior to the addition of the proposed development's traffic. Roadway segments failing prior to the addition of a development's traffic impacts shall be deemed mitigated and sufficient for purposes of transportation concurrency per Section 163.3180(5)(h) Florida Statutes. If deficient segments have advanced through the right-of-way acquisition phase for any collector or arterial significantly and adversely affected by the subject development and remain programmed for design and/or construction within the 5 year improvement plan of the jurisdictional right-of-way authority, that segment shall be deemed sufficient to satisfy concurrency requirements.

Policy TE 1-1.3: Use of Traffic Impact Fees. The Town of Lady Lake enforces the collection of traffic impact fees for arterial and collector road improvements which have been included in the County's Five-Year Capital Improvement Program.

Policy TE 1-1.4: Access Management for State and Local Roads. The Town has adopted Land Development Regulations which require applicants for development or redevelopment adjacent to State roads to comply with or exceed all State access management regulations. The Town's development review process also requires applicants for development or redevelopment to obtain a development order from the Town prior to obtaining curb cut permits from the Florida Department of Transportation.

Policy TE 1-1.5: Access Management for County and Local Roads. The Town has adopted Land Development Regulations which define design standards for access to local or collector roads under the jurisdictional authority of the Town of Lady Lake; and require new development and redevelopment along County roads to comply with or exceed Lake County curb cut regulations and design standards.

Policy TE 1-1.6: Functional Classification System. The Town of Lady Lake shall classify all roadways within its jurisdictional area according to the most current functional classification system established by the Federal Highway Administration

(FHA). The Town shall request FHA to reevaluate the functional classification of a roadway upon reaching the capacity threshold for the established minimum level of service.

Policy TE 1-1.7: On-Site Transportation Improvements. The Town of Lady Lake has incorporated provisions in the Land Development Regulations to require new developments to establish safe and convenient on-site traffic flow that provides circulation and parking needs of both motorized and non-motorized transportation modes. Such provisions include but are not limited to: requiring developments to comply with applicable access management requirements; requiring development to provide adequate vehicle parking and loading areas, if applicable, based on the type of land use approved; requiring the provision of bicycle storage facilities for commercial, industrial, institutional/public facility land uses; and requiring on-site traffic ways to be built to widths adequate to accommodate the amount and type of traffic to be generated by the type of land use approved.

Policy TE 1-1.8: Minimize Conflicts Between Motorized and Non-Motorized Transportation Modes. To minimize conflicts between motorized and non-motorized transportation modes, the Town of Lady Lake shall coordinate with the Florida Department of Transportation and Lake County to assure that shoulders are added to U.S. 27, within the Town boundaries at the time reconstruction or additional capacity improvements occur by either Lake County or the Florida Department of Transportation.

Policy TE 1-1.9: Should the Lake Sumter MPO Traffic Impact Analysis study confirm certain roadway segments are over capacity then the Town of Lady Lake will take the necessary steps to improve the failing roadway segments.

Policy TE 1-1.10: Whenever possible, the City will encourage the use, integration and coordination of a multi-modal transportation system.

OBJECTIVE: TE 1-2: COORDINATE THE TRAFFIC CIRCULATION SYSTEM WITH FUTURE LAND USES OF THE FUTURE LAND USE MAP. The Traffic Circulation System Shall Be Consistent and Compatible with Proposed Growth and Development Shown in the Future Land Use Element.

Policy TE 1-2.1: Future Traffic Circulation Map. The Town of Lady Lake hereby adopts Map 2-4, "Future Traffic Circulation System Map", as the Town's future traffic circulation map. In an effort to reduce greenhouse gas emissions and VMT's (vehicle miles traveled), future development shall be encouraged to promote opportunities for non-automobile transportation by providing, or connecting to, multi-modal transportation and pedestrian facilities.

Policy TE 1-2.2: Coordination with Future Land Uses. The Future Land Use Map series shall delineate all arterial and collector roadways. Land use pattern and development densities and intensities illustrated on the Future Land Use Map shall be designed to minimize motorized traffic impacts on residential local roads while directing impacts generated by higher intensity land uses to arterial and collector roads with adequate capacity to serve anticipated future traffic.

Policy TE 1-2.3: Continue to Coordinate with Lake County Development Impacts. The Town of Lady Lake shall continue to coordinate with Lake County to assure that impacts generated by future development occurring within adjacent unincorporated Lake County will not cause levels of service on arterial and collector roads within the Town to diminish below adopted minimum standards. The Town shall also coordinate with Lake County on Issues pertaining to road improvements along C.R. 25 and U.S. 27/441 including the provision of roadway shoulders.

Policy TE 1-2.4: Regulate Impacts of Development on Adopted Levels of Service. The Town of Lady Lake regulates the impacts created by new development on adopted levels of service by provisions in the Land Development Regulations. Additionally, the Town shall strive to maintain the adopted level of service on all roads within Lady Lake.

Policy TE 1-2.5: Establish a Concurrency Management System and Adequate Facilities Ordinance. The Town of Lady Lake has implemented a Concurrency Management System to monitor impacts on the traffic circulation system created by development. The Town has entered into an interlocal agreement with the Lake-Sumter Metropolitan Planning Organization (MPO) and the municipalities of Lake County, Sumter County, and the City of Wildwood to participate in the Transportation Concurrency Management System (TCMS) to monitor and evaluate the transportation impacts associated with development.

The Land Development Regulations incorporate an adequate facilities requirement that is consistent with procedures established within the Town's Concurrency Management System. These procedures mandate that future development above a specified threshold evaluate all associated traffic impacts on adjacent thoroughfares according to a certain criteria. Prior to the issuance of a development order or permit, an applicant must:

1. Prove that the proposed development shall not degrade levels of service below minimum adopted standards:
2. Assure that adequate roadway capacity shall be available concurrent with the impacts of development.
3. Assure that development along State roads comply with or exceed State access management regulations.

OBJECTIVE TE 1-3: RIGHT-OF-WAY PRESERVATION AND ACQUISITION.

Provide for the protection and acquisition of existing and future right-of-way and to consider the acquisition and preservation of public transit rights of way and corridors, or alternative transportation modes.

Policy TE 1-3.1: Right-of-Way Preservation. The Town of Lady Lake has adopted Land Development Regulations establishing setback requirements designed to preserve right-of-way for all roads delineated on the Right-of-Way Preservation Map.

Policy TE 1-3.2: Minimum ROW Standards. The Town of Lady Lake has adopted the following right-of-way standards (measured according to corridor width) in the Land Development Regulations:

<u>Roadway Classification</u>	<u>Minimum ROW Width (feet)</u>
Urban Principal Arterial	100
Rural Principal Arterial	100
Major Collectors	80
Minor Collectors	80
Local Streets	60

The Town has revised these standards, where appropriate, in accordance with the completion of the Florida Department of Transportation’s right-of-way preservation study. Right-of-way widths for local roads within planned unit developments shall be determined during the development review process.

The Town has evaluated pavement width requirements for all road functional classifications to determine whether existing width requirements contribute to the quality of traffic flow and promote the development character desired by the Town.

Policy TE 1-3.3: Right-of-Way Acquisition. The Town of Lady Lake has developed a five-year schedule to identify improvements for existing roads and secure additional right-of-way for proposed road projects for roads that do not meet current ROW standards. The Town also has Land Development Regulations requiring the dedication of right-of-way, or fees in lieu thereof, where associated traffic impacts generated by a development will create, or contribute to the need to establish, new or expanded right-of-ways to provide a safe and convenient traffic circulation system.

Policy TE 1-3.4: Provision of Cure Plan Process. The Town shall continue to coordinate efforts with FDOT and Lake County to establish Cure Plan agreements that will serve to advance roadway projects through right-of-way acquisition and allow for businesses and affected property owners to continue operation despite

nonconformities with the Town's Land Development Regulations, where the health, safety, and welfare of the community is not compromised.

OBJECTIVE TE 1-4: FUTURE ROADWAY IMPROVEMENTS. Provide transportation improvements to meet projected needs of growth and development anticipated for 2030.

Policy TE 1-4.1: Five-Year Transportation Improvement Program. Based on needs identified in the analysis accomplished for the Traffic Circulation Element, no improvements are required by the Town to meet minimum level of service requirements. However, additional roadways under jurisdiction of the County and State may be required based on the Data, Inventory and Analysis.

Policy TE 1-4.2: State and County Proposed Plans and Improvements. The Town of Lady Lake shall annually analyze transportation plans and programs of the FDOT, East Central Florida Regional Planning Council (ECFRPC), Lake Sumter Metropolitan Planning Organization and Lake County to establish consistency and compatibility. The Town shall likewise notify these four entities of all programs, improvements, amendments to the Comprehensive Plan, and status of the Concurrency Management System pertaining to transportation.

Policy TE 1-4.3: Monitor Traffic Circulation System. The Town of Lady Lake has adopted a Concurrency Management System which includes an agreement with the Metropolitan Planning Organization to annually monitor the available capacity on all collector and arterial roads. The Town shall rely on the MPO to provide transportation concurrency review. The Concurrency Management System requires developers to comply with the requirement to measure proposed impacts on road capacities.

OBJECTIVE TE 1-5: FACILITIES FOR BICYCLE AND PEDESTRIAN WAYS; AND ESTABLISHMENT OF SCENIC ROADWAYS. Promote a system of bicycle and pedestrian ways in planning for transportation facilities, and analyze roadways for scenic designations.

Policy TE 1-5.1: Provision of Bicycle and Pedestrian Ways for New Developments. Land Development Regulations for the Town of Lady Lake requires applicants to provide for the needs of bicycle and pedestrian facilities.

Policy TE 1-5.2: Consideration of Bicycle Storage Facilities for Existing Public Facilities and for New Developments. The Town of Lady Lake provides bicycle storage facilities at the log cabin/library site, and shall continue to analyze the need to provide such facilities at other Town public buildings and parks. The Land Development Regulations require all new shopping centers, recreation areas, and other public uses to provide storage facilities for bicycles.

OBJECTIVE TE 1-6: COORDINATE THE TRANSPORTATION SYSTEM. The Town shall annually coordinate the transportation system with the plans and programs of the Lake-Sumter Metropolitan Planning Organization (MPO) and the Florida Department of Transportation (FDOT) as shown on the Capital Improvements Program and will promote transportation improvements consistent in advancing the MPO 2035 plan as adopted.

Policy TE 1-6.1: The Town will coordinate with Lake County and the Lake-Sumter MPO to establish an Inter/Multimodal Transit System by 2015.

Policy TE 1-6.2: The Town will coordinate with Lake County and the Lake-Sumter MPO to determine the appropriate and efficient steps in establishing a Transit Plan on US 441/27.

Policy TE 1-6.3: The Town will coordinate the transportation system with the plans and programs of the Florida Department of Transportation (FDOT).

Policy TE 1-6.4: The Town will continue to implement a Proportionate Fair-Share Mitigation of Development Impacts. The Fair-Share language is incorporated in the agreement between the Town and the MPO. In addition, the Proportionate Fair-Share Ordinance must adhere to the outline and requirements of Section 163.3180(5) of the Florida Statutes as amended.

Policy TE 1-6.5 The Town will strive to optimize traffic flow by utilizing intelligent transportation systems. These methods may include:

- **Updating** traffic signals to include new, more modern hardware, allowing for the planning of more sophisticated traffic flow strategies.
- **Timing** traffic signals to correspond to current traffic flows, reducing unnecessary delays.
- **Coordinating and interconnecting** signals to better interface pre-timed and traffic actuated signals, actively managed timing plans, and master controllers to minimize the number and frequency of stops necessary at intersections.
- **Removing** signals at intersections no longer requiring signalized stop control to reduce vehicle delays and unwarranted stops.

OBJECTIVE TE 1-7: TRANSPORTATION DEMAND MANAGEMENT- The Town shall, as appropriate, establish a Transportation Demand Management Program by 2011.

Policy TE 1-7.1: The Town has designated two Special Area Plans (SAP) Within the Joint Planning Area established between Lady Lake and Lake County. These Special Area Plans will promote multimodal transportation. The Town will

promote this through Future Land Use by encouraging walkable communities encompassing bicycle paths, sidewalks, golf cart parking and other parking strategies. Additionally, these areas shall utilize the Lake County bussing transit system. The Town shall coordinate with Lake County to successfully implement the Lake County Trails Master Plan.

Policy TE 1-7.2: The Town will promote mobility share through the public transportation of Lake County's bussing system. Lady Lake's mobility goal is to increase the number of passengers on the bussing system segment through Lady Lake and to provide alternatives to single-occupancy vehicles. The increase in ridership will be measured by collecting data from the transit route and comparing past year data to future data. This data will be reviewed annually as part of the annual concurrence analysis report.

OBJECTIVE TE 1-8: MULTI-MODAL PRACTICES AND REDUCTION OF GREENHOUSE GAS EMISSIONS The Town as appropriate shall adopt land development regulations by June 2012 which promote the provision of multi-modal transportation choices and encourage the reduction of greenhouse gas emissions.

Policy TE 1-8.1: The Town shall coordinate policies and projects with the future land use element to encourage land uses that promote a cooperation of energy efficiency with public transportation, and pedestrian friendly facilities.

Policy TE 1-8.2: The Land Development Regulations shall be updated as necessary by June 2012 to reflect any progress made in greenhouse gas reduction strategies and energy efficient land use patterns (i.e. mixed use development).

Policy TE 1-8.3: To enhance mobility options the Town shall encourage the completion of Gardenia Trail Phase III and the initiation of connecting trails from abutting neighborhoods to transit stops.

Policy TE 1-8.4: To enhance mobility options the Town shall promote the construction and extension of personal electric vehicle paths and connections between neighborhoods and mixed use area/energy conservation areas.

Policy TE 1-8.5: The Town shall promote complete streets. A complete street is a public right-of-way (generally an arterial or collector road corridor, but may also be a local road) that serves as a mobility corridor to accommodate all travelers, including bicyclists, mobility challenged travelers, motorists, pedestrians and public transit riders. At a minimum, complete streets: include separate bicycle and pedestrian facilities; safely and efficiently accommodate transit users, bicyclists, pedestrians and motorists; and provide easy and safe access to adjacent land uses in a manner that does not create obstacles for pedestrians and bicyclists. Complete streets may also include: audible pedestrian signals; bus and carpool lanes where

feasible; lighted public transit shelters; marked and signalized crosswalks; medians for pedestrian crossings; shared driveways to minimize curbcuts; shade features; street lighting; traffic calming features; and transit and pedestrian priority signalization. By June 2012, the City shall evaluate its building setbacks and design standards and recommend changes (if any) that will promote the provision of adequate space (including future rights of way) to accommodate complete streets design along collectors and arterial roadways.

Use of Performance Design Standards for Roadways Serving Lady Lake (“Complete Streets”)

The Town shall follow these performance design standards:

A. Urban streets shall be designed holistically as “Complete Streets”, considering the pavement, bikeways, crosswalks, sidewalks, curb cuts, curbs and gutters (or other stormwater management system), lighting, signalization (including possible transit and pedestrian priority signalization), signage, transit stops if any, street trees that provide shade and landscape or other public open space areas.

B. On-street parking will be encouraged for local streets and specified areas.

C. Streets shall be designed wherever possible to accommodate a mix of travel modes including vehicles, bicycles, public transit and pedestrians, in support of the Central Florida Regional Growth Vision principle of providing a variety of transportation choices.

D. Neighborhood streets shall be designed where safe and feasible to connect to adjacent activities, including public schools, parks, and neighborhood-serving businesses, with streets that do not encourage cut-through traffic.

Policy TE 1-8.6: The City shall consider adopting a level of service of pedestrian facilities by June 2012. Such level of service may be based upon the presence of pedestrian path/sidewalks within ¼ mile of transit stops, within ¼ mile of mixed development/redevelopment in energy conservation areas, and connecting abutting neighborhoods to transit stops and mixed use area. Need shall be identified during development review of projects that generate new transit trips. Improvement projects to address gaps shall be identified as part of Capital Improvements programming evaluation and during development review for new and redeveloping projects.

III HOUSING ELEMENT

GOAL HSG 1: HOUSING. ALLOCATE SUFFICIENT LAND AREA TO ACCOMMODATE THE DIVERSE NEEDS OF EXISTING AND FUTURE POPULATIONS, CREATE OPPORTUNITIES FOR THE PRIVATE HOUSING DELIVERY SYSTEM TO MEET ALL HOUSING NEEDS, AND PROTECT THE CHARACTER OF RESIDENTIAL NEIGHBORHOODS BY ASSURING THE AVAILABILITY OF SUPPORTING INFRASTRUCTURE AND BY PRECLUDING THE ENCROACHMENT OF INCOMPATIBLE LAND USES.

OBJECTIVE HSG 1-1: ASSURE THE AVAILABILITY OF AFFORDABLE AND ADEQUATE HOUSING. Assure the availability of affordable housing by promoting development opportunities conducive to meeting the needs for the Town's 2030 projected population.

Policy HSG 1-1.1: Provide Ample Land Area for Residential Uses. The Town shall allocate sufficient acreage for residential uses on the Future Land Use Map to meet housing demands anticipated to year 2030. The Town shall allocate a reasonable amount of land above identified needs to avoid economic impacts which a controlled supply of land places on land values and market potential.

Policy HSG 1-1.2: Promote a Diversity of Housing Types. The Town's Future Land Use Map shall designate the appropriate land uses to accommodate a diversity of housing needs.

Policy HSG 1-1.3: Residential/Mixed Use Planned Unit Development. The Town has adopted provisions within the Land Development Regulations for a Planned Unit Development district that allows mixed uses. Residential PUDs will be located in residentially designated areas of the Future Land Use Map, Commercial PUDs will be located in commercially designated areas of the Future Land Use Map, and Industrial PUDs will be located in industrial designated areas of the Future Land Use Map.

A PUD with a mix of housing types (i.e., single family and multi-family) shall be allowed within all residentially designated areas of the Future Land Use Map and the percentage of distribution shall be flexible. In no case shall the multi-family units within the single family and mixed designated areas of the Future Land Use Map exceed 49% of the housing stock. Commercial uses will be allowed within a residential PUD located within residentially designated areas of the Future Land Use Map; however, the commercial uses will be restricted to on-site day care facilities, convenience store, and personal services that are intended to serve the principal use. Such commercial uses may cover up to a maximum of 15% of the net developable project area of the site with a maximum FAR of 0.50 of the non-residential site area.

Commercial uses will be allowed within an industrial PUD if they are intended to

serve the primary industrial users. The maximum densities and intensities allowed within each PUD will be restricted to the overlay land use category (i.e. SF low density will allow up to 3 DUPA, etc.) however, densities may exceed the maximum allowed up to 20% through density bonus credits for providing affordable housing. MDD-TND may have a maximum density of up to twenty (20) dwelling units per acre. Buffering and landscaping shall be provided along the perimeter and interior boundaries of the PUD based on the type and mix of land uses of the subject property and adjacent property.

The minimum land requirement for PUD's shall be five (5) acres.

Mixed Development Districts-Traditional Neighborhood Design (MDD-TND) Land Use categories shall contain the mixed land use standards outlined in Policy FLU 1-10.1(P) of the Future Land Use Element:

Policy HSG 1-1.4: Residential Land Use Designations for the Future Land Use Map. To provide a diversity of housing types to meet future demands of anticipated population for year 2030, the Town shall allocate land to accommodate the following housing types and associated densities:

<u>Residential Land Use Categories</u>	<u>Density (units per acre)</u>
Rural High Density	1 DUPA
Single Family -- low density	3 DUPA
Single Family -- medium density	6 DUPA
Mixed Residential -- low density	5 DUPA
Mixed Residential -- medium density	8 DUPA
Multi-Family	12 DUPA
Manufactured home -- high density	9 DUPA
Multiple Family -- high density	18 DUPA

Policy HSG 1-1.5: Affordable Housing Program. The Town shall continue to coordinate with Lake County to identify improvements to the housing delivery system for Lake County, particularly with emphasis on the provision of affordable housing other than manufactured home facilities.

Policy HSG 1-1.6: By December 31, 2012, the Town's Land development regulations shall be amended to incorporate additional provisions for energy conservation, "green town" concepts and encourage and/or mandate new or

existing developments to acquire Leadership in Energy and Environmental Design (LEED) and/or Florida Green Building Coalition (FGBC) certifications.

OBJECTIVE HSG 1-2: HOUSING OPPORTUNITIES FOR RURAL AND FARMWORKER HOUSEHOLDS. Provide housing opportunities for rural and agricultural households.

Policy HSG 1-2.1: Available Sites for Agricultural Households. The Town of Lady Lake shall allocate land on the Future Land Use Map for agricultural households when viable agricultural activities are present within the Town, and a need for related agricultural housing is identified.

OBJECTIVE HSG 1-3: ASSURE ADEQUATE SITES FOR VERY LOW, LOW AND MODERATE INCOME HOUSING BY JANUARY, 2030.

Policy HSG 1-3.1: Reduction of Fees. By June 2012, the Town shall amend the Land Development Regulations to include provisions for reducing review fees for projects constructing affordable housing.

Policy HSG 1-3.2: Assist Lake County in the Formation of an Affordable Housing Program. The Town continues to participate with Lake County to further housing opportunities for very low, low and moderate income households by encouraging the formation of a county-wide affordable housing program which seeks to develop public\private partnerships to improve the efficiency of the housing delivery system to meet demands for affordable housing.

The Town shall coordinate with Lake County in identifying sites for housing supported by the Farmer's Mortgage Housing Administration or by other federal and State housing programs.

Policy HSG 1-3.3: Clustering of Units. The Town will maintain Land Development Regulations provisions for clustering residential units on smaller lots on the most developable portions of the site.

Policy HSG 1-3.4: Streamlined Permitting. The Town will continue to implement Land Development Regulations establishing a streamlined permitting process for all developments.

Policy HSG 1-3.5: Housing Assistance. The Town shall sponsor a volunteer citizen based program that assists individuals in applying for assistance from local, State and federal agencies.

Policy HSG 1-3.6: Detailed Inventory. The Town maintains a detailed inventory of all land available for residential development, including infill sites, vacant land, and underutilized land that offers redevelopment opportunities. This

detailed inventory shall be updated on a semi-annual basis.

Policy HSG 1-3.7: Density Bonus. The Town shall continue the use of Land Development Regulation provisions to allow density bonuses for those developments constructing affordable housing. Affordable housing shall be defined as a dwelling unit which has a market value less than two (2) times 80% of the median annual household income of Lake County, or has a monthly rent less than or equal to 1 1/2 x 25% of 80% of the median annual household income.

Policy HSG 1-3.8: Affordable Housing Uses. Affordable Housing shall be promoted through the Town's Multifamily MF-18 and Mixed Development District – Traditional Neighborhood Design (MDD-TND) Future Land Use and Zoning designations. The Town may consider amending its Land Development Regulations to permit accessory dwelling units within the MDD-TND District. These higher density designations encourage affordable housing throughout the Town of Lady Lake.

OBJECTIVE HSG 1-4: ADEQUATE SITES FOR MANUFACTURED HOMES.
The Town shall assure adequate sites are available for manufactured home placements.

Policy HSG 1-4.1: Adequate Sites for Manufactured Homes. The Town has incorporated provisions in the Land Development Regulations which accommodate manufactured home dwelling units in residential land use categories.

OBJECTIVE HSG 1-5: ADEQUATE SITES FOR GROUP HOMES, COMMUNITY RESIDENTIAL FACILITIES, AND FOSTER CARE FACILITIES LICENSED OR FUNDED BY THE DEPARTMENT OF HEALTH (DOH). Assure that Adequate Sites Are Available for Group Homes, Community Care Facilities, and Foster Care Facilities Licensed or Funded by the Florida Department of Health .

Policy HSG 1-5.1: Mandatory DOH License to Operate Foster Care, Community Residential or Group Home Facilities. The Town has adopted Land Development Regulations which prohibit new development supporting the operation of any group homes, community residential or foster care facilities not operating under an approved license issued by the Florida Department of Health (DOH). The development review process shall require applicants of group home and community residential home developments to provide evidence of appropriate DOH licenses prior to the issuance of a development order or permit.

Policy HSG 1-5.2: Provide Adequate Sites for Group Homes, Community Residential Facilities, and Foster Care Facilities. The Town, has adopted provisions in the Land Development Regulations that will allow foster care facilities, group homes with less than six (6) residents and community residential facilities with less than seven (7) residents in areas designated on the Future Land Use Map as Single Family-Medium Density (SF-MD), Mixed Residential-Low Density (MR-LD), Mixed Residential-Medium Density (MR-MD), Multi-Family-Low Rise (MF-LR),

and Multi-Family-High Density (MF-HD).

The Town has adopted provisions in the Land Development Regulations that allow Community Residential Facilities with more than seven (7) residents and group homes with more than six (6) residents in areas designated on the Future Land Use Map as Multi-Family-High Density (MF-HD) and Commercial-Professional Services (PS).

Policy HSG 1-5.3: Approval of Group Homes, Community Residential Homes, and Foster Care Homes. The Land Development Regulations include definitions of group homes, community residential homes, and foster care facilities that are consistent with those established by the Florida Department of Health. All three facilities shall only provide residential care for aged persons, physically disabled or handicapped persons, developmentally disabled persons, non-dangerous mentally ill persons, and children.

Applications for group home developments shall be approved on the basis of compliance with performance standards established within the Land Development Regulations and with requirements set forth by the Department of Health.

Policy HSG 1-5.4: Group Homes and Community Residential Facilities in Residential Districts. The Town has adopted provisions in the Land Development Regulations that will allow Community Residential Facilities with more than seven (7) residents, group homes, and foster care facilities with more than six (6) residents in areas designated on the Future Land Use Map as Rural High Density (RHD), Single Family-Low Density (SF-LD), and Single Family Medium Density (SF-MD), provided that the facility meets required criteria, including but not limited to the proposed facility being compatible with the neighborhood in its physical size; the proposed facility is not within 1,200 feet of an existing facility; the proposed structure would not alter the character of the neighborhood; and adequate parking and infrastructure facilities will be provided. Group home or community residential homes from other residential land use shall be determined on a conditional basis.

OBJECTIVE HSG 1-6: IDENTIFICATION AND CONSERVATION OF HISTORICALLY SIGNIFICANT HOUSING. The Town, by June 2012 will identify and update historically significant housing and promote conservation and restoration of such structures.

Policy HSG 1-6.1: Identification of Historically Significant Housing. The Town has identified historically significant housing worthy of preservation by the Lake County Historical Society, other historical and architectural societies, and Town citizens. The Town has recorded potential sites of historically significant structures.

Policy HSG 1-6.2: Conservation of Historically Significant Housing. The Town shall promote the rehabilitation of historically significant structures through

assistance with grant writing functions and with coordination with State technical services available for such activities. The Town will utilize the Department of State, Division of Historical Resources, technical services and grantsmanship in the rehabilitation of historically significant structures.

Policy HSG 1-6.3: Public Awareness. The Town shall assist the Lake County Historical Society in their efforts to inform and educate the public about local, State, and federal historic preservation programs. The Town shall apply for grants through the Department of State, Division of Historical Resources, to inform and educate the public about local, State and federal historic preservation programs.

Policy HSG 1-6.4: Protection of Historic Structures. The Town has adopted Land Development Regulation provisions for protecting historic and archaeological resources. Protection measures shall include but not be limited to protecting historic and/or archaeological sites and structures from adverse activities, land uses, excavations, construction, destruction and other impacts and to prevent the unnecessary removal of historic structures and archaeological artifacts.

OBJECTIVE HSG 1-7: PROMOTE COHESIVE NEIGHBORHOODS THROUGH STABILIZATION OF RESIDENTIAL AREAS AND PROTECTION OF THE QUALITY OF THE HOUSING STOCK THROUGH PRINCIPLES GUIDING REHABILITATIVE SERVICES AND DEMOLITION OF HOUSING. Establish principles and guidelines to promote the rehabilitation of housing, the structural and aesthetic improvement of existing housing, the elimination of substandard housing conditions, support neighborhood character and promote the availability of affordable housing.

Policy HSG 1-7.1: Regulate the Demolition of Housing. To protect the useful life of existing housing, and to preserve the availability of affordable housing, the Town has adopted Land Development Regulations which regulate the demolition of housing by establishing a permitting program to review the merits of all proposed demolitions. No housing unit shall be demolished without issuance of a demolition permit.

Policy HSG 1-7.2: Promote Maintenance of Housing. The Town shall continue to enforce building and housing codes, and enforce construction, electrical, septic and plumbing requirements to maintain the quality of existing housing stock and to protect public health and safety.

Policy HSG 1-7.3: Provide Supportive Services and Facilities to Maintain Quality Residential Neighborhoods. The Town shall ensure the stabilization of neighborhoods by assuring that necessary potable water, sanitary sewer, solid waste collection, and drainage facilities are available for residential areas, including neighborhoods containing concentrations of very low, low, and moderate income households, through an annual update of the Town's Concurrency Management System.

