

## FUTURE LAND USE ELEMENT



CITY OF GROVELAND

LAKE COUNTY, FLORIDA

ADOPTED ON OCTOBER 18, 2010

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## CHAPTER 1 FUTURE LAND USE ELEMENT

\*\*\*It is important to note that the old data and analysis from the *1992 Comprehensive Plan* is being superseded by new data and analysis presented below; however, the current Goals, Objectives, and Policies have been included in this *Element*. This *Element* was updated accordingly to reflect the new planning period.

### A. INTRODUCTION

#### 1. Purpose

The purpose of the *Future Land Use Element* is the designation of future land use patterns as reflected in the goals, objectives and policies of the local government comprehensive plan elements.

The *Future Land Use Element* sets forth the physical plan for the future development of the City. The *Future Land Use Element* describes the appropriate location for the future land uses and promulgates the policies regulating the location and development of all land uses. The *Future Land Use Element* sets forth not only the density and intensity of land uses, but also considers other factors affecting land use development, such as timing, cost, and current development trends.

While each *Element* within the *Comprehensive Plan* is important, the *Future Land Use Element* is arguably the most important as it must be consistent with all other *Comprehensive Plan Elements* and articulate the *Goals, Objectives and Policies* of these other *Elements* in the form of specific land use policies.

The *Existing Land Use Map* included as part of this *Element*, describes the location and distribution of land uses in Groveland in 2010. The *Future Land Use Map* (also included in this *Element*) is the focus of the *Comprehensive Plan*. It indicates the proposed location and distribution of land uses in the year 2025. All policies contained within this *Plan* must be consistent with the *Comprehensive Plan* and the *Future Land Use Map*. All land development regulations in effect subsequent to the adoption of this *Plan* must be consistent with the *Plan* and its *Future Land Use Map*.

This *Plan Element* is a required element; the minimum criteria for its contents are established in Rule 9J-5, F.A.C. This *Plan Element* was formulated to be consistent with those criteria as well as relevant sections of Chapter 163, Part II, F.S., the *State Comprehensive Plan*, and the *Comprehensive East Central Florida Regional Policy Plan*.

**B. POPULATION ESTIMATES AND FORECASTS**

In order to plan for growth, it is first necessary to project the number of persons that will reside in the City. The effectiveness of a local government’s comprehensive plan depends principally on the accuracy of population projections for both resident and seasonal populations. These predictions for the future are the basis of planning for future land use, housing, recreation and open space, and public services and infrastructure needs [9J-5.006(2)(c) and 9J-5.006(1)(g), F.A.C.].

Groveland’s population has grown over the years. In 1990, the City had a population of 2,300. By 2000, the population of Groveland increased to 2,360. In 2008, the City’s population increased to 7,206. Population projections prepared by the Shimberg Center for Affordable Housing indicate that Groveland will have 6,576 new residents by the year 2025 (see Table 1).

**TABLE 1: POPULATION PROJECTION BY AGE, 2008 - 2025**

<b>Age Group</b>	<b>2008</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
0-14 years old	1,527	1,571	1,938	2,325	2,620
15-24 years old	1,013	1,049	1,199	1,374	1,658
25-34 years old	864	912	1,117	1,291	1,378
35-44 years old	957	970	1,145	1,442	1,670
45-54 years old	1,081	1,167	1,398	1,583	1,837
55-64 years old	870	982	1,352	1,726	1,961
65-74 years old	496	533	812	1,197	1,566
75+ years old	398	428	556	745	1,092
<b>Total</b>	<b>7,206</b>	<b>7,612</b>	<b>9,517</b>	<b>11,683</b>	<b>13,782</b>

Source: Shimberg Center for Affordable Housing, University of Florida – April 19, 2010.

**C. EXISTING CONDITIONS**

**1. Existing Land Use**

The City’s *Existing Land Use Map* was produced using Geographic Information Systems (GIS) data from the Lake County Property Appraiser. The amount of acreage located within the City’s current boundaries is presented in Table 2 by the existing land use categories.

**TABLE 2: ACREAGE WITHIN EXISTING LAND USE CATEGORIES, 2010**

Existing Land Use	Acreeage	Percentage of Total
Agriculture	3,239.49	24.24%
Residential (includes all residential uses)	3,623.56	27.12%
Single-family Residential	896.15	6.71%
Multi-family Residential	99.06	0.74%
Vacant Residential	2,628.35	19.67%
Commercial	26.02	0.19%
Vacant Commercial	396.09	2.96%
Recreation	8.78	0.07%
Public Use (includes utilities, roads, educational facilities, and government facilities)	934.16	6.99%
ROWS/Roads	700.39	5.24%
Institutional	80.54	0.60%
Vacant Institutional	28.67	0.21%
Conservation	4,766.73	35.67%
Industrial	161.19	1.21%
Vacant Industrial	97.51	0.73%
<b>Total</b>	<b>13,362.74</b>	<b>100.00%</b>

Source: Lake County Property Appraiser 2009; Department of Revenue Annual Real Estate Tax Roll File; and B&H Consultants, Inc., May 2010

**Agriculture** – This category on the *Existing Land Use Map* denotes all land used for agricultural purposes, including cropland and pasture; orchards; groves; vineyards; nurseries; ornamental horticultural areas; and other agricultural uses as determined by the City Council. Single family residential use is permitted in this category. The maximum intensity and density for agricultural uses in the City is presented in Table 3 [9J-5.006(2)(c)(1), F.A.C.].

**Residential** - This category on the *Existing Land Use Map* denotes all land used for residential purposes, including single family, multi-family, accessory apartments, rectories, and mobile home structures, but specifically excludes recreational vehicles, travel trailers, or similar vehicles. The permitted density for residential lands in Groveland is featured in Table 3 [9J-5.006(2)(c)(1), F.A.C.].

**Commercial** - This category on the *Existing Land Use Map* denotes all land used for retail and wholesale trade, offices, restaurants, hotels and motels, and professional services. The majority of the commercial uses in the City are found along State Road 50. Commercial land use is permitted in the Commercial/Office, Mixed Use, Central Business District, Green Swamp Commercial, and North Workplace Development land uses and in the Green Swamp Single Family Low Density and Rural uses as special

exception. The maximum intensity for commercial uses in the City is presented in Table 3 [9J-5.006(2)(c)(1), F.A.C.].

**Industrial** – This category on the *Existing Land Use Map* denotes all land used for warehousing, assembly and distribution of goods, light processing, heavy equipment, large durable goods, or other land uses requiring heavy truck traffic. The intensity of industrial uses permitted in the City is featured in Table 3 [9J-5.006(2)(c)(1), F.A.C.].

**Institutional** - This category on the *Existing Land Use Map* denotes all land used for institutional facilities such as day care facilities, cemeteries, schools, government buildings, churches, or residential care facilities. The City permits an intensity of 0.50 impervious surface coverage for institutional uses under the Public/Institutional land uses (see Table 3) [9J-5.006(2)(c)(1), F.A.C.].

**Public Use** - This category on the *Existing Land Use Map* denotes all land used for public service activities, water plants, electric sub-stations and telephone facilities. The City permits an intensity of 0.50 impervious surface coverage for public uses under the Public/Institutional land use (see Table 3) [9J-5.006(2)(c)(1), F.A.C.].

**Recreation** - This category on the *Existing Land Use Map* denotes all land primarily used for outdoor recreational activities such as picnicking, jogging, cycling, outdoor courts, golf courses, and playing fields. These lands include both private and public recreational facilities. The City permits an impervious surface coverage of 0.50 on recreational land uses (see Table 3) [9J-5.006(2)(c)(1), F.A.C.].

**Conservation** - This category on the *Existing Land Use Map* denotes all wetlands, some uplands, public managed lands, floodplains, flood prone areas, and other areas in which valuable natural resources are found. No buildings are allowed on conservation lands in Groveland with the exception of boardwalks, docks, observation decks, or similar facilities allowed by the City and all regulatory agencies. [9J-5.006(2)(c)(1), F.A.C.].

**TABLE 3: PERMITTED MAXIMUM DENSITY/INTENSITY WITHIN LAND USE CATEGORIES**

Future Land Use	Maximum Density/Intensity
Single Family Low Density (SFLD)	Up to 2.0 dwelling units per acre. The maximum building height is 35 feet.
Single Family Medium Density (SFMD)	Up to 4.0 dwelling units per acre. The maximum building height is 35 feet.
Medium Density Residential (MDR)	Up to 6.0 dwelling units per acre. The maximum building height is 35 feet.
High Density Residential (HDR)	Up to 10.0 dwelling units per acre.
Green Swamp Single Family Low Density (GSSFLD)	Up to 4.0 units per acre. The maximum impervious surface coverage is 0.40. The maximum building height is 35 feet.
Green Swamp Single Family Rural (GSSFR)	Up to 2.0 dwelling units per acre. The maximum impervious surface coverage is 0.40. The maximum building height is 35 feet.
Mixed Use (MU)	Up to 4.0 dwelling units per acre. Non-residential uses - the maximum impervious surface coverage is 0.60 and the maximum floor area ratio is 0.25. May live and/or work in these areas.
North Workplace Development (NWD)	<p>Up to 7.0 dwelling units per acre. Non-residential development – the maximum impervious surface coverage is 0.65 and the maximum floor area ratio is 0.7. May live and/or work in these areas.</p> <p>The land use will allow for flexibility in design while requiring a strong mix of employment generators. Commercial retail/restaurant, professional services, and entertainment-related uses shall comprise a minimum of 25% of the property. In order to encourage sustainability, a minimum of 15% of the property shall be dedicated to research and development, manufacturing, distribution, or corporate offices and a minimum of 10% for medium to high density residential uses (up to 7 units per acre). This land use will also require a minimum of 5% of the land be devoted to public recreation, a minimum of 5% to governmental or civic uses, and a minimum of 20% open space.</p>
Central Business District (CBD)	The maximum impervious surface coverage is 0.80 and the maximum floor area ratio is 1.0. The maximum density for apartments, condominiums, or townhomes is up to 10.0 dwelling units per acre. The minimum building height is 35 feet and the maximum building height is 50 feet.

Future Land Use	Maximum Density/Intensity
Office/Commercial (COMM)	The maximum impervious surface coverage is 0.75 and the maximum floor area ratio is 0.5. The maximum building height is 35 feet.
Green Swamp Commercial (GSC)	The maximum impervious surface coverage is 0.40 and the maximum floor area ratio is 0.5.
Industrial (IND)	The maximum impervious surface coverage is 0.70 and the maximum floor area ratio is 0.7. The maximum building height is 50 feet.
Public/Institutional (P/I)	The maximum impervious surface coverage is 0.70.
Recreation and Open Space (REC)	The maximum impervious surface coverage is 0.5. The maximum building height is 35 feet.
Agriculture (AG)	The maximum impervious surface coverage is 0.1. One dwelling unit per 5 acres is permitted for agricultural uses.
Conservation (CON)	The maximum impervious surface coverage is 0.05.

Notes: Open Space: Open space is figured on the Gross Land Area. Up to 50% of the open space requirement may be met with wetlands. Open space may include landscaped buffers and stormwater facilities if they are designed to be a park-like setting with pedestrian amenities and free form ponds. Open space may be passive or active. Open space may include public recreational components of developments. The majority of the open space shall be permeable; however, up to 10% may be impervious (plazas, recreational facilities, etc.). Wet ponds are not counted as part of that 10%.

Densities would be determined by the Net Land Area. The Net Land Area is figured by taking the Gross Land Area (total property less any lakes or water bodies).

**Single Family Low Density (SFLD)** – The Single Family Low Density category shall be primarily limited to single-family detached homes. This designation serves primarily to place less intensive residential development adjacent to environmentally sensitive areas and natural resources and to allow residential preference for all income groups and to promote a diversity of housing types within the City. Residential uses in this category shall be permitted in those areas so designated in accordance with the applicable permitted density and as further controlled by the Land Development Regulations and the Florida Building Code. Elementary schools are permitted in this category.

**Single Family Medium Density (SFMD)** – The Single Family Medium Density category shall be primarily limited to single-family detached homes. Residential uses in this category shall be permitted in those areas so designated in accordance with the applicable permitted density and as further controlled by the Land Development Regulations and the Florida Building Code. Elementary and middle schools are permitted in this category.

**Medium Density Residential (MDR)** - The Medium Density Residential category shall be primarily limited to single-family detached homes, townhomes, or similar type of uses. Elementary and middle schools are also permitted in this category. Residential uses in this category shall be permitted in those areas so designated in accordance with the

applicable permitted density and as further controlled by the Land Development Regulations and the Florida Building Code.

***High Density Residential (HDR)*** – The High Density Residential category shall be primarily limited to single family villas, townhomes, or multi-family uses. Residential uses in this category shall be permitted in those areas so designated in accordance with the applicable permitted density and as further controlled by the Land Development Regulations and the Florida Building Code. Elementary, middle and high schools are also permitted in this category.

***Green Swamp Single Family Low Density (GSSFLD)*** – The GSSFLD category shall be limited to single-family detached units, attached single-family units, or townhomes. The cluster development standards of this category are intended to promote innovative residential design, encourage diversity of housing, preserve valuable open space areas, protect significant natural features and sensitive environmental areas, and allow more efficient utilization of land and facilities.

***Green Swamp Single Family Rural (GSSFR)*** – The GSSFR category shall be limited to single-family detached units. The cluster development standards of this category are intended to promote innovative residential design, encourage diversity of housing, preserve valuable open space areas, protect significant natural features and sensitive environmental areas, and allow more efficient utilization of land and facilities.

***Mixed Use (MU)*** – Primarily intended to create sustainability, including the provisions of reducing the dependability on the automobile, protecting more open land, and providing quality of life by allowing people to live, work, socialize, and recreate in close proximity. Elementary, middle, and high schools are also permitted in this category.

Land subject to this designation will have a Planned Unit Development zoning which will include a master plan of the overall design of the mixed use development, together with performance standards and design guidelines. The permitted uses include:

- Residential;
- Retail sales and service;
- Office/Commercial;
- Educational;
- Restaurants;
- Community facilities
- Recreation;
- Conservation;
- Public/Institutional;
- Medical facilities;
- Hotels/motels and tourist facilities; or

- Any other use as identified by the City.

In addition, the following shall apply:

1. All future development shall be required to connect to the City central water and sewer system;
2. Residential uses shall occupy a minimum of 50% and a maximum of 80% of the developable area;
3. Commercial, including retail, office uses and community facilities (excluding schools) a minimum of 5% and a maximum of 25% of the developable area;
4. Open space uses shall occupy a minimum of 20% of the site;
5. Maximum impervious surface is limited to 60%;
6. A maximum of 0.25 floor area ratio (FAR) may be considered for non-residential uses; and
7. Up to 4 dwelling units per gross acre may be considered.

***North Workplace Development (NWD)*** – Primarily intended to encourage a mix of uses in an area close to the Christopher C. Ford Commerce Park and the Florida Turnpike Interchange. It is also intended to provide flexibility in the siting and design of new developments, and to provide for a mixture of medium and high density residential, commercial office, and community uses to support the primary employers in the development.

The North Workplace Development category shall be available in the Groveland North Overlay Area for land located along or in the vicinity of US Highway 27 or State Road 19. This designation is intended to encourage a mix of uses in an area close to the Christopher C. Ford Commerce Park and the Florida Turnpike Interchange. The mixed use designation is intended to provide flexibility in the siting and design of new developments, and to provide for a mixture of medium and high density residential, commercial, office, manufacturing, and community uses. Land subject to this designation will have a Planned Unit Development zoning which will include a master plan of the overall design of the mixed use development, together with performance standards and design guidelines. The master plan shall provide for a pattern of development which encourages corporate workplace environments, reduces the need to travel by car, encourages opportunities for cycling and walking, and which connects the new development to existing and planned development outside the site's boundaries. Development in this category shall be limited to the following four use categories:

**A. Residential**

Townhomes/Villas

Apartments/Condominiums

**B. Commercial/Office**

Retail sales and service  
Office  
Restaurants  
Hotels/motels  
Medical facilities  
Cultural and entertainment

**C. Government, Civic and Institutional**

**D. Low-Intensity Industrial**

Research and development  
Corporate headquarters  
Light manufacturing  
Distribution

**Performance Standards**

Minimum of 2 of the 4 use categories listed above.  
Maximum Impervious Surface Ratio (ISR): 65%  
Maximum Floor Area Ratio (FAR) for non-residential uses: 0.7  
Residential Density: Maximum 7 units per acre.  
Public Squares/Recreation: Min 5%  
Open Space: Min 20%

The balance of uses within a site will be determined based on the following criteria:

1. All developments shall contain an element of useable public space to allow for social interaction;
2. Commercial uses shall comprise a minimum of 25% of the area and shall be oriented to US 27 and SR 19. Retail uses shall be located to encourage pedestrian activity;
3. Residential dwellings shall be permitted above commercial, office or civic uses and also allowed as separate buildings; and
4. Residential development shall be integrated with other permitted uses, with adequate on-site facilities provided for residents including landscape and open space area, and amenity, parking and service facilities.

The land use will allow for flexibility in design while requiring a strong mix of employment generators. Commercial retail/restaurant, professional services, and entertainment-related uses shall comprise a minimum of 25% of the property. In order to encourage sustainability, a minimum of 15% of the property shall be dedicated to research and development, manufacturing, distribution, or corporate

offices and a minimum of 10% for medium to high density residential uses (up to 7 units per acre). This land use will also require a minimum of 5% of the land be devoted to public recreation, a minimum of 5% to governmental or civic uses, and a minimum of 20% open space.

**Central Business District (CBD)** - Primarily intended for residential and commercial development in the historical downtown area. The historical downtown area is an economic, cultural, social, historic and architectural anchor of the City. To sustain these qualities, new development and redevelopment within the Central Business District shall be reflective of the architectural styles and fabric of the area. Consistency and compatibility with the existing built environment shall be considered in the review and issuance of development permits within the Central Business District. To preserve the quaint character of downtown Groveland, size limitations will also be placed on individual businesses. Redevelopment will focus on orienting buildings and roadways to a pedestrian scale. Residential development is permitted at higher densities in this area than other parts of the City, in order to foster compact, pedestrian oriented growth that will support downtown businesses. New commercial buildings are expected to accommodate pedestrians by providing storefronts near sidewalks and by offering shade and shelter along major streets.

**Office/Commercial (COMM)** - The Office/Commercial land use category is intended to provide appropriate locations for neighborhood and community businesses providing services and retail sales for the City and the nearby communities. Permitted uses within the Office/Commercial category shall be limited to the following uses; unless a special exception is granted to applicant by the City Council.

- **General Commercial.** These areas shall include those businesses that provide retail goods and services, which serve the routine and daily needs of residents, including banks and professional services, grocery and convenience stores, retail shops, and restaurants. Public and private elementary and middle schools are also allowed. Low intensity cultural and entertainment and medical facilities are also allowed in this category.
- **Limited Commercial.** These areas shall include low intensity office, service and retail businesses that are compatible when located in close proximity to neighborhoods. These uses are intended primarily to serve the needs of the closely surrounding neighborhood.
- **Professional Office.** These areas shall be limited to small neighborhood scale businesses and professional offices that are compatible with, and have no measurable or noticeable adverse impacts, upon surrounding residential uses. Such uses include offices for doctors and dentists, accountants, architects, attorneys, engineers, land surveyors, real estate brokers, financial planners, insurance and real estate agents and the like.

***Green Swamp Commercial (GSC)*** – The Green Swamp Commercial land use category is intended to apply to lands located along State Road 50 and State Road 33 in the Green Swamp. The maximum intensity standard for this land use category is 40% impervious surface and a 0.5 FAR. Development shall comply with the Guiding Principles for Development in the Green Swamp Area of Critical State Concern.

***Industrial (IND)*** – The Industrial category shall be limited to manufacturing and production, storage, warehousing and distribution uses as further controlled by the Land Development Regulations. Industrial uses may have outdoor storage and business related activity, but such uses shall not include processes that create negative effects to surrounding properties due to noise, heat, fumes, debris, chemicals or hazardous materials. Educational facilities are not permitted in this category. Support commercial uses are also allowed as ancillary uses.

***Public/Institutional (P/I)*** - These areas include uses such as government facilities and essential utilities, including police, fire and City Hall buildings and water and wastewater facilities. This category also includes schools, religious facilities, day care facilities (child and adult), cemeteries, or similar uses as identified by the City Council. Religious facilities or day care facilities (child and adult) may be allowed in residential areas as a conditional use.

***Recreation and Open Space (REC)*** – These areas generally include public parks or private parks that are open and available to the public. Note: Some park and open space lands may be more appropriately designated as Conservation, such as lands with wetlands or other environmentally sensitive areas. Permitted uses shall include active and passive recreation activities including bikeways and pedestrian trails, or other similar facilities as identified by the City Council. The associated facilities which support the above uses (i.e. restrooms, clubhouse) are also permitted. Additional land shall be acquired only if necessary to meet adopted level of service. At any time land for recreation purposes becomes available to the City, the *Comprehensive Plan* shall be revised to establish the subject site under a designated land use policy.

***Agriculture (AG)*** – Agriculture lands shall be primarily limited to agricultural uses including: cropland and pasture; orchards; groves; vineyards; nurseries; ornamental horticultural areas; and other agricultural uses as determined by the City Council. This category is intended to support the viability of the local agricultural economy and the production of the local food supply. Acceptable agricultural practices within this designation shall be restricted to the following activities:

1. Agricultural uses consisting of citrus groves, pasture land, forestry, and vegetable and feed crops. No commercial feed lots, confined or exterior, shall be permitted within the City;
2. Single-family housing up to one dwelling unit per five acres;
3. Recreation (active or passive uses); and

4. Public facilities and utilities.

**Conservation (CON)** - Conservation lands are generally composed of open land, water, marsh and wetlands and environmentally sensitive areas. Conservation lands may be either publicly or privately owned. It is intended that the natural and open character of these areas be retained and that adverse impacts, which may result from development, shall be prohibited or minimized. Adverse impacts shall be presumed to result from activities, which contaminate or degrade wetlands and environmentally sensitive areas, or natural functions and systems associated with such areas. Permitted uses within the Conservation category shall be limited to the following and shall be further controlled by the Land Development Regulations.

- Activities intended for the conservation, re-establishment and re-nourishment, or protection of natural resources.
- Recreation uses and facilities that are customarily described as passive in nature including, but not limited to, fishing, hiking and biking, canoeing, kayaking, and the use of other similar small, quiet low-speed watercraft.
- Very low intensity outdoor or water-dependent recreational related uses (excluding commercial marinas) that are determined not to be in conflict with the intent of the Conservation category, subject to applicable Federal, State and local policies and permitting requirements.

**2. Availability of Public Facilities and Services 9J-5.006 (2)(a), F.A.C.**

The following data and analysis describes the availability of services and facilities to support development.

**a. Sanitary Sewer**

Groveland has adopted a sanitary sewer level of service standard of 250 gallons per day per equivalent residential unit (ERU). The City understands that future development and redevelopment will require the provision of wastewater services. Accordingly, Groveland has established a Chapter 180 Utility Service Area to provide wastewater treatment to future developments in the City. Groveland's sanitary sewer system is maintained and operated by the City. The City will contract with neighboring local governments to provide wholesale wastewater treatment to designated areas. The City's sanitary sewer system is currently meeting the adopted level of service standard. A detailed analysis of the City's sanitary sewer system is featured in the *Public Facilities Element* of this *Comprehensive Plan*.

No septic tanks, including those approved by the Florida Department of Environmental Protection, are permitted in Groveland unless the site is outside the

City limits and located more than 500 feet from a sewer line, and the City agrees not to extend the line to the property.

**b. Potable Water**

The City currently owns, operates and maintains a central potable water treatment and distribution system. The City's potable water system provides water for both residential and non-residential purposes, including fire-fighting demands. The City's water system consists of five water plants and associated water transmission and distribution pipes. The City's five water treatment plants (WTP) are grouped into two separate systems. The south system is comprised of Pomelo WTP 1 and Sampey WTP 2 and the recently completed WTP 5. The north system is comprised of Sunshine WTP 3 and Palisades WTP 4. The City's potable water system is currently meeting the potable water adopted level of service standards and there is an adequate amount of capacity to support future growth. A detailed analysis of the City's potable water system is featured in the *Public Facilities Element* of this *Comprehensive Plan*.

**c. Stormwater Drainage**

Stormwater drainage within the City is currently accommodated by both natural and man-made drainage features. Stormwater drainage level of service standards for quantity and quality must meet or exceed the requirements of the St. Johns River Water Management District. All new development and redevelopment is required to obtain a St. Johns permit if it meets the minimum thresholds.

Projects located within the Green Swamp Area of Critical State Concern and within the most effective recharge areas must retain three (3) inches of runoff from directly connected impervious areas within the project. Applicants may instead demonstrate that the post-development recharge will be equal to or greater than the pre-development recharge. Most effective recharge areas are those with soils classified by the Soil Conservation Service as Type "A" Hydrologic Soil Group. Directly connected impervious areas are those impervious areas which are connected to the surface water management system by a drainage improvement such as a ditch, storm sewer, paved channel, or other man-made conveyance. Stormwater that is retained must be infiltrated into the soil or evaporated such that the storage volume is recovered within 14 days following a storm event.

Level of service standards established in the *Comprehensive Plan* will continue to remain consistent with State Statutes pertaining to the performance of the drainage system. The City ensures the provision of adequate stormwater drainage systems through the development review process. Construction level design plans and stormwater calculations are submitted for review and approval by the City's consulting engineer as well as the St. Johns River Water

Management District. No development is approved or is allowed to begin construction until all such permits are received by the City.

**d. Solid Waste**

Solid waste disposal is achieved through franchise agreements with one solid waste hauler. The Lake County Solid Waste Management Phase I facility, which accepted Class I and III waste, has been closed in accordance with an order from the Florida Department of Environmental Protection. The 80-acre landfill was operated since the 1970s without a bottom liner, which is now required for landfills accepting Class I wastes.

Phase II is made up of 3 cells in the northern part of the landfill: IIA, IIB, and IIC. Phase IIA has been designed to accommodate the ash residues from the resource recovery facility. Both IIB and IIC handle Class I waste. IIB is partially closed on the northeast side. Most of Lake County's Class I waste goes to the Resource Recovery Facility in Okahumpka. There is a separate disposal area for construction and demolition debris on the northwest side of the property.

The City will continue to dispose refuse at the County's incinerator facility. The County will deposit waste ash in an ash monofill south of the incinerator near the Sumter County Line.

**e. Transportation**

State Road 50, State Road 19, State Road 33, County Road 565, County Road 565A, County Road 478, and U.S. Highway 27 are the main routes in Groveland. The majority of the streets in Groveland are paved. There is also access to Florida's Turnpike in Groveland.

The City's adopted level of service is D for minor arterials, collector roadways, and local roads; E for principal arterials; and C for the roads classified as Florida Intrastate Highway System. State Road 19 from Lake Catherine Road to SR 50 is the only road in Groveland with a LOS deficiency. The balance of the roads in the City have additional capacity to support growth. The City requires all development to provide adequate analysis of its impact on the roads in the City to determine if the adopted LOS will be maintained. The capacities or deficiencies for the City's road network is featured in the *Transportation Element* [9J-5.006(2)(a), F.A.C.].

No bus or rail service is provided to the City. Groveland is working with the LYNX Central Florida Transportation Authority, City of Clermont, the Lake-Sumter Metropolitan Planning Organization, and Lake County to establish a public transit system in Groveland.

Overall, there are about 30 miles combined of potential bicycle/pedestrian pathways in the City. A detailed inventory of the bicycle/pedestrian pathways is featured in the *Recreation and Open Space Element* as well as the *Transportation Element*.

**f. Recreation and Open Space**

There are 40.83 acres of parkland in Groveland. Currently, the Lake David Park (3.79 acres) is the largest park in the City and the smallest park is the South Street Park at 0.4 acres. The City has adopted a level of service standard of 6.0 acres of park land for every 1,000 residents and 3.0 acres of park facilities for every 1,000 residents. Currently, there is a deficit of park land and park facilities in Groveland.

There is 8.77 acres designated as Recreation lands on the City's *Future Land Use Map*, almost all of this land is considered to be open spaces. The majority of these open spaces are adjacent to Lake David and within the Lake David Park.

A portion of the City is within the Green Swamp, which is designated by the State as an Area of Critical State Concern. Encompassing 870 square miles, the Green Swamp is the State's second-largest wetlands system after the Everglades and covers portions of Polk, Lake, Sumter, Pasco, and Hernando counties. This unique and fragile ecosystem is a mosaic of pine flatwoods, hardwood forests, cypress swamps, prairies and sandhills. The Green Swamp is highly valued for its ecological diversity, supporting an estimated 330 species of wildlife. Designated as an "Important Bird Area" by the National Audubon Society, the swamp is home to more than 30 threatened or endangered species of animals, including the Florida scrub jay, wood stork, and black bear. Even Florida panthers have been sighted in this premier wildlife corridor of the State.

The City has established the following recreation and open space standards for development within the Green Swamp:

- All development must be clustered on the least environmentally sensitive areas;
- 60 percent of the site must be retained for open space;
- All recreational uses, other than passive recreation uses, shall be limited to low impact, low intensity public or private recreation uses that do not require impervious surface coverage of more than 10 percent of the lot;
- Golf courses shall be approved on a case by case basis pursuant to specified approval criteria which are set out in the Land Development Regulations; and

- There is a 50 foot wide upland buffer from the wetland line in which no structure may be placed.

Recreational lands within the City are depicted on the *Existing Land Use Map* and *Future Land Use Map* [9J-5.006(2)(a), F.A.C.].

**g. Public School Facilities**

As a requirement of Senate Bill 360 (SB 360) passed in 2005, an analysis of public school facilities is to be included in the *Comprehensive Plan*. A detailed inventory and analysis of the public school facilities is presented in the *Public School Facilities Element* of this *Plan*.

**3. Land Available for Development**

There are about 3,210 acres of vacant land in the City (see the City’s *Vacant Land Map*). About 22% of this land is either designated as conservation or is in the Green Swamp.

**4. Soils and Topography**

Soils are an important aspect in land development. The physical and chemical properties of soils restrict the intensity of development through limitations on road construction, septic tank operation, and building placement.

There are a variety of soil types in Groveland (see the City’s *Soils Map*). The general descriptions of the soils in the City are found below in Table 4 [9J-5.006(2)(b)(2), F.A.C.].

There is little topographic relief within the City (120 feet). The upper limit is approximately 200 feet above sea level located north of Cherry Lake Road, east of S. Obrien Road, and south of West Libby Road. Around this area, there is a difference of about 105 feet in elevation (see the City’s *Contour Map*). See the *Conservation Element* for a further discussion of soils and soil limitations.

**TABLE 4: SOILS**

Map Unit Name	Hydric Soil	Drainage Class	Steel Corrosion	Concrete Corrosion	Acres
Anclote and Myakka Soils	Yes	Very Poorly Drained	High	Moderate	12.03
Apopka Sand, 0 to 5 Percent Slopes	No	Well Drained	Moderate	High	793.59
Apopka Sand, 5 to 12 Percent Slopes	No	Well Drained	Moderate	High	695.51

Map Unit Name	Hydric Soil	Drainage Class	Steel Corrosion	Concrete Corrosion	Acres
Arents	No	Somewhat Poorly Drained	Unranked	Unranked	245.67
Astatula Sand, 0 to 5 Percent Slopes	No	Excessively Drained	Low	High	13.17
Borrow Pits	Partially Hydric	Unranked	Unranked	Unranked	43.72
Brighton Muck, Depressional	Yes	Very Poorly Drained	High	High	69.15
Candler Sand, 0 to 5 Percent Slopes	No	Excessively Drained	Low	High	2,550.90
Candler Sand, 5 to 12 Percent Slopes	No	Excessively Drained	Low	High	1,642.52
Candler Sand, 12 to 40 Percent Slopes	No	Excessively Drained	Low	High	9.82
Ellzey Sand	Partially Hydric	Poorly Drained	High	High	71.71
Immokalee Sand	Partially Hydric	Poorly Drained	High	High	53.98
Kendrick Sand, 0 to 5 Percent Slopes	No	Well Drained	Moderate	High	129.19
Kendrick Sand, 5 to 8 Percent Slopes	No	Well Drained	Moderate	High	61.81
Kendrick Sand, Thin Surface	No	Well Drained	Moderate	High	49.74
Lake Sand, 0 to 5 Percent Slopes	No	Excessively Drained	Low	High	72.28
Lake Sand, 5 to 12 Percent Slopes	No	Excessively Drained	Low	High	2.94
Lochloosa Sand	No	Somewhat Poorly Drained	High	High	65.40
Myakka Sand	Partially Hydric	Poorly Drained	High	High	335.18
Ocoee Mucky Peat	Yes	Very Poorly Drained	High	High	1,508.68
Oklawaha Muck	Yes	Very Poorly Drained	High	Low	545.12
Ona Fine Sand	Partially Hydric	Poorly Drained	High	High	47.58
Orlando Fine Sand, 0 to 5 Percent Slopes	No	Well Drained	Low	High	11.08
Orsino sand	No	Moderately Well Drained	Low	Moderate	13.15
Paola Sand, 0 to 5 Percent Slopes	No	Excessively Drained	Low	High	39.88

Map Unit Name	Hydric Soil	Drainage Class	Steel Corrosion	Concrete Corrosion	Acres
Placid and Myakka Sands, Depressional	Yes	Very Poorly Drained	High	High	1,180.29
Placid Sand, Depressional	Yes	Very Poorly Drained	High	High	150.90
Pomello Sand, 0 to 5 Percent Slopes	No	Moderately Well Drained	Low	High	6.04
Pompano Sand	Partially Hydric	Poorly Drained	High	Moderate	42.45
Seffner Sand	Partially Hydric	Somewhat Poorly Drained	Low	Moderate	32.04
Sparr Sand, 0 to 5 Percent Slopes	No	Somewhat Poorly Drained	Moderate	High	162.79
Swamp	Yes	Very Poorly Drained	Unranked	Unranked	193.18
Tavares Sand, 0 to 5 Percent Slopes	No	Moderately Well Drained	Low	High	699.63
Water	Unranked	Unranked	Unranked	Unranked	1,526.68
Wauchula Sand	Partially Hydric	Poorly Drained	High	High	284.41

Notes: Drainage Class - Identifies the natural drainage conditions of the soil and refers to the frequency and duration of wet periods.  
 Concrete Corrosion - Susceptibility of concrete to corrosion when in contact with the soil.  
 Steel Corrosion - Susceptibility of uncoated steel to corrosion when in contact with the soil.

Source: U.S. Department of Agriculture, Natural Resources Conservation Service’s Lake County Soils Geographic Information Systems database.

## 5. Natural Resource Management

In this section, natural resource protection which is applicable to Groveland is discussed. According to the SJRWMD and the Army Corps of Engineers, there are no dredge spoil disposal sites within the City [9J-5.006(2)(b), F.A.C.].

### a. Areas of Critical State Concern

Portions of the City are within the Green Swamp, which is a 560,000 acre region that lies in portions of Lake, Polk, Sumter, Pasco, and Hernando counties. It is the headwater for the Hillsborough, Withlacoochee, Ocklawaha, and Peace rivers, which provide most of the area’s water supply, and has a diverse ecological environment containing numerous plant species and 330 animal species, of which 30 are either threatened or endangered. In 1974, the Florida Legislature

designated 187,000 acres of the Green Swamp as an Area of Critical State Concern. Lake County contains 106,000 acres of the Green Swamp.

The City has adopted the Green Swamp Single Family Low Density, Green Swamp Single Family Rural, and Green Swamp Commercial land uses to address development within the Green Swamp. Additionally, the City has established the following standards for development within the Green Swamp:

- All development must be clustered on the least environmentally sensitive areas;
- The maximum impervious surface coverage shall be 40 percent;
- All recreational uses, other than passive recreation uses, shall be limited to low impact, low intensity public or private recreation uses that do not require impervious surface coverage of more than 10 percent of the lot;
- Golf courses shall be approved on a case by case basis pursuant to specified approval criteria which are set out in the Land Development Regulations; and
- There is a 50 foot wide upland buffer from the wetland line in which no structure may be placed.

A detailed overview of the Green Swamp is featured in the *Conservation Element*.

**b. Surface Waters**

The Palatlahaha River flows through Groveland. Additionally, there are over 2,000 acres of lakes or ponds in Groveland that can be used for recreational activities such as boating, swimming, and other water related activities. The named lakes in the City include:

- Cherry Lake (407 acres)
- Lake Lucy (349 acres)
- Sumner Lake (339 acres)
- Lake Hiawatha (154 acres)
- Schoolhouse Lake (130 acres)
- Lake Palatlahaha (106 acres)
- Dukes Lake (102 acres)
- Lake Catherine (68 acres)
- Lake Spencer (56 acres)
- Palatlahaha River (51 acres)
- Lake Desire (48 acres)
- Lake David (46 acres)
- Lake Douglas (33 acres)
- Wilson Lake (32 acres)
- Long Lake (27 acres)
- Deacon Lake (26 acres)
- Cook Lake (20 acres)
- Lake Christa (14 acres)
- Wolf Lake (12 acres)
- Lake Audrey (9 acres)
- Lake Diane (2 acres)

The majority of these lakes are maintained by the County. Several of the lakes in the City are part of the Clermont Chain of Lakes, which is classified as “A Florida Outstanding Water”. Outstanding Florida Waters are waters designated by the State that are worthy of special protection because of their natural attributes. This special designation is applied to certain waters, and is intended to protect and maintain existing acceptable quality standards. The City has adopted measures to ensure the conservation and protection of these lakes.

**c. Floodplains**

Floodplains are valuable resources which provide a rich diversity of vegetation and wildlife. These areas are sources for groundwater recharge that filters through soils during high water levels. The 100-year floodplains are also subject to inundation during a 100-year storm, causing potential loss of life and property, disruption of services, and economic loss. These areas cannot tolerate continued development which, in effect, retards their ability to absorb water and restrict the flow of water from adjacent higher elevation areas.

The County’s Geographic Information Systems (GIS) database shows that there are 100-year floodplains in the City (see the City’s *Floodplains Map*). The FEMA flood zone designations in Groveland are as follows:

- Zone A – Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones; and
- Zone AE - The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.

Development within floodplains will continue to be closely scrutinized to ensure compliance with established regulations [9J-5.006(2)(b)(3) and 9J-5.006(2)(d)(2)(e), F.A.C.].

**d. Wetlands**

Wetlands by definition are transitional lands between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered with shallow waters. Wetland functions are interconnected with the hydrology of the area. This connection determines the presence, extent, movement, and quality of water in the wetland. It is estimated that wetlands account for about 4,747 acres in the City (see the City’s *Wetlands Map*) [9J-5.006(2)(b)(4), F.A.C.].

**e. Natural Groundwater Aquifer Recharge Areas**

The Floridan aquifer is the principal source of drinking water for Lake County. Currently almost all of the ground water pumped in Lake County comes from the Upper Floridan but the potential for utilizing the lower Floridan aquifer is just beginning to be explored in Lake County.

Aquifer recharge is the process whereby rainfall percolates downward through the soil to reach the underlying aquifers. Recharge to the Floridan aquifer occurs in areas of the County where the elevation of the water table of the surficial aquifer is higher than the elevation of the potentiometric surface of the Floridan aquifer. In these areas, water moves from the surficial aquifer in a downward direction through the upper confining unit to the Floridan aquifer. The surficial aquifer system in the County is recharged by rainfall. Recharge is augmented locally by artificial recharge - wastewater or reuse water land application, rapid-infiltration basins, and septic systems.

Groveland is located in a recharge area with a recharge rate of 1 to 10 inches per year and discharge rate of less than 1 inch per year [9J-5.006(2)(b)(4), F.A.C.].

**f. Cone of Influence**

Cone of influence is defined in Rule 9J-5, F.A.C., as an area around one or more major wellfields, the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth. The term waterwell is defined by Rule 9J-5, F.A.C., as a well excavated, drilled, dug, or driven for the supply of industrial, agricultural, or potable water for general public consumption.

Generally, the term cone of influence can be defined as the land area surrounding a well on which a present or future land use has the potential to negatively impact an aquifer as a result of the induced recharge from that well's cone of depression. The purpose of delineating a cone of influence is to protect the current and future water supply.