Policy HSG 1.7.4: Housing Conditions Survey. By June 2012 the Town shall prepare a housing condition study. Through the results of this study, an evaluation has been made of the following issues:

- 1.) Public facility improvement needs for each neighborhood;
- 2.) Areas, if any, containing concentrations of substandard housing; and
- 3.) Areas containing concentrations of very low, low, and moderate income households.

Policy HSG 1-7.5: Availability of Public Facilities for Very Low, Low, and Moderate Income Households. Based on results accomplished in the Housing Condition Survey, the Town shall evaluate its ability to provide public facilities to neighborhoods lacking public facility services, particularly those neighborhoods containing concentration of very low, low, and moderate income households.

OBJECTIVE HSG 1-8: RELOCATION HOUSING. The Town shall assist households in the relocation of housing due to public initiated removal or demolition of residential structures.

Policy HSG 1-8.1: Assist Households in the Relocation of Housing Due to Removal or Demolition. No projects scheduled within the Five-Year Schedule of Capital Improvements require a taking of land occupied by existing housing stock.

The Town shall pursue funds from the Federal Housing Relocation Program, administered by the Department of Housing and Urban Development, to financially assist displaced households. The Town shall also coordinate with Lake County and the private sector to assure the availability of comparable or improved housing for those requiring relocation.

Policy HSG 1-8.2: Private Sector Initiated Housing Projects for Low and Moderate Income Households. Developers initiating housing projects for very low, low and moderate income households that require the demolition and removal of existing dwelling units shall be encouraged to find and obtain temporary housing for households requiring relocation. The Town shall not issue a final development order until adequate provisions have been made by the developer to relocate displaced households.

OBJECTIVE HSG 1-9: FORMULATION OF HOUSING IMPLEMENTATION PROGRAMS AND STRATEGIES. The Town shall establish mechanisms to improve the implementation of housing programs.

Policy HSG 1-9.1: Promote Public/Private Partnerships to Improve Coordination in Housing production for Low and Moderate Income Households. The Town continues to coordinate with Lake County to form a county-wide Housing Authority

directed to further involvement, including partnerships, of local government with the private and non-profit sectors to improve coordination among participants active in housing production.

Policy HSG 1-9.2: Coordination with Lake County. As cited in above policies, the Town continues to coordinate with Lake County to foster improvements in the housing delivery system through the establishment of a county-wide (1) Affordable Housing Task Force, and (2) a Housing Authority. The Town also continues to coordinate with Lake County in their efforts of establishing an Affordable House Task Force and Housing Authority. Coordination shall include but not limited to, identifying land within the Town that may be available for low, very low and moderate income housing developments, attending meetings, maintain written correspondence and joining committees that may be formed.

Policy HSG 1-9.3: Analyze Housing Demands and Trends. The Town shall annually (by the month of February) monitor and evaluate housing demands to determine the effectiveness of housing policies within the Housing Element and the effectiveness of residential land use allocations on the Future Land Use Map to match housing trends as well as State and Federal laws effecting the construction and the placement of housing.

Policy HSG 1-9.4: Update Housing and Population Characteristics of the Town. The Town will update housing and population information within the Comprehensive Plan within two years after the completion and distribution of the 2010 U.S. Census of Housing and Population.

Policy HSG 1-9.5: Administer Housing Codes and Development Regulations. The Town shall annually evaluate (by the month of March) the effectiveness of its housing code enforcement program and the adequacy of all Town construction codes, and shall improve the regulatory and permitting processes as deemed necessary to promote public health, safety, and welfare, and to maintain the desired character of neighborhoods and the Town.

Policy HSG 1-9.6: Intergovernmental Coordination. The Town shall coordinate housing issues, concerns, and problems with other relevant State, federal, and local agencies pursuant to policies stipulated within the Intergovernmental Coordination Element.

IV PUBLIC FACILITIES

GOAL PUB 1: THE TOWN OF LADY LAKE WILL ASSURE THE PROVISION OF SANITARY SEWER, SOLID WASTE, POTABLE WATER, AND DRAINAGE FACILITIES AND SERVICES, AND EFFICIENTLY MAXIMIZE CAPACITY OF FACILITIES, PROMOTE MANAGED GROWTH, PROTECT PUBLIC HEALTH AND SAFETY, AND MAINTAIN ENVIRONMENTAL QUALITY, WITH CONSIDERATION TO LIMITED FINANCIAL RESOURCES.

OBJECTIVE PUB 1-1: The Town of Lady Lake shall adopt a Five-Year Schedule of Capital Improvements within the Comprehensive Plan, Capital Improvements Element, to coordinate needed improvements with available funding and location of development. This improvement schedule shall be consistent with public facility improvement needs identified within the Comprehensive Plan.

Policy PUB 1-1.1: The Town shall annually (by the month of September) evaluate the implementation of capital improvements proposed within the Capital Improvement Program and rank improvements according to priority of need. Criteria for ranking such improvements shall be defined within the Capital Improvements Element.

Policy PUB 1-1.2: Proposed Capital Improvement Projects shall be evaluated and ranked according to the following priority level guidelines:

- 1.) Indicated Need: Implementation is needed to:
 - A.) Protect public health, safety, and environmentally sensitive natural resources;
 - B.) Comply with State or Federal requirements to provide facilities and services;
 - C.) Preserve or maximize the use of existing facilities; and
 - D.) Improve efficiency of existing facilities.
- 2.) Additional Facility Needs: Implementation is needed to:
 - A.) Eliminate facility or capacity deficiencies for service provided to existing developed areas; and
 - B.) Extend facilities and expand capacities in a manner consistent with the Future Land Use Element goals, objectives, and policies and the Future Land Use Map.

3.) Adequate Funding: Adequate funding for a project shall be available prior to its commencement, and project cost shall not cause accrued debt obligation to exceed beyond the limits of the Town's debt capacity.

Policy PUB 1-1.3: Priority of Capital Improvements. In the event deficiencies should develop in the provision of public facilities, the Town shall grant existing deficiencies priority over capital improvements scheduled within the Capital Improvement Program. The Town shall issue no development permits for new development that will result in an increase in demand on deficient facilities. Capital improvements shall be ranked in the Five-Year Schedule of Capital Improvements according to the following order of priority:

- 1.) Current capital improvement deficiencies;
- 2.) Replacement of worn-out or obsolete facilities; and
- 3.) New capital improvements required to meet demands generated by anticipated future growth and development (as identified within the Future Land Use Element).

OBJECTIVE PUB 1-2: ASSURE AVAILABILITY OF CAPACITY. The Town shall assure that adequate sanitary sewer capacity is available to support the demands generated by existing and new development concurrent with the issuance of a development permit or at the time service is demanded.

Policy PUB 1-2.1: Minimum Level of Service Standards. The Town of Lady Lake hereby adopts the following level of service standard for central sanitary sewer by which development shall be evaluated for demand generation:

Total Capacity: 100 gallons per day per resident

Policy PUB 1-2.2: Minimum Design Capacity of On-Site Septic Tank Systems. The Town of Lady Lake has incorporated provisions within the Land Development Regulations that establish minimum design capacities for septic tank systems installed to serve the following land uses:

<u>Land Use</u>	<u>Minimum Design Capacity</u>
Single Family Unit:	900
Multiple Family Unit:	900
Commercial (per business)	900

Policy PUB 1-2.3: Compliance with Levels of Service. The development review process incorporated in the Town's Land Development Regulations requires new development to provide evidence that the sanitary sewer or septic tank system is designed to provide service which complies with the sanitary sewer level of service standards and with the minimum design capacity for on-site septic tank systems.

Policy PUB 1-2.4: Compliance with State Regulations. The development review process incorporated in the Town's Land Development Regulations requires applicants for development orders or permits to demonstrate compliance with applicable State permit requirements for on-site septic tanks, as administered by the Florida Department of Health through the Lake County Health Department.

Policy PUB 1-2.5: Concurrency Management System: Wastewater. The Town has established a Concurrency Management System and has commenced implementation upon adoption of the revised Land Development Regulations, to monitor compliance with minimum levels of service and available capacities and compliance with the Comprehensive Plan. Sanitary sewer systems which may be installed must comply with goals, objectives, and policies set forth therein. The Concurrency Management System shall be reviewed and updated to indicate the most current capacity conditions at least once a year.

OBJECTIVE PUB 1-3: IDENTIFY EXISTING DEFICIENCIES IN THE PROVISION OF SANITARY SEWER SERVICES. The Town will require all septic tank systems to comply with FDOH and FDEP requirements. Any deficiencies in the operation of a septic system identified with these standards will be reported and, if required, the system will be abandoned and adherence to the utility matrix will be required.

Policy PUB 1-3.1: Identify and Correct Existing Deficiencies. The Town shall coordinate with the Lake County Health Dept. and FDOH by contacting their offices immediately upon a septic tank system problem being identified. The Town and FDOH will assess the system and determine if connection to a central system is required. Even though no septic tank failures have occurred recently, areas of past failures are continually monitored by Town personnel, including package treatment plants currently within the Town's limits.

OBJECTIVE PUB 1-4: PROVIDE ADDITIONAL SANITARY SEWER FACILITIES AND CAPACITIES TO MEET FUTURE DEMANDS. The Town provides and shall continue to provide facilities and capacities to meet demands generated by future development.

Policy PUB 1-4.1: Provision of Additional Facilities. All development is required, through provisions adopted within the Land Development Regulations, to have on-site sanitary sewer or septic tank systems operating prior to the issuance of a certificate of occupancy. All residential planned unit developments and subdivisions exceeding four units per acre shall provide central wastewater systems, concurrently with the impacts of development.

Policy PUB 1-4.2: Wastewater Pretreatment Requirement. The Town, within the adopted Land Development Regulations, requires commercial and industrial land uses that generate wastewater significantly different (in waste strength and chemical constituents) from residential wastewater to pre-treat the effluent to Town standards

prior to discharge into the municipal wastewater treatment system.

Policy PUB 1-4.3: Feasibility of a Central Sanitary Sewer System. The Town shall analyze the feasibility of developing a central sanitary sewer system which serves all land uses currently receiving such service from on-site septic tanks by 2030. The plan should be based on location, density and extent of need.

Policy PUB 1-4.4: Criteria for Establishing Sanitary Sewer Systems for New Development. The Town has incorporated provisions in the Land Development Regulations to require applicants of any new development to provide sanitary sewer service in compliance with the adopted Wastewater Connection Matrix. If a package treatment plant is approved, it will be designated as a temporary facility and must comply with the utility matrix when applicable as a condition to the issuance of a development order or permit as follows:

- 1.) Commercial Uses: Wastewater generation exceeds an average daily flow of more than 5,000 gallons.
- 2.) Residential Uses: Septic tanks shall not be permitted for new multi-family housing developments, or single family residential or mobile home developments exceeding four units per acre.

Policy PUB 1-4.5: Existing Package Treatment Plant Connection. The Town shall analyze the feasibility of connecting existing package treatment plants to the municipal wastewater treatment system by 2030.

OBJECTIVE PUB 1-5: MINIMIZE URBAN SPRAWL. The Town shall minimize development occurring in an uncontrolled manner by coordinating sanitary sewer services with the Future Land Use Element.

Policy PUB 1-5.1: Coordinate Capacity and Facility Expansions with the Future Land Use Map. The provision of sanitary sewer services shall be consistent with land use allocations delineated on the Future Land Use Map; with goals, objectives, and policies established in the Future Land Use Element of the Town's Comprehensive Plan; and with the plans and policies of the East Central Florida Regional Planning Council.

OBJECTIVE PUB 1-6: ASSURE AVAILABILITY OF CAPACITY. Assure that adequate solid waste collection and disposal capacities are available to support demands generated by existing and new development concurrent with the issuance of a development permit or at the time service will be demanded.

Policy PUB 1-6.1: Minimum Level of Service Standards. The Town of Lady Lake hereby adopts a level of service standard for solid waste generation of 4 pounds daily per resident by which development shall be evaluated for demand generation.

Policy PUB 1-6.2: Collection of Solid Waste. The Town shall assure through franchise agreements with private waste collection services, or through development of its own municipal waste collection service, the collection of solid waste from residential, commercial and industrial land uses located within the Town limits. If at any time the private waste collection services do not have the capacity to provide service to new development, additional service shall be obtained through additional franchise agreements with private waste management businesses.

Policy PUB 1-6.3: Disposal of Solid Waste. The Town shall continue to use Lake County landfills and/or the proposed trash burning facility through year 2030 for final disposal of solid waste generated in the Town and collected by private waste collection services.

Policy PUB 1-6.4: Coordinate with Lake County. The Town has, and shall continue to coordinate with Lake County on an annual basis to:

- 1.) Assure that Lady Lake is allocated a proportional share of capacity in County-operated land fills or other disposal facilities. Solid waste disposal facilities are below current allocations County-wide; therefore, no problems due to capacity are anticipated;
- 2.) Reduce solid waste disposal levels through recycling programs administered by Lake County in accordance with the franchise contracts with all Town haulers. The Town will coordinate with Lake County once County-wide collection/recycling is implemented. The Town has implemented a recycling program in its mandatory garbage collection mandate;
- 3.) Offer assistance to Lake County in the management of hazardous waste according to State regulations as outlined in a cooperative agreement. This agreement will require the Town, through its site plan review process, to determine the production, handling and disposal of hazardous waste for each user; and
- 4.) Comply with the Florida Solid Waste Management Act of 1988. The Town has reviewed the goals, objectives, and policies to evaluate the County's compliance with the stated act. If the goal of 5% reduction (with incinerators) is not reached, the Town, with cooperation of its franchised haulers, will implement a 5% reduction program Town-wide. This reduction will be mandated due to the mandatory garbage collection ordinance.

Policy PUB 1-6.5: Concurrency Management System - Solid Waste. The Town shall monitor performance of solid waste collection services, available capacities, and compliance with levels of service through the Town Concurrency Management System which was implemented with the adoption of the Land Development Regulations.

OBJECTIVE PUB 1-7: CORRECT OR IMPROVE EXISTING DEFICIENCIES IN THE PROVISION OF SOLID WASTE SERVICES. Identify and correct any deficiencies in the provision of solid waste collection and disposal facilities and services with Lake County to include hazardous waste management and inventory.

Policy PUB 1-7.1: Coordinate with Lake County Hazardous Waste Management. The Town's Public Works Department has coordinated with Lake County's Department of Environmental Services, to implement the County's Hazardous Waste Management Program currently being enforced in the unincorporated areas of Lake County.

OBJECTIVE PUB 1-8: PROVIDE ADDITIONAL SOLID WASTE FACILITIES TO MEET FUTURE DEMANDS. The Town shall meet additional solid waste collection services demanded by years 2015 and 2030 through the provision of additional pick-up service by the private waste collection services or through additional franchise agreements with private waste collection services.

Policy PUB 1-8.1: COORDINATE WITH LAKE COUNTY TO PROVIDE ADDITIONAL SOLID WASTE FACILITIES. The Town's Public Works Department shall continue to coordinate with Lake County Environmental Services Division to establish a monitoring program to measure the solid waste stream from the Town to the County's solid waste disposal facilities. The Town shall continue to evaluate all Lake County reports for needs assessment of the solid waste disposal facilities for Lake County and the Town of Lady Lake.

OBJECTIVE PUB 1-9: MAXIMIZE USE OF EXISTING FACILITIES AND DISCOURAGE URBAN SPRAWL. Prevent the formation of unauthorized dumping sites within the town in order to maximize use of existing facilities and to protect public health and safety.

Policy PUB 1-9.1: Removal of Unauthorized Dumping Sites. The Town shall remove, or require land owners to remove, any unauthorized dumping sites that may gather on private property. The Town shall remove any unauthorized dump sites on public property. In the event that such unauthorized dump sites are identified, the Town shall coordinate with Lake County to evaluate the need to locate a transfer station within Northwest Lake County.

Policy PUB 1-9.2: Promote Proper Disposal of Household Hazardous Wastes and Used Oil. Disposal of household hazardous wastes and used oil at designated collection centers sponsored by Lake County shall be promoted to residents and businesses by the Town.

OBJECTIVE PUB 1-10: ASSURE AVAILABILITY OF CAPACITY. Assure that adequate potable water capacities are available to support demands generated by existing and future development.

Policy PUB 1-10.1: Minimum Level of Service Standards. The Town of Lady Lake has adopted the following potable water level of service standards by which demand on the water system capacity by development shall be evaluated:

Minimum Level of Service for Town Water System (1)

<u>Year</u>	<u>Gallons per Resident Per Day</u>
2010	100
2015	100
2030	100

(1) Level of service includes commercial level of service at 850 gallons per day per commercial acre; and residential level of service at 100 gallons per capita per day.

Policy PUB 1-10.2: Minimum Design Flow for Average Daily Demand. The Town's water system shall provide a minimum design flow and level of service for Average Daily Demand periods through 2030.

Minimum Design Capacity

<u>Year</u>	<u>Average Daily Demand (Gallons Per Day)</u>
2010	638,000
2015	1,270,000
2030	1,650,000

Policy PUB 1-10.3: Minimum Storage Capacity. Minimum storage capacity of the Town water system shall be:

<u>Year</u>	<u>Gallons</u>
2010	560,000
2015	960,000
2030	960,000

Policy PUB 1-10.4: Minimum Line Pressure. The Town's potable water distribution system shall provide a minimum pressure of 54 pounds per square inch to provide adequate service for potable water demands and to meet fire flow pressure requirements.

Policy PUB 1-10.5: Compliance with Minimum Level of Service, Storage Capacity, and Line Pressure. The development review process incorporated in the Town's Land Development Regulations includes requirements that the issuance of development orders or permits be predicated on demonstrated compliance with the potable water level of service standards. Provisions also stipulate mandatory compliance with all relevant federal, state, and local permit requirements.

Policy PUB 1-10.6: Concurrency Management System: Potable Water. A Concurrency Management System has been implemented to provide a monitoring mechanism for the levels of service of potable water facilities and services provided to the Town of Lady Lake.

Policy PUB 1-10.7: Maximum Level of Service Standards as Conservation Measures. The Town shall reserve the right to establish maximum level of service standards applicable to all land use types served by the municipal water system. Land uses consuming levels which exceed the maximum level of service, or a monthly consumption level based on this level of service, shall be assessed a higher water fee for that portion exceeding the maximum level of service. The maximum level of service and applicable fees shall be determined by the Town Commission. The Town has analyzed the feasibility of instituting such a maximum level of service standard.

OBJECTIVE PUB 1-11: CORRECT OR IMPROVE DEFICIENCIES IN THE WATER SYSTEM. Identify and correct any deficiencies in the water system, including storage and distribution facilities.

Policy PUB 1-11.1: Identify and Correct Existing Deficiencies. The Data Inventory and Analysis section of the Comprehensive Plan did not identify any deficiencies in the provision of potable water services for the year 2010. The Town will evaluate available capacity and performance of the water system on an annual basis according to procedures stipulated within the Town's concurrency management system.

OBJECTIVE PUB 1-12: PROVIDE ADDITIONAL FACILITIES AND CAPACITY TO MEET FUTURE POTABLE WATER DEMANDS. Provide additional facilities and capacities to meet water demands generated by future development.

Policy PUB 1-12.1: Mandatory Connection to System. The Town has included provisions within the Land Development Regulations which require all new development to connect to the Town's water system per the Water and Wastewater Connection Matrix for new development.

Policy PUB 1-12.2: Available Capacity Prior to Development. The Town shall issue no development orders or development permits without first consulting with the appropriate water supplier to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of

issuance by the Town of a certificate of occupancy or its functional equivalent. The Town will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

Policy PUB 1-12.3: Capacity Flow Needs for YR 2010 and YR 2030. The Town water system shall provide adequate capacity, storage, and water pressure to maintain the following projected peak daily flow demands for years 2010 and 2030:

<u>Year</u>	<u>Total Peak Daily Flow (Gallons)</u>
2010	1,186,667
2030	2,146,666

Policy PUB 1-12.4: The Town of Lady Lake shall utilize Interlocal Service Boundary Agreements and Interlocal Utility Service agreements to establish cooperative partnerships with Lake County and private utility providers when merited to ensure adequate provision of water supply and reuse availability for the 2030 planning horizon.

OBJECTIVE PUB 1-13: MAXIMIZE USE OF EXISTING FACILITIES AND MINIMIZE URBAN SPRAWL. Direct growth to areas planned to be serviced by the municipal water system in order to maximize use of existing facilities and to minimize urban sprawl.

Policy PUB 1-13.1 Coordinate Capacity and Facility Expansions with the Future Land Use Map. The extension of potable water services shall be consistent with land use allocations delineated on the Future Land Use Map; with goals, objectives and policies established in the Future Land Use Element of the Town's Comprehensive Plan; and with the plans and policies of the East Central Florida Regional Planning Council. The Future Land Use Map of the Future Land Use Element, Goals, Objectives and Policies, demonstrated the coordination of future land use with provision of water distribution facilities. These facilities will comply with the minimum L.O.S. criteria adopted herein and will be enforceable upon adoption of this document. All extensions of potable water services will comply with the recently adopted utility connection matrix regulating extensions both within the incorporated and unincorporated areas of the utility service area.

Policy PUB 1-13.2: Coordination with St. Johns River Water Management District for Water Connection. The Town of Lady Lake has adopted all water conservation measures requested and required by the St. Johns River Water Management District.

GOAL PUB 2: PROVIDE ADEQUATE DRAINAGE AND CAPACITY TO PROTECT THE PUBLIC HEALTH, SAFETY, AND INVESTMENT IN PROPERTY AGAINST

FLOODING AND TO PREVENT DEGRADATION OF GROUND AND SURFACE
WATER QUALITY.

OBJECTIVE PUB 2-1: Assure that available natural and man-made drainage features provide adequate capacity to receive, retain, detain and treat stormwater. The Town of Lady Lake shall complete a Master Stormwater Study and Plan to assure adequate drainage capacity in the planning time frames. This study shall be completed by 2013. Intermediate measures for drainage capacity have been adopted as part of the Land Development Regulations.

Policy PUB 2-1.1: The Town hereby adopts the minimum stormwater drainage level of service standards for retention volume and design storm that is required by the St. Johns River Water Management District. Their minimum standards require that development discharge does not exceed pre-development discharge for the 25 year - 24 hour design storm for open basins. Also, development discharge volume shall not exceed pre-development discharge volume for the 25 year - 96 hour design storm for landlocked basins. Pollution abatement (treatment) of the first one inch of rainfall will be required or, as an option for drainage basins less than 100 acres, treatment of the first one-half inch of run-off will be required. Stormwater facilities are to be designed so that the receiving water body will not be degraded below Class III state water quality criteria as a result of discharge of stormwater.

Policy PUB 2-1.2: The Town of Lady Lake shall continue to coordinate with the St. Johns River Water Management District, the Florida Department of Environmental Protection, Lake County, and the Lake County Water Authority to evaluate a regional approach to stormwater management. The Town of Lady Lake shall report on such coordination in the Master Stormwater Study and Plan to be completed by 2013.

Policy PUB 2-1.3: The Town of Lady Lake shall enact an ordinance by 2013 that requires annual inspection of all stormwater management systems by a Town official or designee who is a registered professional engineer, or State certified, stormwater inspector.

Policy PUB 2-1.4: The Town of Lady Lake shall enact an ordinance by 2013 that authorizes fees for services provided by Town staff such as reviewing stormwater management system plans, issuing operating permits, inspections of stormwater management systems and compliance and enforcement activities.

Policy PUB 2-1.5: The Town has incorporated provisions in the Land Development Regulations that establish erosion and sediment control standards for construction occurring in soils with high erosion potential and adjacent to surface waters and natural drainage ways. The conveyance capacity of a drainage way in post-development will not be reduced from its pre-development condition.

OBJECTIVE PUB 2-2: IDENTIFY EXISTING DRAINAGE DEFICIENCIES. The Town shall conduct a Master Stormwater Plan Study to aid in identifying existing drainage facilities. Intermediate measures for identifying drainage deficiencies have been developed as part of the Land Development Regulations.

Policy PUB 2-2.1: Identify Existing Drainage Deficiencies. The Town has included in their Land Development Regulations measures to correct any existing stormwater deficiencies at the time of site plan approval for *any* new development that affects a deficient stormwater facility. All existing site plans for modification, expansion and/or change of use will be reviewed for stormwater deficiencies and the applicant will be required to correct them.

OBJECTIVE PUB 2-3: CONTROL IMPACTS OF FUTURE STORMWATER RUNOFF. Control impacts of future stormwater runoff and associated impacts to water quality based on results of the Stormwater Master Plan Study. Interim regulations have been developed to control future impacts as part of the Land Development Regulations.

Policy PUB 2-3.1: Establish a Stormwater Management Program. The Town has established a stormwater management program by incorporating provisions within the Land Development Regulations which protect natural drainage ways by managing development.

Policy PUB 2-3.2: Coordinate Watershed Management with Federal, State, and Local Agencies. The Town shall continue to coordinate watershed management plans and policies with Lake County, St. Johns River Water Management District, East Central Florida Regional Planning Council, Florida Department of Environmental Protection, Florida Agricultural Extension Service, the U.S. Army Corps of Engineers, Lake County Water Authority and other appropriate agencies.

Policy PUB 2-3.3: Assure New Development Provides Adequate On-Site Drainage and Storage Retention. The Town has included provisions within the Land Development Regulations which require applicants of any new development to provide retention and drainage facilities that comply with adopted minimum level of service standards for drainage. No new development shall be permitted that creates flooding problems or overloads existing natural or man-made drainage pathways and facilities on adjacent (off-site) property.

OBJECTIVE PUB 2-4: MAXIMIZE USE OF NATURAL DRAINAGE FEATURES. The Town shall maximize the use of natural drainage ways to manage stormwater runoff. Physiographic divisions are shown on Map 4-1. Drainage basins are shown on Map 4-3.

Policy PUB 2-4.1: Promote the Use of Wetlands for On-site Stormwater Storage and Natural Drainage Ways for Stormwater Discharge. Wetlands serve as natural collectors of stormwater and as natural filters of sediments and contaminants carried in such waters. The Town has included provisions within Land Development

Regulations, which requires all stormwater management systems to pre-treat all stormwater prior to discharge to on-site and off-site wetland systems. Procedures and criteria have been developed to minimize the degradation of surface waters in order to protect the functions of these natural systems.

GOAL PUB 3: THE TOWN OF LADY LAKE SHALL COORDINATE WITH FEDERAL, STATE, AND LOCAL AGENCIES TO THE GREATEST EXTENT POSSIBLE IN ORDER TO PROMOTE GREATER UNDERSTANDING OF AQUIFER RECHARGE, GROUNDWATER RESOURCES, AND SPRINGSHEDS; AND TO SUPPORT THE DEVELOPMENT AND IMPLEMENTATION OF COMPREHENSIVE PLAN POLICIES AND LAND DEVELOPMENT REGULATIONS TO PROTECT AQUIFER RECHARGE, GROUNDWATER RESOURCES, AND SPRINGSHEDS USING BEST AVAILABLE INFORMATION.

OBJECTIVE PUB 3-1: INTER-AGENCY COORDINATION. The Town of Lady Lake shall coordinate with Federal, State, and local agencies to study, map, and describe aquifer recharge areas, the vulnerability of groundwater resources.

Policy PUB 3-1.1: The Town of Lady Lake shall coordinate with the St. Johns River Water Management District and the Florida Department of Environmental Protection to identify map areas of high and significant recharge. Significant aquifer recharge within the Town of Lady Lake shall be defined as an annual recharge rate of greater than 12 inches per year with rapid soil permeability, as mapped by the St. Johns River Water Management District pursuant to the Bluebelt Act (Section 193.625, Florida Statutes). High aquifer recharge shall be defined as an annual recharge rate of greater than 8 inches per year, as mapped by the St. Johns River Water Management District.

Policy PUB 3-1.2: The Town of Lady Lake shall coordinate with the Florida Geological survey, Water Management Districts, and the Department of Environmental Protection to prepare a Floridan Aquifer Vulnerability Assessment (FAVA) Map on a Town-wide scale to determine areas within the Town vulnerable to contamination of the Floridan aquifer.

Natural processes or human activities can introduce contaminants to ground water either through pollution of surface-water bodies or by infiltration through soils and sequences of sediments and rocks that overlay Florida's aquifer systems.

This map shall be prepared using technology developed by the Florida Geological Survey and designed to provide a detailed distribution of relative vulnerability based solely on natural properties of hydrogeology. The map shall not include anthropogenic factors such as land use and contaminant loading. An aquifer vulnerability model prepared using Lake County county-specific data, would help determine which areas within the Town were the most and least vulnerable and allow for establishment of appropriate development standards, including the identification of primary, secondary, and tertiary protection zones as appropriate.