The City has adopted a wellfield protection zone within a radius of one hundred and fifty, two hundred, five hundred, and one thousand feet from potable water wells. The following land uses are prohibited within these zones:

- No new development (other than facilities related to the City's water system) shall be permitted within 150 feet from a well;
- Within a 500 foot radius, aboveground or underground storage tanks, sanitary hazard as defined in F.A.C. 62-550, storage or treatment of solid waste in

tanks, and transmission facilities conveying reclaimed water shall be prohibited;

- Within a 200 foot radius, septic tanks, and sanitary sewer facilities shall be prohibited;
- Within a 1,000 foot radius of a well, uses shall be prohibited that require the storage, use, handling, production or transportation of restricted substances on the Florida Substance List, and agricultural chemicals, hazardous/ toxic wastes, industrial chemicals, etc. In addition, industrial percolation ponds, mining activities and similar activities are prohibited; and
- Excavation of waterways or drainage facilities which intersect the water table shall not occur within 1,000 feet.

The wellhead protection areas for the City’s potable water supply wells are shown on the *Existing and Future Land Use Maps* [9J-5.006(4)(b)4, F.A.C.].

**g. Air Quality**

Air quality is another example of a natural resource that impacts the City's and surrounding area’s quality of life. The Florida Department of Environmental Protection and the United States Environmental Protection Agency monitor air quality data in Lake County. Lake County does not have an established program dedicated to monitoring air quality. Overall, Lake County's air quality can be considered good.

**6. Historic Resources**

The Florida Division of Historical Resources maintains and regularly updates the *Florida Master Site File*. The *Florida Master Site File* is a paper file archive and computer database of recorded historical cultural resources in Florida. Categories of resources recorded at the Site File include archaeological sites, historical structures, historical cemeteries, historical bridges and historic districts. The *Site File* also holds copies of survey reports and other manuscripts relevant to Florida history and prehistory. As of May 2010, there were 8 historic structures, 1 historic bridge, and 41 historic sites in the City that were added to the State’s *Master Site File*. The Edge House was listed in the National Register of Historic Places (see Table 5) [9J-5.006(2)(b)(5), F.A.C].

**TABLE 5: HISTORIC SITES AND STRUCTURES**

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeological culture	Date Certified
Edge House	1218 W. Broad St	1902	Queen Anne (Revival) ca. 1880-1910	10/5/2006
Wilson Island Bridge	Engineer - Cyrus Henry Wilson	1980	Frame; wood	

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeological culture	Date Certified
Wilson Island House	Unknown	1885	Frame Vernacular; L-shaped; Wood frame; Private residence	
Wilson Island Pump House	Unknown	1955	Other; Rectangular; Wood frame; Agricultural	
Groveland Train Depot	305 W Broad St	1912	Craftsman; Square; Brick; Office	
Piece of Junk House	15635 Battleground Lake Lane	c1930	Frame Vernacular; Rectangular; Wood frame; Private residence	
Groveland Sr. Women's Club Bldg.	458 S Lake Rd	1933	Craftsman; U-shaped; Balloon wood frame; Community center (e.g., recreation hall)	
1941 Lucy Lee Road	1941 Lucy Lee Rd	1952	Masonry vernacular; Irregular; Concrete block; Private residence	
Sumner Lake House	13000 Montevista Rd	1950	Ranch; Rectangular; Concrete block; Private residence	
Sprayfield South			Prehistoric with pottery	
Minniflora Heights	Land-terrestrial; Single artifact or isolated find		Prehistoric lacking pottery	
Groveland WWTP			Prehistoric lacking pottery	
Sprayfield North			Prehistoric lacking pottery	
Little Everglades	Campsite (prehistoric); Land-terrestrial; Ceramic scatter; Lithic scatter/quarry (prehistoric: no ceramics)		Prehistoric	
Resurrection	Campsite (prehistoric); Land-terrestrial; Ceramic scatter; Lithic scatter/quarry (prehistoric: no ceramics)		St. Johns II, A.D. 800-1500	
Hollow Hills	Land-terrestrial; Single artifact or isolated find		Prehistoric lacking pottery	
O'Brien 2	Land-terrestrial; Other		Prehistoric	
Schoolhouse Lake	Lithic scatter/quarry (prehistoric: no ceramics)		Archaic, 8500 B.C.-1000 B.C.	
Schoolhouse Wetland	Artifact scatter-low density (< 2 per sq meter); Lithic scatter/quarry (prehistoric: no ceramics)		Archaic, 8500 B.C.-1000 B.C.	

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeological culture	Date Certified
Buried Dog Site	Artifact scatter-low density (< 2 per sq meter)		Twentieth century American, 1900-present; St. Johns II, A.D. 800-1500	
Wilson Island Site	Building remains; Artifact scatter-low density (< 2 per sq meter)		Twentieth century American, 1900-present; St. Johns II, A.D. 800-1500	
Grape Vine Site	Artifact scatter-low density (< 2 per sq meter)		Twentieth century American, 1900-present; Archaic, 8500 B.C.-1000 B.C.; St. Johns, 700 B.C.-A.D. 1500	
Paw Paw Site	Artifact scatter-low density (< 2 per sq meter)		Twentieth century American, 1900-present; Prehistoric lacking pottery	
Stuck Truck	Campsite (prehistoric); Lithic scatter/quarry (prehistoric: no ceramics)		Archaic, 8500 B.C.-1000 B.C.	
Howling Coyote	Campsite (prehistoric); Lithic scatter/quarry (prehistoric: no ceramics)		Archaic, 8500 B.C.-1000 B.C.	
Lake Douglas	Campsite (prehistoric); Artifact scatter-dense (> 2 per sq meter)		Archaic, 8500 B.C.-1000 B.C.; St. Johns, 700 B.C.-A.D. 1500	
Marsh Hammock	Land-terrestrial		Prehistoric lacking pottery	
Outside Edge Site	Land-terrestrial		Prehistoric with pottery	
Southern Edge Site	Land-terrestrial		Prehistoric lacking pottery	
Mowista Site	Land-terrestrial		Prehistoric lacking pottery	
Marsh Pointe	Habitation (prehistoric); Land-terrestrial		St. Johns IIa	
Juan Gets Bear Caught	Artifact scatter-low density (< 2 per sq meter)		Twentieth century American, 1900-present; Archaic, 8500 B.C.-1000 B.C.; Prehistoric with pottery	
Spiders-a-Million	Campsite (prehistoric)		Prehistoric lacking pottery	
Villa City	Land-terrestrial		Prehistoric	
Lake Marshall North	Land-terrestrial		Prehistoric	
West Grove	Land-terrestrial		Deptford, 700 B.C.-300 B.C.	

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeological culture	Date Certified
Marshgrove	Land-terrestrial		Prehistoric	
Lake Lucy Island	Land-terrestrial		Late Archaic	
Northwest Villa	Land-terrestrial		Prehistoric	
Lake Lucy West	Land-terrestrial		Prehistoric	
Cherry Lake	Lithic scatter/quarry (prehistoric: no ceramics)		Late Archaic; Middle Archaic	
Sumner Lake SW	Campsite (prehistoric)		Late Archaic; Middle Archaic; St. Johns, 700 B.C.-A.D. 1500; Transitional, 1000 B.C.-700 B.C.	
Sumner Lake N	Campsite (prehistoric)		Late Archaic; Middle Archaic; St. Johns, 700 B.C.-A.D. 1500; Transitional, 1000 B.C.-700 B.C.	
Sumner Lake SE	Campsite (prehistoric)		Late Archaic	
Sumner Lake S	Artifact scatter-low density ( < 2 per sq meter)			
Lisa Marie	Campsite (prehistoric)		Archaic, 8500 B.C.-1000 B.C.	
Colonel Parker	Lithic scatter/quarry (prehistoric: no ceramics)		Archaic, 8500 B.C.-1000 B.C.	
Priscilla	Lithic scatter/quarry (prehistoric: no ceramics)		Archaic, 8500 B.C.-1000 B.C.	
Gladys	Campsite (prehistoric); Lithic scatter/quarry (prehistoric: no ceramics)		Archaic, 8500 B.C.-1000 B.C.	
SR 50	Campsite (prehistoric); Habitation (prehistoric); Land-terrestrial		Prehistoric	

Source: Florida Department of Historical Resources, Florida Master Site File – May 2010.

## D. ANALYSIS

### 1. Economic Vitality

The City of Groveland is poised for future commercial, office, and industrial development. Groveland’s direct access to Florida’s Turnpike as well as US Highway 27 and several state roads provides the transportation network necessary to attract major employers. The City also has prime land available and the established Christopher C.

Ford Commerce Park in its planning area. Much focus has been put on building the necessary workplace districts to create a more sustainable community.

The City has established a Community Redevelopment Area (CRA) to guide redevelopment activities in order to build a vibrant and attractive downtown. Through the CRA Board's leadership and community input, the City is dedicated to bringing about both physical improvements for the area as well as economic development. By putting tax dollars directly back into the CRA, private investors will be encouraged to invest in the area as well. This public-private partnership will result in more places for Groveland's residents and guests to shop and eat and more prosperity for Groveland's business community.

Various cities and towns in Lake County provide additional employment and needed services within reasonable commuting areas of the City. As future development occurs in the Mixed Use and North Workplace Development areas, additional employment and service opportunities will be made available for the City's residents and others. This will provide for much improved sustainability for the City over the short-range (2011-2015) and long-range (2025) planning period of this *Plan*.

## **2. Nonconforming and Incompatible Uses**

Land use conflicts arise when uses are introduced in dissimilar areas without proper buffering. The *Future Land Use Map* and the Groveland Land Development Regulations set forth the appropriate locations for land uses in the City in order to eliminate existing land use conflicts. The City's Land Development Regulations addresses incompatibilities through control of nonconforming uses [9J-5.006(2)(d)(2), F.A.C.].

## **3. Availability of Facilities and Services**

This section provides an overview of the availability of public facilities and services in Groveland during the short-range (2011-2015) and long-range (2025) planning periods.

The City shall continue to require all new development within 500 feet of a City central sanitary sewer liner to connect to the system. The City's wastewater system has sufficient capacity to meet the population demands during the planning period. The City will continue to analyze the appropriateness and feasibility of wastewater treatment for future growth [9J-5.006(2)(a), F.A.C.].

Overall, the City's potable water system is designed to accommodate future growth. With the revisions to the Consumptive Use Permit allotments and the installation of storage tanks at WTP 2 and WTP 5, there should be sufficient water capacity and storage to support the population demand during the planning period. The City will continue to monitor and maintain the potable water services provided in the City's Utility Service Area during the planning period. The City shall continue to enforce the guidelines

established in the City's Cone of Influence and Wellhead Protection Areas. The City's Wellhead Protection Areas are featured on the City's *Existing Land Use Map* and *Future Land Use Map* [9J-5.006(2)(a), F.A.C.].

As referenced in the *Transportation Element*, the widening of State Road 19 from US Highway 27 to State Road 50 will address future deficiency and allow for improvements to the north-south traffic flow through Groveland. Also, the widening of State Road 50 from State Road 33 to Bloxham Avenue will significantly increase the east-west connection of the City to the neighboring communities. The realigning of State Road 50 will reduce the amount of traffic through the downtown core and provide a more pedestrian and bicycle friendly downtown. These changes will significantly modify and improve the future Level-of-Service (LOS) capacity for SR 19 and SR 50 and help to achieve an acceptable LOS for future transportation concurrency.

The City will continue to work with FDOT and the Lake-Sumter MPO to extend the South Lake Trail from Clermont to Minneola. Since the proposed trail will run directly through the downtown core, the City anticipates that a trailhead will be established in the downtown area; which may increase the merchant activity for the downtown commercial businesses. The proposed bicycle pathways are presented on the City's *Future Transportation Map*.

A fixed public transportation route in Groveland will accommodate commuters, low income and elderly populations, and the transportation disadvantaged. This fixed route transit service will provide the City's residents and guests with a transit link to the major urban areas in Lake and Orange County. This route will also reduce the commuter traffic to other counties, especially Orange County. The City shall continue to coordinate with the Lake-Sumter MPO to address public transit issues.

The City's solid waste level of service standard for solid waste is 6 pounds per person per day. There is sufficient capacity in the County's landfill to support the population demand during the short-range (2011-2015) and long-range (2025) planning period [9J-5.006(2)(a), F.A.C.].

The City shall continue to require development to provide for the 100 year, 24-hour rainfall event and provide retention for water quality consistent with new and innovative techniques. The City shall also continue to require that all new development provide evidence to show that LOS ratings in stormwater conveyances serving the new development will not be degraded to an LOS lower than currently exists as a result of the new development's construction and stormwater runoff contribution [9J-5.006(2)(a), F.A.C.].

The City does not have the sufficient land needed to support the demand for park space and bicycle/pedestrian pathways during the short-range (2011-2015) and long-range (2025) planning periods; however, the City does have park impact fees set aside to

address this deficiency and is in the process of searching for appropriate land to purchase. Additionally, the City will soon begin the design of a multi-field baseball park on a 20-acre site that Groveland already owns. As developments are considered, the City will continue to ensure that park space and bicycle/pedestrian pathways will be required as part of those residential developments and that adopted level of service standards are met. The City shall continue to coordinate with the County on establishing measures to enhance the recreation and open space opportunities in and around Groveland. The City will also continue to solicit grants from public and private agencies, and collect park impact fees to fund future parks and facilities [9J-5.006(2)(a), F.A.C.].

There is a new public middle school with a capacity of 1,274 students planned to open in 2013 in the Groveland area. There is also a new public elementary school with a capacity of 940 students planned to open in 2011 in Groveland. These facilities will provide student capacity relief to the public elementary and middle schools in the Groveland area during the planning period.

#### **4. Groundwater Recharge**

There are no known groundwater recharge problems in Groveland. The City shall continue to protect the quality of groundwater recharge through enforcing the City's Land Development Regulations and the guidelines established in this *Comprehensive Plan*. The quality of groundwater recharge shall also be protected by ensuring that all stormwater conveyances serving new development does not degrade the level of service lower than currently exists as a result of the new development's construction and stormwater runoff contribution [9J-5.006(2)(a), F.A.C.].

#### **5. Analysis of Existing Vacant Lands**

As previously mentioned, there are 3,210 acres of vacant land (324 acres of this land is Conservation land use) in the City. About 36% (1,187 acres) of the vacant lands is in the Mixed Use Future Land Use category and 34% (1,103 acres) is designated for Residential uses (see the City's *Vacant Lands Map*). The soils on these vacant lands are overall suitable for development. The elevation on these vacant lands range from 85 feet mean sea level (MSL) to 200 feet MSL. Other than the 324 acres of Conservation lands, there are no known major environmentally sensitive lands or significant natural resources located on these vacant lands that will prevent any development [9J-5.006(2)(b), F.A.C.].

#### **6. Analysis of Land Needed to Accommodate Projected Population**

As a requirement of Rule 9J-5.006(2)(c), the City has identified the land needed to support the population demand in 2025 (see Table 6). Based on the analysis featured in Table 6, the City will need an additional 1,840 acres in order to support the 2025 population of 13,782. It is important to note that the City has about 2,343 acres of vacant land that can be used for mixed use or residential uses. As such, the City has an adequate

amount of vacant land that's needed to support the population demand during the short-range (2011-2015) and long-range (2025) planning period. As the vacant Mixed Use and Residential parcels develop, the City will ensure that additional recreational facilities are implemented during the development review process.

**TABLE 6: LAND REQUIREMENTS FOR PROJECTED POPULATION NEEDS, 2010 - 2025**

Future Land Use	Existing Acreage (2009)	Acreage on 2025 FLU Map	Acreage Needed to Support 2010 Population*	Available FLU Acreage 2010	Acreage Needed to Support 2015 Population	Available FLU Acreage 2015	Acreage Needed to Support 2020 Population	Available FLU Acreage 2020	Acreage Needed to Support 2025 Population	Available FLU Acreage 2025
AG – Agriculture	56.03	73.55	59.19	14.36	74.00	-0.45	90.85	-17.30	107.17	-33.62
CBD – Central Business District	13.94	75.47	14.73	60.74	18.41	57.05	22.61	52.86	26.67	48.80
COMM – Office/Commercial	49.77	191.73	52.58	139.15	65.74	125.99	80.70	111.03	95.20	96.53
CON – Conservation (minus wetlands)	164.65	468.26	173.93	294.33	217.46	250.80	266.95	201.31	314.91	153.35
GSSFLD - Green Swamp Single Family Low Density	76.31	135.74	80.61	55.13	100.79	34.96	123.73	12.02	145.95	-10.21
GSSFRD – Green Swamp Single Family Rural Density	0.00	255.58	0.00	255.58	0.00	255.58	0.00	255.58	0.00	255.58
GSC – Green Swamp Commercial	5.84	56.86	6.17	50.69	7.72	49.14	9.47	47.39	11.17	45.69
HDR – High Density Residential	81.22	94.98	85.79	9.19	107.26	-12.28	131.68	-36.69	155.33	-60.35
IND – Industrial	1,118.55	1,387.57	1,181.57	206.00	1,477.27	-89.70	1,813.48	-425.91	2,139.30	-751.73
MU – Mixed Use	496.04	1,683.52	523.99	1,159.53	655.12	1,028.39	804.22	879.29	948.71	734.80
MDR – Medium Density Residential**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NWD – North Workplace Development	56.70	109.38	59.90	49.48	74.89	34.49	91.93	17.45	108.45	0.93
PI – Public/Institutional	114.87	117.08	121.34	-4.26	151.71	-34.63	186.24	-69.16	219.70	-102.62
REC – Recreation and Open Space	8.77	8.77	9.27	-0.49	11.59	-2.81	14.22	-5.45	16.78	-8.01

Future Land Use	Existing Acreage (2009)	Acreage on 2025 FLU Map	Acreage Needed to Support 2010 Population*	Available FLU Acreage 2010	Acreage Needed to Support 2015 Population	Available FLU Acreage 2015	Acreage Needed to Support 2020 Population	Available FLU Acreage 2020	Acreage Needed to Support 2025 Population	Available FLU Acreage 2025
ROW – Rights-of-way	679.91	679.51	718.22	-38.71	897.96	-218.45	1,102.33	-422.82	1,300.38	-620.87
SFLD – Single Family Low Density	184.76	276.63	195.17	81.46	244.01	32.62	299.54	-22.92	353.36	-76.73
SFMD – Single Family Medium Density	930.78	1,546.61	983.23	563.38	1,229.29	317.32	1,509.07	37.54	1,780.19	-233.58
Lake County Heavy Industrial	18.26	23.65	19.29	4.36	24.12	-0.47	29.61	-5.96	34.93	-11.28
Lake County Regional Office	9.38	9.38	9.91	-0.53	12.39	-3.01	15.21	-5.83	17.94	-8.56
Lake County Rural	547.56	547.58	578.41	-30.83	723.16	-175.59	887.75	-340.17	1,047.24	-499.67
Lake County Suburban	718.63	722.66	759.12	-36.45	949.10	-226.43	1,165.10	-442.44	1,374.43	-651.77
Lake County Urban	40.30	55.35	42.57	12.78	53.22	2.13	65.33	-9.98	77.07	-21.72
Lake County Urban Expansion	9.60	10.71	10.14	0.57	12.67	-1.96	15.56	-4.85	18.35	-7.64
Lake County Urban Low Density	85.04	85.04	89.83	-4.79	112.32	-27.27	137.88	-52.84	162.65	-77.61
<b>TOTAL</b>	<b>5,466.92</b>	<b>8,615.60</b>	<b>5,774.94</b>	<b>2,840.67</b>	<b>7,220.19</b>	<b>1,395.42</b>	<b>8,863.45</b>	<b>-247.85</b>	<b>10,455.88</b>	<b>-1,840.28</b>

Notes: \*Based on the following formula – (2009 Acres of Occupied Residential Parcels ÷ 2009 Population) \* Projected Population [9J-5.006(2)(c), F.A.C.].

\*\*During the update of this *Comprehensive Plan*, there were no lands in the City with a MDR – Medium Density Residential Future Land use categories.

All vacant lands other than Conservation land uses (outside of wetlands) were excluded from the Existing Acreage. These lands were included in the total acreage from the 2025 *Future Land Use Map* column. A value of ‘0.00’ in the Existing Acreage (2009) column represents vacant lands.

Source: Lake County Property Appraisal 2009 DOR Annual Real Estate Tax Roll File and B&H Consultants, Inc., April 2010

## **7. Analysis of Need for Redevelopment**

As previously mentioned, the City has adopted a Community Redevelopment Area (CRA) to address the redevelopment needs. The City will continue to coordinate with the CRA Board in its efforts to rehabilitate distressed areas of the City, increase economic activity in the downtown area, and develop and maintain an attractive downtown core. Groveland will also continue to promote a live-work environment in the CRA as well as shopping and restaurants to serve the local area.