Applications of the FAVA map include, but are not limited to well-head protection, springshed protection, source-water protection, watershed and ecosystem comprehensive planning, land-use planning/zoning, land conservation and as a component of ground-water susceptibility models.

Areas Most Vulnerable to Contamination include primary and secondary protection zones within springsheds, and karst features such as springs and sinks.

Policy PUB 3-1.3: The Town of Lady Lake shall assist the St. Johns River Water Management District in the preparation of reports as appropriate to evaluate the impacts of various land uses on hydrogeologic resources, including but not limited to recharge areas, groundwater, springs, wetlands, environmentally sensitive conservation areas and land surrounding Outstanding Florida Waters. These reports shall be based on the conclusions of studies completed by appropriate Federal, State, and local agencies.

Policy PUB 3-1.4: The Town of Lady Lake shall collaborate with and provide technical assistance to Federal, State, and local authorities to study the surficial and Floridan aquifers and springshed systems, and to determine the most appropriate actions for protecting these resources. Authorities that the Town of Lady Lake shall cooperate with include but are not limited to the Florida Department of Environmental Protection, St. Johns River Water Management District, U. S. Geological Survey, Florida Geological Survey and U.S. Soil Conservation Service.

GOAL PUB 4: THE FLORIDAN AQUIFER AND SURFICIAL AQUIFERS SHALL BE PROTECTED AND CONSERVED TO ENSURE THAT THE TOWN OF LADY LAKE, LAKE COUNTY, AND OTHER CENTRAL FLORIDA RESIDENTS AND BUSINESSES HAVE AN ADEQUATE SUPPLY OF POTABLE WATER IN PERPETUITY.

OBJECTIVE PUB 4-1: The Town of Lady Lake shall safeguard the quality and quantity of the surficial and Floridan aquifers, in order to protect ground water recharge areas for the present and future water supply and ensure protection of natural systems.

Policy PUB 4-1.1: The Town of Lady Lake shall require the use of low-flow plumbing devices and fixtures in new construction and renovations in accordance with the Florida Standard Building Code.

Policy PUB 4-1.2: In order to ensure the development of environmentally friendly golf course construction, the Town of Lady Lake shall require golf course developers to meet requirements of the Audubon International Signature Program and enroll in their monitoring and evaluation program. This policy shall apply to all new golf courses constructed within the Town limits or those applicants seeking to annex into the Town.

Policy PUB 4-1.3: The hydrology of a site should be utilized to determine land use. This entails discouraging any land use that would significantly lower ground water levels, recharge, and water quality; or have an adverse effect on the environment.

Policy PUB 4-1.4: The Town of Lady, with assistance from Lake County, through the Public Outreach Program of Environmental Services, shall participate in enhancing the function and quality of the education of its citizens about:

- 1.) The current water conservation policies;
- 2.) Fragility of the aquifer;
- 3.) Methods to reuse and conserve water;
- 4.) Well-abandonment problems and rules;
- 5.) Benefits of drought resistant plants (“Florida Friendly”); and
- 6.) Methods of reducing pollution and nutrient loading through an education program that consists of, at a minimum, brochures, a speaker’s bureau, and slide show.

Policy PUB 4-1.5: The Town of Lady Lake, through its Reclaimed Water Program shall encourage reuse of stormwater on a site by site basis for development over a size threshold to be determined by a jurisdiction-wide basis to minimize pumpage of groundwater for non-potable usage.

OBJECTIVE PUB 4-2: Aquifer Vulnerability. The Town of Lady Lake shall recognize the need to provide special protection of high recharge areas and areas most vulnerable to aquifer contamination (Map 4-2). The Town of Lady Lake shall protect both the quality and quantity of groundwater in these areas to sustain potable water supplies and ensure preservation of natural systems such as wetlands and communities they support. The following policies pertain to areas of high recharge and areas most vulnerable to aquifer contamination.

Policy PUB 4-2.1: Where feasible, the Town of Lady Lake shall pursue partnership with Lake County’s Land Acquisition Program to secure conservation easements on high and significant aquifer recharge lands, on areas of aquifer vulnerability, and on lands that contain sensitive features such as sinks within the Town of Lady Lake.

Policy PUB 4-2.2: The Town of Lady Lake shall, at the applicant’s expense, seek a site specific determination by an independent, State of Florida-licensed geologist or Professional Engineer with relevant experience to determine whether

a site lies within a bona fide high or significant aquifer recharge area, an area that is most vulnerable to contamination, or a Most Effective Recharge Area pursuant to St. Johns River Water Management District Rule 40C-41.063.

Policy PUB 4-2.3: Development within an area of high or significant recharge or in an area most vulnerable to contamination areas shall be required to maintain pre-development net retention in a manner that protects ground and surface water quality. The use of porous pavement and concrete, turf blocks and innovative technologies shall be encouraged as a method for fulfilling this policy. Exemptions may be given for agricultural activities utilizing Best Management Practices adopted by FDEP, USDA, NRCS, and IFAS that protect ground and surface water quality.

Policy PUB 4-2.4: For a development site located in an area of high or significant recharge, the Town of Lady Lake shall require that post-development recharge volume conditions approximate pre-development recharge volume conditions.

Policy PUB 4-2.5: The Town of Lady Lake shall develop and enact into the Future Land Use Element and Land Development Regulations, an overlay classification which sets specific design criteria and standards to protect the function of the high aquifer recharge areas and protect areas most vulnerable to contamination.

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

- 1.) Requirements to minimize impervious surfaces (including foot pads) considering open space incentives, pervious parking areas, and maintenance of existing native vegetation and/or use of native or water wise plant materials suitable for on-site ecological and soil conditions;
- 2.) Incentives to utilize on-site retention of rain and storm water for active and passive irrigation;
- 3.) Incentives to implement “right plant – right place” and water wise landscaping standards;
- 4.) Minimum open space standards;
- 5.) Design standards for natural water retention areas;
- 6.) Establish standards to ensure water quality;
- 7.) Protection of the aquifer from saltwater intrusion;

- 8.) Activities regarding the use of pesticides and fertilizers, including but not limited to enforcement of the adopted Golf Course Ordinance;
- 9.) Requirements regarding the use and maintenance of onsite sewage treatment and disposal systems (OSTDS).

Policy PUB 4-2.6: The Town of Lady Lake shall require that all development within high or significant recharge areas or in an area most vulnerable to contamination comply with the following measures, unless there is conflict with code provisions for buffers between developments, site stormwater requirements, and parking:

- 1.) Stormwater retention facilities shall be located in those areas with the highest rate of percolation.
- 2.) Natural vegetation and/or use of water wise plant materials suitable for on-site ecological and soil conditions shall be used for required buffers, open space area shall be maintained in its natural state and protected from disruption during site construction; and
- 3.) Pervious parking materials, grass parking areas, and smaller parking stalls shall be permitted where it can be demonstrated to adequately serve the need of on-site use and result in greater recharge than under current code requirements.

Policy PUB 4-2.7: In order to reduce the impact of septic tanks on sensitive groundwater resources, the Town of Lady Lake, in partnership with Lake County shall coordinate with the Department of Health to establish and implement a dedicated septic tank maintenance program in Areas Most Vulnerable to Contamination. This program shall include but not be limited to septic tank inspection, repair, alteration, maintenance, regular-scheduled pumping, and siting requirements.

Policy PUB 4-2.8: The Town of Lady Lake shall require that if a development occurs on a property containing a sinkhole or a stream or creek connecting to a sinkhole, a minimum 175 foot natural buffer shall be preserved on either side of the sinkhole, stream or creek, and necessary stormwater treatment occur outside of the natural buffer to contain nutrient and pollution runoff.

OBJECTIVE PUB 4-3: Protection of Groundwater Resources. The Town of Lady Lake shall evaluate proposed commercial business, and industrial land use to achieve a higher degree of protection for ground water resources.

Policy PUB 4-3.1: The Town of Lady Lake shall amend its Comprehensive Plan and update its Land Development Regulations, using information collected by the FDEP, The Lake County Water Authority and other agencies during future ground water quality studies, to protect the aquifer. These updates shall address but not be limited to:

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

Policy PUB 4-3.2: The Town of Lady Lake shall continue to cooperate with State and Federal agencies in enforcing regulations pertaining to the protection of the surficial and Floridan aquifers from regulated materials and wastes, including those materials governed and/or equal, but receiving special exemption under, the Resource Conservation and Recovery Act (RCRA), the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA), and/or other Federal, State and Local codes requiring the management of materials that may be harmful or dangerous to the environment.

Policy PUB 4-3.3: The Town of Lady Lake shall develop local regulations for inclusion into the Land Development Regulations, including a Lake County's version of the State's FAVA map, to augment State and Federal regulations pertaining to the protection of the surficial and Floridan aquifers, for commercial, business, and industrial use.

Policy PUB 4-3.4: The Town of Lady Lake shall cooperate with all State and Federal authorities in the regulation and disposal of regulated and/or hazardous wastes by participating in programs at the local level.

Policy PUB 4-3.5: The Town of Lady Lake shall prohibit the disposal of hazardous wastes in all areas of the Town limits. Small quantity generator (<1000 kg per month) businesses that use hazardous materials or generate waste shall be

regulated so as to ensure that proper handling and disposal practices are adhered to. The location of new businesses that use hazardous materials or generate hazardous waste shall be restricted within significant aquifer recharge areas and in an Areas Most Vulnerable to Contamination. Large quantity generators (>1000 kg per month) shall be prohibited in significant aquifer recharge areas and in an Area Most Vulnerable to Contamination.

GOAL PUB 5: THE TOWN OF LADY LAKE SHALL RECOGNIZE HIGH RECHARGE AREAS THAT CONTRIBUTE TO THE HEALTH OF THE FLORIDAN AQUIFER AND ESTABLISH SPECIFIC POLICIES THAT PROVIDE FOR THE LONG TERM PROTECTION OF THIS RESOURCE.

OBJECTIVE PUB 5-1: The Town of Lady Lake shall assign future land uses and establish development standards that are protective of the Floridan Aquifer through appropriate revision of the Comprehensive Plan and Land Development Regulations. In areas of undeveloped high ground water recharge, existing low density and intensity land uses shall be preferentially maintained as the best option for protection of the water quality and quantity or higher open space requirements shall be provided for more urban development.

Policy PUB 5-1.1: The Town shall participate in regional approaches and measures in cooperation with other municipal governments, the Lake County Water Authority, and State agencies necessary to protect and restore ground water and springs through intergovernmental coordination element of the Comprehensive Plan.

OBJECTIVE PUB 5-2: In areas where high ground water recharge has been identified, the Town of Lady Lake shall establish specific stormwater protection strategies.

Policy PUB 5-2.1: The Town of Lady Lake will vigorously pursue the following actions within developed areas of high recharge areas:

- 1.) Institute stepped-up stormwater management practices and low impact design options through design and redesign of county operated stormwater management facilities and through added treatment criteria for new development or redevelopment areas;
- 2.) Heighten public education targeted to homeowners regarding proper lawn and landscaped area fertilization and irrigation;

- 3.) Emphasize use of “Florida Friendly” approaches to lawn and landscape design;
- 4.) Employ active street sweeping;
- 5.) Establish water conservation programs.

GOAL PUB 6: THE TOWN OF LADY LAKE SHALL PROVIDE SOUND STORMWATER, SURFACE WATER, AND GROUNDWATER RESOURCE MANAGEMENT TO PREVENT FLOOD DAMAGE AND PROTECT WATER QUALITY TO ENSURE THE SAFETY AND WELL BEING OF THE CITIZENS OF LADY LAKE.

OBJECTIVE PUB 6-1: Correcting Existing Deficiencies. The Town shall implement a Stormwater Management Program to systematically identify and correct existing deficiencies and meet future needs. The planning for development of this program shall be included as part of the Town’s Master Stormwater Plan which is to be completed by 2013. The Town shall address known problems such as decreased levels of service and degradation of surface and ground water quality. The Town of Lady Lake Stormwater Management Program shall address deficiencies and to fulfill the requirements of the National Pollutant Discharge Elimination System (NPDES) and Total Maximum Daily Load (TMDL) mandates. The Town will enhance aquifer recharge through the management of stormwater where practical and without negative impact to water quality.

Policy PUB 6-1.1: Implementation of Stormwater Management Program.

The Town of Lady Lake shall maintain its Stormwater Management Program. The Stormwater Management Program shall assess existing information, evaluate the watersheds (Ocklawaha and Withalocochee) within the Town, inventory and characterize stormwater management systems and establish priorities based on this information to address water quality and water quantity-based stormwater problems. The Town, in coordination with the appropriate Federal and State and Local agencies, shall seek opportunities for developing joint projects to facilitate the Stormwater Management Program and further efforts required by the NPDES and TMDL mandates. The Town shall amend its Comprehensive Plan and Land Development Regulations to reflect prevailing requirements of Federal and State regulations, as appropriate.

Policy PUB 6-1.2: Priorities for Stormwater Master Planning. A prioritized list of watersheds shall be utilized in developing a work plan for performing basin evaluations. Prioritization was based on the following criteria: “drainage problems,” “flooding potential,” “receiving water body,” “natural wildlife” and “population.” The Town of Lady Lake shall develop corrective measures for improving stormwater quality, repairing/replacing/upgrading existing infrastructure and minimizing or eliminating identified public threats.

Policy PUB 6-1.3: Stormwater Management Regulations. The Town of Lady Lake shall implement, update, and improve the Town's Stormwater Management Regulations. The Town shall, at a minimum, adopt the stormwater level of service from the SJRWMD. and regulations shall remain compatible with those of that regulatory agency to ensure uniform application.

Policy PUB 6-1.4: Funding for Stormwater Management. The Town shall utilize a Stormwater Municipal Services Taxing Unit (MSTU) as the dedicated funding source for the continued implementation of the Stormwater Management Program.

Policy PUB 6-1.5: Contour Interval Mapping. In coordination with Lake County, the Town shall pursue a complete, detailed Town-wide mapping at one (1) foot contour intervals to improve accuracy and efficiency of basin evaluations and Base Flood Elevation (BFE) determinations. The Federal Insurance Rate Map (FIRM) shall be used as a tool for development review.

OBJECTIVE PUB 6-2: Future Development. The Town of Lady Lake shall manage and coordinate its stormwater review and implementation process to address the potential impacts of future development.

Policy PUB 6-2.1: Impact Assessment During Development Review. The Town of Lady Lake shall require, as part of the development review process, an impact assessment that addresses the effects of new development on existing stormwater management systems. Review shall also account for the cumulative effects of stormwater management systems within individual watersheds. This review process shall consider how the stormwater management systems will operate at build-out.

Policy PUB 6-2.2: Review of Land Development Regulations. The Town's Land Development Regulations shall require that stormwater permits comply with Federal and State regulations. Any violation of these regulations would constitute a violation of the Town's Code. The Town shall also adopt additional regulations for safe and aesthetically pleasing stormwater design standards.

Policy PUB 6-2.3: Stormwater Conveyance Rights-of-Way. The Town of Lady Lake shall pursue, if necessary, the acquisition of stormwater rights-of-way and/or easements necessary for the expansion/upgrade and the operation and maintenance of the Town's stormwater management system.

Policy PUB 6-2.4: Design of Stormwater Management Systems. The Town of Lady Lake shall require that all stormwater management systems constructed be designed in accordance with Federal, State and regional regulations.

Policy PUB 6-2.5: Provide Stormwater Services. The Town of Lady Lake shall provide adequate stormwater services to maintain the adopted level of

service standards based upon, but not limited to, the following considerations:

- 1.) The protection and maintenance of the public's health, safety, and welfare;
- 2.) The protection and maintenance of the property;
- 3.) The protection of existing public investment;
- 4.) The protection of water quality and the environment;
- 5.) The reduction of operating and maintenance costs; and,
- 6.) The achievement and satisfaction of State, Regional and Federal regulations.

Policy PUB 6-2.6: Provide Effective Stormwater Treatment. The Town of Lady Lake, in a coordinated effort with the SJRWMD, shall require that plans for expansion, modifications, and replacement of existing development, excluding phased development, meet the adopted level of service, where such stormwater treatment is currently inadequate.

Policy PUB 6-2.7: Non-Structural Best Management Practices. The Town of Lady Lake shall require that non-structural Best Management Practices (BMPs) be utilized in conjunction with structural BMPs to solve existing and future stormwater problems. Non-structural BMPs may include the use of conservation areas, public education, street sweeping and maintaining floodplain protection (capacity) through the provision of compensating storage.

Policy PUB 6-2.8: Cost Effective Stormwater Management. Stormwater management systems shall employ the most cost-effective pollutant control techniques available that are consistent with sound environmental management and which provide the greatest efficiency in stormwater runoff pollutant removal. A continuing maintenance program shall be approved by the Town.

Policy PUB 6-2.9: Design Storms and Pollution Abatement Level of Service Standards. The Town of Lady Lake hereby adopts the following minimum level of service standards for these facilities:

FACILITY	FREQUENCY & DURATION
Bridges	50 Year-24 Hours
Principal arterial bridges and Evacuation routes	100 Year-24 Hours

Canals, ditches, swales or culverts for drainage external to the development	25 Year-24 Hours
Canals, ditches, swales, or culverts for drainage internal to the development	10 Year-24 hour
Detention and retention basins Contributory to land-locked areas with no Positive outlet	25 Year-96 hours
Detention/Retention Structures with A positive outlet	25 Year-24 Hours Mean Annual Storm
Houses/Buildings/Garages First floor Elevation must be 18” or above The 100-Year Flood Elevation	100 Year-24 Hours
Storm sewers	10 Year Storm

If the site's runoff directly discharges to Class I, Class II or Outstanding Florida Waters (OFW), then the Pollution Abatement Treatment Requirements shall be increased an additional fifty percent (50%) more than described, and off-line retention or off-line detention with filtration of the first one-half inch of runoff or off-line detention without filtration of the first inch of runoff shall be required. The Town of Lady Lake shall discourage the use of detention with filtration pollution abatement systems due to their high failure rate and costly maintenance; thus the Town of Lady Lake shall allow detention with filtration only if detention without filtration cannot be used.

Policy PUB 6-2.10: Design Storm Level of Service Standard for Landlocked Areas. Landlocked areas shall maintain development discharge volumes below pre-development for a twenty-five (25)year-ninety-six (96) hour design storm.

Policy PUB 6-2.11: Stormwater Management for Roadway Construction. The Town of Lady Lake, in coordination with the Florida Department of Transportation, shall require appropriate or suitable stormwater management systems for the construction of all arterial and collector roadways within the Town. Appropriate or suitable stormwater management systems for reconstruction shall be considered by the Town on a site by site basis.

Policy PUB 6-2.12: Consideration for Natural Hydroperiod. The Town of Lady Lake shall maintain the natural hydroperiod (timing and duration of inundation) of receiving waters when stormwater management systems are designed.

Policy PUB 6-2.13: Accepted Stormwater Run-Off Volume and Peak Rate Calculations. The Town's Land Development Regulations shall include provisions for the acceptance of methods of run-off volume and peak rate calculations approved by the SJRWMD, Florida Department of Transportation (FDOT) and Army Corps of Engineers (ACOE).

OBJECTIVE PUB 6-3: Maintain or Improve Level of Service. The Town of Lady Lake shall maintain or improve the levels of service of existing stormwater facilities. The Town shall employ innovative technologies, where appropriate, if they meet or exceed adopted levels of service.

Policy PUB 6-3.1: Utilize New Technologies. The Town of Lady Lake shall utilize new technologies in structural and non-structural BMPs and operational procedures as appropriate.

Policy PUB 6-3.2: Innovative Stormwater Management. The Town of Lady Lake shall actively develop and participate in the development of innovative stormwater management systems and programs which protect and conserve the Town's water resources.

Policy PUB 6-3.3: Alternative Stormwater Systems. The Town shall investigate and utilize innovative and alternative stormwater management systems and BMPs for providing efficient stormwater management service.

Policy PUB 6-3.4: Stormwater Management Design Standards. The Town of Lady Lake's Land Development Regulations shall incorporate the Lake County Stormwater Design Standards for construction and maintenance requirements of all stormwater management facilities and ensure compliance with these requirements to prevent degradation of the receiving water bodies.

Policy PUB 6-3.5: Adequate Flood Protection. The Town's Land Development Regulations shall include provisions that require stormwater management systems within all development to be designed and installed to provide adequate flood protection for all primary structures and to protect the structural integrity of all roadways.

Policy PUB 6-3.6: Provide for Stormwater Run-Off. The Town of Lady Lake's Development Regulations shall require that all new stormwater management systems provide for the safe handling of all stormwater run-off that flows into, across, and is discharged from the site without creating any additional flooding to adjacent property owners.

Policy PUB 6-3.7: Best Management Practices. The Town of Lady Lake shall require that Best Management Practices for agriculture, construction and silviculture be employed to protect the function of existing stormwater management systems and to minimize contributions of poor quality stormwater run-off to receiving water bodies. Construction activities shall require a National

Pollutant Discharge Elimination System (NPDES) permit, as appropriate.

OBJECTIVE PUB 6-4: Minimize Flooding and Prohibit Drainage Wells. The Town of Lady Lake shall address occurrences of flooding that are threats to public health and safety and prohibit drainage wells for the purposes of stormwater management. Aquifer Storage and Recovery (ASR) projects shall be carefully reviewed, but not necessarily prohibited.

Policy PUB 6-4.1: Minimize Flooding Through the Land Development Regulations and the Stormwater Management Ordinance. The Town of Lady Lake shall comply with or exceed FEMA regulations in order to ensure that the floodplain management regulations, contained in the Land Development Regulations, minimize flooding by approving only those developments that are consistent with them. All developments within riverine flood hazard areas shall be designed to maintain the flood carrying capacity of the floodway such that the base flood elevations are not increased, either upstream or downstream.

Policy PUB 6-4.2: Location of Retention/Detention Areas. The Town of Lady Lake shall require that retention/detention areas be designed and located so as to not adversely reduce the existing flood storage of the flood plain.

Policy PUB 6-4.3: Floodplain Protection. The Town shall minimize the adverse impacts of development on floodplains by protecting the natural flow regime of and between drainage basins and the capacity of floodplains through the maintenance of hydraulic and hydrologic characteristics of the drainage basins.

Policy PUB 6-4.4: Drainage and Injection Wells. Consistent with the Conservation Element, the Town shall prohibit the use of drainage and injection wells for the purposes of stormwater management. Existing drainage and injection wells situated within the Town shall be filled and/or capped by the owner of the well. These drainage and injection wells, used for the purpose of stormwater management, shall be phased out if technically feasible.



EXHIBIT 1-12.3.A
TOWN OF LADY LAKE
WATER SUPPLY WORK PLAN 2030

The Town of Lady Lake proposes to continue the ongoing partnership with the St. John’s Water Management District (SJRWMD) to identify policies and technical solutions to promote water conservation and minimize groundwater withdrawal through the 2030 planning horizon. The Town shall continue to utilize the many management practices already in place to regulate water consumption, and seek to adopt measures going forward to ensure sustainability for future generations. Adequate water supply will be ensured through the following guiding principles that are supported by goals, objectives, and policies in the Town’s comprehensive plan. The Town’s projected water demand and supply is indicated below in Table I.

1. The Town of Lady Lake shall continue water resource conservation practices through the enforcement of landscaping requirements which limit irrigation demands.

a. The Town of Lady Lake shall continue to enforce and evaluate its “Florida Friendly” landscape regulations which, at a minimum, sets standards for the use of native and drought tolerant species, removal of exotics, vegetative clearing, and efficient irrigation to maximize conservation of water resources. (Reference: Conservation Element Policy - CON 1-2.12)

b. Consistent with policies established by the East Central Florida Regional Planning Council to reduce water consumption related to irrigation, the Town incorporated provisions within the Land Development Regulations which recommends new development to utilize a minimum of fifty percent (50%) of total cumulative landscape plant material used to meet the criteria of native or drought resistant vegetation. (Reference: Conservation Element Policy - Policy CON 1-5.4.5)

2. The Town of Lady Lake shall continue to evaluate system performance to ensure proper function and recognize maintenance and repair needs so that they may be rectified in a timely manner.

a. The Town shall annually (by April of each year) evaluate the performance of its water distribution system to determine if excessive leakage may occur as a result of deterioration to water lines. The Town shall schedule repairs to any identified damage or deficiency in the distribution system based on the extent of damage, urgency to correct the problem, and availability of funds necessary to rectify the lines. Any improvement

qualifying as a capital improvement and not deemed to represent an emergency shall be included within the Capital Improvement Program (Reference: Conservation Element Policy - CON 1-5.4.4.)

TABLE I

SUMMARY OF POTABLE AND REUSE WATER PROJECTIONS					
Year	Master Plan	SJRWMD CUP	Master Plan	SJRWMD CUP	Surplus/
	Water Demand	Allocation	Reuse Availability	Reuse Availability	Deficiency
	(MGD)	(MGD)	(MGD)	(MGD)	(MGD)
2008	0.702	1.024	0.094	0.089	0.416
2009	0.756	1.177	0.096	0.107	0.517
2010	0.81	1.255	0.098	0.108	0.543
2011	0.842	1.224	0.102	0.165	0.484
2012	0.873	1.188	0.106	0.184	0.421
2013	0.905	1.188	0.11	0.202	0.393
2014	0.937	1.188	0.113	0.22	0.364
2015	0.969	1.188	0.117	0.22	0.336
2016	1.001	1.188	0.121	0.22	0.308
2017	1.034	1.188	0.125	0.22	0.279
2018	1.066	1.188	0.129	0.22	0.251
2019	1.098	1.188	0.133	0.22	0.223
2020	1.13	1.188	0.137	0.22	0.195
2021	1.163	1.188	0.141	0.22	0.166
2022	1.196	1.188	0.145	0.22	0.137
2023	1.229	1.188	0.149	0.22	0.108
2024	1.262	1.188	0.153	0.22	0.079
2025	1.295	1.188	0.157	0.22	0.05
2026	1.329	1.188	0.161	0.22	0.02
2027	1.362	1.188	0.165	0.22	-0.009
2028	1.396	1.188	0.169	0.22	-0.039
2029	1.429	1.188	0.173	0.22	-0.068
2030	1.463	1.188	0.177	0.22	-0.098

Note: An estimated 150,000 to 200,000 gallons per day of reuse could be available from the VCSA WWTP. When factored into the figures in Table I above, the 150,000 GPD would be more than sufficient to compensate for the 98,000 shortfall represented in year 2030.

Note: CUP expires in 2020. For planning purposes, it is assumed the Town will be able to maintain 2020 allocation through 2030.

Note: Total water demand and reuse projections are best available data from the 2009 Water System Master Plan.

Note: The water demand projections do not reflect additional water conservation efforts; therefore the demand projections may be less than indicated above.

b. The Town adopted guidelines within this Comprehensive Plan and within the Land Development Regulations requiring the utilization of water saving plumbing fixtures compliant with the State Water Conservation Act in all new construction or renovations (Reference: Conservation Element Policy - CON 1-5.4.3)

c. The Town of Lady Lake shall require the use of low-flow plumbing devices and fixtures in new construction and renovations in accordance with the Florida Standard Building Code. (Reference: Public Facilities Element Policy - PUB 4-1.1)

3. The Town of Lady Lake shall continue to expand the reclaimed water network through prohibiting the use of potable water for irrigation, in areas where reclaimed water is available.

a. The Town shall require development to use non-potable water for irrigation use where such non-potable water sources are available (Reference: Conservation Element Policy- CON 1-5.4.2)

b. The Town has included provisions within the Land Development Regulations which require all new development to connect to the Town's water system per the Water and Wastewater Connection Matrix for new development. (Reference: Public Facilities Element - Policy PUB 1-12.1)

4. Continue evaluation and development of alternative water supplies and/or augmentation sources.

a. The Town of Lady Lake shall work with the St. Johns River Water Management District, LCWA, USGS, FDEP, and interested parties to evaluate its long range water conservation plan as part of the water supply planning process, including participation in working groups and advisory groups on supply planning, minimum flows and levels, and other aspects of the process, including facilitation of input from stakeholder groups (Reference: Conservation Element Policy - CON 1-2.1)

b. The Town shall participate in Develop regional approaches and measures in cooperation with other municipal governments, the Lake County Water Authority, and State agencies necessary to protect and restore ground water and springs through intergovernmental coordination element of the Comprehensive Plan.(Reference: Public Facilities Element - Policy PUB 5-1.41)

5. The Town of Lady Lake shall continue to implement water supply concurrency measures to ensure that adequate water supply is available for existing and committed development prior to approval of any development order.