## **8. Analysis of Flood Prone Areas**

The City shall continue to ensure that development within floodplains will be closely scrutinized to ensure compliance with established Land Development Regulations. The majority of vacant lots in Groveland are very suitable for building [9J-5.006(2)(e), F.A.C.].

## **9. Urban Sprawl**

The City does not and will continue not to promote the approval of development that will contribute to “urban sprawl.” An analysis corresponding to measures that the City implements to discourage a proliferation of urban sprawl is featured in this section. Rule 9J-5.006 identifies the primary urban sprawl indicators as below.

1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

The City has adopted a Planned Unit Development ordinance and Mixed Use and North Workplace Development land uses. Each of these areas will promote mixed use as urban densities.

2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

All new development must prove that it will be served by adequate public facilities prior to the issuance of a development order. The new development must also demonstrate that it will not degrade the level of service beyond the adopted standard.

3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.

The City's Mixed Use and North Workplace Development categories preclude strip commercial-type development and isolated single uses.

4. As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The City protects and conserves all natural resources by enforcing the requirements of this *Comprehensive Plan* and the City's Land Development Regulations. The City delineates wetlands and other environmentally sensitive lands as Conservation on the City's *Existing and Future Land Use Maps*. No buildings are permitted on Conservation lots in Groveland with the exception of boardwalks, docks, observation decks, and similar facilities as allowed by the City and all regulatory agencies.

5. Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

The City has adopted an Agriculture land use category on the *Future Land Use Map*. This land use is primarily for agricultural uses. The City permits single-family detached homes with allowable agricultural practices. There is a maximum density of 1 dwelling unit per 5 acres or 10% maximum impervious surface coverage requirement on the Agricultural lots in Groveland. The City feels that the adopted standard is adequate to protect these agricultural areas in the City to serve as a buffer for nearby rural areas.

6. Fails to maximize use of existing public facilities and services.

The City annually updates and adopts a Concurrency Management System Report to ensure that existing public facilities and services have enough capacity to support the population demand. All deficiencies are identified along with capital plans to address those deficiencies. Any deficiencies are incorporated in the *Capital Improvements Element*.

7. Fails to maximize use of future public facilities and services.

The City annually updates and adopts a *Concurrency Management System Report* to ensure that future public facilities and services are adequately sized to address future needs.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The City has concurrency requirements for potable water, sewer, solid waste, drainage, parks and recreation, roads, and public schools.

9. Fails to provide a clear separation between rural and urban uses.

The City feels that the adopted open space, and minimum development intensity and density standards are sufficient to ensure a clear separation between rural and urban uses.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The City promotes infill development or redevelopment of existing neighborhoods and communities and has created the Central Business District to address infill and the Community Redevelopment Area to address redevelopment in the historic City Center.

11. Fails to encourage an attractive and functional mix of uses.

The City has adopted a *Planned Unit Development Ordinance* which permits an attractive and functional mix of uses in appropriate areas of the City. There are about 1,684 acres of land designated as Mixed Use and 110 acres designated as North Workplace Development on the City's *Future Land Use Map* and the majority of this land is vacant.

12. Results in poor accessibility among linked or related land uses.

Solutions to better manage traffic within the historic downtown area and to discourage additional traffic have been implemented. Uses have also been linked with bicycle paths and sidewalks. The City requires new

subdivisions or developments to address circulation, access control, off-street parking and landscaping of median strips and rights-of-way.

13. Results in the loss of significant amounts of functional open space.

The City requires that levels of service be met for recreation and open space and recreational facilities. Each new development will include open space and recreational components.

The City shall continue to discourage the approval of any development or redevelopment projects that will promote urban sprawl.

## **10. Energy Efficiency, Energy Conservation, and Greenhouse Gas Emission**

In accordance with Rule 9J-5.006(2)(i), F.A.C., the City has identified strategies for producing energy efficient land use patterns, increasing energy conservation, and reducing greenhouse gas emissions. This section provides an overview of the energy related strategies implemented by the City.

### **a. Producing Energy Efficient Land Use Patterns**

The City has adopted the Mixed Use and North Workplace Development land uses as a tool to produce energy efficient land use patterns in Groveland. The City will ensure that developments within these mixed-use areas are compact, walkable neighborhoods.

The City has also established a “build-out” area (the City’s Utility Service Area) to determine the maximum extent of where urban development will be approved by the City Council. During the preparation of the *Future Land Use Map*, the City reviewed all land uses to ensure that the higher gross density and intensity standards were appropriately established in all areas planned for urban development within the “build-out” area.

The City’s minimum density and intensity standards apply to all areas planned for urban development and redevelopment. These standards and the buffering requirements established in the Land Development Regulations ensure that the land uses in Groveland will remain compatible and consistent with the surrounding land uses.

**b. Increasing Energy Conservation**

The City is currently working a 4 day work week and requires employees to practice turning off lights in rooms that are not in use to increase energy conservation. Additionally, the City is in the process of establishing an *Energy Management Plan* to increase energy conservation (see Policy 1.19.3 of this *Element*). The *Energy Management Plan* will be used as a tool to minimize electric, fuel and water resources in City buildings, fleet vehicles and on public properties.

The City promotes “green” development in both private and municipally-supported building. Green development specifically relates to the environmental implications of development. Green building integrates the built environment with natural systems, using site orientation, local sources, sustainable material selection and window placement to reduce energy demand and greenhouse gas emissions. The City is in the process of amending the Land Development Regulations to establish green building practices and sustainability development guidelines.

The City requires energy-efficient and water saving measures to be implemented in all new construction and redevelopment projects.

A few biodiesel companies have located in Groveland and the City is trying to encourage more eco-friendly businesses. The City recently approved economic incentives for certain businesses.

**c. Reducing Greenhouse Gas Emissions**

The Mixed Use, Central Business District, and North Workplace Development land uses will serve as a tool to reduce vehicle miles traveled in Groveland, which will reduce the greenhouse gas emissions. Residents and guests of Groveland can easily access the historical downtown or Lake David area by walking or biking. The City is actively involved with the Lake-Sumter MPO in regards to expanding the pedestrian and bicycle facilities in Groveland. The City will continue to promote mixed-use developments, bicycling, and walking as a tool to reduce the greenhouse gas emissions in the Groveland area.

The City is amending its Land Development Regulations to ensure that the removal of regulatory barriers and establishment of incentives to promote energy efficiency and conservation is implemented in Groveland.

**E. FUTURE LAND USE GOALS, OBJECTIVES, AND POLICIES**

**GOAL 1:** Ensure that the character and location of land uses in Groveland promote the conservation of resources, efficiency and concurrency in the provision of public facilities and services, maximization of economic benefits for existing and future citizens, compliance with adopted minimum levels of service standards, and concomitantly minimize detrimental impacts to health, safety, and welfare which may be jeopardized by environmental degradation, nuisances, and incompatible land uses.

**OBJECTIVE 1.1:** *Identifying Land Use Patterns and Permitted Densities and Intensities.*  
 To identify the appropriate land use patterns, residential densities, and nonresidential intensities of land use permitted in Groveland.

**Policy 1.1.1:** *Land Use Designations.* The City shall establish, adopt and implement density and intensity standards for all future land uses, as applicable, and as indicated on the *Future Land Use Map* and the adopted City Zoning Map.[9J-5.006(3)(c)(7), F.A.C.]

Density and intensity standards for land uses in Groveland are featured below

Land Use	Maximum Residential Density
Residential:	
Single Family Low Density (SFLD)	Up to 2.0 dwelling units per acre. Elementary schools are also permitted in this category. The maximum building height is 35 feet.
Single Family Medium Density (SFMD)	Up to 4.0 dwelling units per acre. Elementary and middle schools are permitted in this category. The maximum building height is 35 feet.
Medium Density Residential (MDR)	Up to 6.0 dwelling units per acre. Elementary and middle schools are also permitted in this category. The maximum building height is 35 feet.
High Density Residential (HDR)	Up to 10.0 dwelling units per acre. Elementary, middle, and high schools are also permitted in this category.
Green Swamp Single Family Low Density (GSSFLD)	Up to 4.0 units per acre. The maximum impervious surface coverage is 0.40. The maximum building height is 35 feet.

Green Swamp Single Family Rural (GSSFR)	Up to 2.0 dwelling units per acre. The maximum impervious surface coverage is 0.40. The maximum building height is 35 feet.
<b>Land Use</b>	<b>Maximum Land Intensity</b>
Mixed Use (MU)	Up to 4.0 dwelling units per acre. Non-residential uses - the maximum impervious surface coverage is 0.60 and the maximum floor area ratio is 0.25. May live and/or work in these areas.
North Workplace Development (NWD)	<p>Up to 7.0 dwelling units per acre. Non-residential development – the maximum impervious surface coverage is 0.65 and the maximum floor area ratio is 0.7. May live and/or work in these areas.</p> <p>The land use will allow for flexibility in design while requiring a strong mix of employment generators. Commercial retail/restaurant, professional services, and entertainment-related uses shall comprise a minimum of 25% of the property. In order to encourage sustainability, a minimum of 15% of the property shall be dedicated to research and development, manufacturing, distribution, or corporate offices and a minimum of 10% for medium to high density residential uses (up to 7 units per acre). This land use will also require a minimum of 5% of the land be devoted to public recreation, a minimum of 5% to governmental or civic uses, and a minimum of 20% open space.</p>
Central Business District (CBD)	The maximum impervious surface coverage is 0.80 and the maximum floor area ratio is 1.0. The maximum density for apartments, condominiums, or townhomes is up to 10.0 dwelling units per acre. The minimum building height is 35 feet and the maximum building height is 50 feet.
Office/Commercial (COMM)	The maximum impervious surface coverage is 0.75 and the maximum floor area ratio is 0.5. The maximum building height is 35 feet.
Green Swamp Commercial (GSC)	The maximum impervious surface coverage is 0.40 and the maximum floor area ratio is 0.5.

Industrial (IND)	The maximum impervious surface coverage is 0.70 and the maximum floor area ratio is 0.70. The maximum building height is 50 feet.
Public/Institutional (P/I)	The maximum impervious surface coverage is 0.70.
Recreation and Open Space (REC)	The maximum impervious surface coverage is 0.5. The maximum building height is 35 feet.
Agriculture (AG)	The maximum impervious surface coverage is 0.1. One dwelling unit per 5 acres is permitted for agricultural uses.
Conservation (CON)	The maximum impervious surface coverage is 0.05.

**Policy 1.1.2:** *Land Use Categories.* The land use categories, as depicted on the City’s 2025 *Future Land Use Map (FLUM)* shall permit the following uses and activities.

*Single Family Low Density (SFLD)* – The Single Family Low Density category shall be primarily limited to single-family detached homes. This designation serves primarily to place less intensive residential development adjacent to environmentally sensitive areas and natural resources and to allow residential preference for all income groups and to promote a diversity of housing types within the City. Residential uses in this category shall be permitted in those areas so designated in accordance with the applicable permitted density and as further controlled by the Land Development Regulations and the Florida Building Code. Elementary schools are permitted in this category.

*Single Family Medium Density (SFMD)* – The Single Family Medium Density category shall be primarily limited to single-family detached homes. Residential uses in this category shall be permitted in those areas so designated in accordance with the applicable permitted density and as further controlled by the Land Development Regulations and the Florida Building Code. Elementary and middle schools are permitted in this category.

*Medium Density Residential (MDR)* - The Medium Density Residential category shall be primarily limited to single-family detached homes, townhomes, or similar type of uses. Elementary and middle schools are also permitted in this category. Residential uses in this category shall be permitted in those areas so designated

in accordance with the applicable permitted density and as further controlled by the Land Development Regulations and the Florida Building Code.

***High Density Residential (HDR)*** – The High Density Residential category shall be primarily limited to single family villas, townhomes, or multi-family uses. Residential uses in this category shall be permitted in those areas so designated in accordance with the applicable permitted density and as further controlled by the Land Development Regulations and the Florida Building Code. Elementary, middle and high schools are also permitted in this category.

***Green Swamp Single Family Low Density (GSSFLD)*** – The GSSFLD category shall be limited to single-family detached units, attached single-family units, or townhomes. The cluster development standards of this category are intended to promote innovative residential design, encourage diversity of housing, preserve valuable open space areas, protect significant natural features and sensitive environmental areas, and allow more efficient utilization of land and facilities.

***Green Swamp Single Family Rural (GSSFR)*** – The GSSFR category shall be limited to single-family detached units. The cluster development standards of this category are intended to promote innovative residential design, encourage diversity of housing, preserve valuable open space areas, protect significant natural features and sensitive environmental areas, and allow more efficient utilization of land and facilities.

***Mixed Use (MU)*** – Primarily intended to create sustainability, including the provisions of reducing the dependability on the automobile, protecting more open land, and providing quality of life by allowing people to live, work, socialize, and recreate in close proximity. Elementary, middle, and high schools are also permitted in this category.

***North Workplace Development (NWD)*** – Primarily intended to encourage a mix of uses in an area close to the Christopher C. Ford Commerce Park and the Florida Turnpike Interchange. It is also intended to provide flexibility in the siting and design of new developments, and to provide for a mixture of medium and high

density residential, commercial office, and community uses to support the primary employers in the development.

**Central Business District (CBD)** - Primarily intended for residential and commercial development in the historical downtown area. The historical downtown area is an economic, cultural, social, historic and architectural anchor of the City. In order to sustain these qualities, new development and redevelopment within the Central Business District shall be reflective of the architectural styles and fabric of the area. Consistency and compatibility with the existing built environment shall be considered in the review and issuance of development permits within the Central Business District. In order to preserve the quaint character of downtown Groveland, size limitations will also be placed on individual businesses. Redevelopment will focus on orienting buildings and roadways to a pedestrian scale. Residential development is permitted at higher densities in this area than other parts of the City, in order to foster compact, pedestrian oriented growth that will support downtown businesses. New commercial buildings are expected to accommodate pedestrians by providing storefronts near sidewalks and by offering shade and shelter along major streets.

**Office/Commercial (COMM)** - The Office/Commercial land use category is intended to provide appropriate locations for neighborhood and community businesses providing services and retail sales for the City and the nearby communities. Permitted uses within the Office/Commercial category shall be limited to the following uses; unless a special exception is granted to applicant by the City Council.

- **General Commercial.** These areas shall include those businesses that provide retail goods and services, which serve the routine and daily needs of residents, including banks and professional services, grocery and convenience stores, retail shops, and restaurants. Public and private elementary and middle schools are also allowed. Low intensity cultural and entertainment and medical facilities are also allowed in this category.
- **Limited Commercial.** These areas shall include low intensity office, service and retail businesses that are compatible when located in close proximity to

neighborhoods. These uses are intended primarily to serve the needs of the closely surrounding neighborhood.

- **Professional Office.** These areas shall be limited to small neighborhood scale businesses and professional offices that are compatible with, and have no measurable or noticeable adverse impacts, upon surrounding residential uses. Such uses include offices for doctors and dentists, accountants, architects, attorneys, engineers, land surveyors, real estate brokers, financial planners, insurance and real estate agents and the like.

***Green Swamp Commercial (GSC)*** – The Green Swamp Commercial land use category is intended to apply to lands located along State Road 50 and State Road 33 in the Green Swamp. The maximum intensity standard for this land use category is 40% impervious surface and a 0.5 FAR. Development shall comply with the Guiding Principles for Development in the Green Swamp Area of Critical State Concern.

***Industrial (IND)*** – The Industrial category shall be limited to manufacturing and production, storage, warehousing and distribution uses as further controlled by the Land Development Regulations. Industrial uses may have outdoor storage and business related activity, but such uses shall not include processes that create negative effects to surrounding properties due to noise, heat, fumes, debris, chemicals or hazardous materials. Educational facilities are not permitted in this category. Support commercial uses are also allowed as ancillary uses.

***Public/Institutional (P/I)*** - These areas include uses such as government facilities and essential utilities, including police, fire and City Hall buildings and water and wastewater facilities. This category also includes schools, religious facilities, day care facilities (child and adult), cemeteries, or similar uses as identified by the City Council. Religious facilities or day care facilities (child and adult) may be allowed in residential areas as a conditional use.

***Recreation and Open Space (REC)*** – These areas generally include public parks or private parks that are open and available to the public. Note: Some park and open space lands may be more

appropriately designated as Conservation, such as lands with wetlands or other environmentally sensitive areas. Permitted uses shall include active and passive recreation activities including bikeways and pedestrian trails, or other similar facilities as identified by the City Council. The associated facilities which support the above uses (i.e. restrooms, clubhouse) are also permitted. Additional land shall be acquired only if necessary to meet adopted level of service. At any time land for recreation purposes becomes available to the City, the *Comprehensive Plan* shall be revised to establish the subject site under a designated land use policy.

***Agriculture (AG)*** – Agriculture lands shall be primarily limited to agricultural uses including: cropland and pasture; orchards; groves; vineyards; nurseries; ornamental horticultural areas; and other agricultural uses as determined by the City Council. This category is intended to support the viability of the local agricultural economy and the production of the local food supply. Acceptable agricultural practices within this designation shall be restricted to the following activities:

1. Agricultural uses consisting of citrus groves, pasture land, forestry, and vegetable and feed crops. No commercial feed lots, confined or exterior, shall be permitted within the City;
2. Single-family housing up to one dwelling unit per five acres;
3. Recreation (active or passive uses); and
4. Public facilities and utilities.

***Conservation (CON)*** - Conservation lands shall include those lands so designated on the *FLUM*. These areas are generally composed of open land, water, marsh and wetlands and environmentally sensitive areas. Conservation lands may be either publicly or privately owned. It is intended that the natural and open character of these areas be retained and that adverse impacts, which may result from development, shall be prohibited or minimized. Adverse impacts shall be presumed to result from activities, which contaminate or degrade wetlands and environmentally sensitive areas, or natural functions and systems associated with such areas. Permitted uses within the Conservation

category shall be limited to the following and shall be further controlled by the Land Development Regulations.

- Activities intended for the conservation, re-establishment and re-nourishment, or protection of natural resources.
- Recreation uses and facilities that are customarily described as passive in nature including, but not limited to, fishing, hiking and biking, canoeing, kayaking, and the use of other similar small, quiet low-speed watercraft.
- Very low intensity outdoor or water-dependent recreational related uses (excluding commercial marinas) that are determined not to be in conflict with the intent of the Conservation category, subject to applicable Federal, State and local policies and permitting requirements.

**Policy 1.1.3:** *Adequate Land on the Future Land Use Map to Support Population Demands.* The City shall ensure that adequate land is designated on the *Future Land Use Map* needed to support the population demands during the short-range (2011-2015) and long-range (2025) planning periods.

**Policy 1.1.4:** *Regulating Land Use Activities.* The City shall regulate land use activities within land use categories shown on the *Future Land Use Map* through the maintenance of zoning districts. The density and intensity of land use activities established for each zoning district shall be consistent with the density and intensity qualitative standards as set forth on the *Future Land Use Map* for the associated land use district.

**Policy 1.1.5:** *Additional Requirements for the Mixed Use Land Use Category.* The Mixed Use designation is intended to be used in instances where a mixture of low to medium density residential, neighborhood commercial, office uses and general commercial uses and community uses may be appropriate, and for which a flexible managed approach will best achieve the Goals, Objective and Policies of this *Comprehensive Plan*. Land subject to this designation will have a Planned Unit Development zoning which will include a master plan of the overall design of the mixed use

development, together with performance standards and design guidelines.

Permitted uses include:

- Residential;
- Retail sales and service;
- Office/Commercial;
- Educational;
- Restaurants;
- Community facilities
- Recreation;
- Conservation;
- Public/Institutional;
- Medical facilities;
- Hotels/motels and tourist facilities; or
- Any other use as identified by the City.

In addition, the following shall apply:

- All future development shall be required to connect to the City central water and sewer system;
- Residential uses shall occupy a minimum of 50% and a maximum of 80% of the developable area;
- Commercial, including retail, office uses and community facilities (excluding schools) a minimum of 5% and a maximum of 25% of the developable area;
- Open space uses shall occupy a minimum of 20% of the site;
- Maximum impervious surface is limited to 60%;
- A maximum of 0.25 floor area ratio (FAR) may be considered for non-residential uses;
- Up to 4 dwelling units per gross acre may be considered; and
- Flexible setback requirements are permitted to ensure that mixed-use buildings are properly located adjacent to abutting roadways and sidewalks. Such setback requirements shall be determined by the City based on the compatibility with surrounding environments.

**Policy 1.1.6:**            ***Promoting High Quality Residential Development on the Mixed Use Land Use Category.*** The City shall promote a high quality residential development that will create a sense of place and community through the development of the Mixed Use land use. These include:

1.     A diversity of housing styles, shapes and materials in order to create variety in the streetscape;
2.     Different housing types to be integrated architecturally in order to give the development a harmonious appearance;
3.     The creation of visual richness when choosing materials and details. Local characteristics are encouraged;
4.     The encouragement of front porches and side entrances for garages;
5.     A variety of roof heights, pitches and materials;
6.     Landscaping to be incorporated into the overall design as a means of linking the development areas with the open spaces

**Policy 1.1.7:**            ***Neighborhood Centers and the Mixed Use Land Use Category.*** Within a Mixed Use land use category, the neighborhood center is intended to provide uses that meet the retail and service needs of a traditional neighborhood center and its vicinity. In addition to shops and offices, the center may contain other compatible uses such as civic and institutional uses of community-wide importance, specifically including second-floor residential uses. The neighborhood center shall be located so that it is easily accessible by pedestrians from as many of the residential areas as possible.

**Policy 1.1.8:**            ***Streets and Sidewalks Requirements for the Mixed Use Land Use Category.*** All developments within the Mixed Use land use category shall have a connected street system that serves vehicles, pedestrians and bicycles and which connects the neighborhood center to adjacent residential/community areas. Streets shall be laid out to promote pedestrian circulation and ease of access to the community areas. Within the neighborhood center maximum opportunities for shared parking shall be utilized.

**Policy 1.1.9:**            ***Additional Requirements for the North Workplace Development Land Use Category.*** The North Workplace Development category shall be available in the Groveland North Overlay Area for land

located along or in the vicinity of US Highway 27 or State Road 19. This designation is intended to encourage a mix of uses in an area close to the Christopher C. Ford Commerce Park and the Florida Turnpike Interchange. The mixed use designation is intended to provide flexibility in the siting and design of new developments, and to provide for a mixture of medium and high density residential, commercial, office, manufacturing, and community uses. Land subject to this designation will have a Planned Unit Development zoning which will include a master plan of the overall design of the mixed use development, together with performance standards and design guidelines. The master plan shall provide for a pattern of development which encourages corporate workplace environments, reduces the need to travel by car, encourages opportunities for cycling and walking, and which connects the new development to existing and planned development outside the site's boundaries. Development in this category shall be limited to the following four use categories:

**A. Residential**

Townhomes/Villas  
Apartments/Condominiums

**B. Commercial/Office**

Retail sales and service  
Office  
Restaurants  
Hotels/motels  
Medical facilities  
Cultural and entertainment

**C. Government, Civic and Institutional**

**D. Low-Intensity Industrial**

Research and development  
Corporate headquarters  
Light manufacturing  
Distribution

**Performance Standards**

Minimum of 2 of the 4 use categories listed above.  
Maximum Impervious Surface Ratio (ISR): 65%  
Maximum Floor Area Ratio (FAR) for non-residential uses: 0.7

Residential Density: Maximum 7 units per acre.

Public Squares/Recreation: Min 5%

Open Space: Min 20%

The balance of uses within a site will be determined based on the following criteria:

1. All developments shall contain an element of useable public space to allow for social interaction;
2. Commercial uses shall comprise a minimum of 25% of the area and shall be oriented to US 27 and SR 19. Retail uses shall be located to encourage pedestrian activity;
3. Residential dwellings shall be permitted above commercial, office or civic uses and also allowed as separate buildings; and
4. Residential development shall be integrated with other permitted uses, with adequate on-site facilities provided for residents including landscape and open space area, and amenity, parking and service facilities.

Commercial retail/restaurant, professional services, and entertainment-related uses shall comprise a minimum of 25% of the property. In order to encourage sustainability, a minimum of 15% of the property shall be dedicated to research and development, manufacturing, distribution, or corporate offices and a minimum of 10% for medium to high density residential uses (up to 7 units per acre). This land use will also require a minimum of 5% of the land be devoted to public recreation, a minimum of 5% to governmental or civic uses, and a minimum of 20% open space.

**Policy 1.1.10:**

***Single Family Low Density and Medium Density Development Standards.*** Areas delineated on the *Future Land Use Map* for low to medium density single family residential development shall accommodate residential development with a maximum density established herein and adhere to the following standards:

1. Generally single use residential neighborhoods shall contain no more than 200 dwelling units.
2. Residential neighborhoods shall be planned and designed as follows:

- (a) Housing shall be oriented to parks and open public spaces where applicable;
  - (b) To encourage architectural variety, lot sizes shall be varied throughout each neighborhood;
  - (c) Front porches, side entrances for garages, variety in roof heights, pitches and materials shall be encouraged;
  - (d) A mixture of single family residential dwelling units, attached dwelling units and zero lot line detached dwelling units shall be encouraged;
  - (e) All utilities within developments shall be underground unless topography, drainage or similar constraints cause this not to be feasible; and
  - (f) Each residential neighborhood shall have a park depending on the size of the development. The park shall include activities and facilities that serve the projected population of the development.
3. Developments up to 2 units per acre will be required to connect to the City water system but may install dry lines if central sewer is not available at time of construction. Connection to the City's sewer system will be required within six (6) months of the City's sewer becoming available.

### **Standards**

Impervious Surface Area: 50%

Open Space<sup>1</sup>: 25%

<sup>1</sup> Includes lakes, wetlands, natural areas and recreation areas.

#### **Policy 1.1.11:**

***Development Restrictions in the Green Swamp Single Family Low Density and Rural Development Areas.*** The following restrictions will apply to development within the Green Swamp Single Family Low Density and Green Swamp Single Family Rural Development areas:

1. All development will be clustered on the least environmentally sensitive areas;
2. 60% of the site will be retained as open space;

3. Impervious surfaces shall be limited to 40% of the site. This shall include the principal dwellings, all paved area, accessory structures and swimming pools;
4. All developments shall be required to connect to central water and sewer;
5. All developments shall use water conservation devices; and
6. All developments shall contain facilities for the retention of all stormwater on site.

**Policy 1.1.12:** *General Pattern of Commercial Land Use.* Commercial land uses shall be permitted in the following land use categories: Central Business District (CBD), Commercial/Office (COMM), Green Swamp Commercial (GSC), Mixed-Use (MU), and North Workplace Development (NWD). Higher intensive commercial activities shall be directed either towards the existing City center located near the one-way pairs along S.R. 50, S.R. 19, US 27 or on mixed-use development sites.

**Policy 1.1.13:** *Commercial Development Restrictions on Green Swamp Lands.* The designation shall apply only to land located in the Green Swamp Area of State Critical Concern. Commercial development in this land use shall be restricted to only those commercial uses needed to serve local residents. Commercial development in this land use shall also be limited to:

- Retail (excluding gasoline services and businesses using chemical operations);
- Offices;
- Restaurants including drive-ins;
- Commercial recreation;
- Health facilities;
- Government and civic uses; and
- Nursery Schools or Child Care Centers.

The maximum intensity standard for this land use category is 40% impervious surface and a 0.5 FAR. Development shall comply with the Guiding Principles for Development in the Green Swamp Area of Critical State Concern.

**Policy 1.1.14:**      *Permitting Community Public Facilities.* Necessary community public facilities, such as utility and water service lines, shall be permitted within any future land use designation if such activity satisfies established criteria of the *Comprehensive Plan* and the City’s Code of Ordinances. Community public facilities are hereby defined as all public facilities needed to support the infrastructure and population demands during the short-range and long-range planning periods of this *Comprehensive Plan*. These community public facilities include all public park, transportation, sanitary sewer, potable water, and reclaimed water facilities. By December 2012, the above mentioned definition for a “community public facility” shall be provided within the Land Development Regulations. Additionally, performance standards for community public facilities shall be incorporated into the Land Development Regulations to direct the placement of such facilities.

**Policy 1.1.15:**      *Industrial Development Prohibition on Green Swamp Lands.* All new industrial uses shall be prohibited in the Green Swamp Area of Critical State Concern. This prohibition shall specifically include facilities engaged in industrial activities, as defined in EPA’s National Pollution Discharge and Elimination System for Stormwater Associated with 32 Industrial Activity (NPDES) (Chapter 40, CFR Part 122), including:

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

## **GROVELAND NORTH OVERLAY**

Based upon the existing Chapter 180 water and sewer service territories, the City of Groveland has designated an area in which future annexations are likely to take place. All future annexations outside the defined Groveland North Overlay Area shall include a justification based upon changes in water or sewer service areas.

The area is designated in the *Future Land Use Map* series as the *Groveland North Overlay Area Map*. As property located within the Groveland North Overlay Area is annexed into the City, and is subsequently included on the *Future Land Use Map*, the goals, objectives and policies specific to the Groveland North Overlay Area will apply, in addition to all the existing goals, objectives and policies in the City's *Comprehensive Plan*.

The only land use categories available for development within the Groveland North Overlay Area shall be Mixed Use, Single Family Medium Density, North Workplace Development, Office/Commercial, and Industrial.

**Policy 1.1.16:** *Development Intensities within the Turnpike Commerce Park.* Development within the Turnpike Commerce Park shall be limited to the following maximum development intensities:

Land Use	Intensity
Warehouse/ Distribution	5,000,000 Square Feet
Light Manufacturing	1,087,041 Square Feet
Office	152,796 Square Feet
Commercial	32,000 Square Feet

Land uses may be converted from one use to another based on equivalent trips, provided that the revised development program continues to comply with adopted City standards and does not exceed any Development of Regional Impact threshold.

**OBJECTIVE 1.2: *Managing Growth in the Groveland North Overlay Area.*** Manage the anticipated growth within the Groveland North Overlay area in a manner which creates a more effective land use pattern, promotes sustainable development based on residential neighborhoods and mixed communities which ensure compatibility between the environment, new development and existing developed areas.

**Policy 1.2.1:** *Groveland North Overlay Guidelines.* The following guidelines shall apply to land within the Groveland North Overlay Area:

1. New development within the Groveland North Overlay area shall be developed with neighborhoods that create a sense of place and are supported by Mixed Use Developments, schools, parks and open spaces and civic spaces;
2. New development within the Groveland North Overlay area shall be developed with an orderly transportation

- network that includes new collector roads and a recreational trail system;
3. A priority within the Groveland North Overlay area shall be to enhance the conservation of lakes and wetlands through conservation designations, recreation areas and trails and through City purchase of wetlands, subject to compliance with all applicable County, Regional, State and Federal permitting requirements; and
  4. New development within the Groveland North Overlay area shall be required to identify and reserve land or provide appropriate mitigation for the following public facilities and services, if it is determined that the proposed new development has an impact on the public facilities and services:
    - (a) Right-of-way for limited access, collector and local roads, bikeways and recreational trails;
    - (b) Water and wastewater treatment facility sites;
    - (c) Community and neighborhood parks;
    - (d) School sites; and
    - (e) Police, EMS and fire station sites.

**Policy 1.2.2:**

***Conservation Requirements in the Groveland North Overlay Area.*** In order to conserve, protect and appropriately use the natural resources in the Groveland North Overlay area, the following criteria shall apply when property is annexed into the City:

1. All lakes, rivers and wetlands within the Groveland North Overlay area shall have a *Future Land Use* designation of “Conservation”. Within these areas, improvements shall be limited to the following:

**Passive Recreation:**

- Boardwalks and docks not to exceed a width of four feet;
- Hiking trails, not to exceed a width of four feet;
- Picnic areas;
- Fishing piers exceeding a width of five feet may only be located within lakes and not within wetlands; or

- Observation towers.

**Conservation Facilities:**

- Fire lanes and fire/observation towers;
  - Facilities designed to protect nesting, feeding or habitat areas of designated endangered, threatened, or species of special concern, as determined by the Florida Fish and Wildlife Conservation Commission, or to support the propagation of common wildlife;
  - Fishery management;
  - Facilities designed to protect an archaeological or historical site;
  - Facilities designed to retard or eliminate soil erosion problems, particularly shoreline erosion along shorelines;
  - Facilities necessary to eliminate unwanted exotic vegetation; or
  - Wildlife monitoring devices/stations.
2. All land shall be subject to the policies contained in the *Conservation Element* which protect air quality, water sources, minerals, soils, natural vegetative communities, fisheries, wildlife and wildlife habitats.

**Policy 1.2.3:** *Diversity of Land Uses within the Groveland North Overlay Area.* As parcel annexed within the Groveland North Overlay area are developed, a diversity of land uses shall be provided by a mixture of residential, retail, offices and manufacturing. Workplace development to include support housing will be strongly encouraged.

**Policy 1.2.4:** *Development Guidelines in the Groveland North Overlay Area.* It is the City's intent that as property annexed into the Groveland North Overlay area is developed, the following shall apply:

1. Development shall avoid the creation of urban sprawl and strip development;
2. Innovative land development application principles shall be promoted through the use of Planned Unit Developments,

- Mixed Use Developments and design principles such as cluster design;
3. A mixture of complimentary land uses that include housing, retail, offices, commercial services, manufacturing, light industrial, education, civic, community and recreation uses shall be required to create economic and social vitality and to encourage the linking of trips and to:
    - (a) Create an attractive and high quality environment which is compatible with the scale and character of the surrounding community;
    - (b) Protect and enhance the environment, and promote sustainable development principles;
    - (c) Develop commercial, residential and mixed-use areas that are safe, comfortable and attractive to pedestrians;
    - (d) Provide social and community facilities to serve the new development and to enhance existing service levels in the area;
    - (e) Reinforce streets as public places that encourage pedestrian and bicycle travel;
    - (f) Provide roadway and pedestrian connections to residential areas;
    - (g) Provide a network of open space provision in the form of squares, plazas, parks, greens and similar open space design; and
    - (h) Create major workplace developments, with specific emphasis at the Florida Turnpike/ US Highway 27 interchange.
  4. When determined appropriate, planned unit developments shall provide a mixture of housing types and price ranges to provide housing opportunities for all residents of the City and benefit the area's economy; and
  5. Incompatibilities between existing and new development shall be mitigated through architectural design, recreational trails, additional landscaping and similar types of screening.

## **GREEN SWAMP AREA OF CRITICAL STATE CONCERN**

**OBJECTIVE 1.3:** *Conserving and Protecting the Green Swamp Area of Critical State Concern.* Conserve and protect the Green Swamp Area of Critical State Concern and its environmental and economic resources.

LEGAL DESCRIPTIONS FOR THOSE PORTIONS OF THE CITY'S BOUNDARIES THAT LIE WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN ARE AS FOLLOW:

“Commencing at the N.W. corner of Tract 2, Groveland Farms, in Section 30, Township 22 South, Range 25 East, Lake County Florida, according to Plat Book 2, pages 10 and 11, Public Records of Lake County, Florida, run South 30.00 feet to the South right-of-way of Anderson St., and the Point of Beginning; from said POB, run thence N.89°39'03"E., parallel with and 30.0 ft. South of North line of aforesaid Tract 2 for a distance of 375 ft; thence South parallel with the West line of Tract 2 a distance of 630.01 ft., to the South line of said Tract 2; thence S. 89°39'03"W along said South line 214.42 ft; thence N. 33°01'30"E., 79.66 ft. thence S. 89°39'03"W, a distance of 204.00 ft. to the West line of said Tract 2; thence North along said West line 563.48 ft. to the POB. The West 11.0 feet thereof subject to an easement for ingress and egress; and The Northwest ¼ of the Northeast ¼ of the Northwest ¼ East of S.R. 33 right-of-way, less the North 20 feet thereof, all in Section 30, Township 22 South, Range 25 East, Lake County, Florida; and The North 495 feet of the South ½ of the NE ¼ of the NW ¼ of Section 30, Township 22 South, Range 25 East, Lake county Florida; and The South 165 feet of the NE ¼ of the NW ¼ of Section 30, Township 22, Range 25 East, Lake County, Florida, LESS and EXCEPT the East 1033.26 feet thereof. AND, The East 1033.62 feet of the South 165 feet of the NE ¼ of the NW ¼ of Section 30, Township 22 South, Range 25 East, Lake County, Florida. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, TO WIT: the South 25 feet of the South 165 feet of the NE ¼ of the NW ¼ of Section 30, Township 22 South, Range 25 East, Lake County, Florida, LESS AND EXCEPT the East 1033.26 feet thereof. AND, the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) if the Northeast Quarter (NE ¼) of Section 30, Township 22 South, Range 25 East, also described as Tract No. Twenty-one (21), according to the Plat of Groveland Farms, recorded in Plat Book 2, at page 11, of the Public Records of Lake County, Florida. AND, Tract No. Twenty (20), according to Florida Development Corporation's Map of Groveland Farms, recorded in Plat Book 2, at Pages 10-11 of the Public Records of lake county, Florida, and being the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 30, Township 22 South, Range 25 East, EXCEPT one and one-third (1 1/3) acres in the Northeast corner of said Tract, thence West 310 feet; thence East 310 feet; thence South 200 feet; thence East 310 feet; thence North 200 feet to the point of beginning; the land hereby conveyed containing Eight and Two Thirds (8 2/3) acres, more or less. AND Tracts 34, 35, 36, 37, 38, 43, 44, 45, 46, 47, 49, 50, 51, 52, 53, 63 and 64, in Section 21, Township 22 South, Range 25 East, according to the Plat of Groveland Farms, recorded in

Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida; AND The East 310 feet of the North 200 feet of Tract 20, Groveland Farms, in Section 30, Township 22 South, Range 25 East, Lake County, Florida, as recorded in Plat Book 2, Pages 10 & 11; AND That part of the South 1/2 of Tract 12, GROVELAND FARMS, in Section 30, Township 22 South, Range 25 East, according to the plat thereof as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, being described as follows: COMMENCE at a concrete monument at the SW corner of the NE 1/4 of said Section 30, also being the SW corner of Tract 28, of said Groveland Farms; thence N 00°31'35" W along the West line of the said NE 1/4 of said Section 30 and the West line of Tracts 28 and 21 of said Groveland Farms a distance of 1327.80 feet to the NW corner of said Tract 21, also being the SW corner of the aforesaid Tract 12, Groveland Farms and the POINT OF BEGINNING; thence N 89°45'35" E along the South line of said Tract 12, a distance of 414.80 feet to a point on the Easterly edge of a pond; thence along the said Easterly edge of a pond the following described courses; N 43°19'19" W, 56.35 feet; thence N 40°09'50" W, 77.30 feet; thence N 40°40'47" W, 73.76 feet; thence N 42°39'01" W, 79.96 feet; thence N 44°52'46" W, 65.45 feet; thence N 51°43'45" W, 43.22 feet; thence N 71°48'05" W, 46.89 feet; thence N 86°20'40" W, 64.29 feet; thence N 79°20'03" W, 38.77 Feet more or less to the West line of the aforesaid Tract 12, Groveland Farms, also being the West line of the NE 1/4 of said Section 30, thence S 00°31'35" E along the West line of said Tract 12 and the West line of the said NE 1/4, a distance of 315.63 feet more or less to the SW corner of said Tract 12 and the POINT OF BEGINNING; AND Tracts 39, 40, 41 and 42, Section 21, Township 22 South, Range 25 East, Groveland Farms, according to the plat thereof recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, LESS that part of Tracts 39 and 40 designated as right-of-way, described in ORB 641, page 768, Public Records of Lake County, Florida; AND Tract 37, lying South of the right of way line of State Road No. 50, LESS AND EXCEPT: Beginning at the Southwest corner of Tract 37 of GROVELAND FARMS, in Section 20, Township 22 South, Range 25 East, Lake County, Florida, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, run North along the West line of said Tract 37 a distance of 549.58 feet to the South right of way of State Road 50, thence North 89°41'20" East along said South right of way 200.15 feet, thence South 00°07'41" West 550.02 feet to the South line of said Tract 37, thence South 89°48'44" West 198.92 feet to the Point of Beginning, LESS road right of way; Tracts 38 and 43, lying South of the right of way line of State Road No. 50, LESS AND EXCEPT: That part of said Tract 38 lying East of and within 11 feet and West of and, within 19 feet of the ditch survey line described as follows: Commence on the East line of Section 20, Township 22 South, Range 25 East, at a point 58.10 feet South 00°10'48" East of the Northeast corner of the SE ¼ of said Section 20, thence run South 89°30'12" West a distance of 1,333.65 feet for the Point of Beginning, thence run South 0°10'43" East a distance of 414.77 feet for the end of this ditch survey line description. AND LESS AND EXCEPT: That part of said Tracts 38 and 43 lying within the following described boundaries: Commence on the East line of Section 20, Township 22 South, Range 25 East, at a point 58.10 feet South 00°10'48" East of the Northeast corner of the SE ¼ of said Section 20, thence run South 89°30'12" West a distance of 1,333.65 feet, thence run South 0°10'43" East a distance of 414.77 feet, thence run South 89°28'47" West a distance of 19 feet for the Point of Beginning, thence run North

89°28'47" East a distance of 450 feet, thence run South 0°10'43" ,East a distance of 450 feet, thence run South 89°28'47" West a distance of 450 feet, thence run North 0°10'43" West a distance of 450 feet to the Point of Beginning; all lying and being in Section 20, Township 22 South, Range 25 East, GROVELAND FARMS, according to the Plat thereof recorded in Plat Book 2, pages 10 and 11, Public Records of Lake County, Florida.