- a. The Town's Concurrency Management System assures that the Town shall issue no development orders or development permits without first consulting with the appropriate water supplier to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the Town of a certificate of occupancy or its functional equivalent. The Town will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent (Reference: Public Facilities Element - Policy PUB 1-12.2)
- b. The Town of Lady Lake shall continue to implement a Concurrency Management System to provide a monitoring mechanism for the levels of service of potable water facilities and services provided to the Town (Reference: Public Facilities Element - Policy PUB 1-10.6)
- c. The Town of Lady Lake shall utilize Interlocal Service Boundary Agreements and Interlocal Utility Service agreements to establish cooperative partnerships with Lake County and private utility providers when merited to ensure adequate provision of water supply and reuse availability for the 2030 planning horizon (Reference: Public Facilities Element – Policy 1-12.4).

6. The Town of Lady Lake shall continue to encourage the use of alternative water withdrawal resources in an effort to minimize groundwater impacts.

- a. The Town of Lady Lake, through its Reclaimed Water Program shall encourage reuse of stormwater on a site by site basis for development over a size threshold to be determined by a jurisdiction-wide basis to minimize pumping of groundwater for non potable usage.(Reference: Public Facilities Element - Policy PUB 4-1.5)
- b. Incentives to utilize on-site retention of rain and storm water for active and passive irrigation. (Reference: Public Facilities Element - Policy PUB 4-2.5.2)
- c. The Town has established development controls within the Land Development Regulations which require applicants of new development to preserve or conserve environmentally sensitive lands, including aquifer high recharge areas, located at the proposed site. Development shall assume all costs to provide any necessary public facilities or development activity required to preserve environmentally sensitive lands at the site of development (Reference: Capital Improvements Element - Policy 1-4.1(G)).

7. Continue to ensure that existing and future wells are protected from contamination.

- a. The Town has incorporated within the Land Development Regulations provisions that prohibit the [certain] activities/land uses within wellfield protection zones. (Reference: Future Land Use Element – Policy FLU 1-5.3)
- b. Public Wellfield Siting shall be based upon the adopted Wellhead Protection Ordinance (Reference: Public Facilities Element Policy - PUB 4-3.1)

8. Continue the implementation of water conservation education initiatives.

- a. The Town of Lady Lake shall continue its partnership with Seminole County and the St. John's River Water Management District to fund Water Conservation Public Service Messages to Central Florida residents.
- b. The Town of Lady Lake shall continue to enforce watering restriction requirements of the SJRWMD through those powers as provided in Ordinance No. 2009-03.
- c. The Town shall continue its partnership with the SJRWMD to promote water conservation practices through display of written literature and other materials in Lady Lake Town Hall on a continual basis throughout the year (formerly recognized as the LakeWatch Program).

9. The Town of Lady Lake shall remain current with respect to St. John's Water Management District Water Supply planning initiatives and adopted District Water Supply Plan policies.

- a. The Town will maintain a WSFWP that is coordinated with SJRWMD's District Water Supply Plan by updating the work plan and related comp plan policies within 18 months of an update to SJRWMD's District Water Supply Plan that affects the Town. (Reference: Intergovernmental Coordination Element Policy – ICE 1-11.)
- b. The Town will participate in the development of updates to SJRWMD's water supply assessment and District Water Supply Plan and other water supply development-related initiatives facilitated by SJRWMD that affect the Town. (Reference: Intergovernmental Coordination Element Policy – ICE 1-11.)

10. The Town shall ensure that Future Land Use Map amendments are found to be consistent with the availability of adequate water supply to serve the proposed change and associated impacts.

- a. The proposed amendment shall be required to demonstrate the existence of adequate water supplies by those seeking a future land use change in addition applicants shall demonstrate that adequate water facilities are or will be available to meet projected growth demands associated with the proposed amendment. (Reference: Capital Improvements Plan Policy - 1-3.1 (B)(7)).

WATER SUPPLY PROJECTS

As concluded in Section VI, Capital Improvement Plan, of the Water System Master Plan Supply Town of the Town of Lady Lake [July 2009], the following improvements are required to meet the Town's near-term and long-term needs while also providing the necessary flexibility to meet future scenarios. Projects 1, 2, 3 and 5 are included in the Town's current Capital Improvement Plan, adopted by comprehensive plan amendment 11-CIE1 (01/19/11).

1. Project: Construction of Well NO.4 at WTP No.3

Estimated Cost: \$640,000
Required By: 2013
Firm Capacity after installation: 3.348 MGD
Expansion Sufficient through: 2030±

2. Project : Construction of High Service Pump No.4 at WTP No.3

Estimated Cost: \$100,000
Required By: 2012/2013
Firm Capacity after installation: 3.348 MGD
Expansion Sufficient through: 2022±

3. Project: Construction of GST No.2 at WTP No.3

Estimated Cost: \$695,000
Required By: 2013/2014
Firm Capacity after installation: 3.60 MGD
Expansion Sufficient through: 2035±

4. St. John's River Surface Water Withdrawal Project – Near Deland

In the District Water Supply Plan 2005, Technical Publication SJ2006-2, the Alternative Water Supply Regional Project was identified as the St. John's River Surface Water Withdrawal Project (Near Deland). The Town shall continue to monitor the progress of development of the project and associated studies. If the project is deemed viable, the Town shall contribute to the project as a regional partner, and it shall be incorporated into the Town's Capital Improvement Plan.

5. Lady Lake & VCCDD VCSA Reuse Interconnect Project

The proposed project involves construction of a reuse pumping station at the VCSA site to allow for delivery of excess reuse from VCSA to Lady Lake and construction of a bypass line to allow for delivery of excess reuse from Lady Lake to VCSA. The pump station would have the capacity to operate as a primary source for the Lady Lake reclaimed wastewater system to directly serve its reuse customers. In addition, facilities would be constructed at the Lady Lake WWTP site to allow for filling of the reclaimed wastewater storage tank during non-demand periods. Based on rough calculations, an estimated 150,000 to 200,000 gallons per day of reuse could be available from the VCSA WWTP.

V CONSERVATION ELEMENT

GOAL CON 1: TO PRESERVE, PROPERLY MANAGE AND, WHERE POSSIBLE, ENHANCE THE QUANTITY, QUALITY AND FUNCTION OF LADY LAKE'S NATURAL RESOURCES FOR EXISTING AND FUTURE GENERATIONS; TO INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING NATURAL RESOURCES: AIR, SURFACE WATERS, GROUNDWATER, SOILS/MINERALS, WETLANDS, NATIVE HABITAT AND WILDLIFE, FLOODPLAIN, ENDANGERED, THREATENED AND SPECIES OF SPECIAL CONCERN, OPEN SPACES, ECOLOGICAL LANDSCAPES, AQUIFER RECHARGE AREAS, AND HISTORIC AND ARCHAEOLOGICAL RESOURCES.

OBJECTIVE CON 1-1: Protect air quality within the Town of Lady Lake by complying with or exceeding air standards established by the Florida Department of Environmental Protection (FDEP).

Policy CON 1-1.1: The Town of Lady Lake has promoted land use activities which are conducive to maintaining existing air quality by adopting provisions within the Land Development Regulations, which define permitted or non-permitted uses within residential and non-residential land use designations.

Policy CON 1-1.2: Lady Lake shall coordinate with Lake County and the City of Fruitland Park to assure that County and Town land use controls applicable to adjacent jurisdictional areas promote land uses which shall not adversely impact air quality within Lady Lake. The Town of Lady Lake shall encourage the County and Fruitland Park to consider the effects of prevailing wind directions on the location of industrial, commercial, and agricultural activities occurring adjacent to Lady Lake, with emphasis to avoid locating any pollution-generating activities to the south or east side of Lady Lake.

OBJECTIVE CON 1-2: The Town of Lady Lake shall utilize best available information in coordination with Federal, State, and local agencies to protect both the quantity and quality of groundwater resources, protect recharge areas, and prevent excessive groundwater drawdown caused by withdrawal.

Policy CON 1-2.1: Groundwater Model/Assessment. The Town of Lady Lake shall work with the St. Johns River Water Management District, LCWA, USGS, FDEP, and interested parties to evaluate its long range water conservation plan as part of the water supply planning process, including participation in working groups and advisory groups on supply planning, minimum flows and levels, and other aspects of the process, including facilitation of input from stakeholder groups.

Policy CON 1-2.2: Recharge Area Protection/Conservation Measures. The Town of Lady Lake shall evaluate its groundwater conservation measures and

policies for regulation of water usage, reduction of land use densities in critical areas, water use restrictions, and irrigation alternatives as part of each Comprehensive Plan Evaluation and Appraisal Report (EAR).

Policy CON 1-2.3: Recharge Area Protection. The Town of Lady Lake shall maintain within the Future Land Use Element and Land Development Regulations an overlay classification which sets specific overlay design criteria and standards to protect the function of the high aquifer recharge areas (Map 4-2).

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

- 1.) Requirements to minimize impervious surfaces (including foot pads) considering open space incentives, pervious parking areas, and maintenance of existing native vegetation and/or use of native or water wise plant materials suitable for on-site ecological and soil conditions;
- 2.) Incentives to utilize on-site retention of rain and storm water for active and passive irrigation;
- 3.) Incentives to implement “Florida Friendly” landscaping standards;
- 4.) Minimum open space standards;
- 5.) Design standards for natural water retention areas;
- 6.) Establish standards to ensure water quality;
- 7.) Protection of the aquifer from saltwater intrusion;
- 8.) Activities regarding the use of pesticides and fertilizers, including but not limited to enforcement of the adopted Golf Course Ordinance;
- 9.) Requirements regarding the use and maintenance of onsite sewage treatment and disposal systems (OSTDS).

Policy CON 1-2.4 Additional Requirements for Development within Protected Recharge Areas. In addition to regulations adopted pursuant to Policy CON 1-2.4, the Town shall require that all development within protected recharge areas comply with the following measures:

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

Policy CON 1-2.5: Zones of Protection. The Town shall develop and implement zone of protection ordinances and land development regulations to protect spring recharge basins, including but not limited to areas that drain into sinkholes and other karst features exhibiting recharge and/or contaminant migration potential. The Town shall utilize the FDEP/DCA publication “Protecting Florida Springs: Land Use Planning Strategies and Best Management Practices” to develop these ordinances and land development regulations.

Policy CON 1-2.6: Sinkholes. The Town shall require that if development occurs on property containing a sinkhole, or stream or creek connecting to a sinkhole, the applicant must at a minimum preserve a 100-ft. buffer on either side of the sinkhole, stream, or creek to ensure that there will be no encroachment. Necessary stormwater treatment must occur outside of this natural buffer to contain stormwater runoff.

Policy CON 1-2.7: Rapid Infiltration Basins. The Town will require compliance with all state agency rules relative to the siting and construction of rapid infiltration basins within environmentally-sensitive areas.

Policy CON 1-2.8: Protocol for Determining Suitability. The Town shall develop protocols for review in determining the suitability of a site, with respect to protected recharge areas, areas of aquifer vulnerability, and spring systems for a proposed change in future land use, zoning, or conditional use.

Policy CON 1-2.9: Homeowner Literature. As a condition of development approval, the Town shall require that when development occurs within or adjacent to environmentally sensitive areas (including protected recharge areas), homeowner documents will be required to address the nature of the sensitivity and how to protect the natural features of the site. The Town shall also require that the developer prepare and provide for distribution, brochures to enhance public awareness of these resources.

Policy CON 1-2.10: Recharge Area Reuse. The Town of Lady Lake shall continue to evaluate the use of septic systems and effluent reuse systems within most effective recharge areas and determine any long term negative impacts on groundwater quality and, if appropriate, adopt and develop additional regulations governing their use.

Policy CON 1-2.11: Wellfield Protection. The Town of Lady Lake shall continue to monitor Federal and State regulations to support establishment of wellfield zones of protection beyond those already established and shall consider enacting into the land development regulations, additional protection, and programs as warranted by changes in Federal and State policies.

Policy CON 1-2.12: “Florida Friendly” Landscape Regulations. The Town of Lady Lake shall continue to enforce and evaluate its “Florida Friendly” landscape regulations which, at a minimum, sets standards for the use of native and drought tolerant species, removal of exotics, vegetative clearing, and efficient irrigation to maximize conservation of water resources. The evaluation process shall consider the existing arbor and landscaping requirements of the Land Development Regulations requirements with special attention given to the FDEP’s prohibited plant list and the Florida Exotic Pest Plant Council’s Category 1 and 2 lists.

Policy CON 1-2.13: Safe Withdrawal Rates. The Town of Lady Lake shall coordinate with the St. Johns River Water Management District, Lake County Water Authority and surrounding jurisdictions to determine safe withdrawal rates and appropriate land use intensities to ensure an adequate water supply for existing and future needs.

Policy CON 1-2.14: Private Well Withdrawal. The Town of Lady Lake shall cooperate with the St. Johns River Water Management District to monitor the impacts of private well withdrawals on the Floridan Aquifer.

Policy CON 1-2.15: Compliance with State Requirements to Protect Water Quality. The Town has established procedures within the development review process which require applicants of proposed commercial developments to provide evidence prior to the issuance of a building permit or order that all appropriate operating permits have been issued by State regulatory agencies, particularly for commercial activities, such as gasoline stations, or using on-site storage facilities for chemical or hazardous materials and wastes.

OBJECTIVE CON 1-3: The Town shall evaluate proposed commercial, industrial, business, and residential land use to protect the Town’s ground water resources and prevent contamination of the aquifer.

Policy CON 1-3.1: Land Development Regulation Updates. The Town shall amend its Comprehensive Plan and update its Land Development Regulations, using information collected by Federal, State, and local agencies during future ground water quality studies. These updates shall address but are not limited to:

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

Policy CON 1-3.2: Continued Enforcement of Regulation. The Town shall cooperate with State and Federal agencies in enforcing regulations pertaining to the protection of the surficial and Floridan aquifers from regulated materials and wastes, including those material governed and/or equal, but receiving special exemption under, the Resource Conservation and Recovery Act (RCRA), the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA), and/or other Federal, State and Local codes requiring the management of materials that may be harmful or dangerous to the environment.

Policy CON 1-3.3: Regulated and/ or Hazardous Waste Disposal. The Town shall cooperate with all State and Federal authorities in the regulation and disposal of regulated and/or hazardous wastes by participating in programs at the local level.

Policy CON 1-3.4: Regulation of Hazardous Wastes in Protected Aquifer Recharge Areas and in an Area Most Vulnerable to Contamination. The Town shall prohibit the disposal of hazardous wastes in all areas of the Town and oppose such development within the JPA. Small quantity generator (<1000 kg per month) businesses that use regulated materials or generate waste shall be regulated so as to ensure that proper handling and disposal practices are adhered to. The location of new businesses that use regulated materials or generate hazardous waste shall be restricted within protected aquifer recharge areas and in an Area Most Vulnerable to Contamination. Large quantity generators (>1000 kg per month) may be prohibited in protected aquifer recharge areas and in an Area Most Vulnerable to Contamination.

Policy CON 1-3.5: Coordinate Facilities producing, using, handling and storing regulated materials with Land Use. The Town shall utilize the information provided by the inventory of facilities producing, using, handling and storing regulated materials in making land use decisions to avoid incompatible development in areas with high ground water pollution potential.

OBJECTIVE CON 1-4: The Town of Lady Lake shall continue to evaluate and identify sources of surface water pollution and ecological degradation within the Town's JPA boundary and coordinate the development and implementation of pollution abatement methods and programs with the County, State, and Federal agencies.

Policy CON 1-4.1: Establish a Lake Front and Wetland Littoral Zone. The Town shall manage development along lake shoreline and wetland areas (Map 1-2D) through the establishment of minimum 25-ft upland buffer zones. Land Development Regulations shall provide appropriate development setbacks to preclude encroachment into wetlands or lakefronts. The ecological integrity of the Town's lakes and wetlands shall be maintained by enveloping those systems with minimum 25-ft upland buffer zone of existing undisturbed native vegetation. Buffer zones shall be required for wetlands connected hydrologically to "waters of the state" (as defined by the Florida Department of Environmental Protection) and isolated wetlands. Actual delineation of the buffer zone will vary for wetland systems according to site specific conditions and quality of the wetland. Factors to be addressed in determining buffer widths will include (1) wetland size, (2) hydrologic functions, (3) human impacts, (4) plant diversity, and (5) integration with other ecosystems.

Policy CON 1-4.2: Special Upland Buffer Criteria. The Town of Lady Lake shall establish Land Development Regulations that require a minimum 50-ft upland buffer for lands adjacent to Lake Ella, Park Lake, Lake Ivanhoe, Sylvia Lake, Lake Hermosa, Lake Sunshine, Deer Lake, and Lone Oak Lake.

Policy CON 1-4.3: Definition of Wetlands. The Town of Lady Lake shall define wetlands and surface waters according to Chapter 62-340 Florida Administrative Code (F.A.C.). The Town shall adopt this definition into its Land Development Regulations as the accepted methodology of delineating wetlands and/or surface waters. As such, all drawings, graphics and/or surveys submitted for development review must indicate all wetlands/surface waters delineated on-site according to this methodology by a qualified scientist, biologist or ecologist (Maps 1-2D and 1-3E).

Policy CON 1-4.4: Development Limitations within Wetlands. All wetlands within the Town limits have been designated as Conservation Open Space within the Future Land Use Element and on the Future Land Use Map. No development shall be permitted within or allowed to alter wetlands without obtaining appropriate dredge and fill permits from the Florida Department of Environmental Protection, St. Johns River Water Management District and the U.S. Army Corps of Engineers. The following uses may be permitted within wetlands: passive recreation and conservation-related facilities; roadways necessary to protect the safety and welfare of life and property; access to lakes; and areas where no reasonable alternative exists and minimization of impacts has been demonstrated.

Policy CON 1-4.5: Control Surface Water Runoff. Land Development Regulations incorporated performance and design criteria to regulate the design and construction of storm water management systems to meet the performance criteria as set forth by the St. Johns River Water Management District Applicant's Handbook, Management and Storage of Surface Waters, in order to comply with the State Water Quality Standards established by the Florida Department of Environmental Protection in Chapter 17-3, Florida Administrative Code, or as amended.

Policy CON 1-4.6: Mitigate Impacts of Septic Tank System Discharge into Groundwater Supplies. No on-site sanitary sewer system shall directly discharge into any lake, nor shall a system use surface waters for back-up or overflow discharge. All new residential developments exceeding a density of one unit per acre shall be required to provide a central sanitary sewer system for that development. Such development regulations are stipulated within the adopted Land Development Regulations.

Policy CON 1-4.7: Reduce Sediments and Suspended Solids Associated with Shoreline Erosion. To protect shoreline from erosion, and to reduce sediments and suspended solids introduced to surface waters, the Town shall coordinate with the Natural Resources Conservation Service (NRCS) and relevant State agencies upon the presence of shoreline erosion problems to identify and analyze best management practices to implement corrective measures to retard and prevent further erosion.

Policy CON 1-4.8: Acquire Land Adjacent to Water Front Areas. The Town shall pursue funding sources which are available from the State of Florida to acquire land along lakefront areas for recreation or conservation purposes.

Policy CON 1-4.9: Groundwater Contamination Introduced through Sinkhole Passages. To protect groundwater quality from potential contamination introduced through sinkhole passages that provide rapid downward percolation to groundwater storage areas, and to protect property and life from potential damage or threat resulting from a sink collapse, the Town of Lady Lake has adopted Land Development Regulations to include design standards to limit development within and adjacent to sinkhole areas.

OBJECTIVE CON 1-5: PROTECT THE QUANTITY OF SURFACE AND GROUNDWATER. Protect the quantity of surface and ground water through preservation of permeable surfaces (Map 1-2E) and through promotion of conservation activities affecting the consumption of potable water.

Policy CON 1-5.1: Analyze Feasibility of A Waste Water Reclamation Program with Sanitary Sewer Study. As stipulated within the Public Facilities Goals, Objectives and Policies, the Town has implemented a central sanitary sewer system and has planned for expansion of lines. The Town has implemented a wastewater reclamation program to reduce water consumption associated with lawn and landscaping irrigation when the system capacity reaches a level that this program can be implemented efficiently and economically.

Policy CON 1-5.2: Compliance with Water Management District Consumptive Use Permit. The Town shall not exceed maximum allowable rates of water consumption issued by the St. Johns River Water Management District for ground water withdrawal from municipal wells, except where emergency situations arise due to fire prevention or a break in a water line. The Town shall comply with

maximum allowable rates specified within the Water Management District's Consumptive Use Permit.

Policy CON 1-5.3: Participation and Compliance with Water Management District Emergency Water Plan and Conservation Efforts. The Town shall coordinate with and provide assistance to the St. Johns River Water Management District (SJRWMD) to implement emergency water conservation efforts required to preserve regional water supplies.

Policy CON 1-5.4: Promote Conservation of Water. To conserve potable ground water sources and to accomplish reasonable reductions in water consumption, the Town shall undertake the following activities:

- 1.) The Town shall notify the St. Johns River Water Management District of the presence of any abandoned free-flowing artesian wells identified within its municipal jurisdiction;
- 2.) The Town shall require development to use non-potable water for irrigation use where such non-potable water sources are available;
- 3.) The Town adopted guidelines within this Comprehensive Plan and within the Land Development Regulations requiring the utilization of water saving plumbing fixtures compliant with the State Water Conservation Act (Florida Statute 553.14) in all new construction or renovations;
- 4.) The Town shall annually (by April of each year) evaluate the performance of its water distribution system to determine if excessive leakage may occur as a result of deterioration to water lines. The Town shall schedule repairs to any identified damage or deficiency in the distribution system based on the extent of damage, urgency to correct the problem, and availability of funds necessary to rectify the lines. Any improvement qualifying as a capital improvement and not deemed to represent an emergency shall be included within the Capital Improvement Program; and
- 5.) Consistent with policies established by the East Central Florida Regional Planning Council to reduce water consumption related to irrigation, the Town incorporated provisions within the Land Development Regulations which recommends new development to utilize a minimum of fifty percent (50%) of total cumulative landscape plant material used to meet the criteria of native or drought-resistant vegetation. Existing native plant species preserved on site may be considered a credit toward the native vegetation percentage requirement. The selection of native and drought-resistant plants shall be based on those species deemed appropriate within the Florida Native Plant Society's publication, Native Plants for Landscaping in Florida, or comparable recommended guidelines supported by the Florida Department of Agriculture and Consumer Services, the St. Johns River Water Management District, or the East Central Florida Regional

Planning Council.

Policy CON 1-5.5: Preservation of Permeable Surface. The Town incorporated open space requirements in the Comprehensive Plan and in the Land Development Regulations that are applicable to new development and redevelopment within Lady Lake. Open space requirements have been designated at 25% or greater for residential development. Preservation of permeable surface has been attained by determining the maximum percentage of impervious surface allowed within the Town based on Table 1-4, Future Land Use Element. Such intensities of non-residential land use have been incorporated in the Land Development Regulations.

Policy CON 1-5.6: Wellfield Protection. Within the Future Land Use Element, the Town has designated land adjacent to wellfields for low-intensity land uses which will create limited impacts on aquifer storage areas. The Land Development Regulations include provisions which regulate development within wellfield areas and establish minimum setback distances from the well site.

OBJECTIVE CON 1-6: CONSERVE, APPROPRIATELY USE AND PROTECT NATIVE VEGETATIVE COMMUNITIES. The Town shall conserve, appropriately use and protect native vegetation indigenous to the Town.

Policy CON 1-6.1: Implementing Protection of Vegetative Communities and Aquatic Habitats. Aquatic habit and littoral zones shall be protected according to *Lake County's Shoreline Protection Guidelines*. Wetland Vegetative Communities are protected through the adoption of the Land Development Regulations which require compliance with St. Johns River Water Management District (SJRWMD), Florida Department of Environmental Protection (FDEP), and U.S. Army Corps of Engineers (ACOE) regulations, and the placement of buffers adjacent to wetlands. Guidelines for the preservation of upland vegetative communities are provided within the Land Development Regulations for new development which require a percentage of the on-site native plant communities to be set aside. Such areas will be preserved in a viable condition and shall be allowed as credit toward landscape and open space requirements.

Policy CON 1-6.2: The Town of Lady Lake shall strongly encourage the avoidance or relocation of native plants listed as Threatened or Endangered by Florida Fish and Wildlife Conservation Commission, United States Fish and Wildlife Service, or the Florida Department of Agriculture and Consumer Services. The Town shall coordinate with The Florida Native Plant Society or other local group to encourage relocation of listed plant species from sites proposed for clearing.

OBJECTIVE CON 1-7: CONSERVE, APPROPRIATELY USE AND PROTECT FISHERIES. The Town shall conserve, appropriately use and protect fisheries indigenous to Lady Lake's lakes, rivers and streams.

Policy CON 1-7.1: Manage Impacts of Development on Fisheries. The Town shall promote land use activities within the Future Land Use Element as designated on the Future Land Use Map which are compatible with the recreational fishing locations including Lake Griffin and the Oklawaha River. For proposed subdivision and/or commercial/industrial development projects within the vicinity of the Oklawaha River or Lake Griffin, the Town shall consult the Lake County Water Authority and the Harris Restoration Council for compatibility with on-going efforts to restore the fisheries of these water bodies.

Policy CON 1-7.2: Federal and State Agencies in the Maintenance of Fish Populations. The Town shall coordinate with the Federal and State environmental and wildlife preservation agencies to protect fish populations of water bodies within the boundary of the Town's JPA

Policy CON 1-7.3: Aquatic Weed Control. The Town shall coordinate with the Lake County Water Authority to control any aquatic weed, algae blooms, or other aquatic plant proliferation occurring within the Town's lakes.

OBJECTIVE CON 1-8: CONSERVE WILDLIFE AND WILDLIFE HABITATS. The Town shall conserve and protect wildlife and wildlife habitats through the management of growth and development within the Town, and through coordination with Lake County, the Lake County Water Authority, the Florida Fish and Wildlife Conservation Commission, the SJRWMD, and the State Department of Agriculture and Consumer Services.

Policy CON 1-8.1: Manage Impacts of Development of Wildlife Habitats. The Town developed guidelines within the Land Development Regulations which require new development (greater than 10 acres in size, or sites which exceed two (2) acres of impervious surface or those parcels located within Forested Upland Communities as designated on Map 1-2f) to conduct an inventory of threatened species, endangered species and species of special concern. This analysis shall be conducted by an Environmental Professional, or by a State, regional, or Lake County environmental or wildlife agency. If a designated species, flora and/or fauna, is found within the development site, or would be affected by the proposed development, a habitat management plan and/or relocation plan will be required

prior to the issuance of the final development order. In addition, development modifications may be required in order to ensure the on site species preservation.

Policy CON 1-8.2: Coordinate with the State and Regional Agencies to Promote Preservation of Wildlife and Wildlife Habitats. The Town shall coordinate with the State and regional agencies and the Department of Consumer Affairs, regarding any significant clusters of endangered or threatened plant (flora) species occurring within its jurisdiction. The Town shall notify the Florida Fish and Wildlife Conservation Commission, regarding the presence of any roosting or nesting areas for endangered or threatened wildlife occurring within its jurisdiction.

OBJECTIVE CON 1-9: CONSERVE AND APPROPRIATELY USE SOILS. The Town shall conserve and appropriately use soils through the incorporation of land development regulations which include performance criteria designed to reduce the incidence of soil erosion resulting from land clearing, and soils exposed to environmental conditions due to the lack of vegetation (Map 1-2E).

Policy CON 1-9.1: Implementing Erosion Control. The Town has incorporated provisions within the Land Development Regulations which require that appropriate measures be taken during land clearing and building operations to assure that exposed, destabilized or otherwise altered soil is expeditiously covered with an acceptable erosion control material.

Policy CON 1-9.2: Coordination with the Natural Resources Conservation Service (NRCS). The Town shall notify the local office of the NRCS of any soil erosion problems that may occur within the Town's jurisdiction.

OBJECTIVE CON 1-10: The Town shall regulate extraction (Mining) activities to minimize adverse impacts to air quality, surface waters, groundwater, wetlands, and other natural resources.

Policy CON 1-10.1: Natural Resources Conservation Service (NRCS). The Town of Lady Lake shall consult with the Lake Soil and Water Conservation District in an ongoing Countywide program which provides soils evaluation for the Agricultural Extension Service, reviews of development plans, public facilities location, and wetlands identification.

Policy CON 1-10.2: Soil Survey. The Town of Lady Lake staff shall use the most recent Soil Survey of Lake County and Soil Supplement as the source of soil interpretation information for land use planning and development review and approval.

Policy CON 1-10.3: Mining and Borrow Pit Operations. The Town shall evaluate and enforce its Land Development Regulations relative to Mining and Borrow Pit Operations, including criteria of submitted restoration, reclamation and/or mitigation plans.

OBJECTIVE CON 1-11: PROTECT ENVIRONMENTALLY SENSITIVE AREAS. Protect environmentally sensitive lands from the encroachment of development in order to preserve their natural functions and to assure their perpetual existence.