The above parcels of land are located within the Area of Critical State Concern (ACSC) entitled "Green Swamp" and fall within the purview of Chapter 380, F.S. Development of these parcels is protected by the following policies:

- Policy 1.3.1:** *Amending the Future Land Use Series.* For each annexation of land within the Green Swamp ACSC, the City shall amend the Future Land Use series to include the newly annexed land.
- Policy 1.3.2:** The City shall continue to ensure the protection and conservation of environmentally sensitive land within the City and within the Green Swamp ACSC through the Land Development Regulations and the standards established in this *Comprehensive Plan*. The City shall maintain Land Development Regulations that are consistent with the Green Swamp in the plan area agreed between the City and the DCA and which implement the provisions of the *Comprehensive Plan*.
- Policy 1.3.3:** *Prohibiting Development within Floodplains and Wetlands.* The City shall prohibit any development in floodplains and wetlands within the Green Swamp ACSC.
- Policy 1.3.4:** *Type of Development Permitted in Green Swamp ACSC.* All development in the Green Swamp ACSC shall be agricultural, residential, commercial, or recreational in nature. Commercial uses permitted in this area shall be low impact and low intensity. (See policy 1.3.6). All recreational uses, other than passive recreation uses, shall be limited to low impact, low intensity public or private recreation uses that do not require impervious surface coverage of more than 10% of the lot. Alternative paving techniques shall be used to achieve this goal.
- Policy 1.3.5:** *Transferring Residential Densities from Wetlands.* Within the Green Swamp ACSC residential densities shall be transferred from the wetlands within a site based on a density of one dwelling unit per 20 acres.

**Policy 1.3.6:**        *Non-residential Development Criteria and the Green Swamp ACSC.* Non-residential development within the Green Swamp ACSC will be limited to a maximum of 40% impervious surface. All non-residential development located within the Green Swamp ACSC directly on State Road 50 and State Road 33 will be limited to the following uses:

- Retail;
- Office/Personal Services;
- Recreation;
- Churches;
- Assisted Living Facilities; and
- Schools.

Paved roads will be required, together with central water and sewer. For all vacant, annexed land, owners seeking a non-residential classification must file for a *Future Land Use Map* amendment.

**Policy 1.3.7:**        *Residential Density Cap Applicable to Lands Within Green Swamp.* No lands (a) either currently within Groveland City limit or later annexed and (b) within the Green Swamp Area of Critical State Concern shall be permitted, approved, rezoned, or designated for residential development at a net density greater than or more intense than one (1) unit per five (5) acres. The Green Swamp Area of Critical State Concern is defined by Section 380.0551, Florida Statutes, and Fla. Admin. Code R. 28-26.003.

**Policy 1.3.8:**        *Native Plants and Irrigation Systems Requirement.* The use and/or preservation of native Floridian plants and irrigation systems that conserve water shall be required in new development, to the maximum extent feasible, within the Green Swamp ACSC for all landscaped areas including residential and commercial development, golf course and publicly owned spaces.

**Policy 1.3.9:**        *Approval of Golf Courses in the Green Swamp ACSC.* Golf courses within the Green Swamp ACSC shall be approved on a case by case basis pursuant to specified approval criteria which are set out in the Land Development Regulations. To reduce the potential for negative impacts to water resources, the developer shall utilize the Audubon International Signature Program (AISP), or an equivalent program. Siting of the golf course is a critical first

step in the golf course development process. If the site is not appropriate for the activities associated with developing and maintaining a golf course, there are likely to be problems. To avoid siting a golf course at an inappropriate location, a thorough analysis of the site should be done to evaluate its suitability. Key indicators of the suitability of a site include the following:

1. Proximity to wetlands and surface waters- a golf course should not be sited adjacent to wetlands or surface waters without a 50 foot natural buffer to protect these sensitive resources;
2. Golf courses should not be sited in the 100 year flood plain- additives used on a golf course (chemicals, pesticides and fertilizers) can be spread to adjacent wetlands, surface and groundwater when the golf course is inundated with flood waters; and
3. Geology that has connections to the groundwater (e.g. sinkholes, fissures or fractures).

**Policy 1.3.10:** *Impervious Surfaces in the Green Swamp ACSC.* Impervious surfaces within the Green Swamp ACSC shall be kept to a minimum by limiting paved areas and encouraging alternatives to impervious paving surfaces.

**Policy 1.3.11:** *Required Upland Buffer in the Green Swamp ACSC.* The City hereby established within the Green Swamp ACSC a fifty (50) foot wide upland buffer from the wetland line in which no structure may be placed.

**Policy 1.3.12:** *Wetland Systems and Stormwater Treatment or Storage.* Wetland systems shall not be used for stormwater treatment or storage within the Green Swamp ACSC.

**Policy 1.3.13:** *Guidelines for Recharge Areas in the Green Swamp ACSC.* Projects located within the Green Swamp ACSC and within the Most Effective Recharge Areas must retain three inches of runoff from directly connected impervious areas within the project. Applicants may instead demonstrate that the post-development recharge will be equal to or greater than the pre-development recharge. Most Effective Recharge Areas are those areas with soils classified by the Soil Conservation Service as Type "A"

Hydrologic Soil Group. Directly connected impervious areas are those impervious areas which are connected to the surface water management system by a drainage improvement such as a ditch, storm sewer, paved channel, or other man-made conveyance. Stormwater that is retained must be infiltrated into the soil or evaporated such that the storage volume is recovered within 14 days following a storm event.

**Policy 1.3.14:** *Prohibiting Wastewater Sludge in the Green Swamp ACSC.* The City shall prohibit any and all placement of wastewater sludge within the Green Swamp ACSC.

**Policy 1.3.15:** *Prohibiting Industrial, Rock, Clay, and Sand Mining Activities.* The City shall prohibit all new industrial development, peat and lime rock mining, clay mining, and sand mining within the Green Swamp ACSC.

**Policy 1.3.16:** *Septic Tank Servicing Requirement in the Green Swamp ACSC.* Where a development is serviced with a septic tank, the lot owner shall have it cleaned and inspected in accordance with the requirements of the Lake County Public Health Unit at least once every five (5) years.

**Policy 1.3.17:** *Maximum Intensity Requirement for the Hooks 40, LLC Development.* Development within the Hooks 40, LLC property described above shall be limited to the following maximum development intensities:

Land Use	Intensity
SR 50 Commercial	153,000 Square Feet

The Hooks 40, LLC property shall be limited to the uses defined in Policy 1.1.13 and Policy 1.3.6 of this *Element*.

**OBJECTIVE 1.4: *Planning for Residential Neighborhoods.*** Designate and promote sufficient areas for quality residential development and neighborhood cohesiveness, and require the availability of adequate facilities needed to support the population demands during the short-range (2011-2015) and long-range (2025) planning periods.

**Policy 1.4.1:** *Residential Densities Guideline.* Maximum gross residential densities shall be construed 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. Density designations shall be restricted or reduced for the following circumstances:

1. Waters of the State shall not be included as gross land area; or
2. Land area which encompasses floodplains, wetland, or other environmentally sensitive lands shall be restricted to density credits determined by criteria and performance standards set forth within the Land Development Regulations. No development shall be permitted in the wetlands other than passive recreation or conservation uses.

**Policy 1.4.2:** *Designating Residential Land Uses on the Future Land Use Map.* The *Future Land Use Map* shall designate sufficient land area for residential land uses according to a pattern which promotes neighborhood cohesiveness and identity, sustainable development principles and which enables efficient provision of public facilities and services.

**Policy 1.4.3:** *Dedicating Recreation Space and Public Open Space.* Residential Subdivisions, plats, and PUD's shall be required to dedicate recreation space and public open space in accordance with policy 1.1.1 of the *Recreation and Open Space Element*.

**Policy 1.4.4:** *Protecting Residential Development from Incompatible Uses.* Residential areas delineated on the *Future Land Use Map* shall be protected from the encroachment of incompatible non-residential development. The City shall maintain its Landscape Ordinance that requires buffering between incompatible land uses. The vegetated buffer may be applied as credit towards meeting the site's open space requirements. [9J-5.006(3)(c)2, F.A.C.]

**Policy 1.4.5:** *Impacts of New Development on Adjacent Properties.* The City shall maintain site design requirements and subdivision regulations in the Land Development Regulations which adequately address

the impacts of new development on adjacent properties in all land use categories and zoning districts.

**Policy 1.4.6:**            *Location of Community Facilities within Residential Areas.* Supportive community facilities may be located within residential areas but shall be required to comply with performance standards and development requirements set forth within the Land Development Regulations. A "community facility or service" shall mean a building or structure owned and operated or authorized by the City to provide a public service and is limited to fire stations, police substations: emergency medical response stations, and postal drop box stations and other similar community-oriented facilities.

**Policy 1.4.7:**            *Transportation Systems within Residential Areas.* Transportation systems within designated residential areas delineated on the *Future Land Use Map* shall be designed to accommodate traffic conditions that further public safety, encourage alternative modes of transportation, and limit nuisances. Access to residential areas shall comply with policies established within the *Transportation Element* that address access management. The design of new residential subdivisions must include the dedication of right-of-way to enable pedestrian access to adjacent residential subdivisions.

**Policy 1.4.8:**            *Transition of Residential Densities.* The City shall continue to orient the transition of residential densities on the *Future Land Use Map* toward higher densities along major transportation corridors and areas adjacent to commercial or other intensive land uses, while lower residential densities shall be directed towards areas further from the City center (i.e., the central commercial district) and in areas adjacent to agricultural lands. [9J-5.006(3)(c)7, F.A.C.]

**Policy 1.4.9:**            *Residential Screening Techniques.* The City shall require new commercial, light industrial, and manufacturing development to install landscaping, visually obstructive fencing or man-made berms, or other appropriate screening techniques obstructing view of the commercial, light industrial, or manufacturing site from areas designated for low or medium density residential if the proposed commercial, light industrial, or manufacturing building is incompatible with the residential area.

**Policy 1.4.10:**        *Residential Density and the Future Land Use Map.* The City shall ensure that residential density on the *Future Land Map* is based on the following considerations:

- Past and anticipated future population and housing trends and characteristics;
- Provision and maintenance of quality residential neighborhoods and preservation of cohesive neighborhoods;
- Protection of environmentally sensitive lands; and
- Transition of density between low, medium and high residential districts. [9J-5.006(3)(c)7, F.A.C.]

**Policy 1.4.11:**        *Group Home and Foster Care Facilities.* The City shall continue to allow the location of group homes and foster care facilities in residential areas. These facilities shall serve as alternatives to institutionalization. If a group home or similar living arrangement has a capacity of eight or fewer persons and is licensed, operated, or permitted under the authority of the State’s Department of Children and Families, the facility is entitled to locate in any residential zone in the City without a special exception. If the group home has a capacity of nine or more persons, the facility may apply for a special exception to locate in residential areas. These facilities will also be consistent with the density and intensity provisions by category type set forth in this *Comprehensive Plan*.

**Policy 1.4.12:**        *Monitoring the Impact of Walls and Fences.* The City shall monitor the impact of walls and fences as a result of residential screening techniques mentioned in Policy 1.4.9 to ensure that such features promote neighborhood safety and community aesthetics and discourage criminal activity.

**OBJECTIVE 1.5:**    *Planning for Commercial Activities.* Allocate sufficient land area to accommodate commercial activities which provide goods and services demanded by local and area-wide markets, with consideration to fiscal and environmental impacts to the City of Groveland.

**Policy 1.5.1:**        *Location and Distribution of Commercial Land Uses.* 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 arterial and collector roads, ease of access and egress from major thoroughfares to commercial sites, ability to achieve a functional internal circulation and off-street parking system. The term “vicinity” is hereby defined as being within ¼ mile to arterial and collector roads. It is important to note that some neighborhood-based commercial activity is more practical along local roadways. As such, the City does not want to restrict commercial uses to just arterial and collector roadways;
2. The promotion of sustainable development within mixed-use sites by establishing a pattern of development which reduces the need to travel by car, encourages opportunities for cycling and walking, and prevent strip commercial centers;
3. Ability to comply with adopted performance standards for preventing or minimizing nuisance impacts, such as emission of air pollutants, noise, odor and generation of hazardous waste or products;
4. Impact on the conservation and preservation of natural resources;
5. Demand on existing and planned public services, utilities, water resources and energy resources;
6. Availability of central sanitary sewer systems; and
7. Promote the integration of uses to include live-work environments.

**Policy 1.5.2:** *Access to Commercial Sites.* Access to commercial sites shall utilize adjacent streets adjoining U.S. 27, S.R. 50, S.R. 19, S.R. 33, C.R. 565, and C.R. 565A where such streets serve to provide safe ingress\egress to the site. Such use of existing streets shall not be designed to direct traffic into residential areas. Commercial development pursuing access to State and County facilities shall be required to obtain all access management (curb cut) permits from those entities in accordance with their established rules prior to a site plan being approved by the City.

**Policy 1.5.3:** *Density and Intensity of Commercial Uses.* The density and intensity of commercial uses shall be compatible with the ability of public facilities to provide adequate services according to adopted

level of service standards. The *Future Land Use Map* shall not designate more commercial areas than that which existing and planned public facilities and roadways can support at the adopted minimum level of service standards.

**Policy 1.5.4:** *Dedicating Land for Commercial Uses to Meet the Regional Market.* To discourage urban sprawl, Lake County has oriented land use patterns in its *Future Land Use Map* to direct development requiring public services and facilities to urbanized or rural/urban transitional areas which already provide them. Hence, the *Future Land Use Map* for Groveland shall dedicate more land for commercial activities than its population can support in order to meet regional market demands and to discourage urban sprawl into rural areas by development requiring facilities and services of an urban nature.

**Policy 1.5.5:** *Commercial Building Design Principles.* Commercial buildings shall be designed along the following principles:

1. Building facades shall be designed to a human-scale, for aesthetic appeal, pedestrian comfort, and compatibility with the design character of the development. The buildings may be either traditional in their architectural character, or be a contemporary expression of traditional styles and forms, respecting simply the scale, proportion and character of village shops;
2. The massing of larger commercial buildings shall be softened in a variety of ways, including the use of projecting and recessed sections, to reduce their apparent overall bulk and volume;
3. The design of buildings should support a safe and attractive pedestrian environment;
4. Buildings shall generally be designed for multiple uses, with offices and/or residential units above;
5. Buildings over two stories should serve a role in urban design terms as key or marker buildings, to help provide a varied townscape. Church steeples are exempt from this limitation;
6. Landscaping around commercial buildings and their parking lots shall emphasize native species trees, shrubs and flowers to reduce maintenance, help ensure longevity, and to reinforce the natural spirit of the area. Species

should be selected partly on the basis of their visual interest at different times of the year;

7. Public art and landmark buildings should be used to add interest and variety to the townscape; and
8. Flexible setback requirements are permitted to ensure that commercial buildings are properly located adjacent to abutting roadways and sidewalks. Such setback requirements shall be determined by the City based on the compatibility with surrounding environments.

**Policy 1.5.6:** *Open Space Requirement and Commercial Development.* New development shall be required to maintain a portion of commercial sites as open space as identified in the Land Development Regulations.

**OBJECTIVE 1.6: Discourage Urban Sprawl.** Discourage urban sprawl through a future land use pattern which promotes orderly, compact development. [9J-5.006(3)(b)(8), F.A.C.]

**Policy 1.6.1:** *Promoting Orderly, Compact Growth and the Future Land use Map.* Land use patterns delineated on the *Future Land Use Map* shall promote orderly, compact growth. The City shall encourage growth and development in existing developed areas where public facilities and services are presently in place and in those areas where public facilities can provide the most efficient service. Land shall not be designated for growth and development if abundant undeveloped land is already present within developed areas served by facilities and services.

**Policy 1.6.2:** *Establishing a JPA/ISBA.* The City shall coordinate with Lake County through a Joint Planning Agreement or Interlocal Service Boundary Agreement to develop an areawide planning approach by December 2012, taking into account environmental suitability, functional relationships and areas where public facilities and services are available or proposed to be available by year 2020. [9J-5.006(3)(c)10, F.A.C.]

**OBJECTIVE 1.7: Innovative Land Development Principles.** Future growth and development shall be managed through the preparation, adoption, implementation and enforcement of innovative land development regulations. [9J-5.006(3)(b)(10), F.A.C.]

**Policy 1.7.1:**            *Planned Unit and Mixed Use Developments as Management Strategies.* Planned unit development and mixed use development techniques shall be used as a management strategy for promoting smart growth principles, negotiating innovative development concepts, design amenities, and measures intended to encourage unique planning concepts not attainable with certainty under conventional zoning or to protect environmentally, historically, or archaeologically significant sites.

**Policy 1.7.2:**            *Promoting Cluster Developments.* As a means to promote conservation design, ecological integrity and maintain the City's character, cluster developments are encouraged by the City. Cluster developments shall be designed along the following principles:

1.     The provision of open space within developed areas;
2.     The creation of a variety of active and passive recreational uses;
3.     The creation of a friendlier pedestrian environment, including walking and cycling opportunities;
4.     Enhancement of the environmental setting and significant features;
5.     The conservation of on-site wetlands and water bodies;
6.     The maintenance of large areas of natural vegetation;
7.     The maintenance of vegetation corridors along major water courses; or
8.     Connectivity for species, either as continuous corridors or clusters of stepping stones.

**Policy 1.7.3:**            *Crime Prevention through Site Design.* Crime prevention shall be considered in site design through application of all of the following guidelines:

1.     All proposed building entrances, parking areas, pathways and other elements should be defined with appropriate features that express ownership. Such features should not conflict with the need for natural surveillance;
2.     The proposed site layout, building and landscape design should promote natural surveillance. Physical features and activities should be oriented and designed in ways that maximize the ability to see throughout the site. For example, window placement, the use of front porches or

- stoops, use of low or see-through walls, and appropriate use of landscaping and lighting can promote natural surveillance. Sight-obscuring shrubs and walls should be avoided, except as necessary for buffering; and
3. The proposed site layout and building design should encourage legitimate activity in public spaces. For example, locating outdoor seating in areas that are visible from inside a restaurant helps to discourage crime and supports the activity of dining.

**Policy 1.7.4:** *Priority of Creating Public Spaces.* Priority should be given to the creation of a hierarchy of public spaces that relate to buildings and create a sense of community. Public spaces are “public” when they are within view of a street or other public space, accessible by pedestrians, and can be occupied by people. The public space may include sidewalks, a plaza or park.

**Policy 1.7.5:** *Use of Mixed Use Developments.* To discourage urban sprawl and to maximize existing and planned public facilities, the City has adopted the Mixed Use and North Workplace Development land uses.

Mixed use designations may include single family, multiple family, commercial, recreation, open space and institutional land uses not to exceed development densities and intensities of use established for these land uses in this *Element*. [9J-5.006(3)(c)5, F.A.C.]

**Policy 1.7.6:** *Maintaining Innovative Land Development Regulations.* The City shall maintain innovative land development regulations that encourage mixed-use developments and incorporate site design planning techniques that will enhance the quality of large scale developments or redevelopment area(s). [9J-5.006(3)(c)5, F.A.C.]

**Policy 1.7.7:** *Requiring Underground Utilities.* The City shall require all new subdivisions, residential and commercial developments, approved after the adoption of this *Comprehensive Plan*, to have underground telephone, cable and electrical utility lines to provide a more attractive, efficient, and safer development, when feasible.