Policy CON 1-11.1: Designation of Environmentally Sensitive Areas. The Future Land Use Element has designated all wetlands. The Town has designated significant high recharge areas (Map 4-2), areas within the 100-year flood zone (Map 1-2C), and undisturbed natural areas (Map 1-2f) as conservation open space where the environmental sensitivity of the subject area warrants protection from the encroachment of development to protect such areas under this designation.

Policy CON 1-11.2: Protect and Preserve Functions of Wetlands. The Town has incorporated provisions within the Land Development Regulations which require all necessary permits to be obtained prior to any development within wetlands. Alteration of viable wetlands shall be mitigated through the successful restoration or creation of wetlands whose functional values are comparable to those of the altered wetlands. The net result shall be no net loss of natural functional value. The conditions of approval as permitted by the State and federal regulatory agencies shall be accepted as suitable mitigation by the Town.

Policy CON 1-11.3: Maintenance of 100-year Floodplain. The Flood Damage Prevention ordinance was incorporated into the Land Development Regulations. This ordinance allows for limited development within the 100-year floodplain (Map 1-2C) provided that compensating storage is provided.

Policy CON 1-11.4: Acquisition of Environmentally Sensitive Land. The Town shall pursue State funds and partner with the Lake County's Land Acquisition Program to purchase environmentally sensitive lands within the Town of Lady Lake and the Lady Lake JPA.

Policy CON 1-11.5: Development Restrictions Within and Adjacent to Sink Holes. No development shall be permitted to fill or to construct upon a sinkhole unless the site is deemed safe for development by a Florida certified geologist or Florida professional engineer, as stipulated within Land Development Regulations.

OBJECTIVE CON 1-12: MANAGEMENT OF HAZARDOUS WASTES TO PROTECT NATURAL RESOURCES. Manage the use and disposal of hazardous wastes to protect natural resources and public health and safety.

Policy CON 1-12.1: Regulate Land Uses Generating Hazardous Waste. The Town includes provisions within the Land Development Regulations which requires all new land uses involving the handling, generation or storage of hazardous wastes to obtain all necessary permits from the Environmental Protection Agency (EPA), Florida Department of Environmental Protection (FDEP) and any other agency having regulatory jurisdiction over hazardous waste.

Policy CON 1-12.2: Protect Natural Ecological Systems and Resources. The Town shall continue to enforce the Land Development Regulations which incorporate development restrictions directed toward preserving natural ecological systems and resources.

Policy CON 1-12.3: Hazardous Waste Management. The Town shall coordinate with Florida Department of Environmental Protection and the U.S. Environmental Protection Agency (EPA) in the monitoring and management of hazardous waste generators within Lady Lake. The Town shall also notify these agencies to the presence of any disposed, buried or stored wastes or material for which the volatility and chemical contents thereof are unknown.

OBJECTIVE CON 1-13: CONSERVATION OF HISTORICALLY SIGNIFICANT SITES. Conserve historically significant sites through the use of Land Development Regulations and protection of existing historical structures.

Policy CON 1-13.1: Promote the Identification of Historically Significant Sites. The Town shall coordinate with the State Division of Historic Resources in continuing to identify, protect, analyze, and explain the Town's historical, archaeological, and cultural resources.

Policy CON 1-13.2: Performance Standards for Protecting Sites of Historic, Archaeological, and Cultural Resources. The Town shall incorporate provisions within the Land Development Regulations which prohibit activities that depreciate or eliminate the historical value of sites registered on State or Federal historic files, if and when a site qualifies.

Policy CON 1-13.3: Registration of Locally Historic Sites. The Town shall support local efforts, including those fostered by the Lake County Historical Society, for the registration of historic sites.

OBJECTIVE CON 1-14: IMPLEMENTATION AND EVALUATION OF THE EFFECTIVENESS OF CONSERVATION ACTIVITIES. The Town shall evaluate the effectiveness of conservation activities.

Policy CON 1-14.1: Schedule, Budget and Implement Conservation Activities Qualifying as Capital Improvements. Conservation activities involving the purchase of land or the expenditure of funds equal or exceeding amounts qualifying as a capital improvement, as defined within the Capital Improvement Element Goals,

Objectives, and Policies, shall be scheduled and budgeted within the Five-Year Schedule of Capital Improvements.

Policy CON 1-14.2: Evaluate the Effectiveness of Conservation Activities. The Town shall annually (by March of each year) review conservation goals, objectives and policies supported in the Conservation Element of the Comprehensive Plan and implemented through Land Development Regulations, to measure the effectiveness of the Town's conservation activities. Deficiencies identified within the evaluation process shall be analyzed to determine measures necessary for correction.

Policy CON 1-14.3: Evaluate Effectiveness of Intergovernmental Coordination. The Town shall evaluate the effectiveness of intergovernmental coordination activities established within the Conservation policies or upon the emergence of conservation issues extending into areas beyond the Town's jurisdiction.

OBJECTIVE CON 1-15: INTERGOVERNMENTAL COORDINATION ACTIVITIES FOR THE CONSERVATION OF NATURAL RESOURCES. The Town of Lady Lake shall manage natural resources and conservation issues within the Town's JPA through intergovernmental coordination.

Policy CON 1-15.1: Implementing Policies for Intergovernmental Coordination with Lake County to Manage Conservation Issues and Activities. The Town of Lady Lake shall coordinate with Lake County and the Lake County Water Authority to manage natural resources and conservation activities.

Policy CON 1-15.2: The Town shall coordinate with Lake County in order to assure that all future development within unincorporated areas adjacent to the Town shall occur in an orderly and timely manner concurrent with the availability of infrastructure and services.

Policy CON 1-15.3: The Town shall coordinate with the Lake County Environmental Services Department on issues related to hazardous waste management.

Policy CON 1-15.4: The Town has coordinated with Lake County to reduce solid waste as mandated by the Florida Solid Waste Management Act of 1988.

Policy CON 1-15.5: Implementing Policies for Intergovernmental Coordination with State Agencies. The Town shall coordinate with the Florida Department of Environmental Protection (FDEP), the St. Johns River Water Management District (SJRWMD), the Florida Fish and Wildlife Conservation Commission (FWC), and Lake County Water Authority as deemed necessary to resolve conservation concerns which presently exist or which may emerge, as follows:

- 1.) The Town shall coordinate with technical staff within the SJRWMD, and FDEP in order to assure implementation of sound principles and

practices of resource management during the development review process as well as the formulation of policies impacting natural resource management.

2.) The Town shall coordinate with the SJRWMD as well as other appropriate State agencies in matters regarding stormwater management, floodplain protection, drainage, surface and ground water quality and quantity, and consumptive use permits for potable water.

3.) The Town shall coordinate with FDEP and the Lake County Environmental Services Department for issues concerning the management of hazardous waste.

4.) The Town shall coordinate with the Florida Department of Health on issues related to the proper management and operation of septic tank systems and on-site, low use ground wells.

5.) The Town shall coordinate with the FWC to resolve any issues pertaining to development impacts adversely affecting the nesting, propagation, or survival of any endangered or threatened animal, and shall likewise assert responsibility to coordinate with the Florida Department of Agriculture and Consumer Services on similar issues concerning endangered and threatened plants.

6.) The Town shall coordinate with the Department of State on issues concerning the preservation of historical sites located within the Town of Lady Lake.

Policy CON 1-15.6: Coordination with the East Central Florida Regional Planning Council. The Town shall coordinate with the East Central Florida Regional Planning Council (ECFRPC) to review any development of regional impact studies associated with any development within the Town, or for DRI projects impacting natural resources or conservation activities within Lady Lake.

GOAL CON 2: THE TOWN OF LADY LAKE SHALL PROMOTE ENERGY CONSERVATION AND EFFICIENCY IN AN EFFORT TO PROTECT THE TOWN'S NATURAL RESOURCES AND DEVELOP A LOCAL ECONOMY THAT IS MORE COMPETITIVE THROUGH THE USE OF ENERGY CONSERVATION AND EFFICIENCY DEVICES AND PRACTICES.

OBJECTIVE CON 2-1: The Town of Lady Lake shall develop incentives for energy conservation and efficiency.

Policy CON 2-1.1: State and Federal Incentives. The Town of Lady Lake shall support incentives by the State and Federal governments to promote energy efficiency and conservation and the use of solar and other clean alternative energy sources.

Policy CON 2-1.2: Coordinated Energy Conservation. The Town of Lady Lake shall endeavor to coordinate with the County to promote energy conservation and education.

Policy CON 2-1.3: Alternative Energy Sources. The Town shall encourage the development of power generating facilities that are more energy efficient and rely on clean alternative energy resources, such as natural gas, fuel cells, or solar energy.

Policy CON 2-1.4: Energy Programs. The Town of Lady Lake shall encourage participation in the following programs, as well as others that may apply:

- 1.) U.S. Environmental Protection Agency's Energy Star Buildings and Green Lights Program to increase energy efficiency through lighting upgrades in buildings;
- 2.) Rebuild America;
- 3.) Building for the 21st Century;
- 4.) Million Solar Roofs;
- 5.) Energy Smart Schools;
- 6.) National Industrial Competitiveness Through Energy; and
- 7.) U.S. Department of Environmental Protection's Pollution Prevention (P2) Program.

Policy CON 2-1.5: LEED Certification. The Town of Lady Lake shall consider establishing thresholds, based on building size, for compliance with LEED certification when updating its land development regulations by December 31, 2012.

OBJECTIVE CON 2-2: By June 2012 the Town of Lady Lake shall develop Land Development Regulations for new commercial and industrial development to assist with energy conservation and efficiency.

Policy CON 2-2.1: The new energy conservation and efficiency land development regulations shall stipulate signage lighting requirements such as device type and operation duration except where safety is of concern.

Policy CON 2-2.2: The new energy conservation and efficiency Land Development Regulations shall provide strong incentives for utilization of timing

devices and motion sensors for lighting, water conservation fixtures and other recommendations as from the Smart Communities Network or the United States Environmental Protection Agency.

CHAPTER VI

PARKS, RECREATION AND OPEN SPACE ELEMENT

Goals, Objectives, and Policies

GOAL REC 1: THE TOWN OF LADY LAKE SHALL FACILITATE THE DEVELOPMENT AND MANAGEMENT OF PARKS AND FACILITIES FOR A RECREATION SYSTEM THAT INCLUDES ENVIRONMENTAL LANDS, TRAILS, AND OTHER RECREATIONAL OPPORTUNITIES THAT MEETS THE DIVERSE NEEDS OF A GROWING COMMUNITY.

OBJECTIVE REC 1-1: Assure the Provision of Adequate Recreation Space for Existing and Future Populations.

Policy REC 1-1.1: The Town of Lady Lake hereby adopts the following minimum level of service for the provision of recreation space, as defined in the Data Inventory and Analysis document, through the year 2030:

- 1.) 4.0 Acres Per 1,000 Residents

Policy REC 1-1.2: Minimum land requirements needed to comply with the above adopted level of service standard are monitored and evaluated at least once a year through the Town's Concurrency Management System. Procedures for monitoring and evaluating the level of service shall be included within this system.

Policy REC 1-1.3: Planned Capital Improvements Required to Meet Recreation Space Demands. The Town shall include any declared land acquisition for recreation space within the Capital Improvement Schedule, unless the purchase site is one or less acres and the value does not require inclusion pursuant to policies cited in the Capital Improvements Element.

Policy REC 1-1.4: Mandatory Dedication of Land for Recreation Space. The Town has incorporated provisions which require new development to provide recreation space, or pay fees in lieu thereof, consistent with the minimum level of service acreage requirements as applied to anticipated population associated with said development.

Policy REC 1-1.5: Recreation Impact Fees. The Town of Lady Lake shall utilize the collection of impact fees to finance all or a proportionate share of the financial

burden to provide additional recreation space and facilities for Town neighborhood and community parks.

OBJECTIVE REC 1-2: The Town of Lady Lake will facilitate the development of a well-balanced system of community and regional facilities that include active and resource based recreational opportunities to meet a variety of needs for individuals as well as groups (Map 6-1).

Policy REC 1-2.1: Level of Service Standards for Recreation Space. The Town of Lady Lake hereby adopts the following minimum level of service for the provision of recreation facilities through the year 2030:

<u>Facility</u>	<u>Level of Service</u>
Playground	1 per 2,500 (residents)
Tennis Court	1 per 2,000
Baseball\Softball Field	1 per 3,000
Football\Soccer Field	1 per 8,000
Basketball Court	1 per 4,000
Picnic Table	1 per 1,000

(*) May be substituted for another similar lawn game facility such as horseshoe pits (2), bocce ball court, or another equivalent recreation activity.

Policy REC 1-2.2: Planned Capital Improvements Required to Meet Recreation Space Demands. The Town shall include any declared land acquisition for recreation facilities which exceed \$10,000 in the Five-Year Schedule of Capital Improvements. Facilities costing less than this amount can be grouped together to qualify for inclusion in the Schedule.

Policy REC 1-2.3: Mandatory Provision of Recreation Facilities. The Town has incorporated provisions within the Land Development Regulations which require new development to provide recreation facilities, or pay fees in lieu thereof, equivalent to the level of service standards adopted by the Town in Policy REC 1-2.1.

Policy REC 1-2.4: Park Classification System. The park classification system in Town of Lady Lake shall be limited to community parks, regional parks, and special facilities. Parks will be further classified as either resource-based or activity-based.

Policy REC 1-2.5: Park Facilities Inventory. The Town of Lady Lake shall maintain an up to date inventory of all Lady Lake maintained park facilities.

Policy REC 1-2.6: Mandatory Dedication of Land for Recreation Space. The Town of Lady Lake shall incorporate provisions within its Land Development Regulations which require new residential development to provide recreation space consistent with the Concurrency Management System. The provision of open space for user-based recreation shall be in addition to the area required for open space. Open space dedication is also addressed in the Future Land Use Element.

Policy REC 1-2.7: Planning Process. When developing new parks and facilities, The Town of Lady Lake shall include nearby residents and other interested parties in the planning process.

Policy REC 1-2.8: Outsourcing. The Town of Lady Lake shall consider the possibility of outsourcing park maintenance for activities where appropriate.

OBJECTIVE REC 1-3: The Town shall maximize the use of existing recreation space and facilities by promoting the availability of recreation activities.

Policy REC 1-3.1: Complete Managed Recreation Program. The Town shall continue to support a recreation coordinator who is responsible for organizing competitive sport activities and other children and adult recreation activities for Lady Lake's citizens.

Policy REC 1-3.2: Use of Lights. To maximize the use of existing and future recreation sites, the Town shall analyze the use of lighting at existing and future active-based parks. The Town shall continue to maintain lights at the Lady Lake Town Complex.

Policy REC 1-3.3: Design of new facilities should incorporate revenue-generating opportunities that could offset operational costs and/or enhance the recreational experience of participants (i.e. concessions, rentals, etc).

Policy REC 1-3.4: Grant Program. The Town's grant programs should be refined to be consistent with the goals and objectives of the Master Plan and expanded to more adequately address the impact of unincorporated residents on municipal recreation facilities and programs.

Policy REC 1-3.5: Capital Funding Source. A reliable and consistent capital funding source for recreation facilities and operations should be established to help implement the policies contained in this Element.

Policy REC 1-3.6: Fees and Charges. The Town of Lady Lake shall adopt fees and charges, where appropriate, for the Parks and Recreation System that is fair and equitable to residents and visitors that use Town facilities.

Policy REC 1-3.7: Increase Park Impact Fees. Funding of capital facilities when merited shall be supported by an increase in the Parks Impact Fee.

Policy REC 1-3.8: Facility Maintenance Costs. New park and trail development shall address the cost to maintain each facility prior to implementation. Design/maintenance techniques, materials, and procurement methods should be used that provide the most cost effective measures to develop, and maintain the park and trail facilities.

OBJECTIVE REC 1-4: Recreation sites shall be accessible to the public through efficient and convenient entry to parks and facilities, and through availability of parking for all recreation participants.

Policy REC1-4.1: Access to Recreation Sites. The Town shall incorporate provisions within the Land Development Regulations which stipulate that access ways leading to recreation sites shall contain right-of-way widths adherent to standards incorporated within policies of the Traffic Circulation Element and principles established in the Land Development Regulations.

Access ways to new recreation sites shall be analyzed for appropriate considerations to safe bicycle and pedestrian traffic, unless analysis of traffic circulation facilities indicates that such design lacks feasibility due to cost limitations, design constraints, or a threat to public safety.

Policy REC 1-4.2: Available Automobile Parking. The Town incorporated principles within the Land Development Regulations which require the provision of designated parking areas, either paved or unpaved, at all recreation sites according to parking requirements established within the Land Development Regulations. Parking may not be required at recreation sites for which insufficient land area is available, and where the site is within walking distance to the residences of a majority of its users.

Policy REC 1-4.3: Secure Storage Areas for Bicycles. Bicycle storage areas shall be provided at recreation sites if possible.

Policy REC 1-4.4: Access to Sites and Facilities for Transportation Disadvantaged. The Town shall assure that all recreation sites are accessible to transportation disadvantaged (handicapped and elderly) citizens through the provision of designated handicapped parking areas where appropriate and required

by State law, and through design consideration to recreation facilities that enable participation. The Town shall inventory all public recreation facilities on an annual basis to identify improvements recommended to accommodate access needs of the transportation disadvantaged

OBJECTIVE REC 1-5: POTENTIAL ACCESS TO TOWN LAKES. The Town shall analyze the potential to provide public access points to Lady Lake's lakes.

Policy REC 1-5.1: Acquire and Maintain Access Points to Lakefront Areas. The Town shall analyze land adjacent to its lakes as sites for new park land at such time that additional land is required to meet a minimum level of service, or when additional land is desired to improve the recreation opportunities and quality of life of the residents.

OBJECTIVE REC 1-6: ASSURE PROVISION OF OPEN SPACE. The Town of Lady Lake shall assure provision of open space through land acquisition and through designation of land for open space use on the Future Land Use Map.

Policy REC 1-6.1: Open Space Definitions to be Consistent with Land Use Designations of the Future Land Use Map. The Town hereby adopts the following definitions of open space types to be delineated on the Future Land Use Map under the general category of Open Space. (Recreation is a type of open space but constitutes a separate land use category on the Future Land Use Map.)

- 1.) Utility Open Space: Areas unsuitable to development due to potential threat to public health and safety as a result of the presence of a public utility or service, and areas that are not suitable to development because of the presence of a human service that would destroy the character of the site and adversely affect the value of investments constructed thereon, shall be designated on the Future Land Use Map as utility open space. Such areas include, but are not limited to cemeteries, drainage canals, airport flight path zones, and regional utility lines.
- 2.) Corridor Open Space: This open space constitutes areas separating development from transportation corridors, areas preserved for proposed motorized or non-motorized transportation routes and areas used to improve the aesthetic character of a transportation corridor. Such areas include open medians along roadways, existing and proposed bicycle trails, reserved right-of-way for future transportation corridors, and abandoned rail road ROW.
- 3.) Multiple-Purpose Open Space: Open space comprising two or more of the above open space types.

Policy REC 1-6.2: Designation of Open Space. The Town shall designate open space on the Future Land Use Map according to the classifications set forth in Policy REC 1-6.1. The Future Land Use Map shall illustrate the areas designated for

Recreation and Open Space.

Policy REC 1-6.3: Pursue Grant Funding for Open Space Acquisition. The Town shall pursue grant funds from the State of Florida to acquire land adjacent to Town lakeshores or to purchase wetlands.

OBJECTIVE REC 1-7: COORDINATE PUBLIC AND PRIVATE RECREATION RESOURCES. Coordinate Recreation Planning Activities with Local and State Governments to Avoid Duplication of Services.

Policy REC 1-7.1: The Town of Lady Lake shall form a partnership with Lake County's Public Lands Acquisition Advisory Committee (PLAAC), and the Lake County Water Authority to further the objectives of resource based recreation and to acquire lands for passive recreation within the Town of Lady Lake's Joint Planning Agreement (JPA). The Town and County are contemplating an Interlocal Service Boundary Agreement (ISBA) to replace the Joint Planning Agreement. In the meantime, the JPA will be temporarily extended while the ISBA (Chapter 171, Part II, F.S.) is negotiated and considered.

Policy REC 1-7.2: Public Access to School Facilities. The Town shall enter into an interlocal agreement with the Lake County Board of Education to allow public use of outdoor recreation facilities for any future school site that is located within the Town of Lady Lake.

Policy REC 1-7.3: Coordination with Lake County Park System. The Town shall coordinate with the Lake County Parks and Recreation Department prior to the scheduling of recreation improvements in the Town's Capital Improvement Element to assure that duplication of recreation services does not occur with Lake County parks and recreation facilities that may be scheduled for implementation. Coordination shall also include a review of the priority of County recreation improvements in order to incorporate Lady Lake recreation interests and needs in the evaluation process.

Policy REC 1-7.4: Coordination with Florida Department of Environmental Protection. The Town shall coordinate with the Florida Department of Environmental Protection, Division of Recreation, to identify available grant funds for the acquisition of recreation and open space land, and for the development of recreation facilities.

Policy REC 1-7.5: Coordination with Private Recreation Space and Facilities. The Town shall coordinate with the private development sector, such as the YMCA and the Boys and Girls Club to provide recreational programming and facilities for new residential developments within Lady Lake.

OBJECTIVE REC 1-8: Maintain existing and new parks and recreation facilities to promote use.

Policy REC 1-8.1: Maintenance Program. Existing maintenance programs established for existing parks and recreation facilities shall continue at levels sufficient to allow normal use and access to sites and facilities. No future park sites shall be developed or recreation facilities acquired without assurance that adequate funds are available for continual operation and maintenance activities.

Policy REC 1-8.2: Repair and Replacement of Existing Facilities. Facilities must be maintained and operated in a manner which allows normal participation in the activity for which it supports.

GOAL REC 2: SENSITIVE ENVIRONMENTAL RESOURCES OFFER AN OPPORTUNITY FOR THE DEVELOPMENT OF LOCAL GREENWAYS. UTILIZE IDENTIFIED ENVIRONMENTAL RESOURCES AND COORDINATE EFFORTS WITH CITIZENS, REGIONAL AGENCIES, AND THE STATE OF FLORIDA TO PROTECT AND INCORPORATE THESE RESOURCES INTO A MASTER PLAN FOR PARKS, RECREATION AND GREENWAYS AND TRAILS.

OBJECTIVE REC 2-1: As adopted May 25, 2010, The Town of Lady Lake shall implement the Lake County Trails Master Plan, specifically the Gardenia Trail – Phase III, as presented in the 2030 Lake County Comprehensive Plan. The plan shall promote a network which provides for integrated natural resource management and protection, resource-based recreation, educational and historical interpretive opportunities, and increased opportunities for alternative modes of transportation with an emphasis on connectivity among these resources through bicycle and pedestrian recreation.

Policy REC 2-1.1: Develop a Management Plan for the Gardenia Trail Network. Develop a master management plan for the Town’s trail network, and specific plans for lands acquired, preserved, or otherwise included in the network that addresses natural resources protection, public access, recreation, education, and opportunities for resource-based economic development that is complementary to maintaining the network.

Policy REC 2-1.2: Interconnectivity. Strive to interconnect existing dedicated open space areas, trails, pedestrian pathways, and where appropriate, utility corridors, in the greenways network.

Policy REC 2-1.3: Incentives. Provide incentives to private landowners to encourage their participation in the implementation of the Lake County Trails Master Plan system.

Policy REC 2-1.4: Trails Master Plan Acquisition Priority List. Adopt a land acquisition priority list to assist in identifying and coordinating the acquisition or protection of the elements of the plan.

Policy REC 2-1.5: Maintenance and Operation Standards. Maintenance and operation standards shall be developed and approved prior to new trail design and development.

Town of Lady Lake Comprehensive Plan
INTERGOVERNMENTAL COORDINATION ELEMENT

CHAPTER VII
Goals, Objectives, and Policies

This section stipulates goals, objectives and implementing policies which shall direct and manage coordination responsibilities with Federal, State and Local governments whose activities effect, influence, or control government affairs held by the Town of Lady Lake.

GOAL ICE 1: INTERGOVERNMENTAL COORDINATION. COORDINATE WITH FEDERAL, STATE AND LOCAL GOVERNMENT AND QUASI-GOVERNMENT ENTITIES WHOSE RESPECTIVE EMPOWERED ACTIVITIES, DUTIES AND RESPONSIBILITIES INFLUENCE, EFFECT, OR CONTROL GOVERNMENTAL AFFAIRS AND LAND DEVELOPMENT DECISIONS HELD BY THE TOWN OF LADY LAKE IN ORDER TO ESTABLISH EFFECTIVE GROWTH MANAGEMENT, DEVELOPMENT ACTIVITIES, AND NATURAL RESOURCE CONSERVATION, WITH CONSIDERATION TO LIMITED AVAILABLE FINANCES.

OBJECTIVE ICE 1-1: COORDINATE COMPREHENSIVE PLANNING ACTIVITIES WITH LAKE COUNTY AND WITH THE CITY OF FRUITLAND PARK. The Town shall coordinate with Lake County on issues pertaining to land use activities and public programs applicable to adjacent lands.

Policy ICE 1-1.1: Exchange of Comprehensive Plans. The Town of Lady Lake has exchanged Comprehensive Plans with Lake County and the City of Fruitland Park in an effort to mutually promote consistency with their adopted Plans.

Policy ICE 1-1.2: Notification of Amendments to Comprehensive Plan and Development Activities. The Town shall file a written request to Lake County to receive notification of any proposed land use amendments, changes to adopted levels of service, and all applications for development affecting land adjacent to Town boundaries as well as such activities occurring within one mile from the Town's limits, within a reasonable time frame for the Town to respond any concerns. The Town shall reciprocate such information to Lake County and allow their response to Lake County growth management concerns.

Policy ICE 1-1.3: Resolution of Transcending Growth Management Issues. The Town shall coordinate growth management issues transcending jurisdictional areas through cooperative communications with Lake County at the staff and official government levels by presenting Town concerns through documented transmittals, scheduled meetings, attendance at County and Adjacent City public hearings, joint ad hoc technical coordination committees, and, where relevant, less formal communications. The Town shall promote reciprocal participation of County and Adjacent Town staff and officials in local growth management affairs. Growth management issues to be pursued, but not limited to, comprise the following:

1.) Annexation of Adjacent Lands. The Town shall continue to engage in mutual discussion with Lake County and the City of Fruitland Park, to establish an annexation policy to direct an orderly and timely process of annexing unincorporated land adjacent to the Town. An Annexation Interlocal Agreement shall include, but is not limited to the following issues:

- A.) Delineation of general area in which the Town shall pursue annexation. The boundaries of an annexation zone shall be coterminous with the boundaries of the Joint Planning Area;
- B.) Mutually agreeable land use designations for unincorporated areas within the confines of the annexation zone, with emphasis on compatibility with both the Town and adjacent government Comprehensive Plan Future Land Use Elements;
- C.) Jurisdiction responsible for providing water, sewer, traffic circulation, and drainage facilities during the interim and post annexation periods;
- D.) Availability of public facilities and services to meet demands currently generated by existing development or that are anticipated for eligible land use activities permitted within the proposed annexation area;
- E.) Agreement to Levels of Service provided to existing and proposed development within the annexation zone during the interim annexation period.
- F.) Determination of appropriate application of a concurrency management system for the annexation zone.

2.) The Town shall continue to provide for Land Use Planning of Adjacent Lands through a Designated Joint Planning Area. provision of services and facilities, pursue appropriate land management for areas adjacent to the Town, including enclaves, to avoid conflict created by possible placement of incompatible land uses and to establish compatibility between Town and County and adjacent Town growth management efforts. The area delineated on Map 1-1 constitutes the boundaries of a joint planning area for which the Town shall coordinate growth management issues with the Lake County.

3.) The Town shall continue to coordinate with Lake County to establish a mutually compatible growth management framework, with consideration to implementing such activity through an interlocal agreement, which addresses the following planning and development issues:

- A.) Land Development Regulations. Review and compare municipal

and County land development regulations applicable to respective adjacent lands for compatibility and for conflict with growth management goals, objectives and policies.

- B.) Comprehensive Planning for Adjacent Unincorporated and Incorporated Land. Develop a mutually agreeable future land use designations for adjacent unincorporated and incorporated land within the Joint Planning Area.
- C.) Review Impacts of Development. Review impacts of development within adjacent unincorporated lands, including impacts to adopted levels of service; concurrency management issues; affects on annexation issues; amendments to comprehensive plans and land development regulations; location and timing of proposed development; and impacts to conservation activities and preservation of natural resources.
- D.) Mitigate Impacts to State Roads. Focus commercial development along US 27-441 to incorporated areas or service areas providing public facilities, and designate lands in unincorporated areas adjacent to municipalities to lower density, less-intensive land uses than permitted in the Town or designated service areas.
- E.) The Town and County are contemplating an Interlocal Service Boundary Agreement (ISBA) to replace the Joint Planning Agreement. In the meantime, the JPA will be temporarily extended while the ISBA is negotiated and considered. The Town will consider adoption of an ISBA (Chapter 171, Part II, F.S.) by April 2012.

4.) Solid Waste. The Town has coordinated with the Lake County Department of Environmental Services to achieve improvements and efficiency to the County's solid waste management program, including the collection, disposal and monitoring of hazardous wastes. The Town has coordinated with the County to develop effective solid waste management programs to comply with 1988 Solid Waste Reduction Management Act that mandates reduction of solid waste volumes by 30%. Other issues for which coordination efforts are necessary include:

- A.) Recycling programs and management strategies established by the County;
- B.) Curtail illegal dumping of solid waste as well as disposal practices which are detrimental to the existence of natural resources and ecological communities;

- C.) Monitor ground water quality adjacent to industrial and commercial sites within Lady Lake; and monitor air quality at the waste-to-energy facility; and
- D.) Assisting the County to meet minimum level of service standards adopted for County waste disposal services.

5.) Traffic Circulation. The Town shall coordinate with Lake County, and, where appropriate, with the City of Fruitland Park, to resolve traffic improvement needs. Issues to be addressed include, but are not limited to:

- A.) Limit commercial development along US 27 - 441 in areas outside the Joint Planning Area;
- B.) Coordination of concurrency management to assure that development in an adjacent jurisdiction does not degrade level of service below acceptable minimum level of service standards.

6.) Surface Water Management and Drainage. The Town shall coordinate with Lake County and the St. Johns River Water Management District on the County's Stormwater Study. Issues to be addressed include stormwater impacts to water quality in the Town's lakes and in groundwater aquifers.

7.) Groundwater Quality and Conservation. Issues requiring mutual coordination with Lake County include the preservation of natural resources that transcend jurisdictional boundaries and the protection of potable water storage areas of the Floridan Aquifer. Coordination should focus on the effectiveness of the Comprehensive Plan and implementation activities established within the Land Development Regulations to conserve and protect these natural resources.

8.) Housing. The Town shall coordinate with Lake County to address affordable housing issues and housing needs for special groups. Coordination shall also include review of adjacent land uses within adjacent unincorporated areas to assure residential development within these areas does not adversely affect housing markets and development within the Town of Lady Lake. Coordination efforts shall be conducted through the Lake County Department of Planning and Development.

9.) Recreation. The Town shall coordinate with the Lake County Recreation Coordinator to avoid duplication of recreation services proposed within each government's comprehensive plan. The Town shall also promote the exchange of recreation plans with the County and the City of Fruitland Park.

10.) Disaster Preparedness. Issues concerning disaster preparedness shall be addressed to and coordinated with the Lake County Emergency Management Division and other governmental entities as deemed necessary to maintain and revise plans and policies directing emergency preparedness in order to protect life and property in the event of a disaster.

11.) Quality of Lakes. Issues pertaining to the preservation of water quality in the Town's lakes, control of aquatic vegetation and algae, and conservation of shoreline areas shall be coordinated with the Lake County Water Authority and the St. Johns River Water Management District.

12.) The Town shall work with the County and other municipalities to develop a joint planning process for siting of public facilities with county-wide significance.

Policy ICE 1-1.4: The Town shall follow the adopted Joint Planning Agreement (JPA) as established between the Town of Lady Lake and Lake County as well as any future amendments agreed upon and adopted by both the Town and the County.

OBJECTIVE ICE 1-2: COORDINATE COMPREHENSIVE PLANNING ACTIVITIES WITH PLANS OF THE LAKE COUNTY BOARD OF EDUCATION. Coordinate the Development Plans of the School Board and the Impacts of Existing and Proposed School Facilities on Public Facilities with the Comprehensive Plan.

Policy ICE 1-2.1: Coordinate School Plans. The Town shall coordinate with the Lake County School Board of Education to discuss development plans for future education facilities within the Town of Lady Lake to assure such activities are consistent with growth management and development plans established within the Town Comprehensive Plan. Other issues to be coordinated shall also include impacts of such facilities on adopted levels of service established for roads, water, drainage, sanitary sewer, and solid waste services.

Policy ICE 1-2.2: Pertinent to the 2002 legislature an interlocal agreement is required between the School Board and the Town of Lady Lake. This agreement requires the sharing of information on such things as projected school enrollments, school capacities, plans for new schools or expansion of existing schools, possible school closures, and information on projected new residential developments.

A). Established on December 1, 2004 Florida Law states that school planning coordination has to be incorporated into the Intergovernmental Coordination Element. It is the goal of the Town of Lady Lake to coordinate with the County and the School Board for the future availability of public facilities consistent with adopted Level of Service.

B.) Required by June 2008, the Town of Lady Lake requires school concurrency to be fully implemented.

C.) Coordination shall be jointly coordinated between the local governments and the school board in accordance with the adopted Interlocal Agreement

between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting.

- a. The school board shall provide facilities plans and population projections on an annual basis.
- b. The School Board shall provide the Town with any plans to site schools within the corporate limits of Lady Lake or within Lady Lake's joint planning area.
- c. The Town shall provide to the school board all applications for land use plan amendments that have the potential of increasing residential density and that may affect student enrollment, enrollment projections, or school facilities.
- d. The Town shall allow a member of the school board to sit on the local planning agency and comment on proposals that have the potential to increase density.
- e. Take part in the Lake County Educational Concurrency Review Committee established by the County, School Board and municipalities that shall meet at least annually but more often if needed, as outlined in the Interlocal Agreement between Lake County, Lake County School Board and Municipalities for School Facilities Planning and Siting, and will hear reports and discuss issues concerning school concurrency.
- f. Take part in The Joint Staff School Concurrency Review Group, comprised of Staff of the County, Cities, and School Board, that shall meet at least quarterly, as outlined in the Interlocal Agreement between Lake County, Lake County School Board and Municipalities for School Facilities Planning and Siting, to discuss issues concerning school concurrency. These issues shall include but not be limited to land use, school facilities planning, including such issues as population and student projections, level of service, capacity, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support schools and ensure safe student access. The School Board staff shall be responsible for making meeting arrangements.

Policy ICE 1-2.3: The Town shall utilize the following criteria as outlined in the Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting to meet the school siting coordination process.

- A.) Schools should be located adjacent or in close proximity to public facilities, such as parks, libraries, and community centers.

Compatibility of the school site with present and projected uses of adjacent property;
- B.) Whether adequate public facilities are, or will be, available concurrent to support the proposed school;
- C.) Whether there are significant environmental constraints that would preclude a public school on the site;
- D.) Whether there will be adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by Lake County or any City as a locally significant historic or archaeological resource;
- E.) Whether or not the proposed location is within a velocity flood zone or floodway;
- F.) Whether or not the proposed location lies within the area regulated by Section 333.03(3), FLORIDA STATUTES, regarding the construction of public educational facilities in the vicinity of an airport;
- G.) Whether the location of a proposed elementary school site is proximate to and within walking distance of the residential neighborhoods served;
- H.) Whether the location of a proposed high school site is conveniently located to the Residential community(s) they are intended to serve with access to major roads;
- I.) Whether existing schools can be expanded or renovated to support community redevelopment and revitalization; and whether the high school site is outside the Urban Area.
- J.) Whether the proposed site is sufficiently sized to accommodate the required parking and circulation of vehicles.
- K.) The current and projected levels of service by CSA, including development approvals issued by the County and cities based on school capacity in a contiguous CSA.
- L.) If the school is to be located outside the Urban area, (a) whether the location and design of the proposed school is intended to predominantly accommodate the student population living within a rural service area and (b) whether approval of such school outside the urban area should be accompanied by a finding that it will not create the need for extension of

centralized water or wastewater facilities outside the urban area other than service lines designed to accommodate solely the service demands of the school and (c) whether the proposed school will create the need for roadway improvements not already contemplated in the County's Capital Improvement Program

- M.) If a high school is proposed outside the Urban area, whether placement of a high school outside the urban area will alter growth dynamics to the extent that Growth Management policies and priorities must be substantially modified
- N.) If a high school is proposed outside the Urban area, whether there are alternative sites located within the Urban area and whether a high school outside the urban area provides the most cost-effective alternative to meet the demonstrated need considering: direct acquisition, infrastructure and site development costs(s) to the School Board; and direct infrastructure and service delivery costs(s) to local government(s) and other public infrastructure/service providers

Policy ICE 1-2.4: Avoid Duplication of Services. The Town shall utilize criteria as outlined in the adopted interlocal agreement, with the Lake County Board of Education, Section 1.5 Co-location and Shared Use, to allow public use of selected outdoor recreation facilities for future school sites.

Policy ICE 1-2.5: The Town shall utilize the Level of Service (LOS) criteria as outlined in the Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting and referenced under the Public Schools Facility Element Policy 10-1.1.

OBJECTIVE ICE 1-3: COORDINATE COMPREHENSIVE PLANNING ACTIVITIES WITH PLANS OF FEDERAL AND STATE REGULATORY AGENCIES. The Town shall coordinate with appropriate federal, state, and regional government agencies to establish consistency and compatibility between the Town's Comprehensive Plan and the plans and proposed activities of these regulatory agencies.

Policy ICE 1-3.1: Comprehensive Planning Administration. The Town shall coordinate with the Florida Department of Community Affairs on issues pertaining to the administration of amendments to the Comprehensive Plan and for technical assistance in areas relating to community planning. Coordination shall occur with the U.S. Bureau of the Census and the Bureau of Economic and Business Research at the University of Florida to obtain demographic information and data pertaining to the Town of Lady Lake in order to update the data inventory and analysis component of the Comprehensive Plan.

Policy ICE 1-3.2: Traffic Circulation Issues. The Town shall coordinate with the Florida Department of Transportation and Lake County on issues pertaining to right-of-way improvements and maintenance in accordance with the Transportation Concurrency Management System Interlocal Agreement between the Town and the Lake/Sumter County Metropolitan Planning Organization.

- A) So that the centralized transportation concurrency management system (TCMS) will contain the most current information available, local governments will provide to the MPO any legally vested trips, any formally reserved trips and certificate of occupancy information, Initial information, to the extent available, shall be provided within ninety (90) days of the effective date of this agreement, and thereafter during the term of this agreement on a monthly basis,
- B) Local governments may submit data from any applicant who is seeking a development approval for a project, including the traffic impact analysis, the number of proposed residential units and amount of non-residential square footage by use in accordance with the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.
- C) Upon receipt of such data by the MPO, the following procedure shall be implemented in order to provide the local government with the information required in a timely fashion:
 - 1) Provided the data received is determined to be sufficient to issue a report of findings, the MPO will evaluate the data based upon existing road capacity information, including adopted level of service, existing trips, reserved trips and vested trips, and submit a report of its findings within 15 calendar days of receipt of the request.
 - 2) If the local government determines that additional information should be factored into the analysis, it may submit its comments for evaluation to the MPO within 15 calendar days of the issuance of the MPO's concurrency report for that application.
 - 3) The MPO will review additional information submitted by the local government and provide final comments within 15 calendar days of the submittal of new information.
 - 4) If the facility is a SIS (Strategic Intermodal System) facility or if the facility is a non-SIS state facility operating at 90 percent capacity or greater, the Florida Department of Transportation (FDOT) will be consulted for comments on proposed impacts. If no comments are received from FDOT within 30 days, the MPO will issue its report based upon existing data.

- D) The MPO will not make concurrency determinations on behalf of any local government. The MPO will issue a report of findings based on the data maintained by the MPO and the data submitted by the local government. The responsibility to make concurrency determinations on development applications remains with the local government,
- E) The MPO will, upon request, assist any government in assessing needed changes by such local government to its comprehensive plan policies or land development regulations related to transportation concurrency or transportation impacts.

The Lake/Sumter County Metropolitan Planning Organization (MPO) was established on February 25, 2004. The board consists of elected officials representing all of the local governments in the region, including municipal and county entities. The responsibility of the (MPO) is to provide comprehensive, coordinated and continuous ('3Cs') transportation planning for the safe and efficient movement of people and goods consistent with the region's overall economic, social and environmental goals, and the promotion of regional transportation partnerships. The (MPO) is responsible for the urban transportation planning process, which allows Lake-Sumter (MPO) to receive federal and state transportation funding annually.

Policy ICE 1-3.3: Housing Issues. The Town shall coordinate with the U.S. Department of Housing and Urban Development (HUD) and the Florida Department of Economic Opportunity (FDEO) independently and in conjunction with the Lake County Department of Planning and Development to obtain financial assistance for affordable housing programs serving very low, low and moderate income households within Lake County, including supporting infrastructure. Such coordination shall discuss the plans of HUD to make assistance available to Lake County. The Town shall also coordinate any plans and programs sponsored by the Florida Department of Health and Rehabilitative Services which are concerned with housing programs and activities proposed within the Comprehensive Plan.

Policy ICE 1-3.4: Public Facility Issues. Issues concerning coordination with State and Federal agencies involve drainage, solid waste and hazardous waste, potable water, sanitary sewer, and natural groundwater aquifer recharge should be addressed and demonstrated in a 5-year plan. The Town shall coordinate plans and improvements proposed in the 5-year capital improvements schedule within the Comprehensive Plan with those planned by the respective State and Federal agencies having authority to implement such improvements. Coordination shall also include the availability of State and Federal funds to support implementation of proposed infrastructure needs. Issues with more specific concerns shall involve the following:

- 1.) **Drainage.** The Town shall coordinate land use activities and plans within the Comprehensive Plan with the 100-year floodplain designated by the Federal

- Emergency Management Administration. The Town shall also coordinate comprehensive planning activities with stormwater management plans and scheduled improvements affecting the Town of Lady Lake under the authority of the Army Corps of Engineers, the Lake County Water Authority, and the St. Johns River Water Management District;
- 2.) Solid and Hazardous Waste. The Town's solid waste disposal needs addressed within the Comprehensive Plan shall be coordinated with plans, programs, and administered legislative actions placed under the authority of the Florida Department of Environmental Protection (FDEP). As disposal facilities are operated by Lake County, most coordination with this issue will likely occur between FDEP and the County. Hazardous waste issues addressed within the Comprehensive Plan shall be coordinated with the State and Federal plans, programs, and administered legislative actions delegated to the FDEP and the U.S. Environmental Protection Agency;
 - 3.) Potable Water and Sanitary Sewer. The Town shall coordinate the Comprehensive Plans with the plans and programs of FDEP and the SJRWMD pertaining to the use and conservation of water and the implementation of the expansion of the central waste water system serving Lady Lake. The Town shall also coordinate with these agencies for available funding offered for the implementation of water and sanitary sewer improvements. Water conservation activities and restriction programs administered by the SJRWMD shall be recognized and supported by the Town of Lady Lake; and
 - 4.) Natural Ground Water Aquifer Recharge. Activities proposed within the Town's Comprehensive Plan to protect the quality and quantity of groundwater shall be coordinated with plans, programs, and administered legislative actions of the SJRWMD and, where appropriate, with the FDEP. Coordination shall also involve available State funds for the acquisition, through lease or purchase, of land to preserve high recharge areas.

Policy ICE 1-3.5: Conservation Issues. Conservation issues that require coordination with State and Federal agencies include the possible acquisition of land adjacent to the Town's lakes, protection of the natural groundwater aquifer, historical sites, wetlands, sinkhole potential, wildlife and wildlife habitats, and air quality. The Town shall coordinate the Comprehensive Plan with plans and programs under the authority of the State and Federal agencies, according to the relationship of the conservation activity with the various agencies. Specific issues for coordination include the following:

- 1.) Lakes. The Town shall coordinate issues pertaining to surface water quality within the Lady Lake's lakes with the FDEP and LCWA. Where deemed appropriate, issues concerning the quality of water drainage into a lake shall be addressed to SJRWMD and/or LCWA.
- 2.) Vegetative Communities. The Town shall coordinate with FDEP, LCWA, and SJRWMD to evaluate the possibility of obtaining State funds to acquire wetland areas for preservation purposes.

- 3.) Endangered Species. The Town shall coordinate growth and development in the Comprehensive Plan with the wildlife and vegetation preservation programs by the Florida Game and Fresh Water Fish Commission, the U.S. Fish and Wildlife Service, and the Florida Department of Agriculture for aquatic and land species within and adjacent to Town's lakes, and identified wildlife habitats and vegetative communities within Lady Lake.

Policy ICE 1-3.6: Recreation Issues. The Town shall coordinate recreation plans within the Comprehensive Plan with programs and plans that the FDEP has for Lake County.

Policy ICE 1-3.7: Disaster Preparedness. The Town shall coordinate growth and development within the Comprehensive Plan with the emergency preparedness plans and programs of the Florida Department of Community Affairs and the Lake County Emergency Management Division.

OBJECTIVE ICE 1-4: COORDINATE COMPREHENSIVE PLANNING ACTIVITIES WITH THE EAST CENTRAL FLORIDA REGIONAL PLANNING COUNCIL. Coordinate Proposed Development within the Comprehensive Plan with Policies Established within the ECFRPC's Regional Policy Plan.

Policy ICE 1-4.1: Cooperation with the East Central Florida Regional Planning Council The Town shall cooperate with the ECFRPC in the review of regional policies and Standards which require coordination with local governments and their comprehensive planning activities. The Town shall assure that proposed growth and development within the Comprehensive Plan remain generally consistent with the ECFRPC's Regional Policy Plan. Other issues of coordination shall include, but may not be limited to, development of regional impact (DRI's), comprehensive plan review, intergovernmental coordination, and conflict resolution.

OBJECTIVE ICE 1-5: COORDINATE COMPREHENSIVE PLANNING ACTIVITIES WITH NON-REGULATORY AND QUASI-GOVERNMENT ENTITIES. Coordinating Comprehensive Planning Activities with Plans Established by Non-Regulatory and Quasi-Government Entities. Such Entities shall include, but are not limited to, the United Telephone, Lake County Cable Vision, Florida Power Corporation, Sumter Electric Company, Water Oaks Water Service, and Village Center Community Development District.

Policy ICE 1-5.1: Coordination of Planning and Development Activities. Coordination shall occur with the aforementioned entities to promote consistency and compatibility with growth and development anticipated within the Comprehensive Plan with plans of above cited entities to expand, limit, reduce, or cease altogether, the respective services currently provided to residents and development within the Town of Lady Lake. The Town shall provide a copy of the Comprehensive Plan to each entity directly or upon request, and shall request that each entity notify the Town of any plans to expand, limit, reduce, or cease such service at that time such a determination is established.

The Town shall also coordinate, when considered applicable, amendments to the Comprehensive Plan and revisions to the Land Development Regulations with affected entities, allowing reasonable time in which to issue a response.

Policy ICE 1-5.2: No permits or other approvals are required for vegetation maintenance and tree pruning or trimming within an established electric transmission and distribution line right of way.

OBJECTIVE ICE 1-6: MECHANISMS FOR COORDINATING IMPACTS OF DEVELOPMENT PROPOSED IN ADJACENT GOVERNMENTAL JURISDICTIONS. Informal and formal mechanisms for coordinating impacts of development proposed in adjacent governmental jurisdictions shall be established.

Policy ICE 1-6.1: Formal Mechanism. Through participation on the County's DRS impacts of development proposed in and adjacent to the Joint Planning Area, as delineated in Map 1-1, shall be formally addressed. The Town is working with Lake County and the City of Fruitland Park to establish Joint Agreements to mutually disseminate information pertaining to proposed development adjacent to the Town, or proposed within a distance at which an impact to levels of service will be evident.

Policy ICE 1-6.2: Informal Mechanisms. The Town Planning and Zoning Board shall coordinate with the Lake County Department of Planning and Development and with Adjacent Town Planning and Zoning Boards to jointly review impacts of development on Lady Lake adopted levels of service and anticipated growth and development within the Town's JPA. Such activities shall occur through joint meetings, written and verbal transmittal, and Town attendance at appropriate County and adjacent municipal public meetings addressing the proposed development.

OBJECTIVE ICE 1-7: ASSURE CONSISTENCY AND COMPLIANCE WITH LEVEL OF SERVICE STANDARDS APPLICABLE TO FACILITIES AND SERVICES CONTROLLED BY OTHER GOVERNMENTS. (Municipal Water Service is provided by the Town of Lady Lake within the service area) Assure Consistency and Compliance with Lake County's Adopted Level of Service for Water Service.

Policy ICE 1-7.1: Coordinate with Lake County Dept. of Environmental Services. The Town coordinates with the Lake County Department of Environmental Services to assure that existing and projected solid waste volumes generated by the Town are consistent with the County's ability to dispose waste and with the County's established level of service. Such coordination shall also include the County's ability to manage and monitor hazardous waste generated within the Town. Recycling efforts of the Town have been coordinated with those of Lake County through a mutual agreement.

OBJECTIVE ICE 1-8: RESOLUTION OF ANNEXATION ISSUES. Resolve Annexation Issues through the Establishment of a Joint Annexation Agreement with Lake County.

Policy ICE 1-8.1: Joint Annexation Agreement.

On January 5, 2006, the Town of Lady Lake executed a Joint Planning Agreement (JPA) with Lake County, Florida. Map 1-1 of the Comprehensive Plan depicts the boundaries of the JPA. This agreement addresses density, intensities, and location of uses within the joint planning area. Additionally, the agreement requires a review of all developments to ensure compatibility with the town and county regulations. The Town and County are contemplating an Interlocal Service Boundary Agreement (ISBA) to replace the Joint Planning Agreement. In the meantime, the JPA will be temporarily extended while the ISBA is negotiated and considered (Chapter 171, Part II, F.S.).

OBJECTIVE ICE 1-9: CONCURRENCY MANAGEMENT SYSTEM AND COORDINATION. Develop a coordinating mechanism to update available capacity town and other data base needs within the Concurrency Management System.

Policy ICE 1-9.1: Data Base Management. The Town shall incorporate data base management techniques, and projection and forecasting methodologies which are generally recognizable and accepted area-wide applications within the Concurrency Management System. The Town shall evaluate the feasibility of establishing a concurrency management system which is compatible to that administered by Lake County.

Policy ICE 1-9.2: Application of Area-wide Data Resources. The Town shall analyze the application of Lake County's Concurrency Management System to measure its consistency and compatibility with Lady Lake's system.

Policy ICE 1-9.3: Coordination of Concurrency Management Issues. The Town shall coordinate concurrency management issues affecting land development within and adjacent to the Joint Planning Area, as delineated in Map 1-1, on a formal basis with the County's DRS and on an informal basis with the Lake County Department of Planning and Development. The Town shall also exchange information pertaining to the status of the Concurrency Management System with Lake County, and shall request in written transmittal to Lake County that updated reports on the status of its concurrency management system which pertains to adjacent land, be forwarded to the Town to promote awareness of remaining public facility, recreation, and road capacities within each jurisdiction.

OBJECTIVE ICE 1-10: CONFLICT RESOLUTION THROUGH MEDIATION. The Town Shall Coordinate with Other Public Entities in Drafting a Strategic Plan for Lake County for Resolving Conflicts between Lady Lake and Other Governmental Entities Including Lake County, Other Lake County Municipalities, the Lake County Board of Education, Special Purpose Districts, and Other Non-Regulatory Agencies Not Having

Authority Over the Use of Land.

Policy ICE 1-10.1: Informal Mediation Process. The Town shall coordinate with Lake County to establish an informal mediation process for solving local intergovernmental coordination problems among local governments and other units of government providing services but not having regulatory authority over the use of land.

Policy ICE 1-10.2: Formal Mediation Process. Where informal mediation fails to resolve local conflicts, the Town Commission shall determine if the issue warrants intervention of an unbiased mediation forum. Such mediation shall be granted to the East Central Florida Regional Planning Council unless evidence indicates that the ECFRPC will not serve as a fair or unbiased mediator. Upon such determination, the Town shall coordinate with the Florida Department of Community Affairs to resolve intergovernmental conflict with another Regional Planning Council serving as the mediator. The East Central Regional Planning Council (ECFRPC) mediation process shall be considered, in particular, when the issue involved is of regional significance and the ECFRPC would have particular and significant expertise which would be of a unique value in terms of resolving the issue in dispute; and, when the dispute involves the location of a community residential home under Section 419.001(5), Florida Statutes, or its successor provision.

OBJECTIVE ICE 1-11: COORDINATION OF COMPREHENSIVE PLANNING ACTIVITIES WITH THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT. Coordinate Proposed Development within the Comprehensive Plan with Policies Established within the SJRWMDs Regional Water Supply Plan.

Policy – ICE 1-11.1: The Town will maintain a Water Supply Facilities Work Plan that is coordinated with SJRWMD's District Water Supply Plan by updating the work plan and related comp plan policies within 18 months of an update to SJRWMD's District Water Supply Plan that affects the Town.

Policy – ICE 1-11.2: The Town will participate in the development of updates to SJRWMD's water supply assessment and District Water Supply Plan and other water supply development-related initiatives facilitated by SJRWMD that affect the Town.

CAPITAL IMPROVEMENTS ELEMENT
CHAPTER VIII
Goals, Objectives, and Policies

GOAL CIP 1: MANAGEMENT OF CAPITAL IMPROVEMENTS. ADEQUATELY PROVIDE NEEDED PUBLIC FACILITIES WITHIN THE TOWN'S JURISDICTIONAL AREA IN A TIMELY AND EFFICIENT MANNER WHICH PROTECTS INVESTMENTS IN AND MAXIMIZES USE OF EXISTING FACILITIES, CONSERVES ENVIRONMENTALLY SENSITIVE LANDS, AND PROMOTES ORDERLY COMPACT GROWTH.

OBJECTIVE CIP 1-1: PURPOSE OF CAPITAL IMPROVEMENTS MANAGEMENT. Capital Improvements shall be provided for purposes of correcting existing deficiencies, accommodating desired future growth, and replacing deteriorated or obsolete facilities. Capital Improvements shall be programmed within the Five-Year (2011-2015) Schedule of Capital Improvements according to a rank of priorities and timing set forth therein.

Policy CIP 1-1.1: Beginning December 1st, 2008, the Town of Lady Lake shall annually adopt and institute a Five-Year Schedule of Capital Improvements.

Policy CIP 1-1.2: Public Facilities Definition. Public facilities for the purpose of the Comprehensive Plan shall be construed to include the structure, land design, permitting, ancillary equipment, and construction costs related to the following capital improvements:

- 1.) arterial, collector and local roads;
- 2.) potable water;
- 3.) sanitary sewer;
- 4.) parks and recreation;
- 5.) stormwater management; and
- 6.) solid waste collection and disposal;
- 7.) public school facilities.

Policy CIP 1-1.3: Level of Service Categories Applicable to Public Facilities. Lady Lake shall apply level of service standards to public facilities according to the following categories:

A) Category A (Concurrency, Mandatory) -- Public facilities and services for which a level of service must be adopted for concurrency determination as mandated by Chapter 163 of the Florida Statutes. These facilities include water, sanitary sewer, solid waste, drainage, under ownership and operation authority of Lady Lake, or a private utility. Map references and public requests are required within the Public Facilities Element thereof pursuant to policy 8-1.1.2.

All Category A facilities must be supported by data and analysis accomplished within an element of the Comprehensive Plan as mandated by Chapter 163, F.S.

B) Category B (Non-Concurrency, Mandatory) -- Public facilities and services exempt from concurrency determination but which are inventoried and analyzed within a mandatory element of the Comprehensive Plan required by Chapter 163, F.S. These facilities include parks and recreation, roads, housing and conservation improvements, including governmental services and facilities necessary to administer and implement the Comprehensive Plan.

C) Category C (Non-Concurrency, Non-Mandatory) -- Public facilities that are exempt from concurrency requirements (i.e., level of service standards) and which are not analyzed and identified within a mandatory element of the Comprehensive Plan are classified as Category C. Such municipal services include, but are not limited to law enforcement, fire protection, library services, and public buildings.

D) Category D (Non-Mandatory, Concurrency): Per the Community Planning Act of 2011, the Public School Facilities Element is no longer mandatory. The Town of Lady Lake has opted to retain and update this optional element and require concurrency per its existing interlocal agreement with the Lake County School District.

Policy CIP 1-1.4: Qualification and Scheduling of Capital Improvements. A project shall qualify as a capital improvement or service eligible for inclusion in the Five-year Schedule of Capital Improvements predicated on meeting one or more of the below cited criteria:

- A.) Infrastructure: Improvements shall be a permanently fixed structure with a minimum life expectancy of five-years or more, and have an estimated cost of \$10,000 or more;
- B.) Land Acquisitions: All land acquisitions exceeding one acre or a value of \$15,000;
- C.) Service or Supporting Facilities: Facilities and services necessary to support the maintenance of infrastructure or to provide a needed service, and having an estimated cost exceeding \$10,000; and
- D.) Preparatory Services: Expenditures for professional engineering, planning, or research services that may be necessary prior to the implementation of infrastructure projects, supporting facilities and services, land acquisitions, or other services which exceed \$15,000.