**OBJECTIVE 1.8: *Encourage the Redevelopment and Renewal of Blighted Areas.*** The City shall encourage the redevelopment and renewal of blighted areas to maintain and enhance the quality of life and economic base of Groveland. [9J-5.006(3)(b)(2), F.A.C.]

**Policy 1.8.1:**            ***Targeting Blighted or Deteriorated Areas.*** The City shall target blighted or otherwise deteriorated areas within the City for special consideration through the Community Redevelopment Agency and the redevelopment plan, and shall pursue available federal, state, county and local funds for redevelopment.

**Policy 1.8.2:**            ***Enforcement of Building Codes.*** The City shall continue the enforcement of building codes to maintain safe structures which promote and preserve the desired character of the City.

**Policy 1.8.3:**            ***Identifying Blighted Areas.*** The City shall annually survey all areas of the City to determine if blighted areas are occurring.

**OBJECTIVE 1.10: *Protection and Conservation of Environmentally Sensitive Lands and Natural Resources.*** Ensure the protection and conservation of environmentally sensitive lands and other significant natural resources. [9J-5.006(3)(b)4, F.A.C.]

**Policy 1.10.1:**            ***Managing Environmentally Sensitive Natural Systems.*** Policies in the *Conservation Element* for managing environmentally sensitive natural systems, including but not limited to lakes, wetlands, floodplain areas, significant vegetative communities and wildlife habitats of endangered and threatened species, shall be implemented through performance standards stipulated in the Land Development Regulations.

**Policy 1.10.2:**            ***Encroachment of Development in Wetlands and Upland Areas Adjacent to Wetlands.*** Development within wetlands and uplands adjacent to wetlands shall be protected from the encroachment of development according to requirements established in the Policy 1.3.4 and Policy 1.3.5 of the *Conservation Element*.

**Policy 1.10.3:**            ***Protection of Floodplains.*** The City shall ensure the long-range protection of the floodplains through:

- a.        Positioning structures and impervious surfaces outside the 100 year floodplain to the greatest extent possible. The 100 Year floodplain shall be delineated within the *Future Land*

- Use Map Series*, and its demarcations shall be determined by the most recent Flood Insurance Maps prepared by the Federal Emergency Management Agency;
- c. Residential development shall cluster dwelling units on uplands located outside the 100 Year floodplain; and
  - d. Septic tanks, wastewater treatment plants, and spray fields are prohibited within the 100 Year floodplain.

**Policy 1.10.4:** *Maintaining Natural Rate of Percolation in Aquifer Recharge Areas.* The City rests on an area possessing a high aquifer recharge potential. To maintain the natural rate of percolation within aquifer recharge areas, the City shall enforce the following:

- a. Enforce the impervious surface ratios and open space standards established in this *Comprehensive Plan*.
- b. Ensure that the *Future Land Use Element* does not allocate any manufacturing or light industrial land use activities adjacent to lake front areas or within high recharge groundwater aquifer areas that generate pollutants that may adversely impact the quality of surface and ground waters.
- c. Promote the application of permeable parking lot surfaces for commercial developments proposed within high recharge areas.
- d. Promote land use activities and development densities which are compatible to high recharge potential percolation rates.

**Policy 1.10.5:** *Maintaining Stormwater Management Requirements.* The City shall maintain stormwater management requirements in the Land Development Regulations which provide specific standards for the design of on-site stormwater systems, as well as strategies and measures to minimize runoff into natural water bodies.

**Policy 1.10.6:** *Protection of Vegetative Communities and Wildlife Habitats.* Vegetative communities and wildlife habitats (particularly those identified as primary habitat for endangered or threatened species) shall be protected and conserved directly or indirectly by rules and principles established in the *Conservation Element*.

- Policy 1.10.7:** *Land Uses being Compatible to Soil Types.* Land use activities, including their densities and intensities, shall be compatible with soil types whose properties are capable of supporting the structures, parking areas, ancillary uses, and facilities proposed to be placed on them. The City shall maintain provisions in the Land Development Regulations which stipulate and define performance standards for land use activities proposed to occur on soil types whose development potential is limited in some form or manner.
- Policy 1.10.8:** *Severe Slopes and Land Uses.* Severe slopes shall be defined as having a gradient exceeding 10 percent. Land uses shall be delineated on the *Future Land Use Map* with consideration to the topography. Alterations to slopes at sites with greater than 10% slope must be approved by the City prior to land preparation activity.
- Policy 1.10.9:** *Prohibiting Septic Tanks in Residential, Commercial, and Industrial Areas.* Septic tanks will not be allowed on new residential, commercial and industrial sites within the City. When financially feasible, the City shall extend central sewer service to all developed properties within the current City limits. The City will also coordinate with the County to limit septic tank permits in unincorporated areas adjacent to the City's urban boundary.
- Policy 1.10.10:** *Coordinating with Government Agencies and Protecting Natural Systems.* The City shall coordinate with State agencies including, the St. John River Water Management District, the Florida Department of Environmental Protection, the East Central Florida Regional Planning Council as well as Lake County, and other agencies concerned with managing natural resources for the purpose of protecting the function and existence of natural systems.
- Policy 1.10.11:** *Lake Shore Protection.* To protect the lake front areas from the encroachment of development, a shoreline protection zone shall be delineated. There shall be no disturbance within 50 feet of the landward extent of wetlands as set forth in Rule 62-340, with the exception of pilings for docks or piers. There shall be no buildings, pools, ponds, or other structures in this protection zone. There shall be no septic tanks within 75 feet of the landward extent of wetlands as set forth in Rule 62-340. All development shall be subject to the building setback requirements regarding the

shoreline protection zone established in the City's Land Development Regulations.

**Policy 1.10.12:** *Limiting Development in Wetland Areas.* The City shall limit development within all wetland areas to land uses supporting conservation facilities and water-related passive recreation activities, as defined in the *Recreation and Open Space Element*. Wetlands shall be identified on the *Future Land Use Map* series as Conservation lands. No development shall be permitted in wetlands except for conservation or passive recreation uses as defined within policies cited herein.

**Policy 1.10.13:** *Wetlands and Natural Buffer Zones.* Wetlands shall be protected from impacts generated by adjacent land uses through natural buffer zones.

1. No development of disturbance of area is permitted within 25 feet of a designated wetland area. These areas shall be marked with appropriate signage as conservation areas.
2. No building or impervious surface area (with the exception of wet retention areas) is permitted within 50 feet of a designated wetland area.

**Policy 1.10.14:** *Floodplain Mitigation.* Development within the 100 Year Floodplain shall provide necessary mitigation to maintain the natural stormwater flow regime. The 100 Year Floodplain Zone shall be delineated within the *Future Land Use Map* Series. The boundary of the 100 Year Floodplain Zone shall be determined by the most recent Flood Insurance Maps prepared by the Federal Emergency Management Agency. Mitigation shall occur through the following activities:

- a. *Prohibited Land Uses and Activities.* Storing or processing materials that would, in the event of a 100 Year Storm, be buoyant, flammable, explosive, or potentially injurious to human, animal or plant life is prohibited. Material or equipment immune to substantial damage by flooding may be stored if securely anchored to prevent flotation or if readily removable from the area upon receipt of a flood warning. Manufacturing land uses shall be prohibited from encroaching the 100 Year Floodplain Zone.

- b. ***Minimum Floor Height Elevation.*** All new construction and substantial improvements of existing construction must have the first floor elevation for all enclosed areas at eighteen inches above the 100 year flood elevation.
- c. ***Construction Materials and Methods.*** All new construction and substantial improvements of existing construction shall be constructed with materials and utility equipment resistant to flood damage, and using methods and practices that will minimize flood damage and prevent the pollution of surface waters during a 100 year flood event.
- d. ***Service Facilities and Utilities.*** Electrical heating, ventilation, plumbing, air conditioning, and other service facilities shall be designed or located to prevent water from entering or accumulating within the components during a base flood. All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate both infiltration of flood water into the systems and discharges for the systems into flood waters.
- e. ***Residential Subdivision Plans and Design.*** Plans and designs for subdivisions shall minimize potential flood damage by locating recreation and conservation uses, if included in the plans, to areas within the Flood Zone, reserving as much land as possible outside the flood zone for other land uses. Flood zones shall be identified on all final development plans submitted to the City.
- f. ***Stormwater Facilities.*** The City shall require development to have drainage facilities in place and functioning concurrent with the impacts of development, as stipulated by deadlines established within the Concurrency Management System. Such drainage facilities shall be designed to comply with the City's established level of service standard. Developers shall be required to install all necessary drainage facilities necessary to maintain the natural flow regime of the 100 year floodplain, consistent with level of service standards.

**OBJECTIVE 1.11: *Protection of Archaeological and Historic Resources.*** The City shall assure that land development and conservation activities further the protection of archaeological and/or historic sites that may be discovered in the future.

**Policy 1.11.1:** *Preventing Detrimental Impacts to Historic Sites.* The City shall prevent detrimental impacts of development to historic sites including provisions within the Land Development Regulations 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 1.11.2:** *Uncovered Artifacts during Construction.* Development shall cease construction activities on a development site when unidentifiable artifacts are uncovered during either land preparation or construction. The developer shall notify the City of such potential discovery, and the City and/or the 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 1.11.3:** *Identifying and Protecting of Archeological Resources and Historical Significant Buildings.* The City shall identify and protect buildings and improvements that have historical or architectural significance. The City shall use the Florida Master Site File as a resource to identify archeological resources and historically significant structures. All historically significant sites or structures listed on the Florida Master File or the National Register of Historic Places shall be identified in the *Future Land Use Map Series*. In addition, the City shall also distinguish buildings as historic if the following criteria are met [9J-5.006(3)(c)(8), F.A.C.]:

- a. The age of the subject site exceeds fifty years;
- b. Whether the building, structure, or object represents the last remaining example of its kind in the neighborhood or City;  
or
- c. Whether documented proof indicates that the site played a significant role in the history of Groveland, Lake County or the State of Florida.

If type, density and intensity of adjacent land use shown on the *Future Land Use Map* is not compatible to the preservation of the historic site, then appropriate buffering and screening techniques shall be requirements imposed on encroaching adjacent new development. Such requirements shall be stipulated within the Land Development Regulations.

**Policy 1.11.4:** *Assisting the Historic Preservation Committee.* The City shall continue to assist the Historic Preservation Committee in its efforts to identify and protect buildings and improvements that have historic or architectural significance.

**Policy 1.11.5:** *Adoption of a Historic Preservation Ordinance.* By December 2012, the City shall adopt a historic preservation ordinance that will provide a means of designation and protect historic properties and create an incentive program to encourage the participation of property owners.

**Policy 1.11.6:** *Maintaining the Historic Property Registry.* The City shall maintain its Historic Property Registry to identify and document local buildings and improvements that have historic or architectural significance.

**Policy 1.11.7:** *Increasing Public Awareness of the City's Preservation Efforts.* The City shall conduct public education programs to increase public awareness of the City's historic preservation efforts to encourage citizen involvement.

**Policy 1.11.8:** *Maintaining and Updating the Historic Resource Map.* The City shall maintain and update accordingly a *Historic Resources Map* in the *Future Land Use Map* series indicating the locations of historically and architecturally significant buildings and improvements.

**Policy 1.11.9:** *Providing Technical Assistance to Property Owners.* The City shall promote the restoration, rehabilitation, and reuse of designated historic properties by assisting property owners in obtaining grants and technical assistance.

**Policy 1.11.10:** *Rehabilitating, Relocating, or Demolition of Historic Sites.* Criteria established in the Land Development Regulations pertaining to the rehabilitation or relocation of a designated historic structure shall follow the U.S. Secretary of the Interior's "Illustrated Guidelines for Rehabilitating Historic Buildings". Additional criteria for approving the relocation, demolition, adaptive reuse, or rehabilitation of a historic structure shall include the following factors [9J-5.006(3)(c)8, F.A.C.]:

- a. The historic character and aesthetic interest the building, structure, or object and how it contributes to its present setting;
- b. Whether there are definite plans for the area to be vacated and the effect of those plans on the character of the surrounding neighborhood;
- c. Whether the building, structure, or object can be moved without significant and irreversible damage to its physical integrity;
- d. Whether the building, structure, or object represents the last remaining example of its kind in the neighborhood or City;
- e. Whether definite plans exist to reuse the subject property if a proposed demolition is carried out, and the effect of those plans on the character of the surroundings; and
- f. Whether reasonable measures can be taken to save the building, structure, or object to a level safe for occupation.

**Policy 1.11.11:** *Community Redevelopment Areas.* The City shall continue to utilize its Community Redevelopment Area (CRA) Program and Federal programs such as the Community Development Block Grant (CDBG) program to facilitate redevelopment of dilapidated or abandoned buildings and the renovation, rehabilitation, or adaptive reuse of existing structures in the City's Redevelopment Areas.

**Policy 1.11.12:** *Adaptive Reuse and Commercial or Manufacturing Properties.* The City shall, through administration of the Land Development

Regulations, encourage the adaptive re-use of no longer viable commercial or manufacturing properties.

**Policy 1.11.13:** *Priority of Adaptive Reuse of Historic Structures.* Adaptive reuse of historic structures in a manner that will preserve the historic value of such structures shall be given priority over demolition and/or redevelopment that will reduce historic value.

**OBJECTIVE 1.12: *Planning for Public Facilities and Services.*** Assure that needed public services and facilities are developed concurrent with the impact of new development. [9J-5.006(3)(b)1, F.A.C.]

**Policy 1.12.1:** *Extending Public Facilities and Services.* The City shall extend public facilities and services only to existing and proposed land use activities, as shown on the *Future Land Use Map*, which shall require and demand such services. Undeveloped land shall not be designated for development without assurance through the *Comprehensive Plan* that public facilities shall be available concurrently with the impacts of development. The impacts of land uses, including their densities and intensities, shall be coordinated with the City's ability to finance or require provision of necessary public facilities at conditions meeting or exceeding the adopted minimum level of service standards. [9J-5.006(3)(c)3, F.A.C.]

**Policy 1.12.2:** *Timing and Location of Development and the Concurrency Management System.* The timing and location of public facilities and services shall be coordinated through the City's Concurrency Management System to assure that development occurs in an orderly and timely manner consistent with the availability of public facilities and services. [9J-5.006(3)(c)3, F.A.C.]

**Policy 1.12.3:** *Protection of Wellfield Areas.* To protect wellfield areas from potential contamination emanating from adjacent land uses, wellfield protection zones shall be established that prohibit, restrict, and control development and land use activities within a one hundred and fifty, two-hundred, and one thousand foot radius zone. The following land uses are prohibited within these zones:

- a. No new development (other than facilities related to the City's water system) shall be permitted within one-hundred and fifty feet from a well;

- b. Within a five-hundred foot radius, aboveground or underground storage tanks, sanitary hazard as defined in F.A.C. 62-550, storage or treatment of solid waste in tanks, and transmission facilities conveying reclaimed water shall be prohibited;
- c. Within a two-hundred foot radius, septic tanks, sanitary sewer facilities shall be prohibited;
- d. Within a one thousand foot radius of a well, uses shall be prohibited that require the storage, use, handling, production or transportation of restricted substances on the Florida Substance List, and agricultural chemicals, hazardous/ toxic wastes, industrial chemicals, etc. In addition, industrial percolation ponds, mining activities and similar activities are prohibited;
- e. Excavation of waterways or drainage facilities which intersect the water table shall not occur within 1,000 feet;
- f. Solid waste disposal facilities shall also be prohibited within the City; g. All wells and wellhead protection zones shall be delineated on the City's Existing and Future Land Use Maps. [9J-5.006(3)(c)6, F.A.C.]

**Policy 1.12.4:** *Coordinating with the Development and Service Plans of Utility Companies.* The City shall coordinate the *Comprehensive Plan* with the development and service plans of utility companies to assure that sufficient right-of-way and other land is available for utility placements and distribution lines. A Public/Essential Service land use category shall be used to allocate areas on the *Future Land Use Map* to accommodate utilities. Distribution lines, such as telephone lines and water mains, shall be permitted in public right-of-way or as otherwise stated in the Land Development Regulations.

**Policy 1.12.5:** *Utility Service Lines and Transportation Right-of-ways.* As existing utility service lines are placed within existing transportation right-of-ways, the City shall review future land use plans and transportation improvements to assure that appropriate land and air space are available to accommodate utility lines. Such land use needs shall be delineated as utility open space on the *Future Land Use Map* when necessary. The City shall inform the utility company of all transportation improvements scheduled within the *Five-Year Schedule of Capital Improvements* which

require relocation of utility service lines or other ancillary facilities.

**Policy 1.12.6:** ***Mandatory Compliance with the Concurrency Management System.*** Development orders and permits shall not be issued unless the necessary facilities and services are available concurrent with the impacts of development. Future land use allocations, including their related densities and intensities, shall not exceed the financial and legal ability of the City to provide public facilities to serve those land uses delineated on the *Future Land Use Map*. The City's Concurrency Management System shall determine whether adequate public facility capacities are available to meet the demands generated by new development and redevelopment. [9J-5.006(3)(c)3, F.A.C.]:

**Policy 1.12.7:** ***Amendments to the Comprehensive Plan.*** The City 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 concurrent with the impacts of development. Any necessary facilities or services shall be part of the *5-year CIP* or the *Long-range Capital Plan*. An amendment to the *Future Land Use Map* shall not constitute the reservation of capacity for any public facility. Reservation of capacities shall only be granted to development orders or permits which demonstrate specific impacts which a development will place on public capacities.

**Policy 1.12.8:** ***Non-contiguous Properties and Provision of Public Utilities.*** The City shall allow properties that are within the Utility Service Area who currently want public utilities but are not contiguous to the City to be served by the City's utilities as long as a signed agreement (covenant to annex) has been signed by the property owner stating that once such the property is contiguous then their land will be annexed into the City.

**Policy 1.12.9:** ***Availability of Adequate Water Supplies and Related Facilities.*** The City shall consult with the St. Johns River Water Management District, prior to the approval of a building permit or its functional equivalent, to determine whether adequate water supplies and related facilities to serve new development will be available no later than the anticipated date of issuance by the City a certificate of occupancy or its functional equivalent.

**OBJECTIVE 1.13: *School Facilities Planning.*** Establish criteria and cooperatively plan for the location, and to the greatest extent practicable, the collocation of School Facilities.

**Policy 1.13.1:** *General Location of Public Schools.* Consistent with adopted legislation, public schools in and/or adjacent to the City shall be located proximate to existing and planned urban residential areas, and collocation shall occur proximate with other public facilities, park, libraries and community centers to the greatest extent possible.

**Policy 1.13.2:** *Coordination with the Lake County School Board.* In order to effectively locate and co-locate school facilities, the City and Lake County School Board shall share and coordinate pertinent information relative to existing and planned public school facilities and overall community development. Specific considerations shall include actual construction concurrent with proposed community development, coordination with necessary infrastructure and services, and consistency with the adopted *Comprehensive Plan* and implementing Land Development Regulations. Consistency with the Land Development Regulations shall mean consistency to the extent that the adopted regulations are not in conflict with or the subject regulated is not specifically addressed by Chapter 235, Florida Statutes or the State Uniform Building Code.

**Policy 1.13.3:** *Criteria for Public School Location.* In conformance with mandates and directives of Section 235.193, and Section 235.34, Florida Statutes, Public School location shall be based upon siting criteria that includes, but is not limited to school size, land area, land use compatibility, environmental impacts, availability of public utilities, transportation considerations and public safety. Public uses, including schools, are subject to public hearing as part of the approval process that is administered and performed by the City Commission. This process provides an opportunity for public input to discuss project plans for siting, expansion, co-location and other related development issues the public may feel appropriate to the situation.

**OBJECTIVE 1.14: *Future Land Use Element Sub-area Policies.*** To coordinate land use with the *Elements* of the *Comprehensive Plan*, *Future Land Use Element* sub-area policies applicable to a specific geographic area may be appropriate. When a *Future Land Use Map* amendment is based upon data and analysis that assumes a development potential less than the maximum

development potential allowed by the future land use designation on the amendment parcel, a sub-area policy for the amendment parcel shall be adopted establishing the land use and development potential and public facilities mitigation as necessary that is supported by and consistent with the data and analysis. If a sub-area policy adopts a document verbatim or by reference, a plan amendment is required to change the content or language of that portion of the document that is contained in the adopted sub-area policy.