Policy CIP 1-1.5: Inclusion in the Five-Year Capital Improvement Program and Annual Capital Budget. All improvements not qualifying for inclusion in the Five-Year Schedule of Capital Improvements shall be included in the Town's annual capital budget and may be placed with operating and maintenance costs or capital outlay within analysis as prepared in the Capital Improvements element.

Policy CIP 1-1.6: Priorities in Allocating Capital Improvements.

In allocating priorities for scheduling and funding capital improvement needs identified within

the Comprehensive Plan, the Town shall assign highest priority to capital improvement projects listed in the Five-Year Schedule of Improvements which are designed to correct existing deficiencies; second priority shall be given to the replacement of worn-out or obsolete facilities in order to protect investments in existing public facilities; and third priority shall be given to improvements demanded by new growth and development.

Policy CIP 1-1.7: Town Manager to Draft and Rank Capital Improvement Priorities. The Town Manager shall have the authority and responsibility to evaluate and recommend an enumerated order of priority for capital improvements which are proposed for inclusion in the five-year schedule of capital improvements. Such an evaluation shall occur at least once a year. The Town Commission shall retain its authority to adopt the recommendations of the Town Manager with or without modifications in the proposed five-year schedule of improvements.

Policy CIP 1-1.8: Evaluation Criteria for Capital Improvement Projects.

All proposed capital improvement projects shall be evaluated for adequate contribution to the maintenance of established Levels of Service. Proposed capital improvement projects shall be evaluated and ranked according to the following priority level guidelines:

- A) Identified Need: Whether the project is needed to:
 - 1) Meet a minimum level of service standard;
 - 2) Protect public health and safety;
 - 3) Fulfill the Town's legal commitment to provide facilities and services;
 - 4) Preserve or achieve maximum use of existing facilities.

- B) Project Intent: Whether project implementation will accomplish the following:
 - 1) Increase efficiency of existing facilities;
 - 2) Prevent or reduce future improvement costs;
 - 3) Provide service to developed areas lacking full service or promote in-fill development.

- C) Consistency of the Capital Improvements Element with the Comprehensive Plan: Whether project implementation:
 - 1) Represents a logical extension of facilities and services in a manner consistent with the management of growth and development within the Comprehensive Plan;
 - 2) Maintains environmental quality of Town's natural resources, as promoted within the Town's Comprehensive Plan.

- D) Financial Feasibility: Whether project implementation does not cause the following:

Project cost does not create excessive debt obligations which exceeds the Town's debt capacity, as limited by Policy herein cited.

- E) Coordination with Other Jurisdictions. Programmed improvements for necessary public facilities under governmental jurisdictions shall require the policies set forth by FDOT, FDEP, St. Johns River Water Management District, or other governmental entity. These agencies' funding priorities and the need to meet adopted level of service standards shall be considered in evaluating the priority of programming improvements.

Policy CIP 1-1.9: Annual Budget Process. The Town shall annually review the Capital Improvements Element of the Comprehensive Plan prior to preparing and adopting a capital budget for the Town. The adopted budget shall incorporate capital improvements as required to meet adopted level of service standards and shall be adopted after advertised public hearings.

Policy CIP 1-1.10: Long Term Concurrency Management. The Town of Lady Lake shall adopt transportation concurrency exemption area (TCEA) policies by June 1, 2012.

Policy CIP 1-1.11: Multi-Year Projections for Financial Feasibility. The Capital Improvements Program shall establish the schedule and process for regular, periodic evaluation and updating of multi-year financial projections and of fiscal policies, practices and strategies for all Town programs, services and facilities.

OBJECTIVE CIP 1-2: LIMITATION OF PUBLIC INVESTMENTS ON ENVIRONMENTALLY SENSITIVE LANDS. Public Expenditures which Support Development on Environmentally Sensitive Lands Shall Be Limited to Those Public Improvements Included within the Comprehensive Plan.

Policy CIP 1-2.1: Public Improvements on Environmentally Sensitive Lands. Upon adoption of the Comprehensive Plan, public facilities shall not be constructed and installed in conservation open space or environmentally sensitive areas, as defined within the Comprehensive Plan, with exception to the following circumstances:

- A) Water-related or passive recreation facilities;
- B) Surface water management structures or conservation-related facilities; and
- C) Roadways necessary to protect safety and welfare of life and property; where no reasonable alternative exists.

Policy CIP 1-2.2: Public Improvements within the 100 Year Floodplain. Upon adoption of the Comprehensive Plan, public facilities shall not be located within the 100year Floodplain or flood prone areas with the exception to the following conditions:

- A) Surface water management structures;
- B) Water-related recreation facilities, and passive recreation and conservation facilities not

affected by periodic flooding;

- C) Roads, causeways, bridges necessary to provide access to confined areas or to further health and safety of the public, where no reasonable alternative exists.

OBJECTIVE CIP 1-3: COORDINATION OF LAND USE DECISIONS AND FISCAL RESOURCES WITH FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS. Coordinate Land Use decisions and projected fiscal resources with a schedule of capital improvements which maintains adopted level of service standards and meets the existing and future facility needs of the Town of Lady Lake.

Policy CIP 1-3.1: Coordinate Land Use Decisions with the Five-Year Schedule of Capital Improvements. The Town shall coordinate land use decisions with the Five-Year Schedule of Capital Improvements by assuring that the Comprehensive Plan and the Land Development Regulations are consistent with capital improvements programmed within this Schedule through the following activities:

A) Required Consistency of the Comprehensive Plan. Capital improvements proposed within each individual element of the Comprehensive Plan to meet a deficiency, replace obsolete or worn-out facilities, or meet level of service requirements of new growth and development, shall be consistent with those proposed within the Five-Year Schedule of Capital Improvements.

B) Required Consistency of Amendments to the Comprehensive Plan. The Five-Year Schedule of Capital Improvements shall be consistent with public facility needs demanded by new development resulting from amendments to the Comprehensive Plan. The Town shall evaluate the Capital Improvement Elements and the Five-Year Schedule of Capital Improvements prior to the adoption of a Plan amendment. Proposed Plan amendments shall be evaluated according to the following guidelines:

- 1.) The proposed amendment contributes to the elimination of a condition of public hazard as described in the Town's Comprehensive Plan;
- 2.) The proposed amendment diminishes or eliminates any existing condition of public facility capacity deficits, as described in the Transportation, Public Facilities, or Recreation, Public School Facilities, and Open Space Elements;
- 3.) The proposed amendment conforms to the future land uses designated on the Future Land Use Map within the Future Land Use Element;
- 4.) The proposed amendment complies with and accommodates public facility demands based on the adopted level of service standards contained herein;
- 5.) The proposed action requires the Town to provide any public facility; the Town shall demonstrate that adequate revenue will be available to finance such facilities by evaluating projected revenues within the Capital Improvement Element;

- 6.) The proposed amendment impacts facility plans of any State Agency.
- 7.) The proposed amendment shall be required to demonstrate the existence of adequate water supplies by those seeking a future land use change in addition applicants shall demonstrate that adequate water facilities are or will be available to meet projected growth demands associated with the proposed amendment.

C) Consistency of Development Orders and Permits. The adopted Land Development Regulations ensures that procedures regarding the issuance of development orders, building permits, certificates of occupancy, and other applicable permits described within those ordinances are consistent with goals, objectives, and policies of the Comprehensive Plan, and shall be consistent with the provision of public facilities programmed within the Five-Year Schedule of Capital Improvements.

Policy CIP 1-3.2: Adequate Facilities Requirement. The Town shall issue no development order for new development which results in an increase in demand on deficient facilities prior to the completion of improvements required to upgrade the respective facility to adopted standards. The Town has included an adequate facilities requirement within the Land Development Regulations.

Policy CIP 1-3.3: Coordination with Fiscal Resources. The Five-Year Schedule of Capital Improvements shall be coordinated with anticipated fiscal resources. The cost of capital improvement programmed within the Schedule shall not exceed the projected available funding anticipated within the Capital Improvements Element unless policies herein cited require the Town to raise additional revenue or reduce existing expenditures that create necessary proceeds to finance said project by its scheduled date of implementation. Fiscal policies that direct expenditures for capital improvements shall coincide with the other Lady Lake Comprehensive Plan Elements.

Policy CIP 1-3.4: Unanticipated Impacts to Projected Revenues. If future revenues collected by the Town fall short of projections determined within the Capital Improvements Element, the Town shall at that time re-evaluate available fiscal resources to identify opportunities to maintain needed funding levels. The Town shall also update the Capital Improvements Element at that time to revise revenue projections to reflect current conditions impacting future revenue sources and anticipated collections.

Policy CIP 1-3.5: Level of Service Standards.
Facilities and infrastructure improvements demanded by future growth and development shall be evaluated according to the following minimum level of service standards:

Solid Waste:	4.0 pounds per day, per resident
Potable Water:	100 gallons per day, per resident for residential land uses 850 gallons per commercial acre for commercial land uses 160 gallons per capita (resident) total flow

Sanitary Sewer: 100-gallons per day, per resident

Drainage: Comply with requirements of the St. Johns River Water Management District (SJRWMD)

Traffic:

<u>Road Class</u>	<u>LOS</u>
Principal Arterial	D
Minor Arterial	D
Major Collector	D
Minor Collector	D
Local	D

Recreation:

Land: 4 acres per 1,000 residents

Public School Facilities:

The level of service for all schools shall be set at 100% of FISH permanent capacity. In instances where the CORE (dining) capacity is greater than the FISH permanent capacity, the school capacity shall then be increased to that of the CORE (dining) capacity and the level of service maintained at 100% of the school capacity. In no instance shall the school capacity increase more than 125% due to additional CORE (dining) capacity. Coordination with the Lake County School Board's Five Year District Facilities Work Plan, the plans of other local governments, and as necessary, updates to the Concurrency Service Area map is required to ensure that the adopted Level of Service Standards for Concurrency Service Areas will be achieved and maintained.

The Level of Service Standard for public schools as they relate to the Town of Lady Lake and surrounding jurisdictions required under interlocal agreement to share capacity is provided by the Lake County School Board in its adopted Five Year Facilities Master Plan / Capital Improvement Program on September 12, 2011.

Policy CIP 1-3.6.: Debt Management Principles. The Town shall continue to manage debt issuance and obligations according to sound public fiscal management principles, including the following:

- 1.) All bonds issued by The Town of Lady Lake shall be competitively bid;
- 2.) The Town will use a "pay as you go" approach and utilize internal funding resources;

- 3.) Revenue bonds or special assessment bonds be used to support bonds instead of ad valorem tax;
- 4.) Credit enhancement will be utilized when necessary to lower total borrowing costs;
- 5.) Debt issuance plans will be included in the Town's long term capital plan. Town bond issues are separated into three categories:
 - A) General Obligation Debt - Bonds secured by the ad valorem taxing power of the Town. Bonds may be limited as detailed in the voter referendum required prior to issuance of all general obligation bonds.
 - B) Special Obligation Debt - Bonds secured by a pledge of special revenue such as Sales Tax or Local Option Gas Tax and are not backed by the ad valorem taxing power of the Town.
 - C) Enterprise Fund Debt - Bonds secured by a pledge of revenue in the Water and Sewer or Solid Waste Enterprise Funds.

OBJECTIVE CIP 1-4: FUTURE DEVELOPMENTS TO BEAR COSTS OF THEIR RESPECTIVE INFRASTRUCTURE IMPACTS. Future Development Shall Bear a Proportionate Cost for Facility Improvements Necessitated by the Development in Order to Maintain Adopted Level of Service Standards. Such Improvements shall consist of construction of the Facilities Necessary to Maintain LOS Standards Prior to Issuance of a Certificate of Occupancy or payment of Fees to the Town for the Provision of Such Facilities. Concurrency of Public Facilities is defined in the Concurrency Management System of the Comprehensive Plan and the Land Development Regulations.

Policy CIP 1-4.1: Mandatory Provision of Facilities or Fees in Lieu Thereof. The Town has incorporated provisions within the Land Development Regulations which require new development to bear all or a proportionate share of costs associated with the provision of public facilities needed to accommodate demands generated by such development and to maintain facilities and infrastructure according to adopted level of service standards. Such provisions shall be determined at the time of development review and shall be required to meet the requirements of the Concurrency Management Plan. New development shall be required to assume responsibility for the following costs:

- A) Transportation Impacts. The Land Development Regulations describe the development circumstances which require transportation improvements to be provided by the applicant of development. The developer shall only be required to assume financial burden for improvements necessary to meet traffic circulation infrastructure demands generated by the associated development. The Community Planning Act (2011) specifies how transportation concurrency is implemented.
- B) Recreation Impacts. The Land Development Regulations specify development circumstances requiring the developer to provide recreation space and facilities at cost to the development, or pay fees in lieu thereof to the Town of Lady Lake.

- C) Sanitary Sewer Impacts. Any proposed new residential development exceeding a density of four units per acre that is approved after August 1, 1991 shall require a central sanitary sewer system.

Land Development Regulations define development thresholds which determine whether a proposed development must provide a central sanitary sewer system, concurrent with impacts of the development, at full cost assumed by the development. Where new development located in areas serviced by central sewer systems, the Land Development Regulations mandate where and when such development must connect to that system.

The Town of Lady Lake has implemented a central sanitary sewer system, all new development approved after August 1, 1991, within the designated service area shall be required to connect to a central sanitary sewer system when service becomes available. Existing development (prior to August 1991) served by on-site septic systems shall be required to connect to the central system according to time frames and criteria established within the Land Development Regulations.

- D) Potable Water Impacts. All new development shall be required to connect to the central water system providing service to that town locality, as mandated by the Land Development Regulations.
- E) Solid Waste Impacts. Trash collection services shall be provided to new development by refuse collection agencies secured under franchise agreements by the Town unless a development agreement commits the new development to provide such service at or above the adopted minimum level of service standard. Service customers shall assume all cost for the refuse collection services, remitting payments according to the Town's service agreements established with the refuse collection agencies.
- F) Drainage Impacts. The Land Development Regulations define development circumstances which require the applicants of development to provide stormwater improvements at full cost to the development, consistent with adopted level of service standards. New development shall be required to provide necessary on-site stormwater management facilities that comply with the Town's level of service standard.
- G) Conservation Impacts and Aquifer Recharge Protection. The Town has established development controls within the Land Development Regulations which require applicants of new development to preserve or conserve environmentally sensitive lands, including aquifer high recharge areas, located at the proposed site. Development shall assume all costs to provide any necessary public facilities or development activity required to preserve environmentally sensitive lands at the site of development.
- H) Public School Facilities Impacts. Pursuant to Section 163.3180(6)(h)2, Florida Statutes, the applicant's proportionate-share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value. The process to determine proportionate share mitigation obligation shall be as outlined per the methodologies of the adopted interlocal agreement per Section 163.31777, Florida Statutes and must comply with Section 163.3180(6), Florida Statutes.

OBJECTIVE CIP 1-5: FISCAL RESOURCE MANAGEMENT. The Town of Lady Lake shall manage fiscal resources to ensure provision of needed Capital Improvements for previously issued development orders and for Future Development and Redevelopment. Lady Lake fiscal resources management shall also include a 5-Year financial feasibility plan that shall be completed by the year end of 2010.

Policy CIP 1-5.1: Available Revenue to Support Capital Improvements Scheduled within the Five-Year and/or Ten-Year Schedule of Capital Improvements. No Category A or D capital improvement shall be programmed within the Five-Year Schedule of Capital Improvements for which insufficient funding has been identified within the Capital Improvements Element to finance the cost to implement and operate such improvement, unless policies cited herein dedicate a future funding source or require the Town to take certain financial and budgetary actions to resolve insufficient funding availability. No Category A or D capital improvement shall be implemented unless such improvements are programmed within the Five-Year of Capital Improvements by December 2010.

Policy CIP 1-5.2: Reservation of Facility Capacities to Preclude Demand for Capital Improvements Not Programmed within the Five-Year Schedule of Capital Improvements. The Town has adopted and implemented a concurrency management system containing provisions describing principles for reserving available facility capacities for previously issued development orders and for future development and redevelopment. Such provisions shall define priorities for which capacity shall be reserved, as well as the limitations to the vested rights associated with such assigned capacities.

The Town shall issue no development orders for new development which results in a demand for capacity which exceeds the design capacity threshold for which the adopted level of service standard is established for Category A or D, public facilities analyzed within the Comprehensive Plan. The Land Development Regulations have incorporated provisions which require applicants of development to perform an analysis of impacts which the associated development will place on adopted levels of service for water, wastewater, solid waste, transportation, recreation, and drainage, based on evaluation criteria set forth within the Concurrency Management System.

Policy CIP 1-5.3: Maturity Date. The maturity date for any debt shall not exceed the reasonable expected useful life of the project so financed.

Policy CIP 1-5.4: Limitation on Use of Bonds. The Town of Lady Lake shall limit the use of long-term bond financing to those capital improvements programmed in the Five-Year Schedule of Capital Improvements for which current revenues, including State and federal revenue sharing funds, are insufficient to amortize the project cost within four fiscal years after construction or installation commences.

Policy CIP 1-5.5: Appraisal of Property Tax Base. Assessed property tax base values used for analysis purposes within the Capital Improvements Element of this Comprehensive Plan shall be determined by the Lake County Property Appraiser.

GOAL CIP 2: IMPLEMENT CAPITAL IMPROVEMENTS. ESTABLISH AND ADMINISTER A PROGRAM TO IMPLEMENT CATEGORY A, B, AND C CAPITAL IMPROVEMENTS.

OBJECTIVE CIP 2-1: FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS. Category ‘A’ and ‘D’ capital improvements must be implemented within the next five fiscal years to eliminate a deficiency, replace worn-out or obsolete facilities, or provide facilities and services concurrent with impacts of new development that will be programmed into a five-year schedule of capital improvements. The Town may include Category B and C improvements and services in this schedule for budgetary and information purposes. Any and all changes to the Capital Improvements shall be achieved through a Large Scale Comprehensive Plan Amendment.

Policy CIP 2-1.1: Commencement and Completion Schedule of Category A Capital Improvements. Implementation of Category A capital improvements involving construction, installation, assembly, or professional support services prior to operation of a facility must commence during that fiscal year identified in the Five-Year Schedule of Capital Improvements. Completion of such projects shall occur within two fiscal years following the fiscal year project implementation begins, unless otherwise documented and scheduled within the Five-Year Schedule of Capital Improvements. Category A capital improvements involving a direct purchase or acquisition of equipment or land shall commence and desist within that fiscal year implementation is programmed in the Five-Year Schedule of Capital Improvements.

Policy CIP 2-1.2: Procedures for Amending and Revising Implementation Dates of Category A Improvements. Amendments and revisions to the Five-Year Schedule of Capital Improvements shall abide by the following procedures for Category A improvements:

A) Traffic Circulation. A plan amendment is necessary to eliminate, defer, or delay scheduled implementation dates for Category A traffic circulation improvements that are programmed into the Five-Year Schedule of Capital Improvements for purposes of maintaining an adopted level of service standard. Estimated project costs may be administratively revised by the Town Manager from time to time.

B) Water, Sewer, Solid Waste, and Drainage. A plan amendment is necessary to eliminate scheduled implementation dates for water, sewer, solid waste, and drainage improvements that are programmed into the Five-Year Schedule of Capital Improvements for purposes of maintaining an adopted level of service standard. Implementation dates that are deferred or delayed to another date within the Five-Year Schedule of Capital Improvements shall occur by ordinance; a plan amendment shall be required to delay or defer an implementation date beyond the fifth year of the Five-Year Schedule of Capital Improvements. Estimated project costs may be administratively revised by the Town Manager from time to time.

C) Recreation. An ordinance is necessary to eliminate, defer, or delay scheduled implementation dates for recreation improvements programmed in the Five-Year Schedule of Capital Improvements for purposes of maintaining an adopted level of service standard. Estimated project costs may be administratively revised by the Town Manager from time to time.

D) The level of service for all schools shall be set at 100% of FISH permanent capacity. In instances where the CORE (dining) capacity is greater than the FISH permanent capacity, the school capacity shall then be increased to that of the CORE (dining) capacity and the level of service maintained at 100% of the school capacity. In no instance shall the school capacity increase more than 125% due to additional CORE (dining) capacity. Coordination with the Lake County School Board's Five Year District Facilities Work Plan, the plans of other local governments, and as necessary, updates to the Concurrency Service Area map is required to ensure that the adopted Level of Service Standards for Concurrency Service Areas will be achieved and maintained. The Level of Service Standard for public schools as they relate to the Town of Lady Lake and surrounding jurisdictions required under interlocal agreement to share capacity is provided by the Lake County School Board the Five Year Facilities Master Plan / Capital Improvement Program as adopted by the Lake County School Board on September 12, 2011. E) The Lake County Schools Five Year Facilities Master Plan Capital Improvement Program Fiscal Years 2012 - 2016 as adopted by the Lake County School Board on September 12, 2011, is hereby adopted into the Town's adopted Capital Improvement Schedule by reference.

Tables 8-1 through 8-6 provide a schedule of capital improvements hereby adopted by the Town of Lady Lake.

Proposed Capital Improvements

Water System:

- Well #4 at Water Treatment Plant No.3
- High Service Pump No. 4 at Water Treatment Plant No.3
- Ground Storage Tank at Water Treatment Plant No.3

Wastewater System:

- Reuse interconnect with the VCCDD System

Transportation System:

- Trail/Bike Path (Gardenia Trail) from Lake Ella Road to Marion County Road at Highway 25
- Widening of U.S Highway 27/441 from Lake Ella Road to Avenida Central (PD&E/Preliminary Engineering)
- Rolling Acres Sidewalk Project (5,050 Linear Feet)

Public School Facilities:

- Elementary “O” - Villages Relief School

Library and Parks and Recreation Facilities:

- Deck replacement at the Historical Society & Chamber

TABLE 8-1: WATER SYSTEM CAPITAL IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	Budget Year					Funding Source
				2011	2012	2013	2014	2015	
Well #4 at Water Treatment Plant No. 3	A	\$640,000	Engineering						Water Impact Fees
			Construction					\$640,000	
High Service Pump No. 4 at Water Treatment Plant No. 3	A	\$100,000	Engineering						Water Impact Fees
			Construction					\$100,000	
Ground Storage Tank at Water Treatment Plant No.3	A	\$695,000	Construction					\$695,000	Water Impact Fees
TOTAL		\$1,435,000						\$1, 435,000	

TABLE 8-2: WASTEWATER SYSTEM CAPITAL IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	Budget Year					Funding Source
				2011	2012	2013	2014	2015	
Reuse Interconnect with the VCCDD System	A	\$150,000	Construction	\$150,000					Grant
TOTAL		\$150,000		\$150,000					

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TABLE 8-3: LIBRARY AND PARKS & RECREATION IMPROVEMENTS

Project	Imp. Category	Estimated Cost	Phase	Budget Year					Funding Source
				2011	2012	2013	2014	2015	
Deck Replacement at the Historical Society and Chamber	C	\$39,500	Construction	\$39,500					General Revenue
TOTAL		\$39,500		\$39,500					

TABLE 8-4 - TRANSPORTATION IMPROVEMENTS

Project	Imp. Category	Type of Work	Estimated Costs	Budget Year - Costs in Thousands *					Funding Source
				2011*	2012*	2013*	2014*	2015*	
Lady Lake Blvd Extension	A	Extend and Pave ±2,700 LF	\$160,000					\$160,000	General Fund
Gardenia Trail III From Lake Ella Rd To Marion Co Rd At Hwy 25	B	PD&E – Bike/Ped. Trail	\$3,091	\$3,091					FDOT
Gardenia Trail III From Lake Ella Rd To Marion Co Rd At Hwy 25	B	Preliminary Engineering Bike/Ped. Trail	\$136,000		\$136,000				FDOT
NON-INTRASTATE STATE HIGHWAY	B	Maintenance	\$49,584	\$24,584	\$25,000				FDOT
U.S 441 from Lake Ella Rd. to Avenida Central	A	Right-of-Way	\$4,839,291	\$4,839,291					FDOT
U.S 441 from Lake Ella Rd. to Avenida Central	A	Preliminary Engineering	\$63,583	\$63,583					FDOT
Rolling Acres Sidewalk Rolling Acres Sidewalk Project	A	Construction of ±5,050 LF	\$836,434	\$89,217 DSN	\$747,217 (CNST)				FDOT Safe Routes to School
466 from Sumter County to US-27/441	A	Widen to 4-Lane with Paved Shoulders 10,100 LF	\$950,000	950,000 ROW					County Impact Fees
Griffin View Drive C-7212 from U.S. 27/441 to Gray's Airport Road	A	Preliminary Engineering/ Construction						\$990,000	County Impact Fees
Griffin Avenue C-7807 Intersection w/ Rolling Acres Road	A	Construct Westbound Turnlane	\$250,000			\$250,000			County Impact Fees
TOTALS			\$7,287,983	\$5,019,766	\$908,217	\$250,000	\$0	\$1,150,000	

Table 8-5

**FIVE YEAR CAPITAL
WORK PLAN SUMMARY
FY 2012 - 2016
September 12, 2011**

		Committed Prior Year Expenses /Carryover	FY2011-12	FY2012-13	FY2013-14	FY2014-15	FY2015-16	5 Year Total
Available for Projects			\$40,418,958	\$460,958	\$1,535,100	\$1,743,761	\$1,997,900	\$46,156,677
Future Project Fund				\$8,463,996	\$5,094,954	\$4,700,054	\$3,313,815	\$0
Subtotal			\$40,418,958	\$8,924,954	\$6,630,054	\$6,443,815	\$5,311,715	\$46,156,677
Proposed Projects	*							
Elementary Schools								
Eustis ES		\$100,000						\$0
Eustis Heights ES Renovation/Addition	P/C	\$1,900,000	\$14,225,000					\$14,225,000
Grassy Lake ES Modular Classrooms	C	\$600,000						\$0
Treadway ES Addition	C	\$1,397,980	\$6,148,652					\$6,148,652
Cypress Ridge ES Cafeteria	P		\$500,000	\$2,000,000				\$2,500,000
"L" Elementary - Lost Lake relief						\$710,750		\$710,750
"N" Elementary - Leesburg relief						\$710,750		\$710,750
"O" Elementary - Villages relief**						\$710,750		\$710,750
"P" Elementary - Treadway/Tavares relief**						\$710,750		\$710,750
"Q" Elementary - Groveland relief						\$710,743		\$710,743
Middle Schools								
Mt. Dora MS Addition	P/C	\$1,419,282	\$6,601,310					\$6,601,310
Umatilla MS Remodeling	P/C		\$2,000,000					\$2,000,000
Land Acquisition								
Land Acquisition			\$300,000	\$200,000	\$300,000	\$1,500,000		\$2,300,000
Capital Renewal								
District-wide Projects			\$2,180,000	\$1,630,000	\$1,630,000	\$1,630,000	\$1,757,972	\$8,827,972
Project Total			\$31,954,962	\$3,830,000	\$1,930,000	\$3,130,000	\$5,311,715	\$46,156,677

TABLE 8-6
**FIVE YEAR CAPITAL
REVENUE SUMMARY
FY 2012-2016
September 12, 2011**

	FY2011-12	FY2012-13	FY2013-14	FY2014-15	FY2015-16	5 YR TOTAL
Revenue:						
Local Capital Outlay Levy *	\$24,969,712	\$24,020,863	\$24,789,530	\$26,103,376	\$27,852,302	\$127,735,783
Sales Tax (1/3 cent) (Expires 12/31/17)	\$8,700,000	\$8,700,000	\$8,900,000	\$9,200,000	\$9,500,000	\$45,000,000
Impact Fee	(\$325,620)	\$0	\$500,000	\$900,000	\$1,400,000	\$2,474,380
PECO Maintenance (State)	\$0	\$728,344	\$1,624,146	\$1,991,644	\$2,142,714	\$6,486,848
PECO Regular (State)	\$0	\$0	\$599,142	\$432,803	\$211,942	\$1,243,887
COBI/SBE Bonds (State)	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay & Debt Service (State)	\$185,958	\$185,958	\$185,958	\$185,958	\$185,958	\$929,790
Prior Year Ongoing Exp Carryover **	\$1,145,161	\$0	\$0	\$0	\$0	\$1,145,161
Prior Year Project Carryover **	\$38,258,620					\$38,258,620
Other Misc	\$300,000	\$275,000	\$250,000	\$225,000	\$200,000	\$1,250,000
Total Available	\$73,233,831	\$33,910,165	\$36,848,776	\$39,038,781	\$41,492,916	\$224,524,469
Total Available Including New Loans	\$73,233,831	\$33,910,165	\$36,848,776	\$39,038,781	\$41,492,916	\$224,524,469

* 1.50 mill for Capital Outlay with 0.50 of 2.00 mill moved to Operating Budget by State Legislature

** Uncommitted or reallocated prior year funds

GOAL CIP 3: MONITOR AND EVALUATE CAPITAL IMPROVEMENTS. THE CAPITAL IMPROVEMENTS ELEMENT SHALL BE MONITORED, EVALUATED AND AMENDED TO MAINTAIN EFFECTIVENESS AND EFFICIENCY IN THE PROVISION OF PUBLIC FACILITIES AND SERVICES REQUIRED TO MEET MINIMUM LEVEL OF SERVICE STANDARDS ADOPTED BY THE TOWN OF LADY LAKE.

OBJECTIVE CIP 3-1: MONITORING AND EVALUATION PROCEDURE. The Town shall develop and adopt a monitoring and evaluation procedure for the Capital Improvements Element, including the Five-Year Schedule of Capital Improvements.

Policy CIP 3-1.1: Monitoring and Evaluating Capital Improvements Element. The Capital Improvements Element shall be reviewed on an annual basis to assure that required fiscal resources are available concurrent with the capital improvements proposed to be included in the Town's Annual Budget. Such capital improvements scheduled in the Annual Budget shall be consistent with the Comprehensive Plan and provide adequate public facilities to support future land use consistent with adopted level of service standards. The Capital Improvements Element, including the Five-Year Schedule of Capital Improvements, shall be evaluated no later than September of each year and shall be reviewed in conjunction with the development of the upcoming fiscal year Annual Budget.

Policy CIP 3-1.2: Amendments to the Five-Year Schedule of Capital Improvements. Pursuant to Section 163.318, Florida Statutes, amendments to the programming of Category A and D improvements within the Five-Year Schedule of Capital Improvements shall occur no more than twice a year and as allowed for emergencies necessary for the protection of the public's health, safety, and welfare.

Policy CIP 3-1.3: Update and Revision to Data and Analysis Cited in the Plan and Capital Improvements Element. Pursuant to Section 163.3177(3b), Florida Statutes, the following revisions to the Comprehensive Plan shall occur by ordinance: corrections, updates, and modifications to revenue and cost estimates; acceptance of facilities committed through development agreements as consistent with the Comprehensive Plan; or the date of construction of any facility in the Schedule may occur by ordinance. Amendments or adjustments to the Five-Year Schedule of Capital Improvements shall be reported to the Florida Department of Community Affairs as mandated in Chapter 163.3180(3), F.S.

Policy CIP 3-1.4: Amendments to the Timing, Location or Scheduling of Capital Improvements. Elimination, deference, or postponement of implementation dates established for Category A and D, improvement programmed in the Five-Year Schedule of Capital Improvements shall occur according to procedures stipulated in this Element.

Policy CIP 3-1.5: Public Participation. Findings and recommendations requiring an amendment to the Capital Improvements Element or the Five-year Schedule of Capital Improvements shall be presented by the Town Manager or a designated representative to the Town Commission at a public hearing where opportunities are provided for public participation.

Policy CIP 3-1.6: Monitoring and Evaluation Procedures. The monitoring and evaluation procedure

shall incorporate the following:

A) Update and Refinements. Determine if any corrections, updates, or modifications are necessary to maintain consistency with the Annual Budget and to provide the best available information and data. The Town shall undertake the following activities:

- 1.) Annually update estimated revenues and operating expenditures within the Capital Improvements Element by September of each year for purposes to further consistency with the Annual Budget, and update all revenue and operating costs forecasts for the following five-years;
 - 2.) Update improvements listed in the Five-Year Schedule of Capital Improvements, including project costs affected by inflation, and add new improvements as necessary to comply with goals, objectives, and policies cited in this element. Improvements committed through development agreements will also be listed in the Schedule of Capital Improvements;
 - 3.) Revise the Capital Improvements Element as necessary to reflect revisions and updates to population projections annually prepared by the Bureau of Economic and Business Research at the University of Florida;
 - 4.) Revise the Capital Improvements Element as necessary to reflect new revenue sources that are established by the Town Commission or as created by the State of Florida;
 - 5.) Annually update debt capacity and all analysis of financial capacity;
 - 6.) Update inventory and analysis to reflect the most recent proposed plans of the Lake County School Board to improve existing or develop new facilities; any major improvements by the Florida Department of Transportation that are scheduled for the next three year period; and any projects proposed by the St. Johns River Water Management District or any other State Agency. Such updates shall be consistent with Chapter 163.3180(3).
 - 7.) On or before September 15th of each year and after consideration of the written comments of the County and the Cities, the Lake County School Board will adopt a financially-feasible Work Program that includes school capacity sufficient to meet anticipated student demand within the County, based on the LOS standards set forth in the Interlocal Agreement. The School Board will construct and/or renovate school facilities sufficient to maintain the LOS standards set forth in the Interlocal Agreement, consistent with the adopted 5-Year Facilities Work Program. Nothing in this agreement shall be construed to abrogate the School Board's constitutional authority in determining delivery of student services, including but not limited to school scheduling or to require the School Board to redistrict any school more than once in any three consecutive year period. The Town of Lady Lake shall adopt the Schools Board's adopted work program into their CIE updates each December.
- B) Internal Consistency Review. Revise data and analysis within other supporting documents of the Comprehensive Plan to reflect changes made to the Capital Improvements Element or the Five-Year Schedule of Capital Improvements.

- C) External Consistency Review. Coordinate with the designated Town Budget Officer to assure that revisions, modifications, changes made to the Five-Year Schedule of Capital Improvements are reflected within the Annual Budget.
- D) Capital Improvement Evaluation Criteria. Review the criteria used to evaluate capital improvement projects to assure that the projects are ranked in their appropriate order of priority and incorporate any needed changes to upgrade and facilitate the evaluation process.
- E) Level of Service Standards. The Comprehensive Plan shall be used to evaluate the Town's effectiveness in maintaining the adopted level of service standards and recommend any needed action to address deficiencies in the provision of facilities and services.
- F) Outstanding Indebtedness. Annually evaluate the ratio of outstanding indebtedness to the revenue base.

Economic Element
Town of Lady Lake, Florida

GOALS, OBJECTIVES AND POLICIES. This element of the plan presents the goals, objectives and policies that are intended to guide the Town of Lady Lake in achieving its preferred economic future.

EC GOAL 1: ECONOMIC GOAL. THE TOWN OF LADY LAKE SHALL CREATE AN ECONOMIC ENVIRONMENT THAT WILL ENHANCE THE ECONOMIC PROSPERITY AND QUALITY OF LIFE FOR ALL OF ITS CITIZENS.

OBJECTIVE EC 1-1: DIVERSIFIED AND STABLE ECONOMY. The Town of Lady Lake Shall Promote Balanced and Orderly Economic Growth That Will Provide Increased Economic Opportunity While Reducing Dependence On Any One Employment Sector.

Policy EC 1-1.1: Create Desirable Business Environment. The Town of Lady Lake shall create a desirable business environment that attracts and retains business by: 1) fostering an attitude that welcomes new industry, 2) providing necessary infrastructure for development, 3) eliminating unnecessary regulation and streamlining the review process, and 4) maintaining competitive tax and fee structures.

Policy EC 1-1.2: Create Desirable Living Environment. The Town of Lady Lake shall create a quality of life that attracts and retains business by: 1) protecting natural resources, 2) promoting excellence in education, 3) expanding recreational and cultural activities, 4) ensuring planned and aesthetically pleasing development, and 5) maintaining public safety.

Policy EC 1-1.3: Ensure Environmentally Safe Business and Industry. The Town of Lady Lake shall ensure that future business and industry practices will contribute toward a safe, clean, and healthy environment and will have no significant adverse impacts on the environment, through the strict enforcement of the policies in the Conservation Element of this Comprehensive Plan.

OBJECTIVE EC 1-2: RETAIN AND EXPAND EXISTING BUSINESS AND INDUSTRY. The Town of Lady Lake Shall Develop Incentive and Assistance Programs Which Are Designed To Encourage The Retention And Expansion of the Town's Existing Businesses.

Policy EC 1-2.1: Develop Business Retention and Expansion Programs. The Town of Lady Lake shall develop retention and expansion programs. These programs may include incentives for existing industry retention and expansion, development review assistance, an assessment of industry needs, and information about other opportunities for assistance.

Policy EC 1-2.2: Assess Existing Industry Needs. By June 2012, The Town of Lady Lake, (through the Economic Development Commission's Visitation Program or a similar program), shall conduct a survey of existing industries to determine what services they need in order to continue to do business in the Town of Lady Lake. The survey shall be updated annually.

Policy EC 1-2.3: Existing Industry Liaison. The Town of Lady Lake Town Manager with the support of the Growth Management Department will assist existing industry with retention and expansion issues and provide development assistance.

Policy EC 1-2.4: Business Publications. The Town Manager shall provide chambers of commerce and other business organizations with information for publication, including: contact information, available financing, networking opportunities, special events, training programs, and profiles of business leaders and recent expansions.

Policy EC 1-2.5: Public Awareness. The Town of Lady Lake's, Town Manager with the support of the Growth Management Department will publicize the positive economic impact of the community's existing industries.

Policy EC 1-2.6: Evaluate Existing Business Programs. The Town of Lady Lake shall utilize an annual survey of businesses to evaluate the effectiveness of the retention and expansion programs.

OBJECTIVE EC 1-3: THE TOWN OF LADY LAKE TO IDENTIFY AND RECRUIT NEW BUSINESS AND INDUSTRY. The Town of Lady Lake Shall Maintain A Marketing Program That Will Identify And Recruit Targeted Industries And Promote Sound, Sustainable Economic Development In The Town of Lady Lake.

Policy EC 1-3.1: Recruit Targeted Industries. The Town of Lady Lake shall recruit businesses in the following categories as identified in the target industry study. These businesses shall include, but not be limited to, office and financial service activity, light manufacturing, high technology, telecommunications, distribution, health care services, retirement services, and tourism.

Policy EC 1-3.2: Economic Development Relationships. The Town shall maintain working relationships with Lake County Economic Growth and Redevelopment Department, Metro-Orlando Economic Development Commission (EDC), Enterprise Florida, the Florida Department of Commerce, Office of Tourism, Trade and Economic Development, and other state and regional bodies involved in the promotion of economic development in Florida.

Policy EC 1-3.3: Demographic Database. The Town of Lady Lake shall develop a database of economic and demographic information. This database will be available for public use as part of the resource center.

OBJECTIVE EC 1-4: PROMOTE BUSINESS INCENTIVE PROGRAM. The Town of Lady Lake, Will Assist The Economic Development Commission of Mid-Florida, Inc. and The Town of Lady Lake Business Leaders, and Will Promote Business Incentives.

Policy EC 1-4.1: Coordination for Incentives. The Town of Lady Lake will coordinate with Lake County, and the Metro Orlando Economic Development Commission (EDC) to advise the business community of the incentives available. The granting of incentives will be determined by the Town Manager and the Chairperson of the Lake County Industrial Development Authority. Criteria used to evaluate requests for incentives will be based on the economic return on

investment received by the community, including: 1) jobs created, 2) average wage, 3) tax revenues, and 4) other socioeconomic benefits.

Policy EC 1-4.2: Impact Fee Refund Opportunities. The Town of Lady Lake has available an impact fee refund program that outlines options for reimbursements for utility extensions.

Policy EC 1-4.3: Employee Training. The Town Manager with the support of the Growth Management Department will provide information and assistance in applying for employee training through the Workforce Central Florida, Lake Technical Center (LakeTech), Lake/Sumter Community College, and Florida's Rapid Response Training Program.

Policy EC 1-4.4: Transportation Grants. The Florida Economic Development Transportation Fund provides funds to local governments on behalf of companies that are considering expansion or relocation and have an existing or anticipated transportation need. The Town of Lady Lake shall expedite the application process for these funds.

OBJECTIVE EC 1-5: INCREASE EFFICIENCY OF REGULATORY SYSTEM. The Town of Lady Lake Shall Streamline the Development Review and Permitting Process, Make Regulations Easier To Understand, Assist Economic Development Proposals Through The Review Process, and Project A Customer Service Orientation Throughout The Review Process.

Policy EC 1-5.1: User Friendly Development Review Process. The Town shall make the development review process easier to understand by creating a user friendly information manual by June 2012. The Town shall maximize the continuity of the review process by locating the various departments and agencies in close proximity to each other.

Policy EC 1-5.2: Evaluate Efficiency of Review and Permitting Services. The Town shall develop both an internal system and a user system based on comments received to evaluate the efficiency of the review and permitting services provided.

Policy EC 1-5.3: Enact Efficient Pre-application Procedures. The Town Manager, Growth Management Director, or other appropriate staff will meet with business owners, developers, and their representatives in a pre-application conference to discuss the application process and requirements and to expedite the review of plans.

Policy EC 1-5.4: Land Development Regulations. The Town shall continue to update the Land Development Regulations so that they are consistent with the Comprehensive Plan and provide a comprehensive listing of permitted uses and development standards for office, commercial, and industrial zoning districts.

Policy EC 1-5.5: Eliminate Unnecessary Regulation. The Town shall identify, correct, or eliminate the laws, regulations, and government practices that unnecessarily restrict agriculture, business, and industry practices from taking place in suitable locations.

Policy EC 1-5.6: Evaluate Alternative Sites. The Town of Lady Lake shall provide courtesy non-binding evaluations of alternative sites that include land use and zoning requirements, utility service providers, potential environmental concerns, and other similar pertinent information.

OBJECTIVE EC 1-6: ALLOCATE ADEQUATE ACREAGE FOR FUTURE ECONOMIC NEEDS. The Town of Lady Lake Shall Identify Future Land Use Needs and Ensure That Adequate Residential, Commercial, and Industrial Acreage Is Available For Development.

Policy EC 1-6.1: Assess Land Use Needs. The Town of Lady Lake shall forecast its future need for commercial and industrial land and ensure adequate acreage is allocated for these uses.

Policy EC 1-6.2: Evaluate Potential Sites. The Town of Lady Lake shall continually evaluate sites that appear to be especially suited for commercial and industrial development. This will allow possible complications associated with the site(s) to be identified and resolved prior to private sector involvement.

OBJECTIVE EC 1-7: ENSURE NECESSARY INFRASTRUCTURE TO FACILITATE ECONOMIC DEVELOPMENT. The Town of Lady Lake Shall Provide The Infrastructure, Roadways, and Utilities To Facilitate Planned Economic Development.

Policy EC 1-7.1: Improve Inter-Town Transportation Network. Town of Lady Lake, in coordination with adjacent counties, shall investigate viable inter-Town access points.

Policy EC 1-7.2: Promote Improvements to State Road 441. In coordination with the Florida Department of Transportation, the Town of Lady Lake shall encourage the completion of improvements or alternatives to U.S. 27 and/or U.S. 441 (i.e., North-South By-pass) prior to their scheduled completion dates.

Policy EC 1-7.3: Improve the Town infrastructure, particularly in existing industrial areas, regional commercial centers and commercial corridors, in accordance with the procedures for road/utility expansion set forth in the Land Development Regulations.

Policy EC 1-7.4: Utilities Service. The Town of Lady Lake shall create and maintain a utilities service area map that lists service providers and delineates service area boundaries. This map will aid developers in assessing development potential of sites and will become one of the economic development tools.

Policy 1-7.5: Directory of Incentives. The Town will prepare and maintain a directory of incentives available to municipalities for financing needed infrastructure improvements.

Policy 1-7.6: The Town shall support and promote the economic development of the Special Area Plans outlined in the Future Land Use Element, Objectives FLU 2-2 (County Road 466/Rolling Acres Road) and Objective FLU 2-3 (Downtown Lady Lake). Support and promotion may include, but is not limited to, prioritization of utility improvements for those

areas, incorporation of multi-modal choices for these areas and encouragement of live/work situations.

OBJECTIVE EC 1-8: REDUCE PROPERTY TAX BURDEN. The Town Shall Reduce Property Tax Burden By Shifting, Where Possible, the Burden Of the Costs Of Providing Infrastructure, Facilities and Services To Groups Or Individuals Which Benefit the Most From the Provided Infrastructure, Facilities and Services.

Policy EC 1-8.1: Develop Funding Sources to Support Growth. The Town of Lady Lake hereby supports the principle that growth should pay its fair share and shall continue to develop funding sources to pay for infrastructure and services.

Policy EC 1-8.2: Pursue Alternatives. The Town of Lady Lake shall encourage innovative methods of financing infrastructure and services wherever possible in order to minimize the current and future tax burden. The Capital Improvements Element and any other affected Element will be amended as needed to reflect any actions taken pursuant to this policy.

Policy EC 1-8.3: Encourage and Support Grant Funding. The Town of Lady Lake shall encourage and support efforts of other agencies to obtain grant monies and other extramural funds designed to assist local economic development efforts. The Town shall make available, published information on monies other extramural funds which would be able to provide significant improvement in the local economy or in meeting the needs of the labor force.

OBJECTIVE EC 1-9: ECONOMIC DEVELOPMENT STRATEGIES. The Town of Lady Lake Is Committed To Developing A Business and Living Environment That Promotes Economic Growth and Stability Today and Tomorrow. Therefore, the Town Will Continue To Engage In Strategic Planning To Develop Strategies, Policies, and Incentives That Will Allow It To Remain Competitive In A Dynamic Economic Environment.

Policy EC 1-9.1: Annual Economic Development Report Address. On an annual basis, the Town Manager shall prepare a report that reviews the past year's economic development activity, summarizes the current state of the Town economy and economic development efforts, and presents strategic plans for future economic development.

Policy EC 1-9.2: Strategic Planning. The Town will periodically revisit the strategic planning process, making an appraisal of its strengths and weaknesses while surveying the economic horizon for opportunities and threats. This process will allow the Town to develop the strategic plans and incentives necessary to remain economically competitive.

Policy EC 1-9.3: Unified Economic Elements and Plans. The Town of Lady Lake shall work towards a unified county wide economic development effort by encouraging uniformity among the Economic Elements and economic development plans of the Town and the County.

Policy EC 1-9.4: When appropriate and feasible the Town of Lady Lake shall support the goals and strategies outlined in the Lake County Economic Development Strategic Plan dated February 2008.

Policy EC 1 – 9.5: Participate in updates of the Lake County Economic Development Strategic Plans. The Town shall ensure that it provides adequate participation and input during future updates of the County economic development plan.

Town of Lady Lake Comprehensive Plan
PUBLIC SCHOOLS FACILITIES ELEMENT

CHAPTER X
Goals, Objectives, and Policies

GOAL 10-1: It is the Goal of the Town of Lady Lake to coordinate with the Lake County School Board and provide for the future availability of public school facilities in a manner consistent with the adopted level of service standard. The implementation of school concurrency will be accomplished by adhering to and recognizing the Town's authority in land use decisions; which include the authority to approve or deny comprehensive plan amendments, re-zonings, or other development orders that generate students and impact the Lake County school system; and the Lake County School Board's statutory and constitutional responsibility to provide adequate public schools.

Objective 10-1.1:

Level of Service (LOS) standards shall be adopted in order to ensure that there is sufficient school capacity to support student growth for each year of the five-year planning period and for the long term planning horizon.

Policy 10-1.1:

- a. The LOS is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The LOS standard is the maximum level of school utilization that will be permitted in the Lake County School District. The LOS for all schools shall be set at 100% of FISH permanent capacity. In instances where the CORE (dining) capacity is greater than the FISH permanent capacity, the school capacity shall then be increased to that of the CORE (dining) capacity and the level of service maintained at 100% of the school capacity. In no instance shall the school capacity increase more than 125% due to additional CORE (dining) capacity.
- b. The adopted LOS standard shall become applicable to the Town no later than June 1, 2008.
- c. Individual schools are discouraged from operating in excess of the established LOS. Moreover, the issuance of development orders and building permits shall be strictly conditioned upon the availability of school capacity and the maintenance of the adopted LOS.
- d. The LOS standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the Five-Year Schedule of Capital Improvements. The Five-year Schedule of Capital Improvements shall be reviewed, updated, and adopted annually thus ensuring those projects necessary to address existing deficiencies, and to meet future needs based upon our adopted level of service standards, are adequately

planned for. Furthermore, coordination with the Lake County School Board's Five Year District Facilities Work Plan as adopted by the Lake County School Board on September 12, 2011, the plans of other local governments, and as necessary, updates to the Concurrency Service Area map is required to ensure that the adopted Level of Service Standards for Concurrency Service Areas will be achieved and maintained.

- e. In coordination with Section 5.3 of the Interlocal Agreement between Lake County, Lake County School Board and Municipalities for School Facilities Planning and Siting, future amendments to the Concurrency Service Areas (CSAs) may be accomplished by the School Board only after review and comment by the County and other municipalities within Lake County as provided in Section 5.1.1 of the Interlocal Agreement. Amendments to the CSAs shall be established to maximize available school capacity, taking into account transportation costs, desegregation plans, diversity policies, and the extent to which development approvals have been issued by a local government based on the availability of school capacity in a CSA contiguous to the CSA in which the development approval was issued. Amendments to the CSAs and attendance zones shall be designed to make efficient use of new and existing public school facilities in accordance with the Level of Service Standards set forth in the Interlocal Agreement.

Objective 10-1.2:

Ensure that comprehensive plan amendments and other land use decisions are simultaneously evaluated with school capacity availability within the Town.

Policy 10-1.2.1:

- a. School Board findings and comments on the availability of adequate school capacity shall be considered when evaluating the decision to approve comprehensive plan amendments and other land use decisions as provided for in s. 163.3177 (6)(a), F.S.
- b. The School Board shall review potential new development student generation impacts and available school capacity. Where capacity will not be available to serve students from the property seeking development approval and proportionate share mitigation is not an option, the School Board shall not issue a favorable concurrency determination. The Town may use lack of school capacity demonstrated by an unfavorable concurrency determination as a reason for denial.

Objective 10-1.3:

Ensure that the planning and construction of educational facilities are coordinated so that the timing is proper, the selected location is compatible with the surrounding area, the construction is concurrent with necessary services and infrastructure and the proposal is consistent with the comprehensive plan.

Policy 10-1.3.1:

- a. The Town shall coordinate with the School Board so that proposed public school facility sites are consistent with the applicable land use designations and policies of the comprehensive plan. Pursuant to Section 235.193, F.S., the Town will consider each site plan as it relates to environmental concerns, health, safety and welfare, and effects on adjacent property. In addition, road capacity and traffic concerns will also be evaluated. The Town will also continue to pursue the development of mutually acceptable guidelines for the selection of future school sites including, but not limited to:
 - Acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs deemed beneficial for joint-uses, as identified by the Lake County School Board and the Town;
 - Coordination of the location, phasing , and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility;
 - Preferences for urban and urbanizing areas; and
 - Provide for allowances for rural sites as deemed necessary and appropriate under certain circumstances.
- b. The Town shall coordinate with the School District to evaluate and locate potential sites where the co-location of schools with other public facilities, such as parks, libraries, and community centers can be selected;
- c. The School District shall adopt policy to promote the creation of community focal points through school facilities. School District policy will require that all school facilities be made available for use by other governmental units when not being used for school purposes.
- d. The Town and School Board shall coordinate the needs of infrastructure for school facilities in accordance with the procedures as established under Section 4 of the *Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting*.
- e. The “Future Conditions Maps” as adopted by the Lake County School Board’s Five Year District Facilities Work Plan 2012-2016 on September 12, 2011, and provided as Appendix C of the Data, Inventory, and Analysis supporting this element, shall serve as the guiding document for the general location of school facilities in accordance with the 5 year planning period.

Objective 10-1.4

Enhance community design through effective school facility design and siting standards. Encourage the siting of school facilities so that they are compatible with the surrounding land use.

Policy 10-1.4.1:

- a. The Town shall closely coordinate with the School Board in order to provide consistency between the Town's comprehensive plan and public school facilities programs, such as:
 - Greater efficiency for the School Board and the Town by locating schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;
 - Improved student access and safety by coordinating the construction of new and expanded schools and sidewalk construction programs;
 - The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities;
 - The expansion and rehabilitation of existing schools to support neighborhoods.
- b. Local governments and the school district shall coordinate emergency preparedness issues including, but not limited to, the use of school facilities as public shelters during emergencies.
- c. Public schools shall provide bicycle and pedestrian access consistent with Florida Statutes. Bicycle access and trails to public schools should be incorporated in trail projects and programs that are currently scheduled by the Town and County. Parking and sidewalks at public schools will be provided consistent with the comprehensive plan.
- d. Schools shall be designed consistent with the future land uses in which schools will be an allowable use will be directed by the Town's comprehensive plan and any subsequent zoning and land development codes must be consistent with the comprehensive plan.

GOAL 10-2: It is the Goal of the Town to establish a process for the implementation of school concurrency by providing for capacity determination standards, availability standards, applicability standards, and proportionate share mitigation.

Objective 10-2.1:

Establish capacity determination standards.

Policy 10-2.1.1:

- a. The School Board shall determine whether adequate school capacity exists for a proposed development based on LOS standards.
- b. The School District shall conduct a concurrency review that includes findings and recommendations of whether there is adequate school capacity to accommodate the proposed development for each type of school within the Town consistent with the LOS standard. The School District shall issue a concurrency determination based on the findings and recommendations.

Objective 10-2.2

Establish availability standards.

Policy 10-2.2.1:

- a. The Town shall not deny a subdivision plat or site plan for the failure to achieve and maintain the adopted level of service for public school capacity where:
 1. Adequate school facilities will be in place or under construction within three (3) years after the issuance of the subdivision plat or site plan according to the School Board's 5 year Capital Improvement Plan at the time of approval;
 2. Adequate school facilities are available and the capacity impacts of development can be satisfied by utilizing available capacity in an adjacent Concurrency Service Area or;
 3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan.
- b. If the School District determines that adequate capacity will not be in place or under construction within three (3) years after the issuance of final subdivision or site plan approval according to the Lake County School Board's 5 year Capital Improvement Plan at the time of approval and mitigation is not an acceptable alternative, the School District shall issue a School Concurrency Determination stating that capacity is not available. If the School District determines that adequate capacity does not exist, but mitigation, through proportionate share mitigation is an option, the development will remain active pending the conclusion of mitigation negotiations.

Objective 10-2.3

Establish proportionate share mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standard consistent with the adopted School Board's financially feasible Capital Improvement Plan.

Policy 10-2.3.1:

- a. In the event that mitigation is an acceptable alternative to offset the impacts of a proposed development, where the adopted LOS standards would otherwise be exceeded, the following options listed below, for which the School District assumes operational responsibility through incorporation in the adopted School Board's financially feasible Capital Improvements Program and which will maintain the adopted LOS standards, shall include but not limited to:
 1. The donation, construction, or funding of school facilities created by the proposed development.
 2. The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.
- b. Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School Board's financially feasible 5-Year Capital Improvement Program. Consideration may be given by the School Board to place an additional improvement required for mitigation on its Capital Improvement Program. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted LOS standards or identified as an amendment to the adopted Capital Improvement Program. Portable classrooms will not be accepted as mitigation.
- c. Mitigation shall be directed to projects on the School Board's financially feasible Capital Improvement Program that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the relevant local government, and the applicant executed prior to the issuance of the subdivision plat, site plan, or functional equivalent. If the school agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation on its Capital Improvement Program. This development agreement shall include landowner's commitment to continuing renewal of the development agreement upon its expiration.
- d. The applicant's total proportionate-share mitigation obligation to resolve a capacity deficiency shall be based on the following formula, for each school level: multiply the number of new student stations required to serve the new development by the average cost per student station. The average cost per student station shall include school facility development costs and land costs. The applicant's proportionate-share mitigation obligation will be credited toward

any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value. The process to determine proportionate share mitigation obligation shall be as follows:

Step 1: Determine the number of students to be generated by the development

Number of Dwelling Units in the proposed development (by unit type)

MULTIPLIED BY

Student Generation Rate (by type of DU and by School Type)

EQUALS

Number Students Stations needed to serve the proposed development

Step 2: Comparing the available capacity to the number of student stations calculated in Step 1 to assess the need for mitigation

Available Capacity

MINUS

The Number of new Students Stations needed to accommodate the proposed development

EQUALS

The shortfall (negative number) or surplus (positive number) of capacity to serve the development

Step 3: Evaluating the available capacity in contiguous service areas

If Step 2 results in a negative number, repeat that step for one or more contiguous service areas. If this step results in a negative number, then proceed to step 4 to calculate the proportionate share mitigation.

Step 4: Calculating proportionate share mitigation

Needed additional Student Stations from Step 3

MULTIPLIED BY

Average cost per Student Station

EQUALS

Proportionate-Share Mitigation Obligation

Objective 10-2.4

The student generation rates used to determine the impact of a particular development application on public schools shall be consistent with Lake County School Board and Florida Department of Education Standards. The student generation rates shall be reviewed and updated every two (2) years in accordance with professionally accepted methodologies.