**Policy 1.14.1:**        *Development Requirement for Future Land Use Map Amendment 7. Future Land Use Map (FLUM) Amendment 7, adopted by Ordinance No. 05-08-38 (DCA reference No. 05-2) on December 19, 2005, changes the future land use on the amendment area from Rural and Conservation to Multiple Family Residential and Conservation. Development shall meet the requirements of all applicable goals, objectives, and policies of the Comprehensive Plan; however, the land use and development potential made available by FLUM Amendment 7 is hereby further limited as follows: Development shall not exceed 210 residential dwelling units.*

**Policy 1.14.2:**        *Development Requirement for Future Land Use Map Amendment 9. Future Land Use Map (FLUM) Amendment 9, adopted by Ordinance No. 05-08-38 (DCA reference No. 05-2) on December 19, 2005, changes the future land use on the amendment area from Suburban to Community Mixed Development and Conservation. Development shall meet the requirements of all applicable goals, objectives, and policies of the Comprehensive Plan; however, the land use and development potential made available by FLUM Amendment 9 is hereby further limited as follows: Commercial development shall not exceed 190,000 sq. ft. gross floor area.*

**Policy 1.14.3:**        *Development Requirement for Future Land Use Map Amendment 10. Future Land Use Map (FLUM) Amendment 10 adopted by Ordinance No. 05-08-38 (DCA reference No. 05-2) on December 19, 2005, changes the future land use on the amendment area from Industrial and Conservation to Mixed Use Development Old Town and Conservation. Development shall meet the requirements of all applicable goals, objectives, and policies of the Comprehensive Plan; however, the land use and development potential made available by FLUM Amendment 10 is hereby further limited as follows: Commercial development shall not exceed 300,000 sq. ft. gross floor area.*

**Policy 1.14.4:**        *Development Requirement for Future Land Use Map Amendment 3.* *Future Land Use Map (FLUM) Amendment 3* adopted by Ordinance 2007-03-12 (DCA reference No. 07-1) on December 17, 2007, changes the future land use on the amended area from Urban, Suburban, and Rural to North Mixed Development and Conservation. Development shall meet the requirements of all applicable goals, objectives, and policies of the *Comprehensive Plan*; however, the land use and development potential made available by *FLUM* Amendment 3 is hereby further limited as follows: residential development shall not exceed 227 residential units; commercial development shall not exceed 50,000 square feet of gross floor area.

**OBJECTIVE 1.15:**        *Land Use Coordination and Soils and Topography.* To require that soil conditions, topography, and availability of facilities and services are coordinated with land uses [9J-5.006(3)(b)(1), F.A.C.].

**Policy 1.15.1:**        *Coordinating Future Land Uses with Soil Conditions.* Land use activities, including their densities and intensities, shall be compatible to soil types whose properties are capable of supporting the structures, parking areas, ancillary uses, and facilities proposed to be placed on them.

In the event the *Future Land Use Map* identifies a land use allowed within an incompatible soil type, a field study may be performed on the site by a professional hydrologist, registered engineer, or other similar profession to delineate actual boundaries and soil types exhibited on the subject site. The City shall reserve the right to have such a field study verified by the local U.S. Soil Conservation Office or a comparable State agency.

**Policy 1.15.2:**        *Engineering Practices, Topography, and Soils.* The City shall maintain a unified Land Development Code and continue to require that sound engineering practices are required with respect to the topography and soil conditions, prior to the approval of development activities in City.

**OBJECTIVE 1.16:**        *Identifying a Defined Planning Area.* To identify an area surrounding the existing City limits as the defined planning area for the City.

**Policy 1.16.1:**        *Defined Planning Area Definition.* To protect the City's unique charm and hometown character, the City hereby adopts the Utility Service Area as the official planning area (see the City's *Utility Service Area Map*).

**Policy 1.16.2:**        *Defined Planning Area and Concurrency.* All land within the defined planning area established in Policy 1.16.1 that annexes into the City shall be subject to the City's adopted Concurrency Management System and level of service standards. [9J-5.006(3)(c)3, F.A.C.]

**Policy 1.16.3:**        *Annexing within the Utility Service Area.* To fill out and even out the City's border, the City shall continue to annex areas within the Utility Service Area that are contiguous to the City limits. The City shall also, by December 2012, identify and remove existing enclaves within the City limits to further fill out and even out the City's borders.

**OBJECTIVE 1.17:**        *Electric Infrastructure.* To maintain, encourage, and ensure adequate and reliable electric infrastructure is readily available in the City.

**Policy 1.17.1:**        *Permitting New Electric Distribution Substations.* The City shall allow new electric distribution substations in all land use categories except Conservation. The City shall, if possible, avoid locating substations where they would be incompatible with adjacent land uses [Chapter 163.3208 (4), F.S.].

**Policy 1.17.2:**        *Compatibility of New Electric Distribution Substations.* The City shall require the compatibility of new electric distribution substations with surrounding land uses (including heightened setback, landscaping, buffering, screening, lighting, etc.) as part of a joint public/private site planning effort. [9J-5.006(3)(c)2, F.A.C.]

**Policy 1.17.3:**        *New Electric Distribution Substation Standards.* The following standards shall apply to new distribution electric substations:

In nonresidential areas, the substation must comply with the setback and landscaped buffer area criteria applicable to other similar uses in that district, if any.

Unless the City Council approves a lesser setback or landscape requirement, in residential areas, a setback of up to 100 feet between the substation property boundary and permanent equipment structures shall be maintained as follows:

1. For setbacks between 100 feet and 50 feet, an open green space shall be formed by installing native landscaping, including trees and shrub material, consistent with the relevant local government's land development regulations. Substation equipment shall be protected by a security fence consistent with the City's Land Development Regulations.
2. For setbacks of less than 50 feet, a buffer wall 8 feet high or a fence 8 feet high with native landscaping consistent with the relevant local government's regulations shall be installed around the substation.

**Policy 1.17.4:** *New Electric Distribution Substation Compliance.* All new distribution electric substations in City shall comply with the guidelines and standards established in Chapter 163.3208, F.S.

**OBJECTIVE 1.18:** *Compatible and Consistent Land Uses.* To ensure that land uses are compatible and consistent with surrounding land uses. [9J-5.006(3)(b)3., F.A.C.]

**Policy 1.18.1:** *Existing Non-Compatible Land Uses.* The City shall reduce or eliminate existing non-complying land use activities to the greatest reasonable and practical extent without intruding on the constitutional rights of the effected land owners. No existing non-conforming structure shall be increased or expanded. The Land Development Regulations shall define circumstances under which the existing non-conforming use shall be eliminated or reduced in intensity, and shall provide principles for regulating improvements to existing non-complying structures as well as changes to non-conforming uses. [9J-5.006(3)(c)2., F.A.C.]

**Policy 1.18.2:** *Managing Future Land Use.* The *Future Land Use Map* and related policies together with the Land Development Code shall be applied as a planning and management tool in order to prevent development of land uses which do not conform to the City's character as reflected in the City's adopted *Future Land Use Map*,

*Zoning Map*, and other applicable laws, ordinances, and administrative rules.

**OBJECTIVE 1.19:**        ***Renewable Energy Resources.*** To encourage the development and use of renewable energy resources, efficient land use patterns, and reducing greenhouse gas emissions in order to conserve and protect the value of land, buildings, and resources, and to promote the good health of the City’s residents. [9J-5.006(3)(b)(12), (3)(b)(13), and (3)(b)(14), F.A.C.]

**Policy 1.19.1:**        ***Energy Efficient Land Use Pattern.*** The City shall maintain an energy efficient land use pattern and shall continue to promote the use of transit and alternative methods of transportation that decrease reliance on the automobile. [9J-5.006(3)(c)(11), F.A.C.]

**Policy 1.19.2:**        ***Promoting Walking and Bicycling.*** The City shall continue to encourage and develop the “walk-ability and bike-ability” of the City as a means to promote the physical health of the City’s residents, access to recreational and natural resources, and as a means to reduce greenhouse gas emissions. [9J-5.006(3)(c)(12), F.A.C.]

**Policy 1.19.3:**        ***Establishing an Energy Management Plan.*** By December 2012, the City shall develop and implement an Energy Management Plan to minimize electric, fuel and water resources in City buildings, fleet vehicles and on public properties. [9J-5.006(3)(c)(13), F.A.C.]

**Policy 1.19.4:**        ***Solar Collectors.*** No action of the City shall prohibit or have the effect of prohibiting solar collectors, or other energy devices based on renewable resources from being installed on a building and as further set forth within Section 163.04, Florida Statutes. [9J-5.006(3)(c)(13), F.A.C.]

**Policy 1.19.5:**        ***Construction of Public Facilities and Buildings.*** Public buildings and facilities shall be constructed, and adapted where reasonably feasible to incorporate energy efficient designs and appropriate “green” building standards. Green Building standards that should be observed are contained in the Green Commercial Buildings Designation Standard, Version 1.0, published by the Florida Green Building Coalition, Inc. [9J-5.006(3)(c)(11), F.A.C.]

**Policy 1.19.6:** *Energy Efficient Design and Construction Standards.* The City shall continue to promote and enforce energy efficient design and construction standards as these become adopted as part of the State Building Codes. The City shall also promote commercial and residential standards that are promulgated from time to time by the Florida Green Building Coalition, Inc. [9J-5.006(3)(c)(11), F.A.C.]

**Policy 1.19.7:** *Promoting Mixed Use Developments.* The City shall continue to promote mixed-use developments in areas planning for urban development or redevelopment as a mean to produce energy efficient land use patterns and reduce greenhouse gas emissions. [9J-5.006(3)(c)(11) and (3)(c)(12), F.A.C.]

**Policy 1.19.8:** *Development Incentives for Smart Growth Development.* The City shall revise its Land Development Regulations, by December 2012, to offer incentives and flexibility for development projects that will make development application, review and approval processes easier, faster and more cost effective for projects that are consistent with the Smart Growth Principles of the *Comprehensive Plan* and that can be demonstrated to reduce infrastructure costs, promote the preservation of open space and habitat lands, provide energy efficient land use patterns, and reduce greenhouse gas emissions. Other incentives shall also be evaluated for projects that participate in energy-efficient development programs such as:

- U.S. Environmental Protection Agency's Energy Star Buildings and Green Lights Program to increase energy efficiency through lighting upgrades in buildings;
- Rebuild America;
- Building for the 21st Century;
- Energy Smart Schools;
- National Industrial Competitiveness through Energy;
- U.S. Department of Environmental Protection's Pollution Prevention (P2) Program;
- U.S. Green Building Council (LEED);
- Florida Water Star<sup>SM</sup> Program; or
- Florida Green Building Coalition (FGBC), including pursuing certification as a Green Government.

**OBJECTIVE 1.20: *Low Impact Development.*** Establish guidelines for and promote the use of Low Impact Development (LID) techniques to allow developers more flexibility in the site design and development.

**Policy 1.20.1:** *Defining Low Impact Development.* Low Impact Development is an ecologically friendly approach to site development and storm water management that aims to mitigate development impacts to land, water, and air. The approach emphasizes the integration of site design and planning techniques that conserve the natural systems and hydrologic functions of a site.

**Policy 1.20.2:** *Low Impact Development and Stormwater Management Techniques.* The City shall encourage all new development and redevelopment projects to implement permeable surfaces, bioretention areas, grassed swales, vegetated roof tops, or rain barrels in the development, when feasible, as a Low Impact Development stormwater management technique(s) to:

- Reduce stormwater runoff;
- Minimize pollutant discharges;
- Decrease soil erosion;
- Maintain aquifer recharge; and
- Maintain base flows of receiving streams.

**Policy 1.20.3:** *Incorporating Natural Site Elements in the Design Process.* As a Low Impact Development technique, the City shall ensure that all development and redevelopment projects, when feasible, incorporate natural site elements such as wetlands, river or stream corridors, drainage ways, or mature forests as a design element to further protect the City's natural resources.

**Policy 1.20.3:** *Promoting the Benefits of Low Impact Development Techniques.* Prior to the approval of a final site plan, the City shall promote the benefits of implementing Low Impact Development techniques to all applicants of developments.

**GOAL 2:** To sustain and support economic development efforts in the City leading to long-term economic opportunities that will diversify Groveland's tax base and encourage high-wage employment opportunities in the area.

**OBJECTIVE 2.1:** *Economic Development Partnership.* Implement and enforce policies which require development of partnerships with public and private sectors in an effort to bring economic development and employment opportunities to Groveland.

**Policy 2.1.1:** *Establishing an Economic Development Advisory Committee.* By December 2012, the City shall establish an Economic Development Advisory Council to undertake a prolonged effort to ensure a citywide vision and common voice pertaining to economic development policy formation and implementation. The Economic Development Advisory Council shall:

- Be comprised of representatives from regional economic development partners, the City of Groveland, the City's Community Redevelopment Agency, the South Lake Chamber of Commerce, educational institutions, and target industry sectors;
- Develop a coordinated and collaborative approach to economic development policy and program formation and implementation; and
- Recommend economic development policies, programs and projects to City Council.

**Policy 2.1.2:** *Working with the City's Community Redevelopment Agency.* The City shall work with the Community Redevelopment Agency to help create opportunities for locally owned businesses within the downtown area.

**OBJECTIVE 2.2:** *Increasing the Public Awareness.* Increase the public awareness of the economic development opportunities and initiatives in the City.

**Policy 2.2.1:** *Educating and Garnering Support for Economic Development.* The City shall use networking opportunities, newsletters and publications regarding general economic development techniques, current and proposed policies and initiatives, and significant opportunities and challenges to educate and garner support of community leaders, the business community, and citizens.

**Policy 2.2.2:**        *Supporting Leadership Programs and Business Networking Opportunities.* The City shall support leadership programs and business networking opportunities to identify current and future community leaders and encourage their involvement in enhancing employment opportunities, economic prosperity and quality of life in Groveland.

**Policy 2.2.3:**        *Promoting the Tourism Activities in the City.* The City shall actively promote itself as a destination for tourism activities in Central Florida and continue to promote eco-tourism businesses and opportunities.

**Policy 2.2.4:**        *Promoting the City's Quality of Life.* To promote the quality of life in Groveland to target businesses and their employees, the City shall provide an overview of the following in the corresponding economic development newsletters and publication:

- Recreational facilities;
- Access to affordable and/or workforce housing;
- Cultural activities;
- Protection and conservation of natural resources;
- Education facilities; and
- Access to transportation facilities.

**OBJECTIVE 2.3:**    *Encouraging High-wage Employment and Targeting Industry Sectors.* To encourage high-wage employment opportunities, diversify the tax base, and target industry sectors compatible to the Groveland area.

**Policy 2.3.1:**        *High-wage or High-talent Employment Incentives.* The City shall target greater incentives to those companies who provide higher-paying/higher-talent employment opportunities.

**Policy 2.3.2:**        *High-wage or High-talent Employment Recruitment Efforts.* The City shall emphasize when possible the higher-pay/higher-skill employment opportunities in recruitment efforts.

**Policy 2.3.3:**        *Partnering with Lake-Sumter Community College and UCF.* The City shall partner with Lake Sumter Community College and/or University of Central Florida to help establish new programs supporting targeted industry sectors and shall encourage the addition of a campus in the City.

**Policy 2.3.4:**        *Ensuring that Training Programs Match the City's Economic Development Needs.* The City shall maintain and solidify relationships between Workforce Central Florida, Lake-Sumter Community College, Lake-Tech, Lake County Schools and the business community and work in partnership to ensure that training programs match the needs of existing businesses and target industry sectors.

**Policy 2.3.5:**        *Stimulate Target Industry Sectors.* By December 2012, the City shall develop and adopt policies and programs designed to stimulate a local demand market for targeted industry sectors. City staff shall continually evaluate the appropriateness of adopted policies and programs and recommend modifications to City Council when necessary.

**Policy 2.3.6:**        *Encouraging Commercial and Industrial Development.* The City shall encourage commercial and industrial development in the City's commercial zones and industrial parks.

**OBJECTIVE 2.4:**    *Ensuring the Availability of Public Facilities and Services.* Ensure that the public facilities and services needed to support future commercial, industrial, or manufacturing development are readily available.

**Policy 2.4.1:**        *Concurrency for Future Development.* The City shall continue to, through its Concurrency Management System, ensure that the public facilities and services needed to support future commercial, industrial, or manufacturing development is readily available on an on-going and timely basis.

**OBJECTIVE 2.5:**    *Establishing Permitting Guidelines.* Establish guidelines to ensure that the permitting process does not deter target businesses from developing in the City.

**Policy 2.5.1:**        *Streamlining the Permitting Process.* By December 2012, the City shall amend the Land Development Regulations to include guidelines for streamlining the permitting process so that target businesses will be able to lower development costs.

**Policy 2.5.2:**        *Establishing an Economic Development Incentive Program.* By December 2012, the City shall develop and adopt clear, consistent, and competitive incentive programs for targeted industry sectors that yield a net benefit to area tax payers. The City shall continually evaluate the appropriateness of City sponsored

incentive programs and recommend modifications to City Council when necessary.

**OBJECTIVE 2.6:** *Providing Technical Assistance.* Provide technical assistance to small business owners.

**Policy 2.6.1:** *Designating a Small Business Advocate.* Within 12 months of the adoption of this *Comprehensive Plan*, the City shall designate a City employee to serve as an advocate and provide technical assistance to small business owners. This City employee will help small business owners navigate the paperwork and fees in a timely manner so that they may save money and time.

**GOAL 3:** To sustain and support the continuation of productive agricultural uses in the Groveland area that result in gains to the local economy, greater food security, preservation and rural heritage.

**OBJECTIVE 3.1:** *Encouraging Community Gardens, Green Roofs, and Edible Landscapes.* To encourage the use of community gardens, green roofs, and edible landscapes by Groveland's residents.

**Policy 3.1.1:** *Identifying Sites for Community Gardens.* The City shall identify potential sites for community gardens on appropriate City-owned lands considering areas such as parks, libraries, recreation and senior centers, public easements, rights-of-way and surplus lands.

**Policy 3.1.2:** *County Sponsored Community Garden Program.* In cooperation with the Lake County Library District, the City shall explore the feasibility of a County sponsored community garden program at the Marion Baysinger Memorial Library as well as future District library sites in Groveland.

**Policy 3.1.3:** *Incorporating Perennial Edible Landscapes.* The City shall explore opportunities to incorporate perennial edible landscaping at City-owned facilities and rights-of-way. Evaluation shall include an audit of all available public spaces on City properties where edible landscapes may be appropriately located.

**Policy 3.1.4:** *Encouraging Perennial Edible Plants in Landscaped Areas.* By December 2012, the City shall amend the Land Development Regulations to encourage the use of perennial edible plants in landscaped areas.

**OBJECTIVE 3.2:** *Supporting Locally Produced Agricultural Goods.* To support the direct sale of locally produced agricultural goods.

**Policy 3.2.1:** *Partnering with Local Farmers and Community Groups.* The City shall partner with local farmers and community groups to develop and implement educational strategies on the benefits of purchasing locally grown and/or processed foods.

**Policy 3.2.2:** *Supporting the Development of Markets and Programs.* The City shall support the development of markets and programs that promote the sale of locally produced agricultural goods, including but not limited to farmers markets, community gardens, farm to institution programs, and agritourism opportunities. The City shall partner with local community groups and organizations and other local governments to pursue funding sources for the development of a sustainable local food system.

**OBJECTIVE 3.3:** *Protecting and Conserving Agricultural Lands.* Protect and conserve lands in the Groveland area for long-term agricultural use.

**Policy 3.3.1:** *Promoting Agriculture and Protecting Farming Operations from Incompatible Uses.* The City shall promote agriculture as a viable land use and continue to protect farming operations from incompatible adjacent land uses.

**Policy 3.3.2:** *Best Management Practices.* The City shall encourage the most recent, applicable best management practices for agriculture and silviculture uses in the City.

**Policy 3.3.3:** *Recognizing Agribusiness as an Economic Asset.* The City shall continue to recognize agribusiness as an economic asset to the Groveland area and as a major sector of the Countywide economic base.

**Policy 3.3.4:** *Development of Alternative Agricultural Products.* The City shall support the development of alternative agricultural products in the Groveland area to help diversify the economic base.

**Policy 3.3.5:** *Utilization of Reclaimed Storm Water and Irrigating Crops.* The City shall encourage the utilization of reclaimed storm water for irrigation of appropriate crops.